



Korkeavuorenkatu 37

KAARTINKAUPUNKI / HELSINKI

SPONDA



BONNIER
Group of Books Finland



The property will offer easily adaptable modern office spaces after a complete renovation.

After the completed renovation, the historical property with approximately 3,000 square metres is an optimal single-user property and is suitable for a company seeking premises that serve its staff and stakeholders in a new way.

An ambitious gold-level LEED v4 Core & Shell certificate will be sought for the property to verify that it has been designed from the micro-level up according to the principles of sustainability.

Kaartinkaupunki is a place where the business world meets luxury services. The area has plenty of high-quality restaurants, cafés and hotels. Known for its excellent conference services and business parking possibilities, the business centre attracts especially competence-intensive and growth-oriented companies. Even though the area is filled with cultural history, it is also constantly renewing.

The Korkeavuorenkatu property is located in a central but peaceful place near Esplanadi Park and Kasarmitori Square, surrounded by historic buildings from different eras. The building offers a great view of the Erottaja fire station's tower, which is a landmark in the area.



Services & accessibility



Bike storage



Locker rooms and showers



Parking in Q-park Kasarmitori and Erottaja



250 m



250 m



850 m



850 m



30 min

Building services

The property will be completely renovated and equipped with comprehensive services according to tenants' wishes. A lunch restaurant, café, lounge, and conference and sport facilities are planned for the property. The nearby Tapahtumatalo Bank and Sponda's MOW Mothership offer tenants conference, coworking and inspirational facilities of various sizes, at Sponda's customer prices. Staff facilities that serve commuter cyclists will be available in the basement of the building.

Accessibility

There are excellent public transport connections to the property by metro, tram and bus. Helsinki's main railway station is about 800 metres away. Kaartinkaupunki is also easier to reach by car than the rest of the centre of Helsinki. There are great coastal routes for cyclists and pedestrians.

Parking

The bottom floor of the property will contain 10–15 parking spaces, and a parking area will also be available in the courtyard. Two 22 kW charging stations for electric vehicles will be constructed on the bottom floor. From Korkeavuorenkatu, one can enter the Kasarmitori and Erottaja Aimo Park car parks, where additional parking spaces can be rented. There is a bicycle parking station in the courtyard of the building, and a bicycle storage facility will also be constructed in the basement.

Local services

The surroundings of the property include Michelin star restaurants, cosy cafés, high-quality hotels, and cultural sites suitable for afterwork and customer events. The Kluuvi shopping centre, famous for the top brands it offers, is located across Esplanadi. The neighbourhood also includes a library, post office and grocery store.

Korkeavuorenkatu 37

00130 HELSINKI / KAARTINKAUPUNKI

SPACE TYPES

Office

AREA

7501,8 m²

CONSTRUCTION YEAR

1967

ENERGY CLASS

E2007

RENOVATION_YEAR

1999

ENERGY EFFICIENCY PROGRAM

Yes

FLOORS

10

ENVIRONMENT CERTIFICATE

leed-gold,gresb-2021

Accessibility



Parking in Q-park
Kasarmitori and
Erottaja



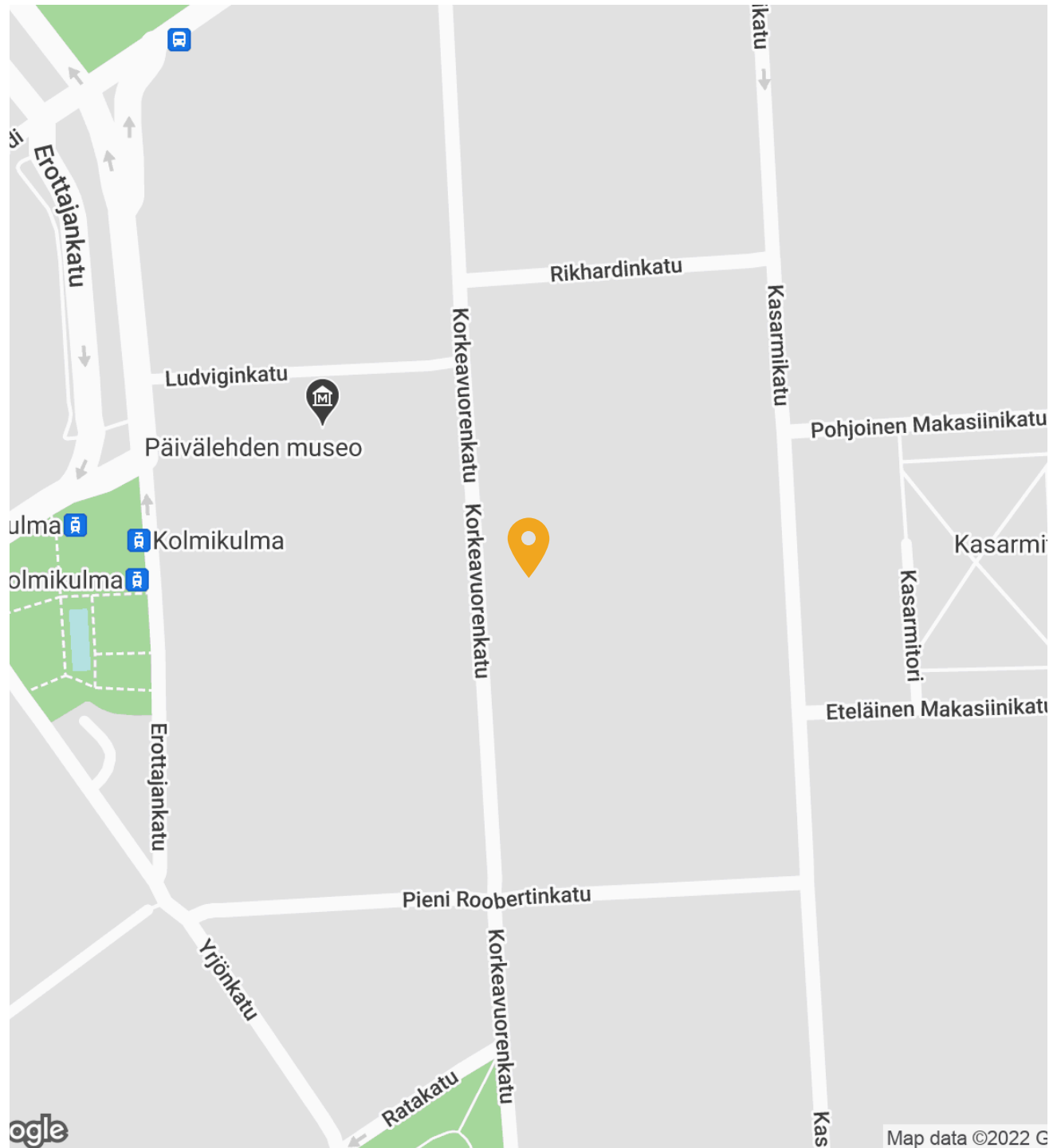
250 m



250 m



850 m



ogle

Map data ©2022 G

Responsibility



GRESB
★★★★★ 2021



LEED Gold Environmental Certification Target

- 3rd party verification demonstrating sustainable design and construction to the high Gold level.
- Comprehensive energy and water consumption metering and monitoring systems.
- Water efficient fixtures and energy efficient lighting.



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.



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.



Wellbeing For Users

- Healthy and secure environment to encourage productivity.
- Excellent conditions, including indoor air quality, low material emissions and thermal comfort.
- Indoor air quality S2, materials M1.



Low Carbon Footprint

- Energy efficient design solutions incorporated into design.
- Life cycle assessment for carbon footprint.
- For more information on the property's energy and water consumption and carbon footprint, please visit the property's extranet pages.



Resource Efficiency

- Sustainable and durable material choices.
- Excellent opportunities for waste recycling.

















Esimerkki pohjakuva / Example of a floor plan

Pääsisäänkäynti 1.krs

Korkeavuorenkatu



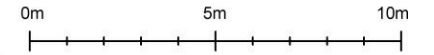
0m 5m 10m

AJOLUJUISKA KELLARIIN

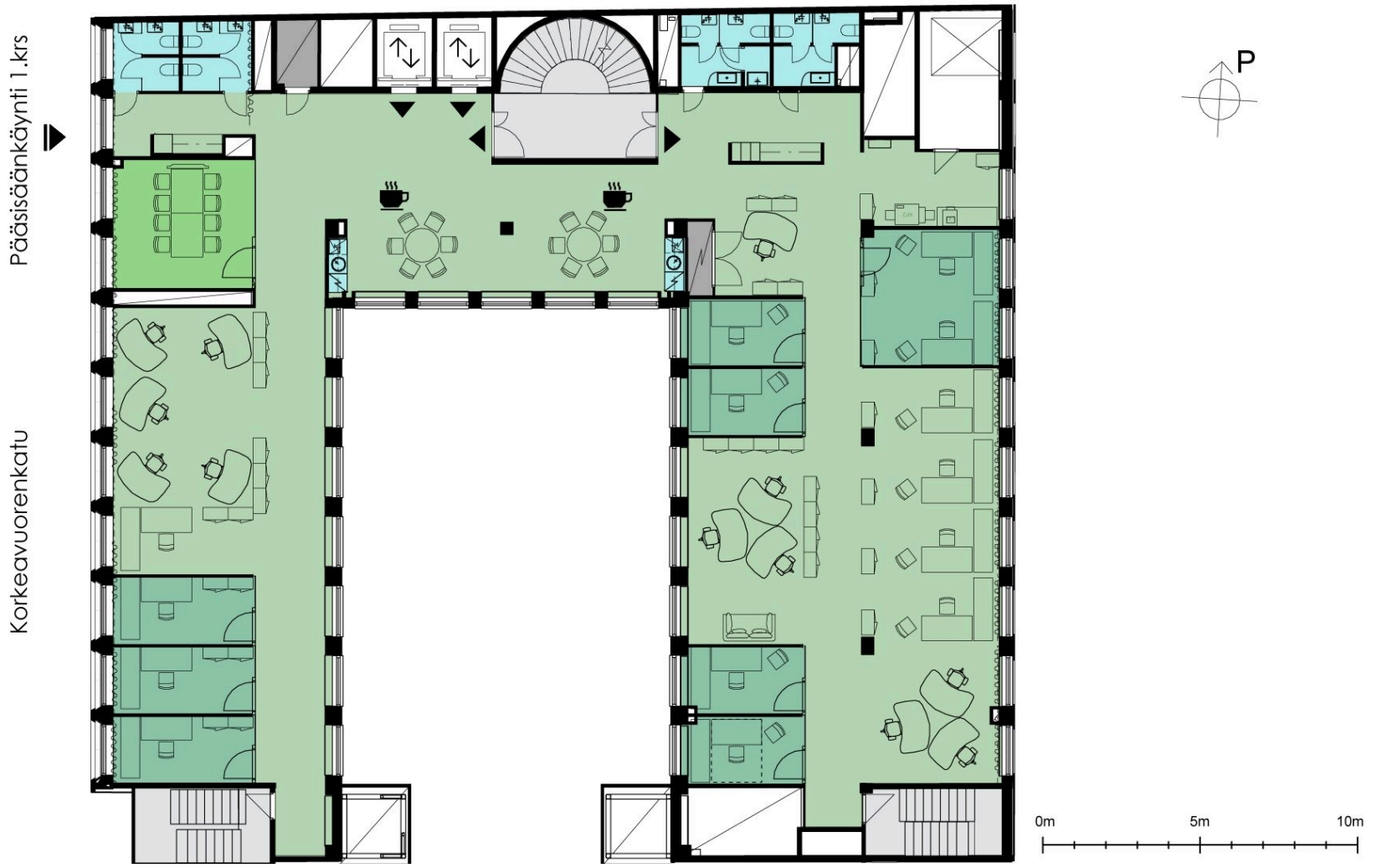
Esimerkki pohjakuva / Example of a floor plan

Pääsisäänkäynti 1.krs

Korkeavuorenkatu



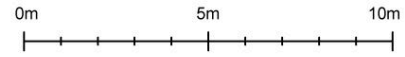
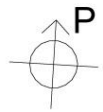
Esimerkki pohjakuva / Example of a floor plan



Esimerkki pohjakuva / Example of a floor plan

Pääsisäänkäynti 1.krs

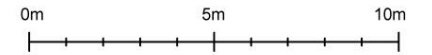
Korkeavuorenkatu



Esimerkki pohjakuva / Example of a floor plan

Pääsisäänkäynti 1.krs

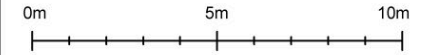
Korkeavuorenkatu



Esimerkki pohjakuva / Example of a floor plan

Pääsisäänkäynti 1.krs

Korkeavuorenkatu



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.