

trainers'
HOUSE

Itämerentalo

Office space with a seaside view at the Ruoholahti Creative Industries Hub



Located in the prime location of Ruoholahti, Itämerentalo offers particularly functional open-plan office space

Constructed in 1971, this pioneering building marked the introduction of the first open-plan office in Finland. Positioned adjacent to the Lauttasaari bridge, it boasts superb transport connections, merely a five-minute stroll from the Ruoholahti metro station. The property is co-located with the historic Tallbergintalo building

Designed by reputable concrete architect Einari Teräsvirta, Itämerentalo is particularly suitable for open office use.

Einari Teräsvirta



The proximity of Kaapelitehdas creates culture in the area. Many creative companies work in the building.

The Cultural Centre Kaapelitehdas is located right next to Itämerentalo. It is the largest building dedicated to culture in Finland, housing museums, galleries, dance theatres, art schools, artists and creative businesses. Cultural operators also work in the Itämerentalo. Itämerentalo and Tallbergintalo are connected to each other internally and share a reception and a lunch restaurant. Tallbergintalo also has the POOL flexible space concept.



As its name suggests, Itämerentalo offers visitors stunning views of the Baltic Sea

Itämerentalo is, as its name suggests, located on the shores of the Baltic Sea. From the windows you can see the spectacular sea view and the Lauttasaari Bridge, renovated in 2020, which is used daily by motorists, cyclists and pedestrians. In addition to the views, the people working in the building appreciate the height of the rooms, the spaciousness and the unique architecture of the building. Itämerentalo is ideal for architectural and design offices and showrooms.



Itämerentalo

Facilities include a lobby service, a lunch restaurant, shared bicycles and a parking garage with charging facilities for electric cars. There are also social facilities with showers and a lockable bicycle storage room.

Access to the property is excellent from many directions. The Ruoholahti metro station is a just a five-minute walk away and Lauttasaari is just fifteen minutes away. Helsinki city center and the surrounding area can also be easily reached by bus, tram, bicycle or electric scooter.



Area
Ruoholahti


Address
Tammasaarenlaituri 3


Square meters
12 000m²


Floors
5 kerrosta

Services
Reception, lunch restaurant, parking garage, storage space

 Metro 800m

 Bus 200m

 Train 2,1km

 Tram 200m

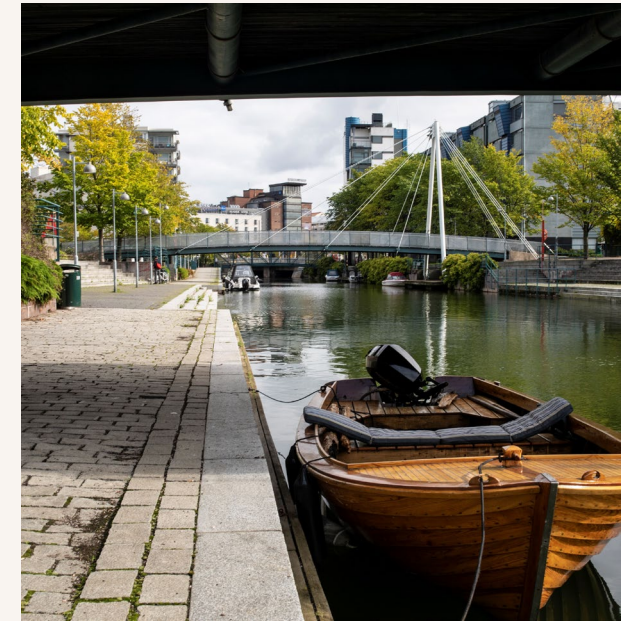
 Airport 20km



Ruoholahti

Ruoholahti offers companies a dynamic working environment. The popularity of the area is reflected in the number of office clusters. The secret of Ruoholahti is the balance of office and residential development, which support each other.

Taking into account good accessibility, close proximity to the center of Helsinki and pleasant premises, Ruoholahti's high popularity among businesses is not surprising. The nearby Salmisaari sports centre and ice hall offer a wide range of leisure activities for visitors from near and far. Ruoholahti is home to around 6,000 residents and provides jobs for 19,000 people.



Services in the property

- Lobby and mailing service
- Meeting rooms
- Restaurant
- Shared bicycles (2)
- Social facilities with showers
- Ruoholahti Health Centre
- Warm parking hall (Aimo Park) and bicycle parking
- Electric car charging facilities



Services in the area

- Ruoholahti Shopping Centre
- Ruoholahti canal
- Excellent cycle network
- Kaapelitehdas
- Hotels
- Ruoholahti Health Centre
- Sea right next door

Itämerentalo vastuullisuus



BREEAM Very Good certification



Solar power plant



Carbon-free electricity, domestic wind power
Energy efficient



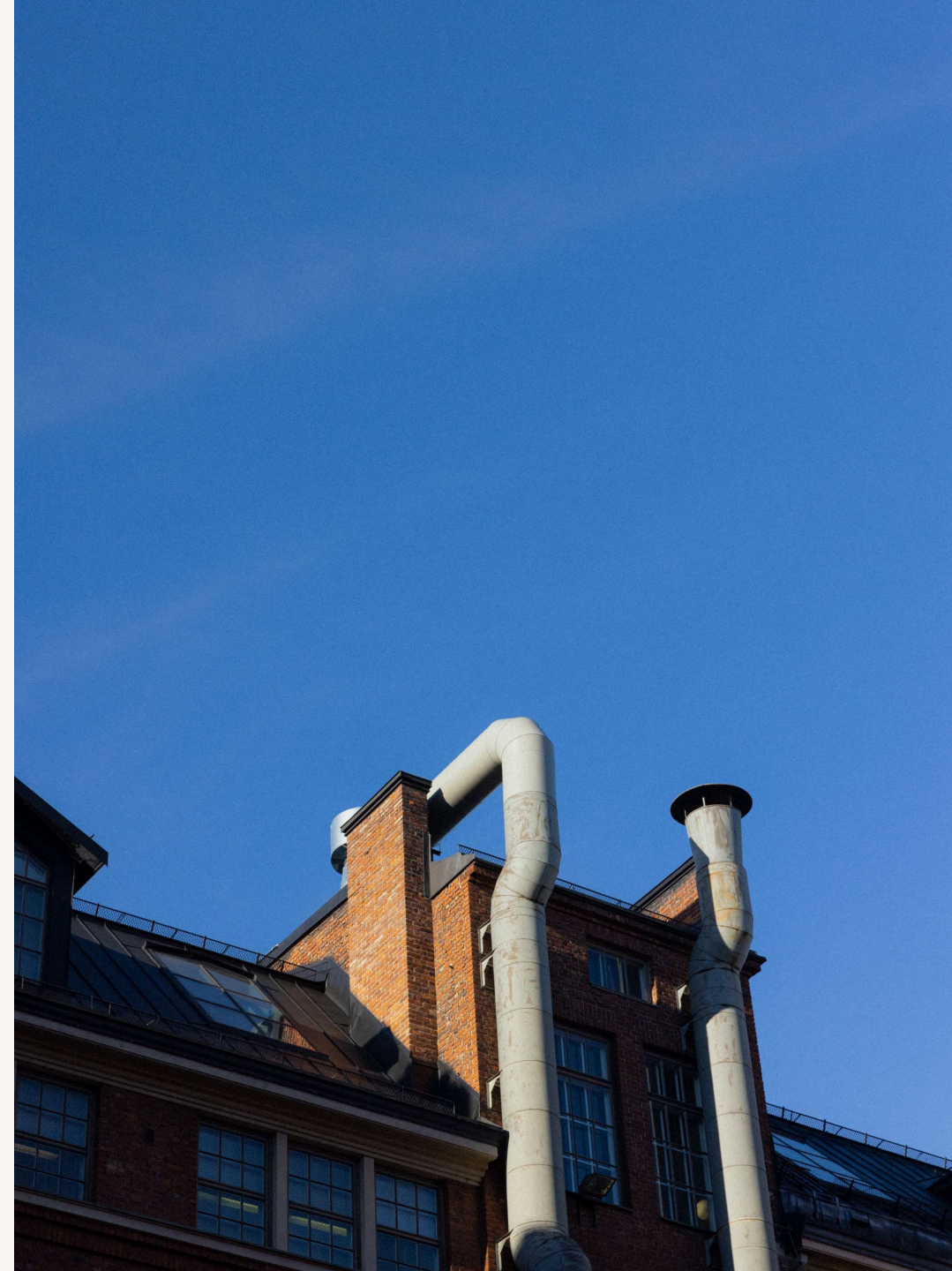
Sort points
All basic waste fractions



District heating
Water cooling machine



Central location
Public connections



Antilooppi

Antilooppi is a sustainable real estate owner that focuses on office properties in the Helsinki Metropolitan Area.

We understand that success is created by happy and healthy employees and we are aware of how the environment and its services can have an impact on well-being.

Antilooppi's values are sustainability, forerunner and engaged. Sustainability is one of our strategic focal points and part of the work of all Antilooppi employees.

In our sustainability efforts, we focus on carbon neutrality and the wellbeing of people. We enable the success and wellbeing of our customer by owning, developing and managing work environments in excellent locations with a long-term, sustainable approach.

Major owner in the eastern and western city centre of Helsinki

Team of 35 professionals

Owned by pension company Ilmarinen and AMF Tjänstepension AB

33 properties, 400 000 m² of rental space

100% environmentally certified property stock

Our commitment to the UN 2030 Sustainable Development Goals and the

WGBC Net Zero Carbon Commitment 2030



Interested? We are happy to help



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