

# Karaportti 5

Comfortable, adaptable and communal office space in Espoo



# Karaportti 5 is located along Ring II in Karamalmi in the city of Espoo.

Built in 2005, Karaportti 5 offers office space that can be converted into open-plan and room offices and a combination of both, according to the tenant's needs. The third and fourth floors of Kara5 offer a new type of shared office space, while businesses have access to stylish and comfortable lobbies and break-out areas with kitchens. In addition to office space, there are smaller studios and a range of meeting and project work spaces available for rent for businesses of all sizes.



Karaportti 5 has been created to meet the needs of a quality-conscious company. In addition to meeting and representation facilities, the tenant has access to modern building services, a lobby service and representative sauna facilities.

The property is easily accessible and has plenty of parking space in the courtyard and parking garage. It takes only 20 minutes to get to Helsinki city centre and 25 minutes to Helsinki-Vantaa airport. Leppävaara train station and Sello shopping centre are just a 5-minute drive away.



Karaportti 5

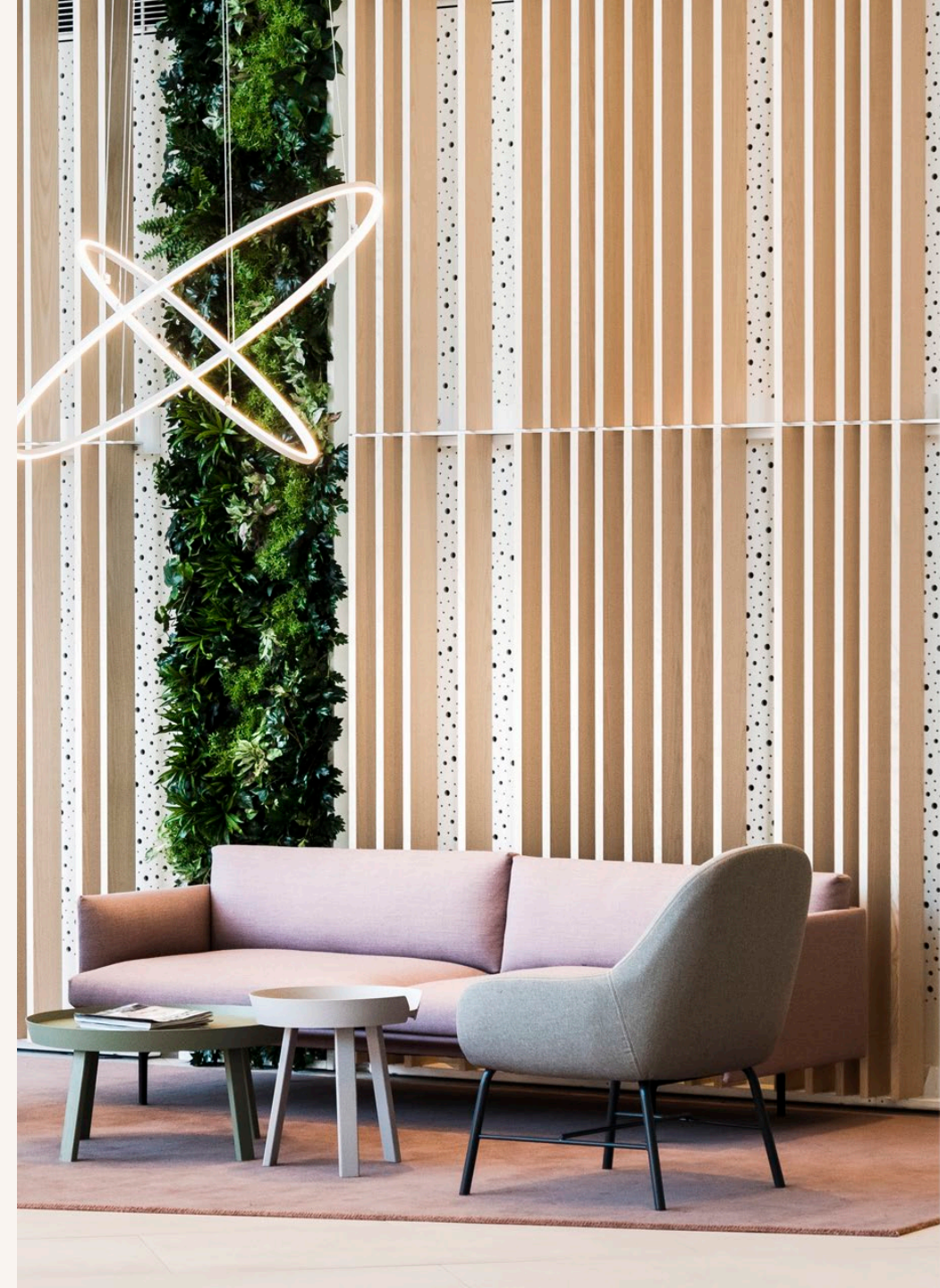


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# The office building underwent a major renewal

The property underwent a major refurbishment in 2017-18 to meet new needs. In the overall renovation of the former Nokia Research Centre, the building was transformed into a multi-user facility. The renovation included the refurbishment of the lobbies, the entrance courtyard and the associated canopies and lighting. The floor plan and distribution of the office floors was modified to accommodate multiple users and one of the floors was converted into a small office solution.



## Karaportti 5 offers its tenants a cosy office environment with comprehensive services.

The offices are trendy and bright, and the green walls create a green and cosy atmosphere in the lobby. The spaces can also be adapted to the needs of the client. Karaportti 5 offers a cosy lounge and break-out area, new sauna facilities and a lunch restaurant in the adjacent building. Karaportti 5 welcomes businesses of all sizes who value good connections, comprehensive services and a modern and inspiring working environment.



Area  
**Karamalmi**

Address  
**Karaportti 5**

Square meters  
**9 000 m<sup>2</sup>**

Floors  
**6 kerrosta**

Services  
**Reception, meeting rooms, restaurant,  
parking garage, sauna**

 Bus 370m

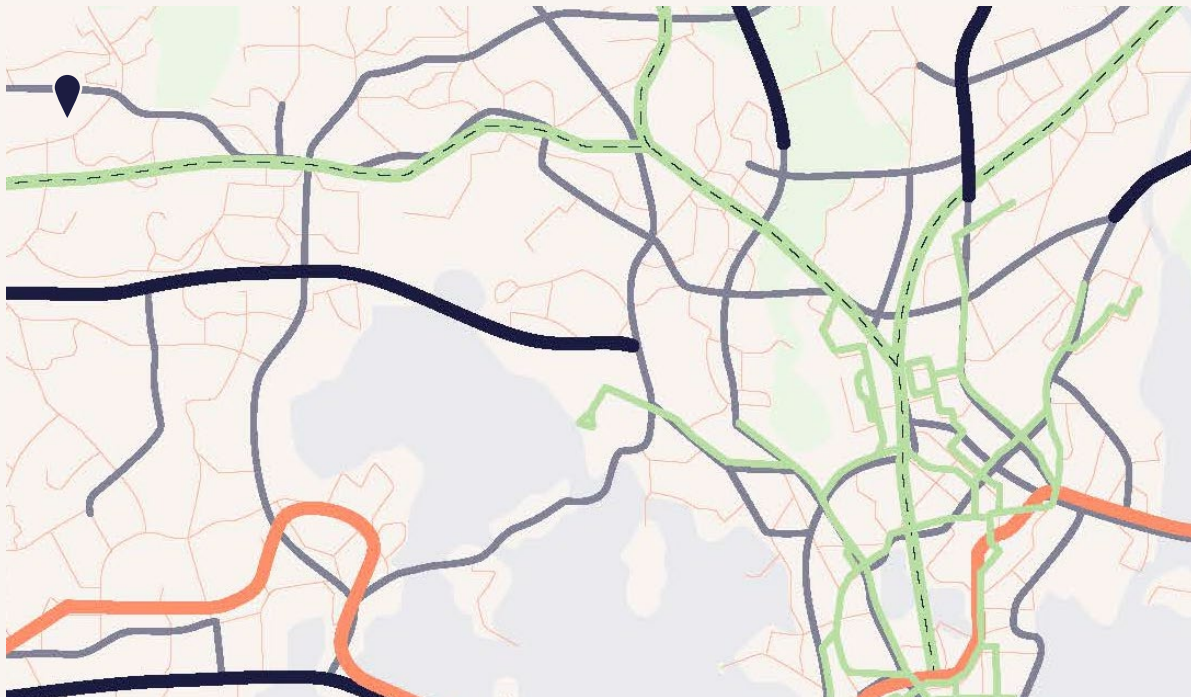
 Train 1,1km

 Airport 20km



# Karaportti 5

There are representative sauna facilities and a lobby service, and a restaurant serving lunch is located in the adjacent building. The property is well connected to the Ring II, in the middle of nature and easy to reach by public transport or by car. There is plenty of parking space in the courtyard and garage.



## Services in the property

- Lobby service
- Meeting rooms
- Restaurant
- Sauna
- Parking garage
- Bicycle parking
- Grocery store
- Health station Aava



## Services in the area

- Excellent cycle path network
- Viharlaakso
- Parks

# Karaportti 5 Responsibility



BREEAM Very Good –certificate  
Energy certificate class C



Sorting points  
All basic waste fractions



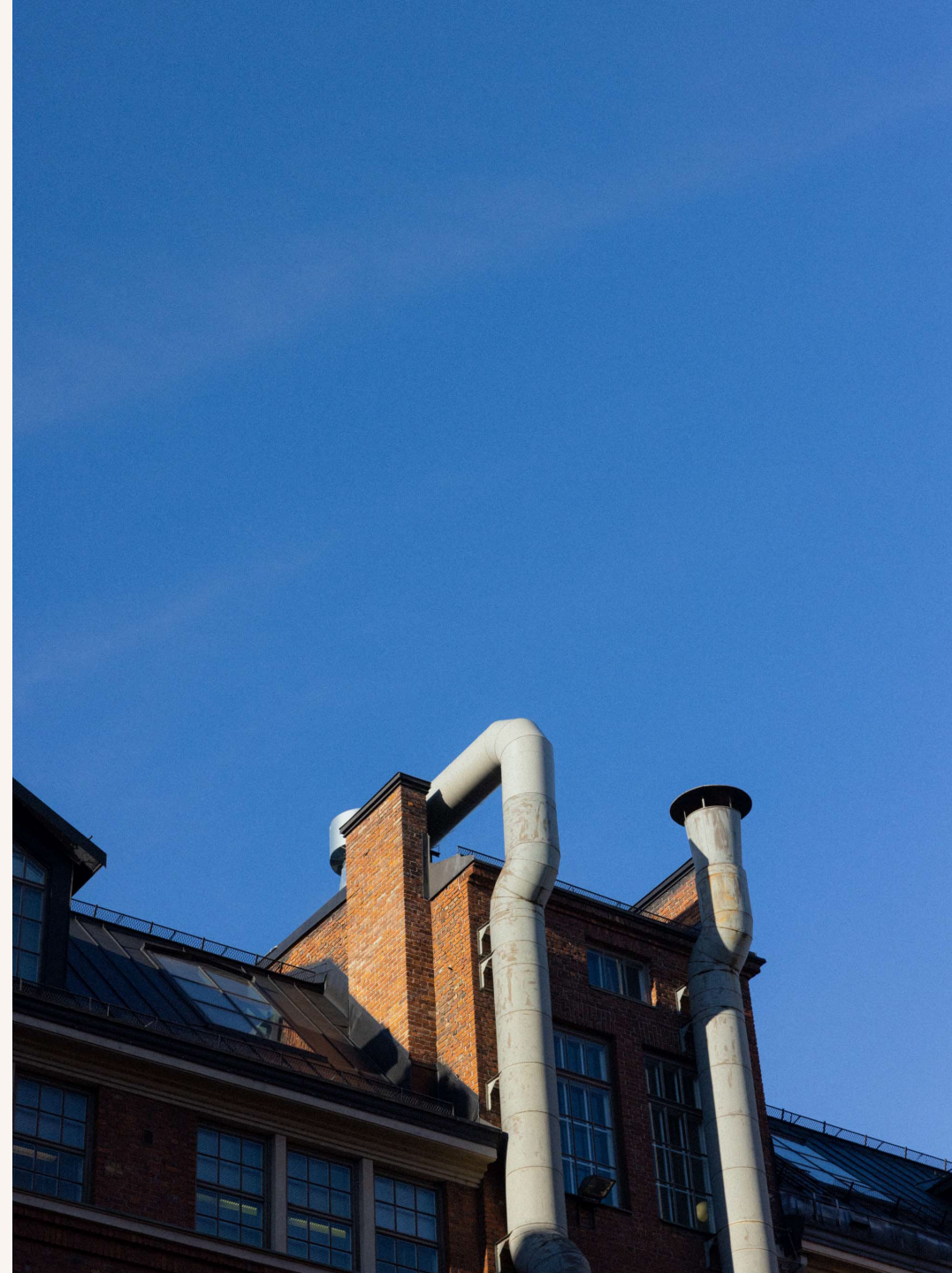
Carbon-free electricity, domestic wind power  
Energy efficient



Central location  
Excellent cycle path network



District heating  
Water cooler



# 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 m<sup>2</sup> 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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# Making places for people and businesses

