



# Korkeavuorenkatu 45

KAARTINKAUPUNKI / HELSINKI

SPONDA



# Office building, in great location

This four-floor property in a premium location in Helsinki's city centre is a great example of late Jugend architecture. The property, built by architect Albert Alexander Nyberg in 1912, has gone through a complete renovation and has been modified from a residential building into a modern office building.

The technology in the old part of the property was totally renewed and the façade kept its original style. An additional glass-building, planned by architect bureau Simo Järvinen & Co, was built on the inner yard in 1984.

The combination of old and new gives the property a unique combination of traditional office rooms, and modern open-space workplaces.

The property is well-maintained and equipped with cooled ventilation. In the basement there is a garage for ca 10 cars, reachable by elevator.



# Services & accessibility



Reception



Meeting rooms



Terrace



Sauna



Locker rooms and showers



Storage



Bike storage in courtyard



Parking in Q-park Erottaja



300 m



300 m



700 m



700 m

## 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 Q-Park Erottaja parking facility's entrance/exit is in the property next door.

## Local services

The services of the city centre are all within walking distance.







# Korkeavuorenkatu 45

00130 HELSINKI / KAARTINKAUPUNKI

## SPACE TYPES

Office, Storage

## CONSTRUCTION YEAR

1912

## RENOVATION\_YEAR

2005

## FLOORS

4

## AREA

4293 m<sup>2</sup>

## ENERGY CLASS

F2007

## ENERGY EFFICIENCY PROGRAM

Yes

## ENVIRONMENT CERTIFICATE

gresb-2021

## Accessibility



Parking in Q-park  
Erottaja



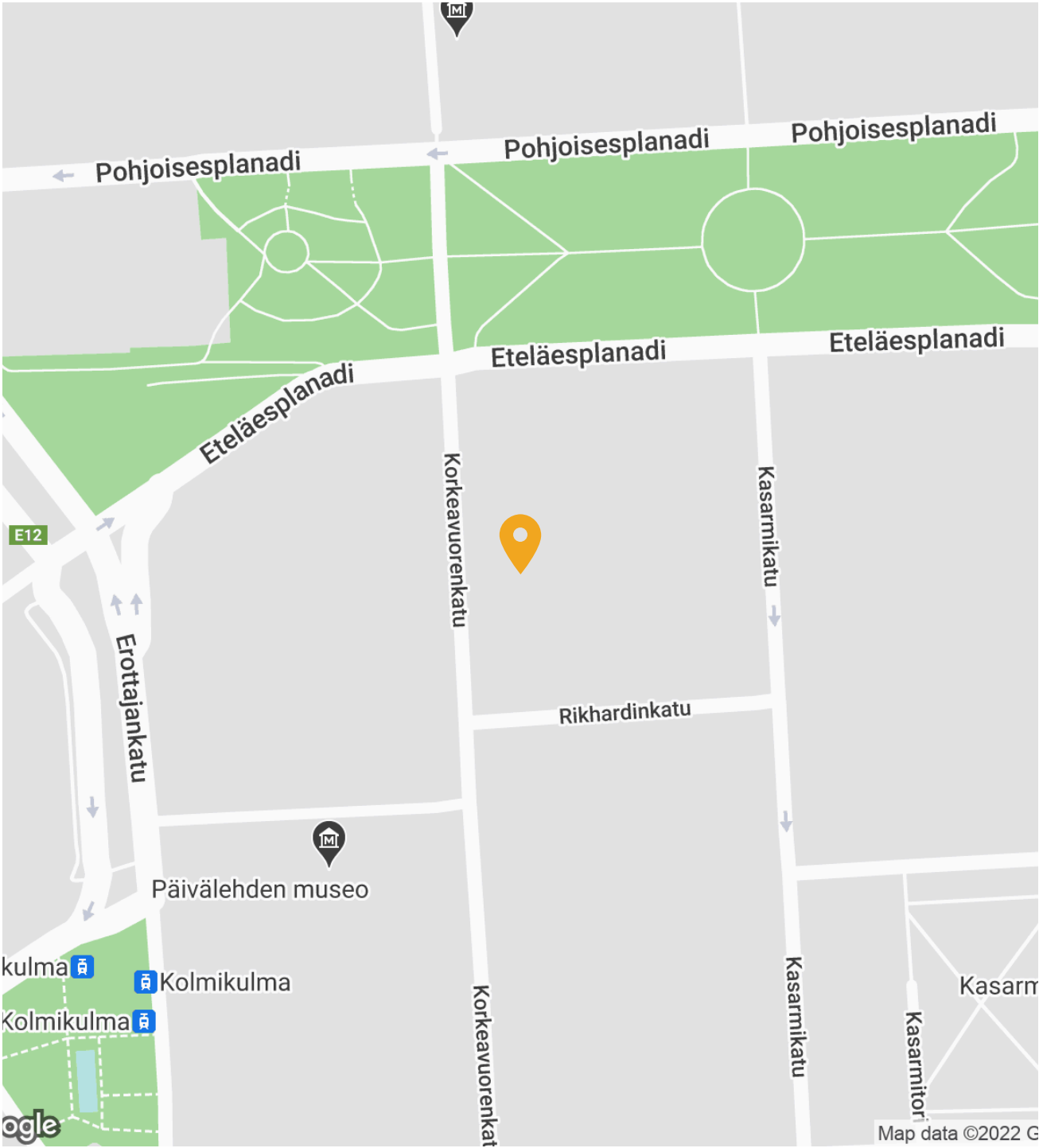
700 m



300 m



300 m



Map data ©2022 G

# 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.
- Green electricity.
- 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



**EMILIA JAAKKOLA**

Key Account Manager

+358 50 516 8547

[emilia.jaakkola@sponda.fi](mailto:emilia.jaakkola@sponda.fi)

# SPONDA

Sponda's Customer Service Center +358 20 355 6677 Mon-Fri at 8.30–16 | [sponda.fi](https://sponda.fi)

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.