



Ilmalan Tori

ILMALANTORI 3, 00240 HELSINKI

Outstanding location next to Ilmala station

Ilmala is part of the Greater Pasila area which has been one of the fastest developing areas of Helsinki for the past few years and will continue to develop in the coming years. Most of the development in Ilmala will consist of office and residential projects.

The Ilmalan Tori property will be sandwiched in an ideal location between the Ilmala Railway Station and the Ilmala Square, which will be the new central square of the area. Ilmala is bordered by the railway in the east, the Hakamäentie road in the north, the Helsinki Central Park in the west, but in the south it is directly connected to the Central and Western Pasila area, which is undergoing significant development.

Key facts



6 minutes by train to the Central Railway Station



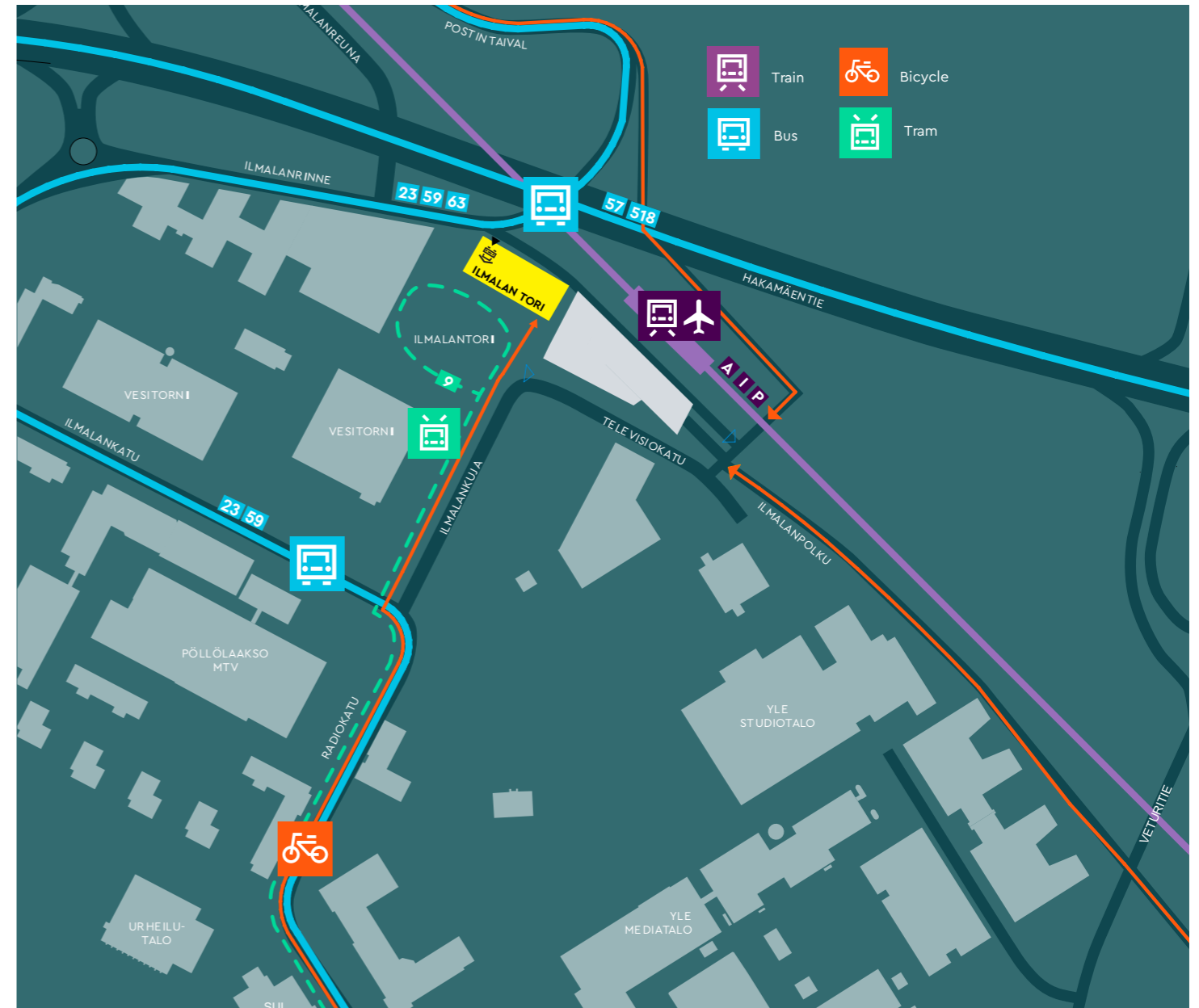
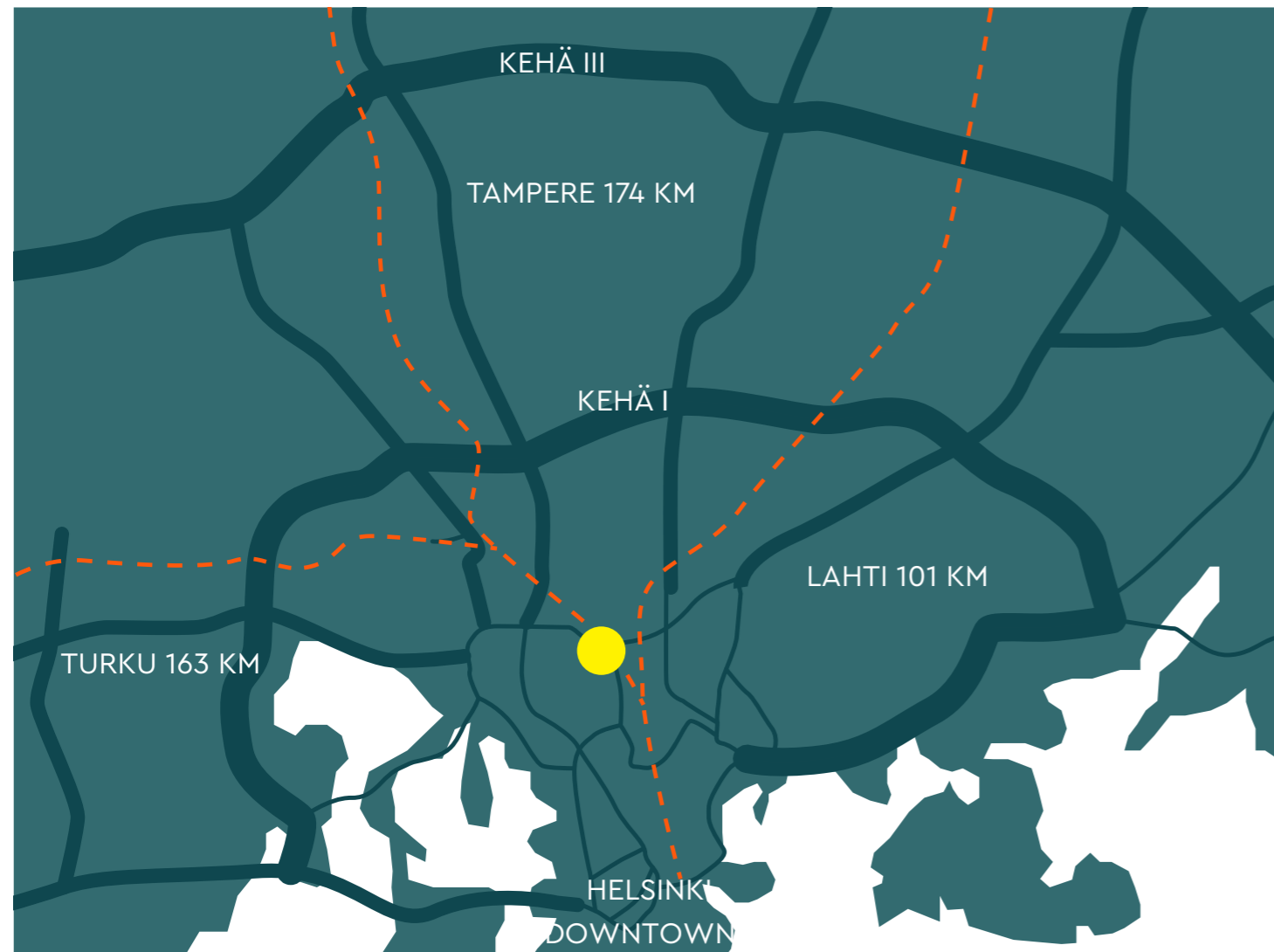
By bus number 23, 57, 59, 63, 518



Tram number 9



20 minutes to airport



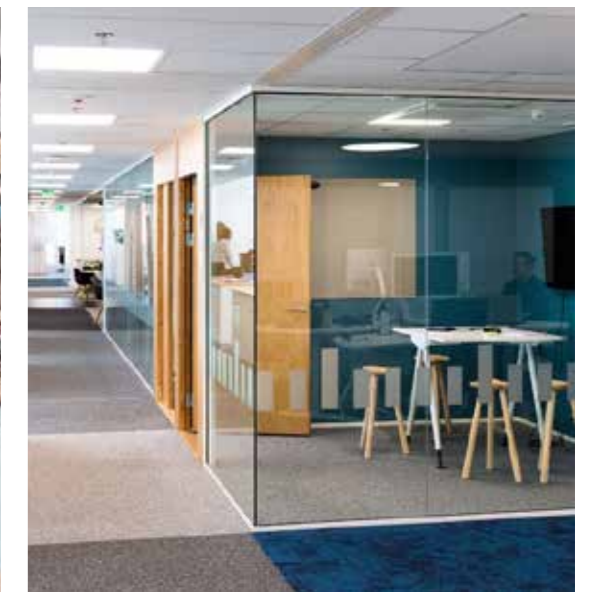
Key facts

Address	Ilmalantori 3, 00240 Helsinki
Leasable area	~10,000 m ²
Parking rights	135
Projected NOI	~2.7 MEUR
Estimated lease terms	~5-10 years
Estimated construction time	22 months



Areas by use

- Storage (c. 400 sqm)
- Office (c. 8840 sqm)
- Retail / restaurant (c. 730 sqm)








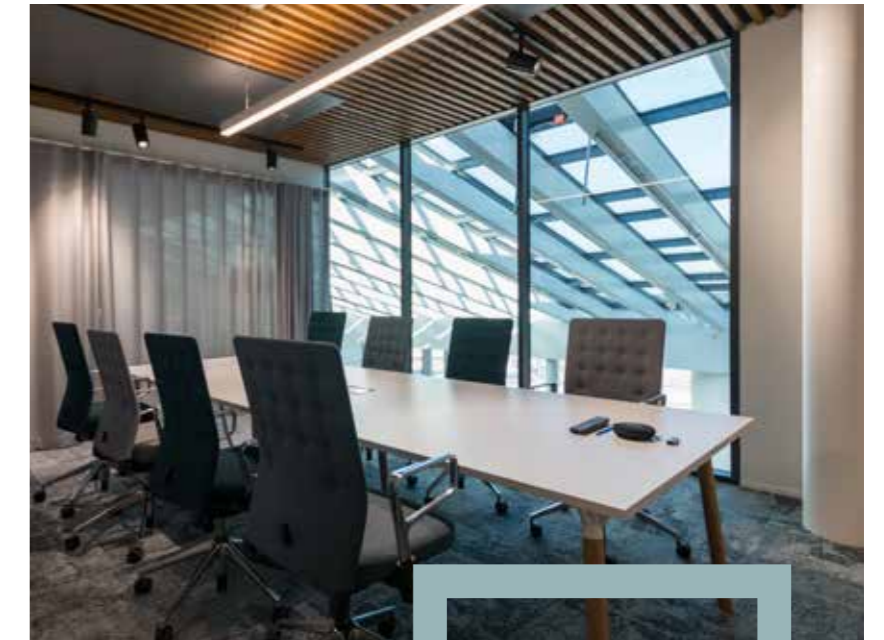
Modern high-quality office property

The new state-of-the-art office building is developed and built by a reputable Finnish construction company Hartela, which has a long-track record of quality-driven property development. Ilmalan Tori will be built to the highest energy and environmental standards and it will be awarded the LEED-certificate by completion.

Smart and Efficient Building

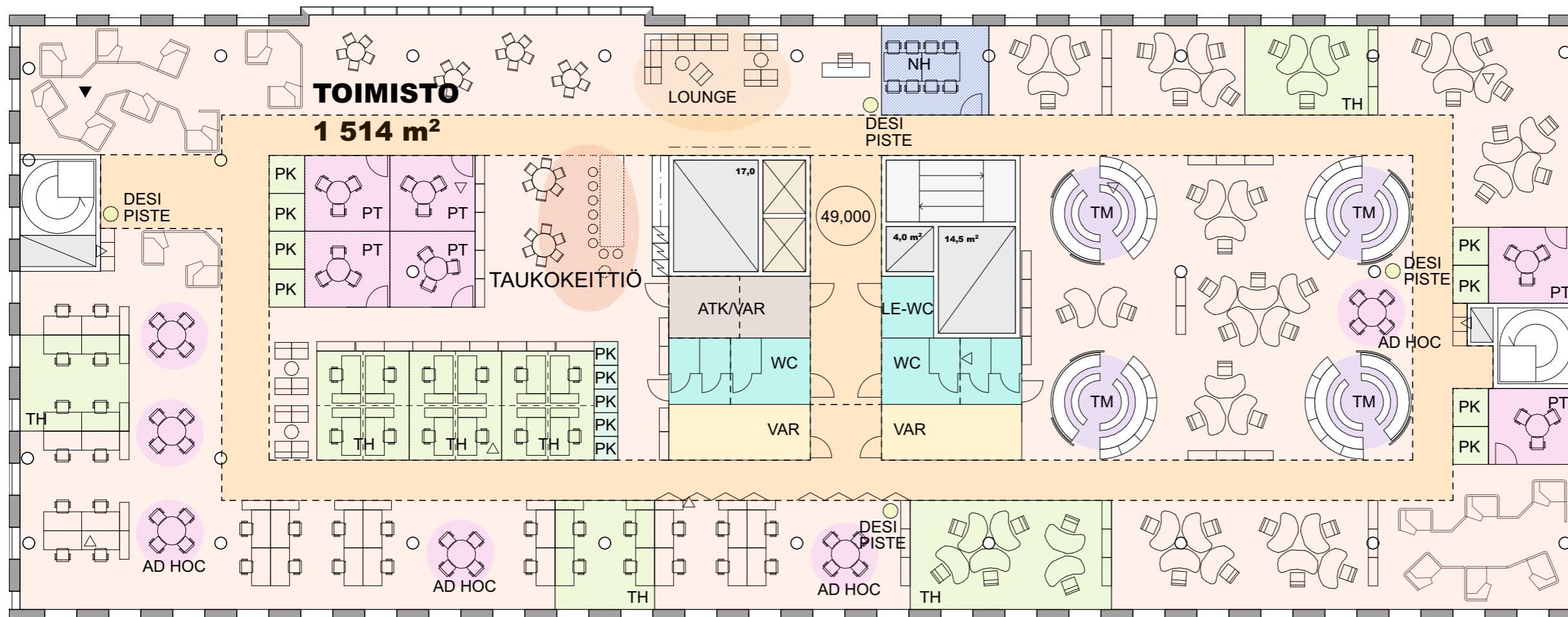
Smart solutions

-  Heating- and cooling: with roof installed panel – minimizes draft of air, keeps inside air cleaner, makes acoustic better
-  Climate control will be controlled based on carbon dioxide
-  Energy efficient led lighting will be controlled based on day light and personel movement (at working areas)
-  100 % acoustic panels at inner roof, textile carpet which lowers the noise of steps
-  Solar energy panels on the roof



MODERN LAYOUT SOLUTIONS

The multifunctional workspace function in excellent means, adapting to the user's needs and changing world situations. Modern team and group spaces improve the possible placement of staff within the premises. Modern phone- and small withdrawal spaces are in the immediate vicinity of different employee groups, close to different works paces. Functionality, practicality and efficiency of the facilities are therefore state of the art.



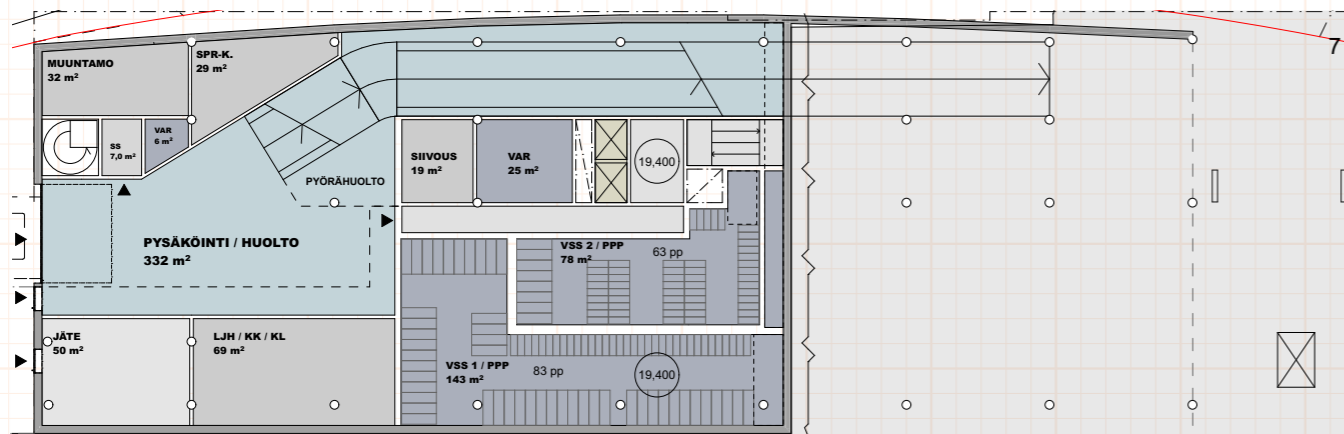
FLEXIBLE LAYOUT

The Ilmalan Tori property contains open and spacious office premises that are designed to modern quality standards. The property includes several large windows providing ample light and scenery.

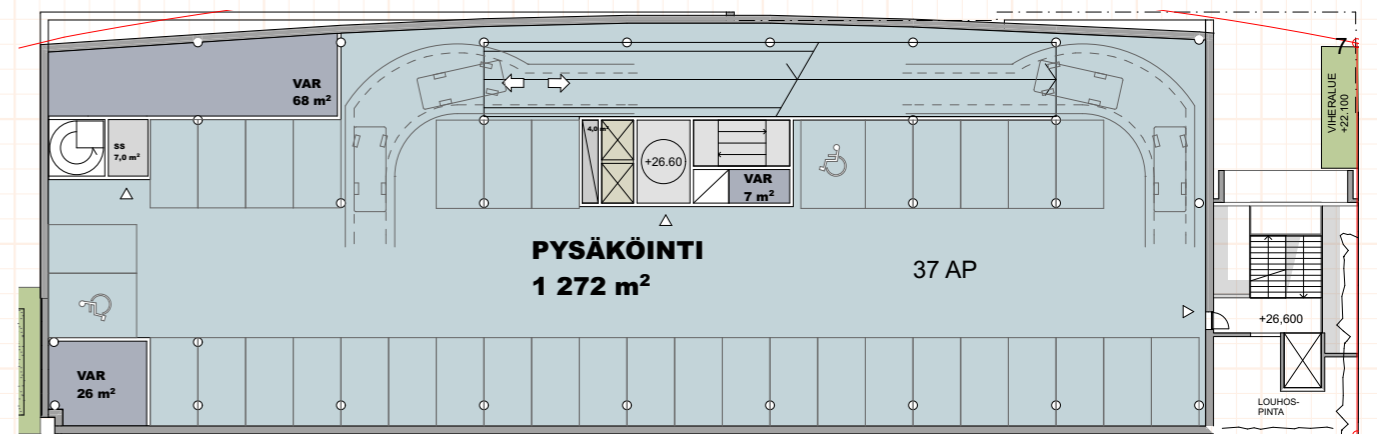
Due to the flexible layout of the building, the floors can be easily divided between numerous different tenants starting from 250 sqm. The architect agency responsible for the design is Cederqvist & Jäntti.

As the Ilmalan Tori property is built to highest energy and environmental standards, it is also set to achieve the LEED certificate by completion. LEED (Leadership in Energy and Environmental Design) is a leading green building certification program worldwide.

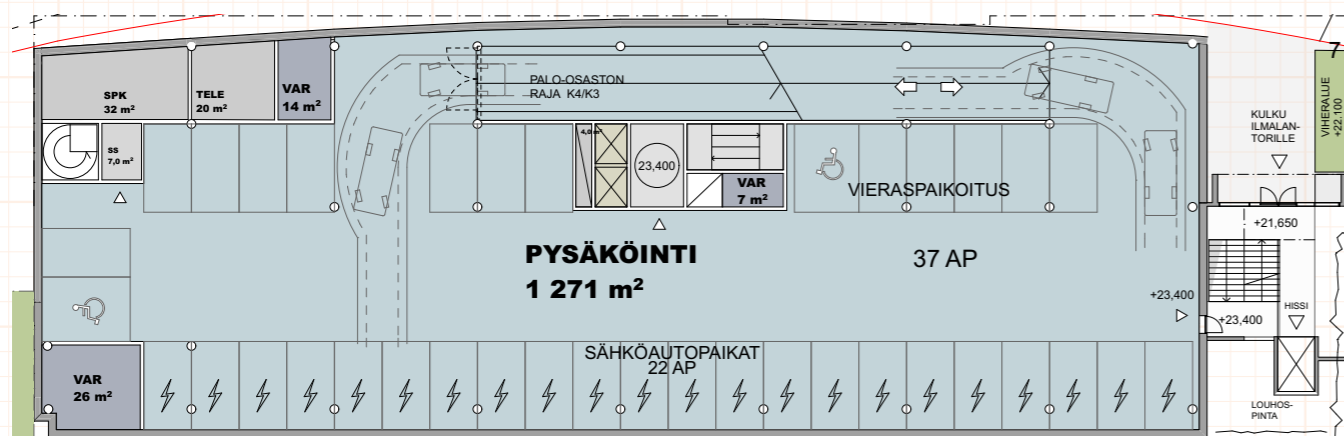
LAYOUT, BASEMENT / PARKING FLOOR P4



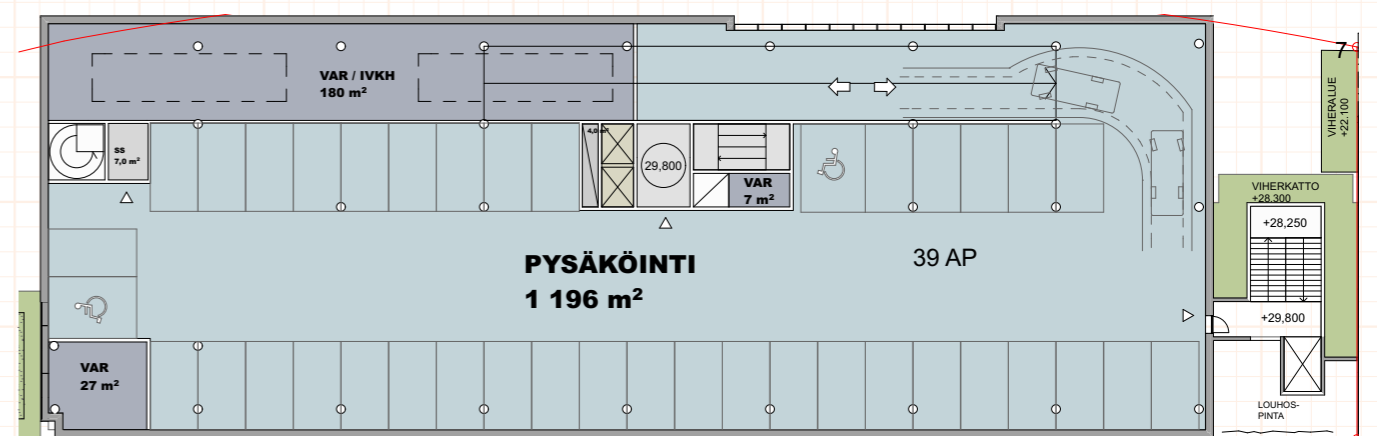
LAYOUT, BASEMENT / PARKING FLOOR P2



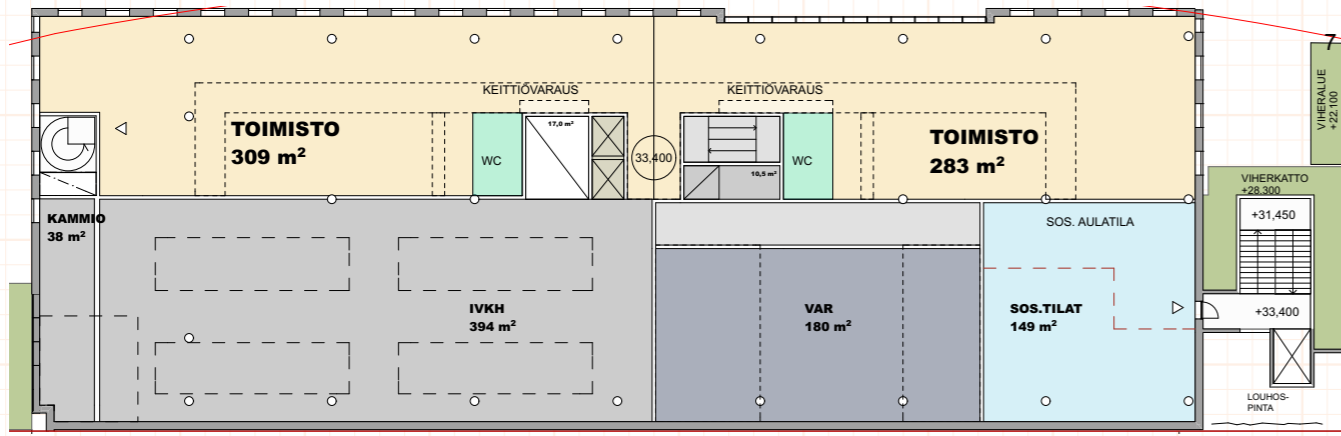
LAYOUT, BASEMENT / PARKING FLOOR P3



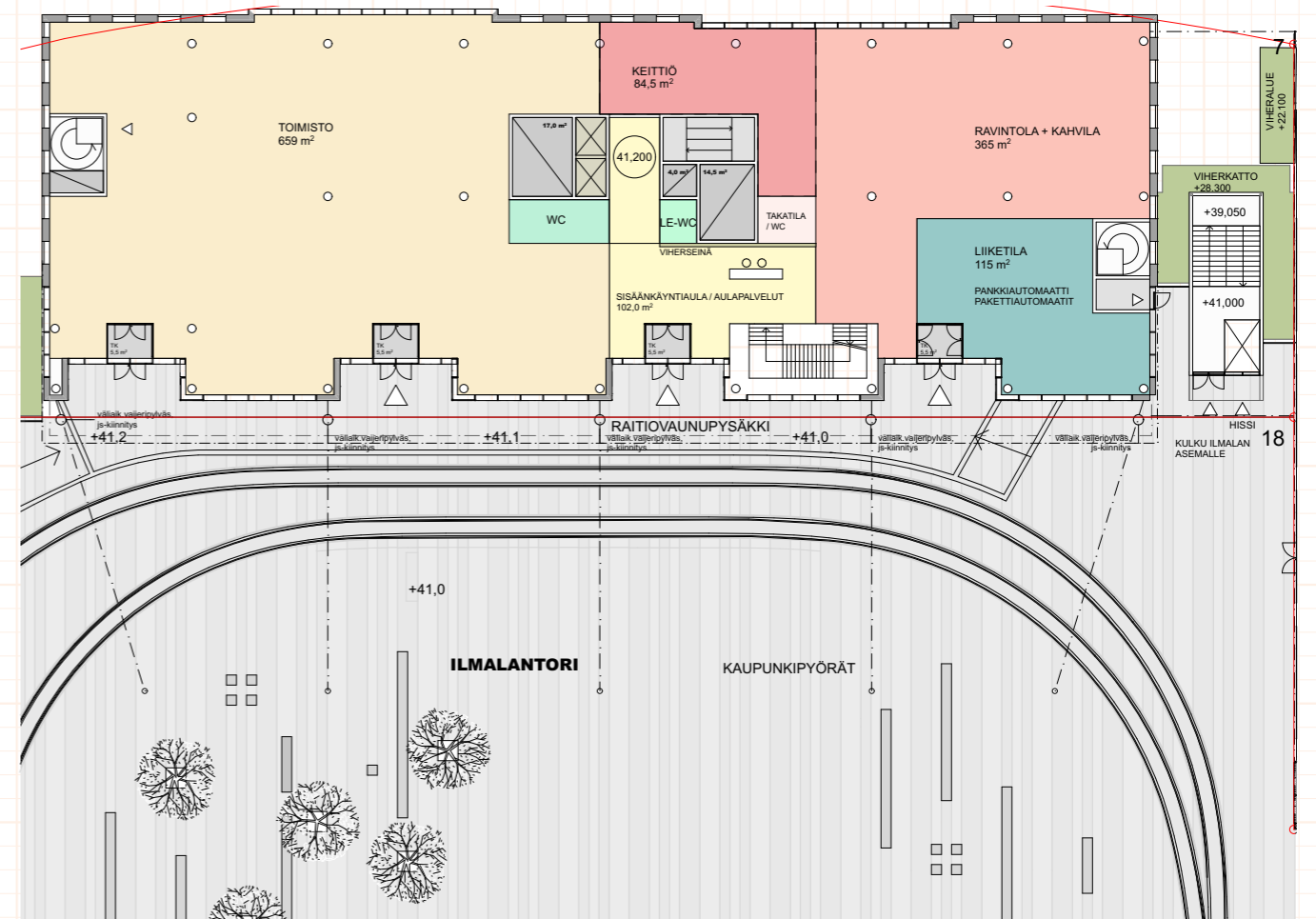
LAYOUT, BASEMENT / PARKING FLOOR P1



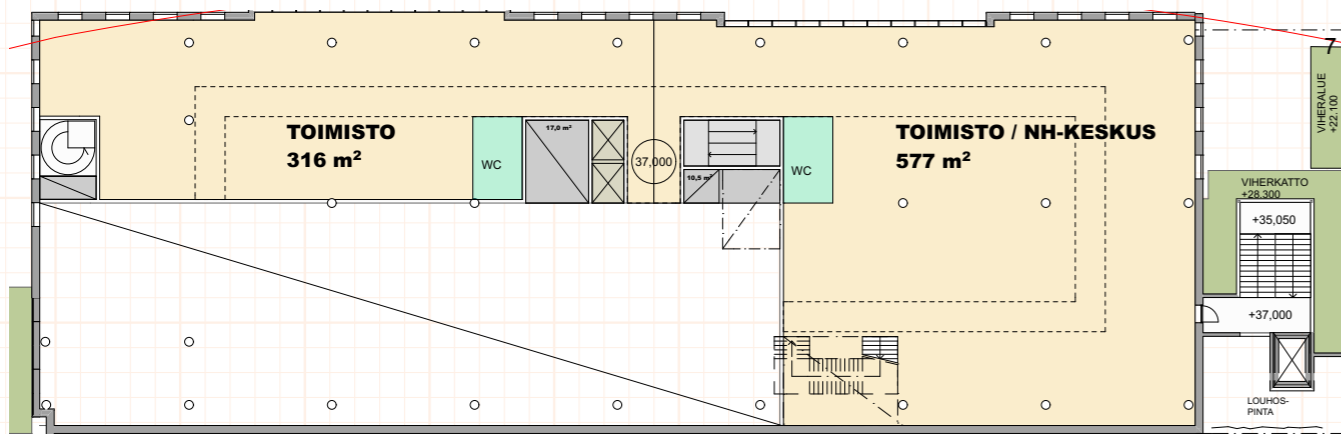
LAYOUT, BASEMENT / -2ND FLOOR



LAYOUT, 1ST FLOOR



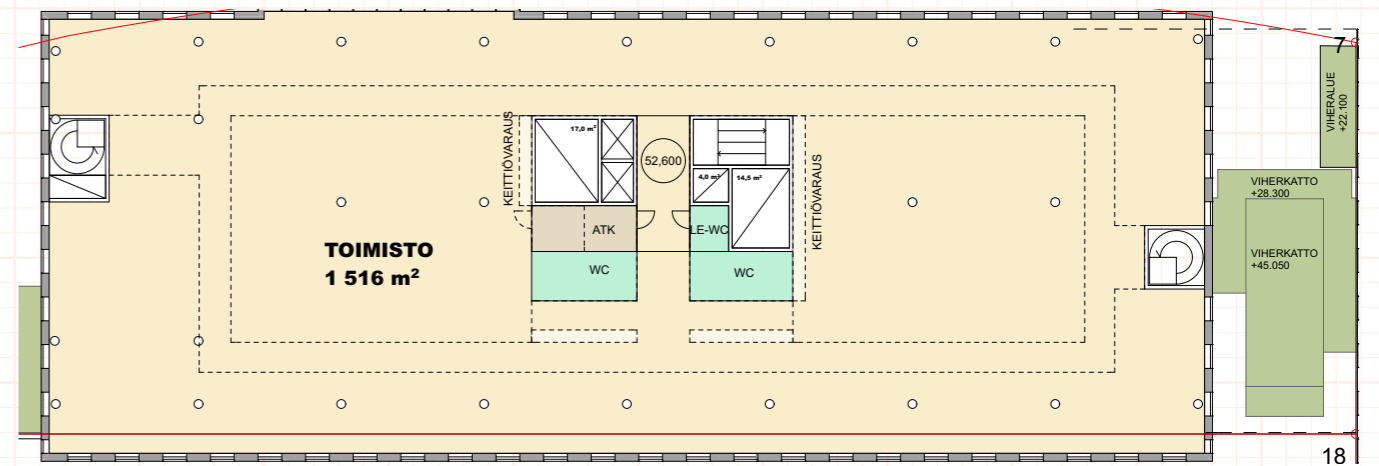
LAYOUT, -1ST FLOOR



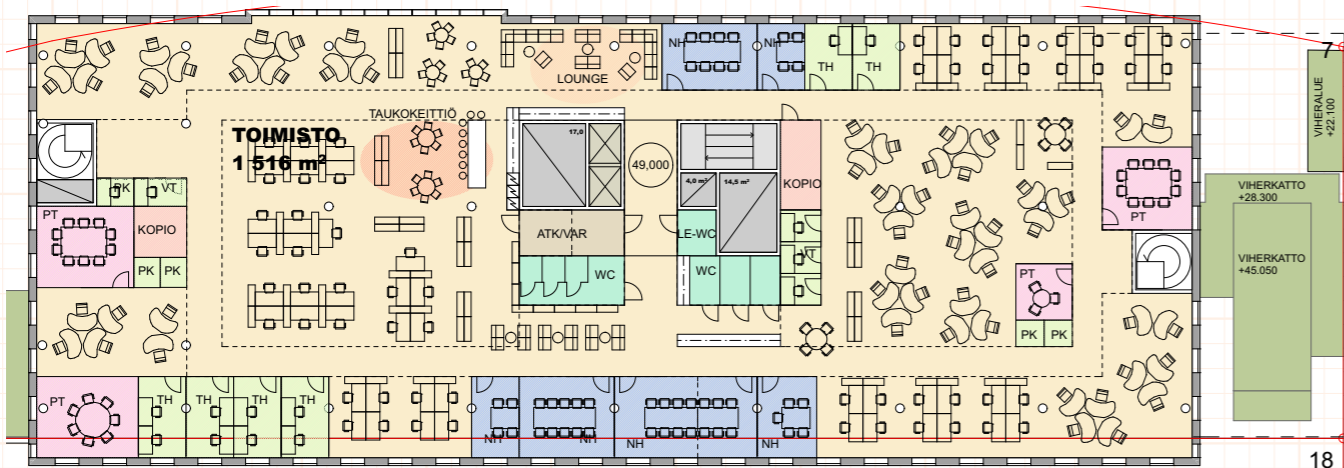
LAYOUT, 2ND FLOOR



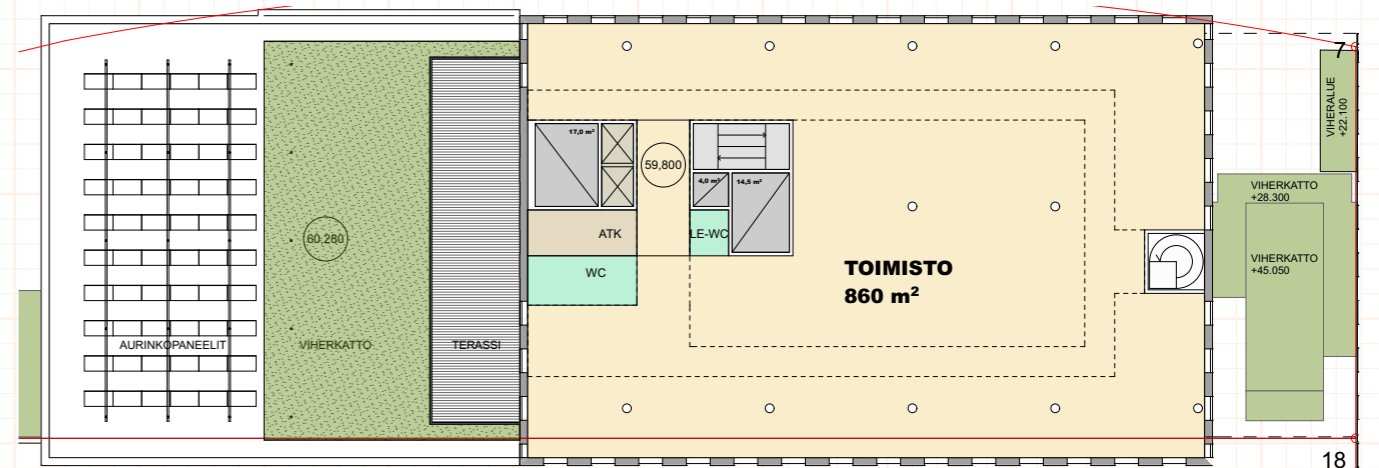
LAYOUT, 4TH - 5TH FLOOR



LAYOUT, 3RD FLOOR



LAYOUT, 6TH FLOOR





Construction services close to you since 1942.

As a family business, we understand the importance of balancing work and leisure time. In our opinion everybody is entitled not only to work but also to private life, leisure and family.

For our part, we want to build a prosperous community by providing workspaces in Ilmala, the growing center for business and housing, that will adapt to all changing needs - and where it makes sense to work. Location where services are close and where it's easy to get to.

Hartela



See you at the Square!

**Efficient facilities,
satisfied employees,
better results.**

**Contact us and we will
design perfect business
premises for you.**

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