



# Mikonkatu 17

KLUUVI / HELSINKI

SPONDA



# Central location, with all services nearby

Mikonkatu 17, also known as the Fennia building, is a historic premium property in an excellent location in the Fennia Quarter in the heart of Helsinki. Situated next to the Railway Station Square, the property is easily accessible by public transport from all corners of the Helsinki metropolitan area.

The Fennia building, now a modern office and retail property, comprises a valuable historical hotel building from 1898 and a newer office building in the courtyard. The courtyard between the buildings is covered with a glass roof.

The interior of the architecturally valuable hotel building has been completely renovated for modern office use. This Neo-Baroque-style building with magnificent staircases and high rooms is ideal for a company that values a prestigious atmosphere and a central location. The new office building was completed in a 2002 renovation project and the premises can be easily modified according to specific needs.

Thanks to its central location, the services of the city centre are all within a short walking distance.









# 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.

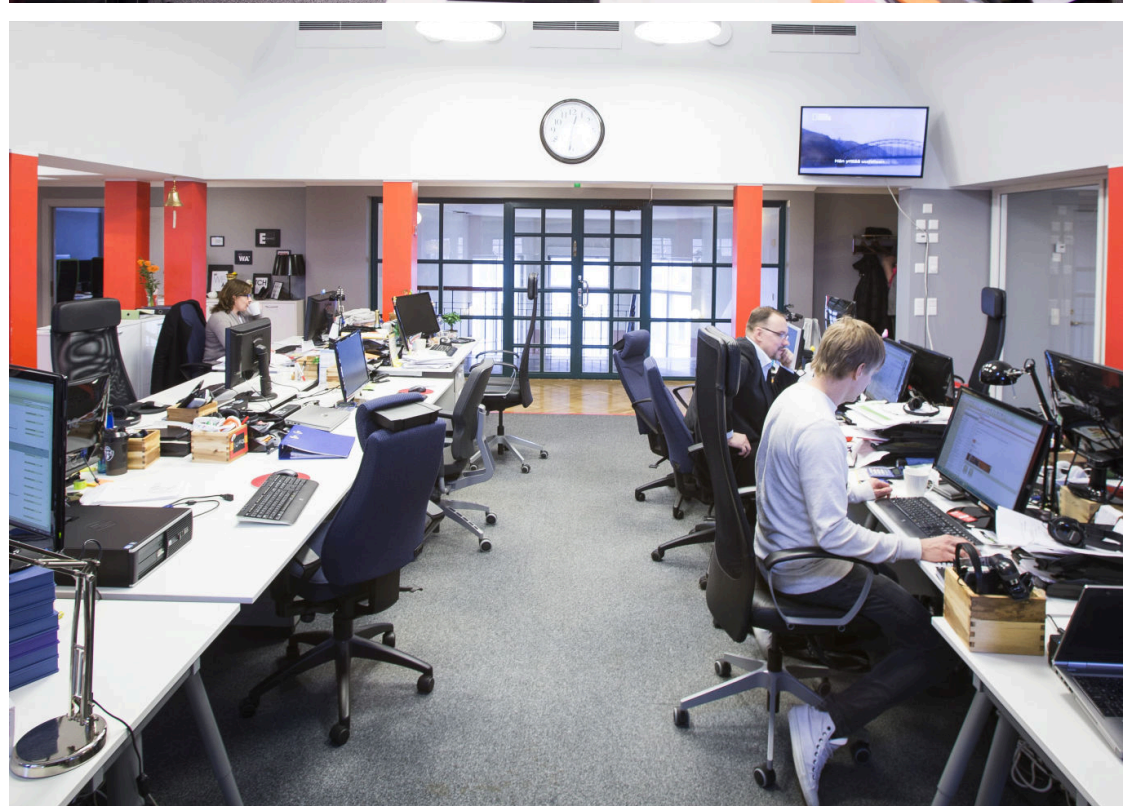
## Parking

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 17

00100 HELSINKI / KLUUVI

## SPACE TYPES

Office, Meeting

## ENERGY CLASS

E2007

## CONSTRUCTION YEAR

1898

## ENERGY EFFICIENCY PROGRAM

Yes

## FLOORS

7

## ENVIRONMENT CERTIFICATE

breeam,gresb-2022

## AREA

8018,5 m<sup>2</sup>

## Accessibility



Parking in P-ElieI and P-Kluuvi



100 m



200 m



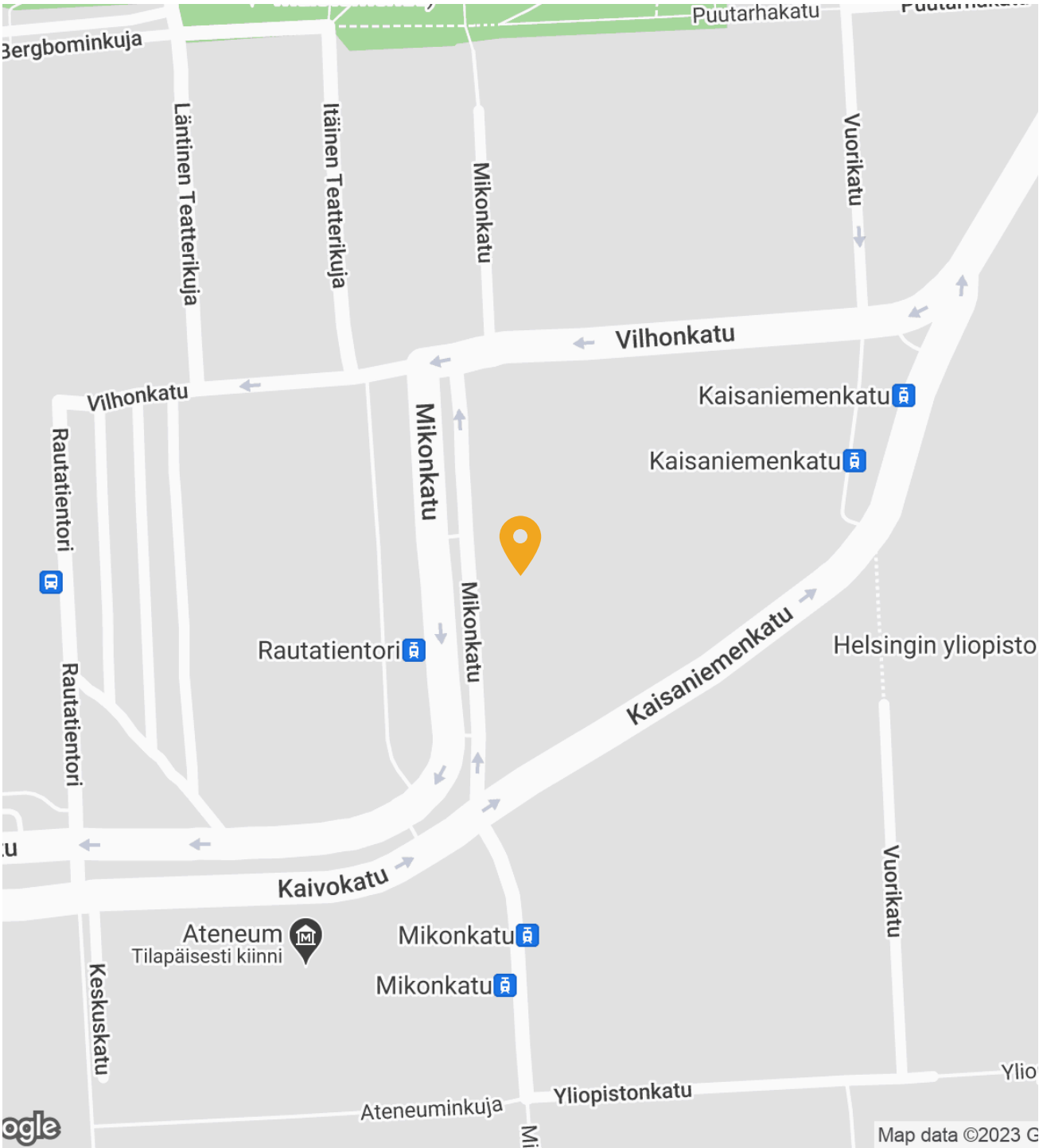
100 m



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

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.