

# Kiila | Ruoholahdenkatu 21

Renovated loft office space near the city center

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Nestled between seaside Ruoholahti, the cycle route Baana and the vibrant Kamppi is an industrial block that served as a publishing and media house until the 1980s. Built in 1952, this architectural gem has been updated for the 2020s. The renovation restored the property to its original charm and look, including an impressive room height with striking grid windows. At the same time, the technical installations were upgraded, terraces were added on the top floors and a restaurant and gym was added on the street level. The modern and flexible premises are versatile. The building features POOL, our flex-space service, with small offices and a variety of meeting and project rooms. They can be rented by users of the building and external companies. There is as much as 10 000 square meters of office space on seven floors.



# A block with the strength of a small village

In addition to the office spaces of the future, Kiila offers a sense of community, restaurants and sports facilities close to the city center. The flexible spaces of Kiila are versatile. In addition to office space and trendy restaurants and sports facilities, Kiila offers the flexibility of smaller offices and a range of meeting and project work spaces for businesses of all sizes with our POOL flex-space solution. Here, even a small business can enjoy the benefits of a big company.



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Antilooppi



# Be part of the best spaces in Helsinki

Kiila redefines the location and accessibility of the workplace. Kiila is not located along excellent connections, it is located at the center of excellent connections. Tram lines connect Kiila to Jätkäsaari and Pasila, the Baana brings cyclists to the doorstep and the metro serves people arriving from both east and west. Those arriving by car avoid the traffic jams of the city center.



Area  
**Ruoholahti/Kamppi**

Address  
**Ruoholahdenkatu 21**


Sqm  
**10 000 m<sup>2</sup>**

Floors  
**7 floors**

Services  
**POOL, restaurant, parking garage, TFW gym**

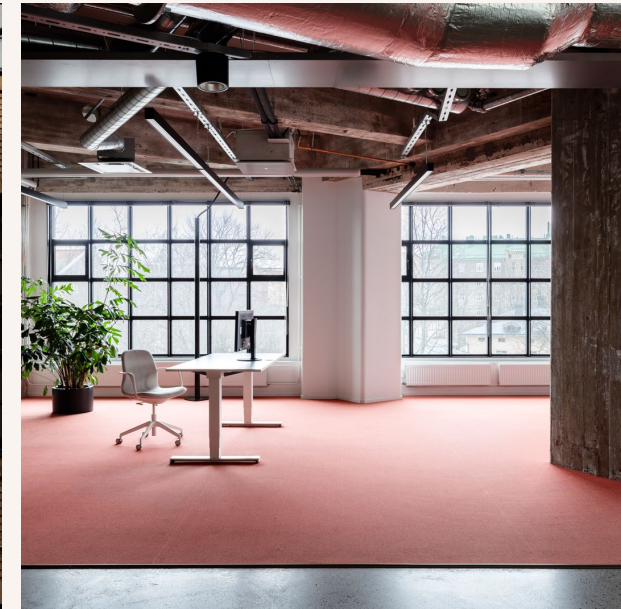
 Metro 1,5 km

 Bus 130 m

 Train 1,9 km

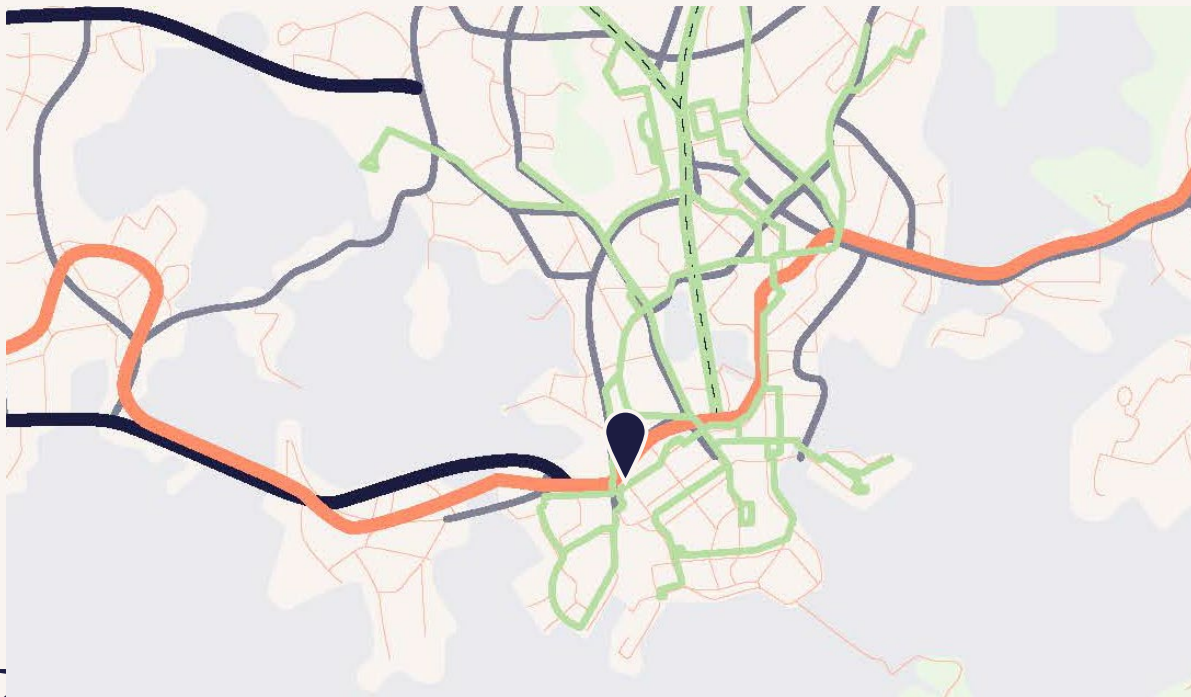
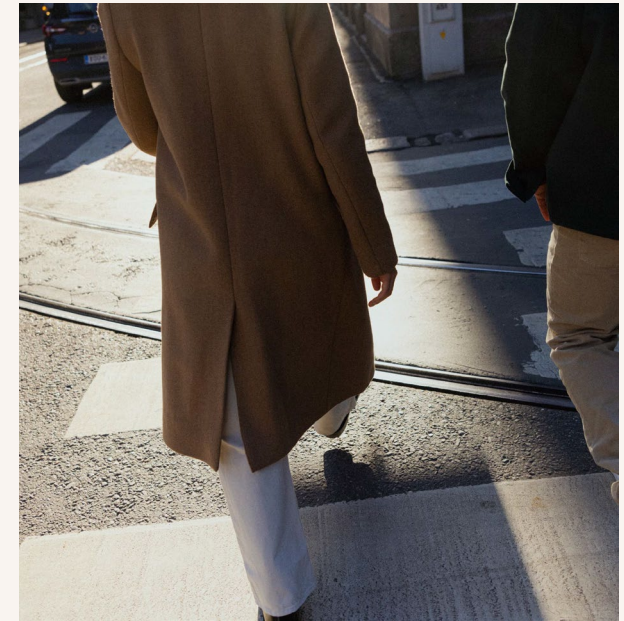
 Tram next to

 Airport 22 km



# Kiila

Kiila is located close to excellent connections and services. The closeness to Kamppi, Ruoholahti and the city center of Helsinki meets all your needs, within minutes walking distance. The nearby area has a rich offer of services, such as the Hietalahti market hall and flea market, ethnic restaurants and galleries. The Kamppi shopping center and its services are also within walking distance.



## Services in the property

- POOL-flex spaces
- Lobby and mailing services
- Meeting rooms
- Training For Warriors -gym
- Restaurant Halo
- Shared bicycles
- Electric car charging possibility
- Warm parking garage
- Bicycle parking
- Social facilities with showers



## Services in the area

- Plenty of restaurants
- Excellent bicycle network Baana
- Hietaniemi market hall
- Plenty of hotels
- Hernesaari ja Kaivopuisto nearby
- Parks, Eira beach
- Theatres, cultural experiences, events
- Sports services

# Kiila responsibility

Kiila was completed in 1952 and was completely renovated in 2019.

We have updated the architectural gem built in 1952 for the 2020s, which has been renovated with respect for the old. With the renovation, the property has been restored to its original glory with its impressive lattice windows. Kiila's modern and flexible offices are suitable for many purposes.



LEED Gold -certification



Carbon-free electricity and District heating (both carbon neutral)



Sort points  
All basic waste fractions



Central location  
Public connections, bike routes  
Electric car charging



Diverse services  
Good indoor air quality



# 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

