



# Mikonkatu 15

KLUUVI / HELSINKI

SPONDA



# Great workplace with a stunning view

Mikonlinna is a modern office and retail property in the Fennia Quarter next to the Railway Station Square in the heart of Helsinki. The popular Mikonkatu neighbourhood is an ideal place for a company that values a central location and the availability of a wide variety of services nearby.

Mikonlinna is easily accessible by public transport from all corners of the Helsinki metropolitan area. Thanks to the central location, all the commercial and business services of the city centre are within a short walking distance and the customer volumes are high.

The highest floors of the nine-floor building offer a stunning view over central Helsinki. The top floors house smaller and larger offices with large windows that let a lot of natural light into the rooms. The office space on the seventh floor has a terrace with a stunning view. The first two floors consist mainly of restaurant premises. The interior areas can be easily modified according to specific needs. The building was thoroughly renovated in the early 2000s to serve as a modern office and retail property.





# Services & accessibility



Parking in P-ElieI and P-Kluuvi



Fennia restaurant hub



100 m



200 m



100 m



100 m

## Accessibility

The Central Railway Station and the adjacent Rautatientori bus station provide excellent accessibility to public transport, supplemented by the University of Helsinki metro station located below the block.

## Parking

Private cars have access to the Engel parking facility, which is connected to the Central Railway Station, and the Kluuvi parking facility, which provides direct access to the University of Helsinki metro station.

## Local services

The Fennia Quarter offers a large number of restaurants and other entertainment services. The central location of the property ensures that all commercial and business services are located within a short walking distance.







# Mikonkatu 15

00100 HELSINKI / KLUUVI

## SPACE TYPES

Office

## CONSTRUCTION YEAR

1940

## FLOORS

9

## AREA

9356,5 m<sup>2</sup>

## ENERGY CLASS

G2007

## ENERGY EFFICIENCY PROGRAM

Yes

## ENVIRONMENT CERTIFICATE

breeam,gresb-2022

## Accessibility



Parking in P-ElieI and P-Kluuvi



100 m



200 m



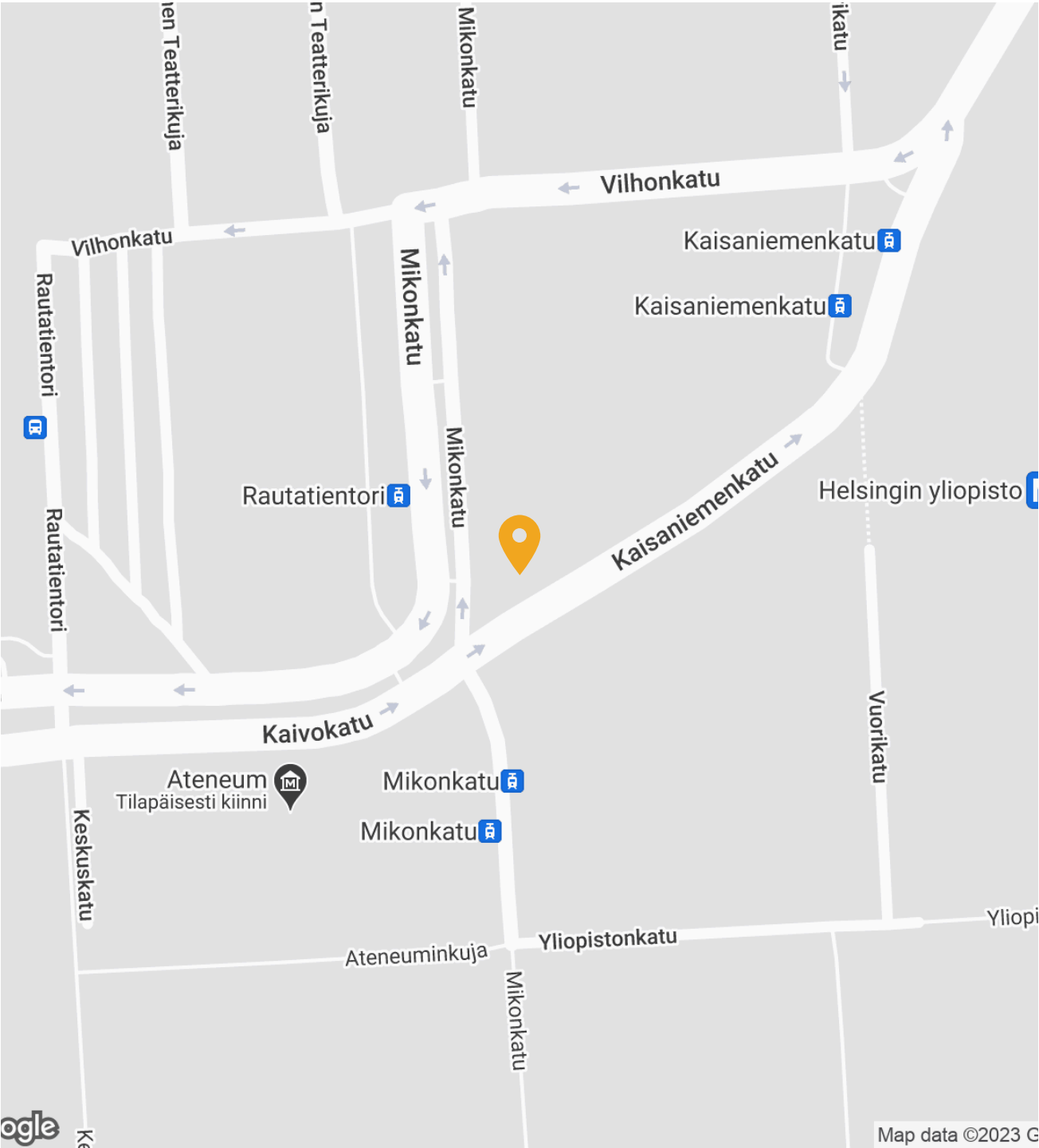
100 m



100 m



30 min



# Sustainability



## 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.
- 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.





















# 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.