

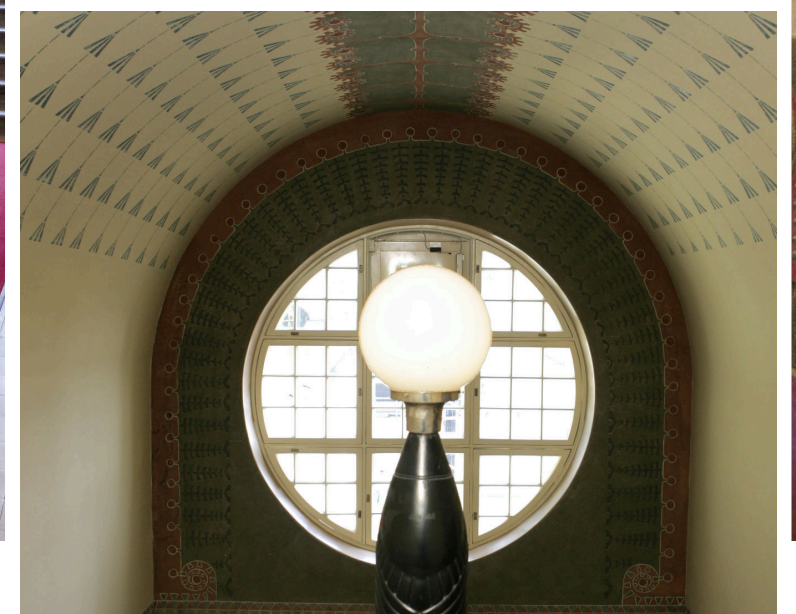


# Korkeavuorenkatu 35

KAARTINKAUPUNKI / HELSINKI

SPONDA







# Impressive Art Nouveau building

Designed by architect Lars Sonck, Korkeavuorenkatu 35 is an impressive stone building in Art Nouveau style. This premium historic building was completed in 1907 and originally served as the headquarters of the Helsinki Telephone Association.

It is situated in an excellent location in a premium area in the centre of Helsinki. The location has excellent public transport connections. The services of the city centre are all within a short distance.

In 2011, the exterior and interior of the building were renovated and converted into modern office facilities in collaboration with the Helsinki City Museum. The magnificent facade and staircase of the building are protected architectural features. This unique Kivilinna property has 2,699 m<sup>2</sup> of modern and premium office space for rent, and the facilities can be adjusted to tenants' specific needs.



# Services & accessibility



Parking in Q-park Kasarmitori and Erottaja



Bike storage



250 m



250 m



850 m



850 m



30 min

## Building services

There are no meeting rooms or sauna facilities on the property, however, conference rooms of varying sizes are available for rent at Sponda's customer rates in the Event Arena Bank (Unioninkatu 20–22).

## Accessibility

Korkeavuorenkatu is located in the heart of Helsinki, in the vicinity of the Market Square, Esplanadi and Kasarmitori Square. The closest tram stop, for lines 2 and 3, is on the Market Square, and the tram stop for line 10 is in the Diana Park. The Helsinki railway station is about 800 metres from the building.

## Parking

The property has seven parking spaces in the courtyard. The parking facilities of Q-park Kasarmitori and Q-park Erottaja are also nearby.

## Local services

There are numerous restaurants, hotels and conference centres in the area. The Market Hall and the Market Square are also nearby.







# Korkeavuorenkatu 35

00130 HELSINKI / KAARTINKAUPUNKI

## SPACE TYPES

Office

## CONSTRUCTION YEAR

1907

## RENOVATION\_YEAR

2006

## FLOORS

5

## AREA

4149,7 m<sup>2</sup>

## ENERGY CLASS

E2007

## ENERGY EFFICIENCY PROGRAM

Yes

## ENVIRONMENT CERTIFICATE

gresb-2021

## Accessibility



Parking in Q-park  
Kasarmitori and  
Erottaja



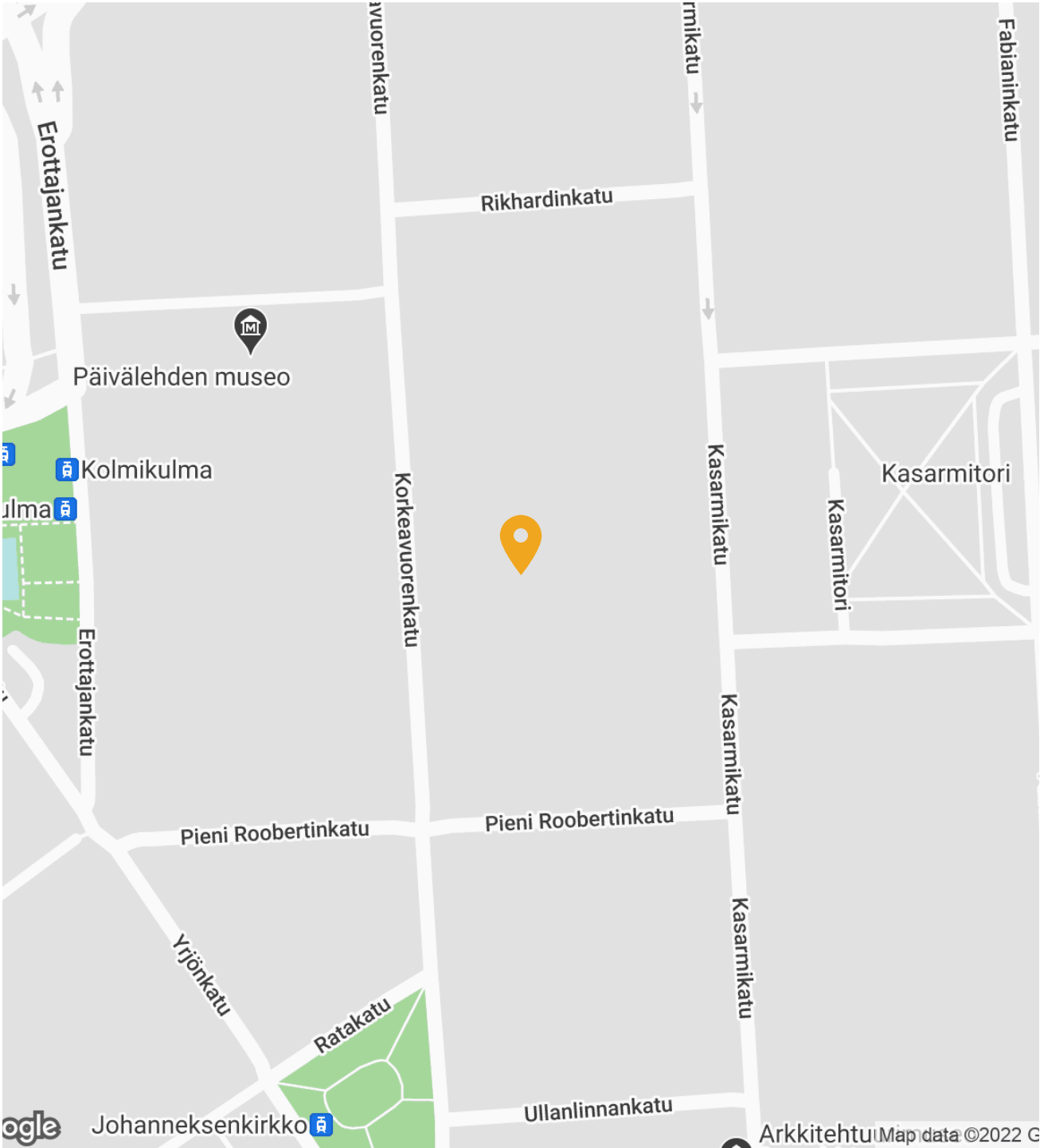
250 m



250 m



850 m



# 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.



## 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.



## Low Carbon Footprint

- The property is included in the energy efficiency program.
- For more information on the property's energy and water consumption and carbon footprint, please visit the property's extranet pages.



## Resource Efficiency

- Excellent opportunities for waste recycling.

























# 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.