



Kaivokatu 8 A-B

KLUUVI / HELSINKI

SPONDA

10 floors with modern retail and office premises

The Citycenter retail and office centre is located in the heart of Helsinki, in one of the most famous buildings of the city.

The renewed Citycenter offers modern retail and office premises over a total of ten floors. With a broad range of operators, the modern shopping centre has everything from retail to health services, banks and various culinary delights.

The building, completed in 1967, was designed by architect Viljo Revell, and it underwent considerable renovations in 2013. The premises offer a open view to the Rautatientori square and towards Töölönlahti bay.

The Citycenter offices have been awarded a BREEAM certification with a rating of "Very Good". BREEAM (Building Research Establishment Environmental Assessment Method) is an international green building certification system aimed at reducing the environmental impact of the use of buildings as well as the development of healthier working environments.





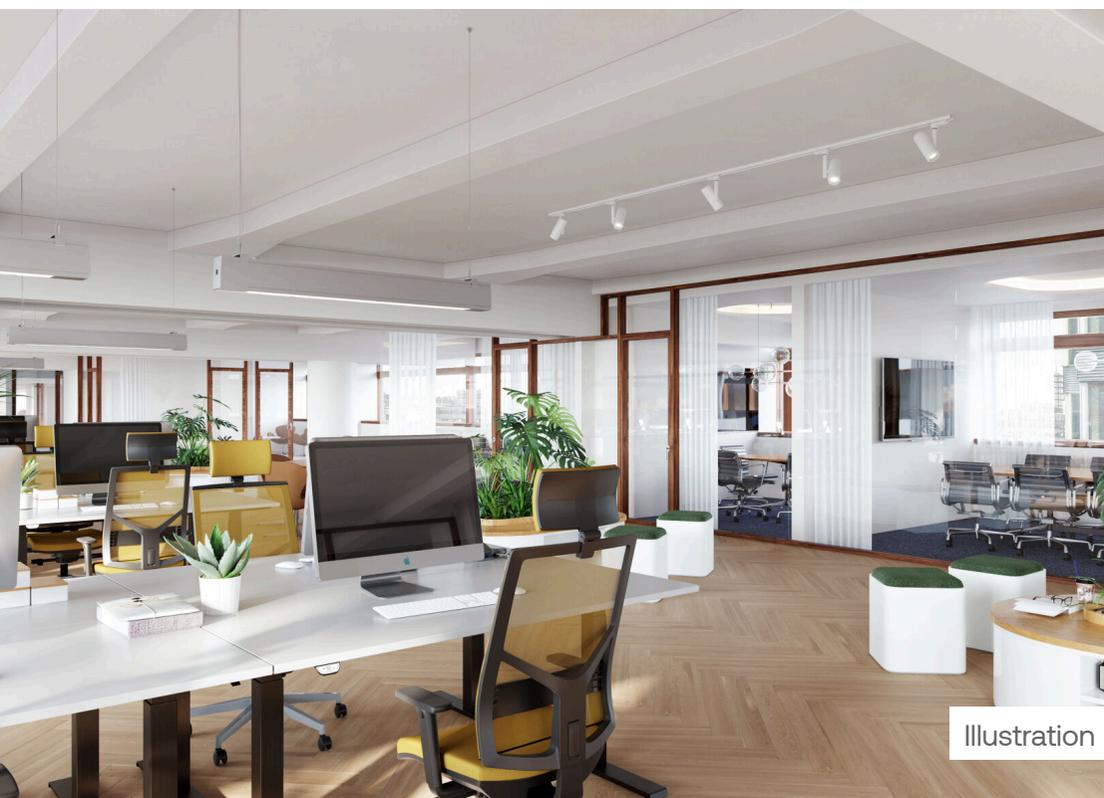
Trium Arkkite



Illustration



Illustration



Illustration



Illustration





Illustration



Illustration



Illustration

Services & accessibility



Citycenter restaurant hub



Bike storage



Parking in P-ElieI, WTC and Forum-P



150 m



40 m



150 m



150 m



30 min

Accessibility

Buses, trams, trains and metro are just a short walking distance away.

Citycenter is located in the heart of Helsinki, between the Helsinki main railway station and the Stockmann department store along the best transport connections of the city. Vehicles and bikes can be safely left in the parking garage and bicycle parking area for the duration of the workday.

Pedestrian tunnels provide a convenient access to the railway station, intercity bus terminals in Kamppi and the Forum shopping centre. The wide variety of services in the city centre are within an easy reach.

Parking

Lots of parking facilities are conveniently nearby, such as P-ElieI, Autoparkki WTC parking and Forum-P.

Local services

The building offers a wide variety of stores as well as services ranging from health care to banks and gastronomic delights. The services of the city centre are all within walking distance.

Kaivokatu 8 A-B

00100 HELSINKI / KLUUVI

SPACE TYPES

Office

ENERGY CLASS

G2007

CONSTRUCTION YEAR

1967

ENERGY EFFICIENCY PROGRAM

Yes

FLOORS

8

ENVIRONMENT CERTIFICATE

breeam,gresb-2021

AREA

44580 m²

Accessibility



Parking in P-ElieI,
WTC and Forum-P



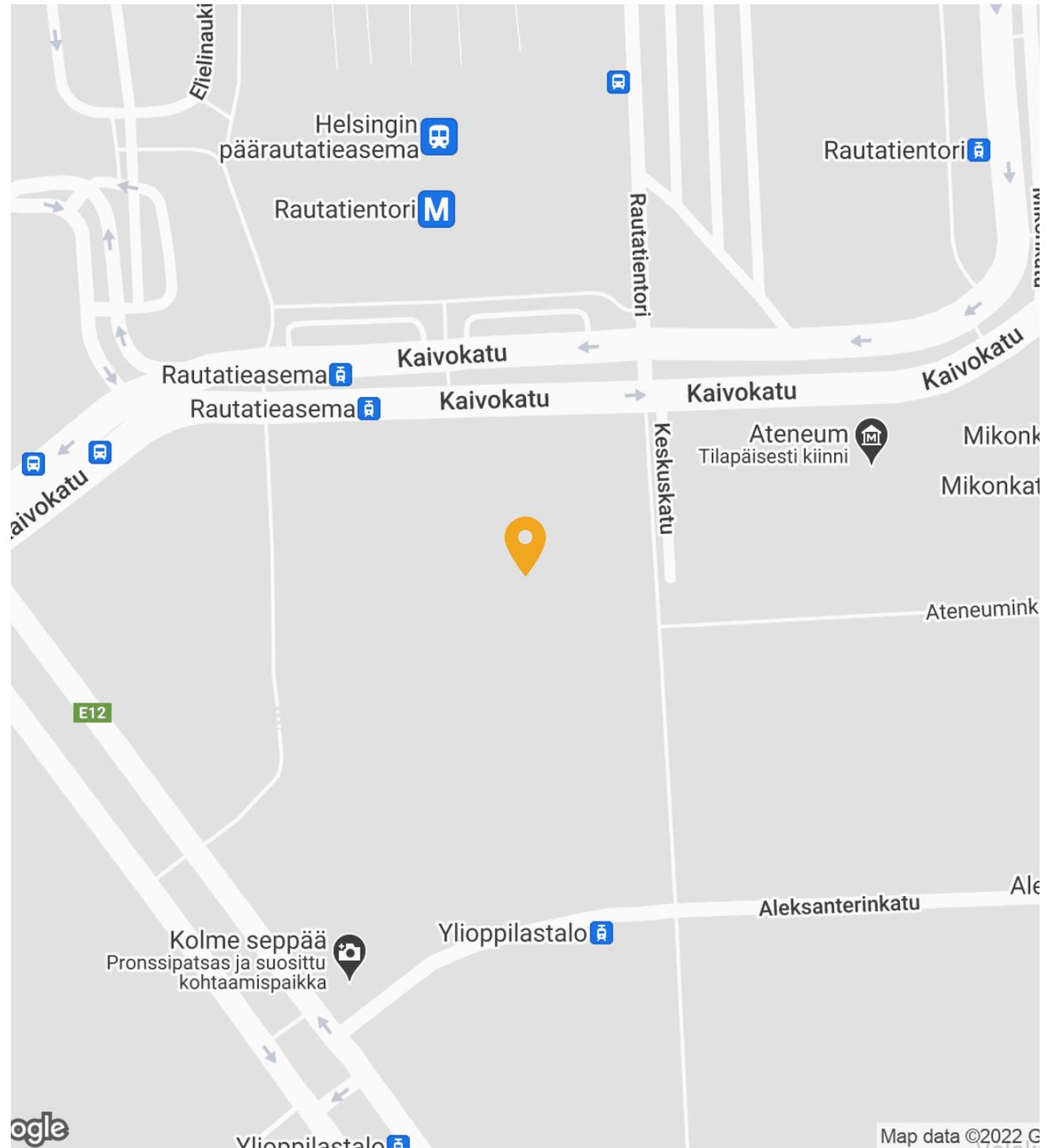
150 m



40 m



150 m



Responsibility



G R E S B
★ ★ ★ ★ ★ 2021



BREEAM In-Use Environmental Certificate

- 3rd party verification for environmental responsible operation and maintenance to the high Very Good level.
- The classification system reduces operational costs and improves the environmental performance.
- Takes into account e.g. energy efficiency, biodiversity, property maintenance practices and sustainability.



Excellent Location

- Prime central location in Helsinki City centre, providing easy access to public transportation (bus, tram, metro, city bike, train) and nearby services.
- Bicycle storage and showers & locker rooms for employees.



Low Carbon Footprint

- The property is included in the energy efficiency program.
- Green electricity and, in the future, green district heating .
- A solar power plant is planned on the rooftop of the property.
- For more information on the property's energy and water consumption and carbon footprint, please visit the property's extranet pages.



Wellbeing For Users

- Healthy and secure environment to encourage productivity.
- Excellent conditions, including indoor air quality, low material emissions and thermal comfort.
- Materials M1.



Sponda's Sustainability Roadmap

- Carbon Neutral by 2030.
- Energy Efficiency Programme 2030 aims at 20% reduction of the purchased energy.
- Full 5-star assessment in GRESB Global Real Estate Sustainability Benchmark.
- By the Environmental Partnership Program in close co-operation with customers, we can reduce the environmental load resulting from the use of properties.



Resource Efficiency

- Sustainable and durable material choices.
- Excellent opportunities for waste recycling.
- The Environmental Coordinator (L&T) provides regular guidance on waste sorting.



Zure chose Citycenter

Starting point:

The software development company Zure aims to be the most high-quality service provider globally in its field. The company wanted to have business premises in the heart of Helsinki. Zure's high-quality services are built on teamwork, so the company wanted the premises to bring people together and the location to be easily accessible from all directions. They also wanted to be surrounded by vibrant energy – an area with plenty of lunch options and a wide variety of services.

The employees had wished for premises that they could also enjoy in their spare time, as well as a soundproof game room. The company's rapid pace of growth had an impact on the choice, as well. The company wanted the premises to be easily modifiable and to allow for significant expansion, if necessary.

Solution;

Zure selected premises with an area of 730 square metres in Citycenter at the very heart of Helsinki. In addition to open spaces, the design included five meeting rooms in different styles, four offices, a rest room, a Smartblock, two phone booths, and a full-service game room.

The choice of site was determined by the best public transport connections in all of Helsinki, the excellent local services, and the pulse of the surrounding area. The close proximity to Helsinki Central railway station and a shopping centre guarantees that life is vibrant 24 hours a day, and it is possible to have lunch in a different venue on every day of the month. The highlight of the premises is one of the most fascinating views in the entire city, overlooking the buzz of the railway station.

Above all, the new premises support the company's growth strategy: they are easy to expand in the future and provide an inviting environment to attract the best experts in the industry.



**Jos haluamme olla alan
ykkösiä, meidän on
myös toimittava
ykköspaikalla.**

If we want to be the best
in the field, we need to
operate in the best spot.

CEO Sakari Nahi

Your contacts



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SPONDA

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SPONDA Ltd. is one of the largest property investment companies in Finland. We own, lease and develop office and retail properties and shopping centres in the largest cities in Finland. We are a forerunner in property investment, an experienced property developer and a responsible urban developer. Our properties are situated in the best city locations with good connections. We create modern and functional spaces, that accommodate new ways of working. Our mission is to develop operating environments that promote the success of our customers.

Why choose Sponda as your property partner



Our extensive property portfolio offers you new options that suit your needs flexibly as your space requirements change.



Focused on prime locations our property portfolio includes a variety of high-quality solutions for your company's business premises needs.



Our comprehensive environmental programmes promote the joint development of the energy-efficiency and eco-friendliness of your business premises.



Versatile, high-quality services facilitate your operations at our properties and support your business success.



Our experience and professional expertise help us identify your property needs and offer suitable premises that support your business operations.