

# Fuuga – Quartetto Business Park

High-quality premises in a top location in Leppävaara, Espoo



# Fuuga has everything you need for a successful business

Quartetto Fuuga is an excellent location for businesses that appreciate easy access by car and need good parking facilities. The interior of the Fuuga was renovated between 2023 and 2024 and the building was visually updated for a new era.

Quartetto Fuuga is centrally located and easily accessible by public transport such as trains and buses. Leppävaara train station is a short walk away and by car you can easily reach Kehä 1 and Turunväylä in no time. The property is located next to a lush forest and excellent cycling routes, which gives it a cosy and human atmosphere.

Leppävaara is a lively and constantly developing area with excellent commercial services in the Sello shopping centre, just a 10-minute walk from Quartetto Fuuga.





# Location

Located at the junction of Kehä 1 and Turunväylä, Quartetto Fuuga is centrally located and offers convenience for drivers. In addition, Quartetto Fuuga is easily accessible by the new Jokeri light rail and Leppävaara train connection, as well as by buses on Kehä 1

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 Jokeri light rail 100 m

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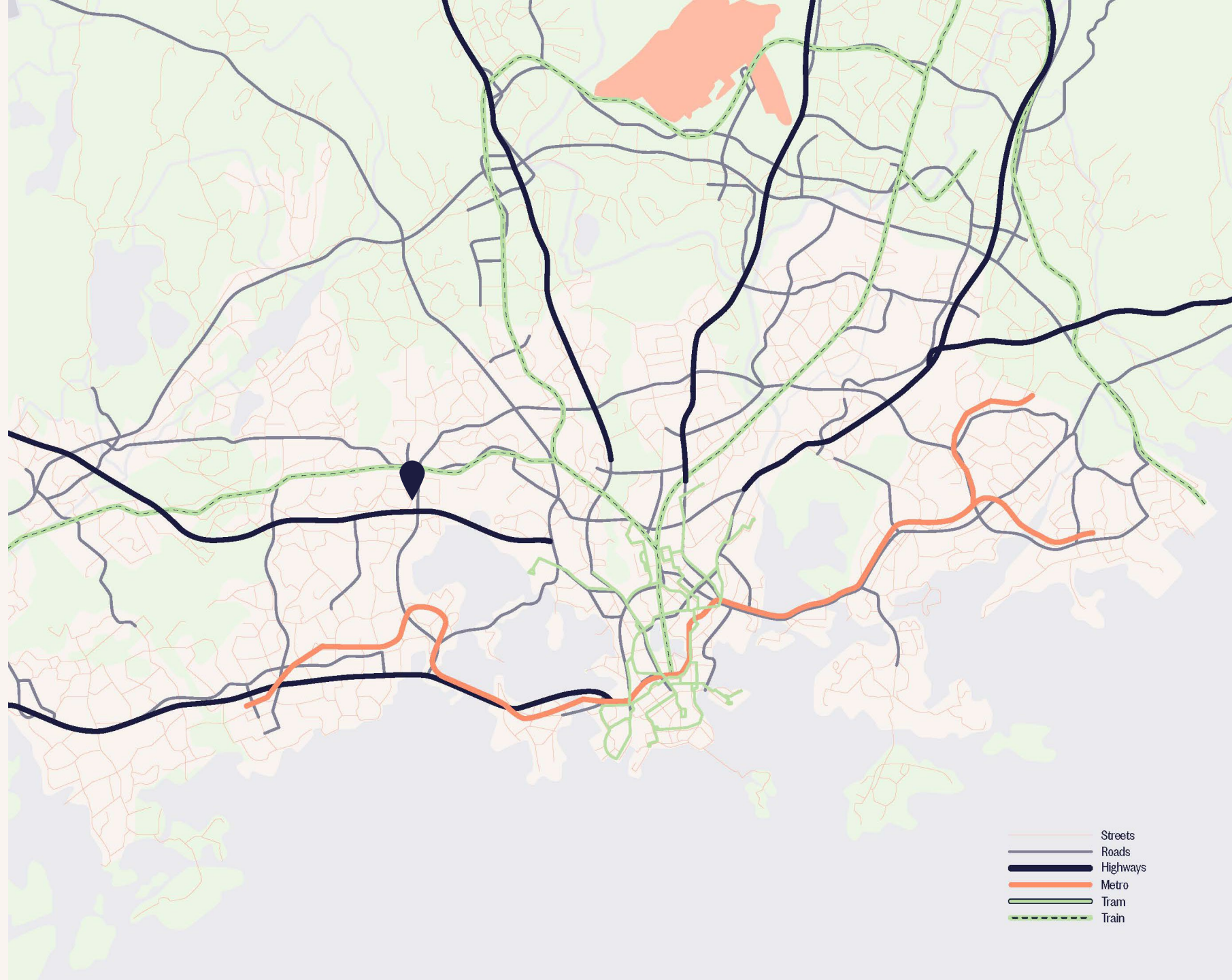
 Bus 230 m

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 Train 850 m

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 Airport 18,5 km



# Fuuga welcomes businesses of all sizes that value its central location, functional space and good, nearby services.

The Quartetto Business Park and Fuuga offer a wide range of services to meet the demands of modern working life. Quartetto Fuuga has its own lunch restaurant and cafeteria with catering services, as well as a lobby service. The rooftop sauna and downstairs meeting rooms can be rented on an hourly basis according to your needs. A heated parking garage provides convenience for drivers and a safe place to store bicycles.



Area  
**Leppävaara**

Address  
**Linnoitustie 9**

Square meters  
**6425 m<sup>2</sup>**

Floors  
**6 floors**

Services  
Reception, Lunch restaurant, Heated parking garage with loading area, Bicycle parking, Social facilities, Rooftop sauna, Meeting rooms.



Reception & lounge area



Lunch restaurant & catering



Showers and social facilities



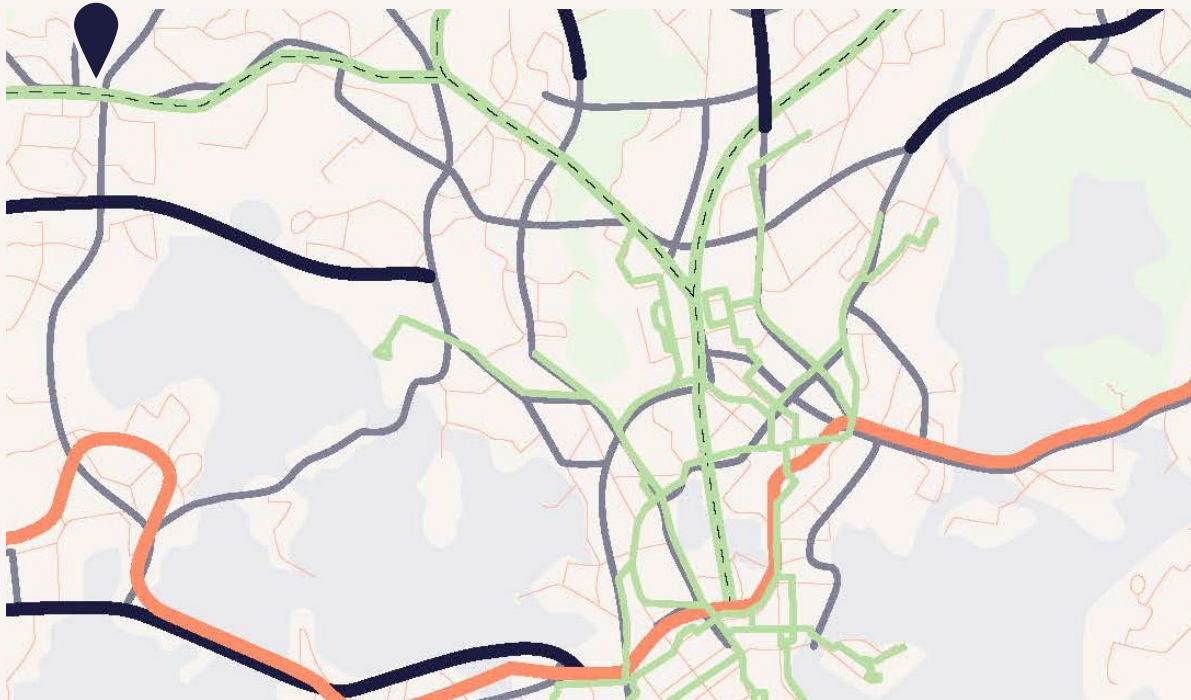
Sauna and meeting rooms



# Fall in love with the simplicity

Working at Fuuga, you can enjoy the fantastic connectivity and service coverage of Leppävaara. The services in the area are excellent and, for example, the popular shopping centre Sello with its trendy shops and restaurants is right next door.

The property also has its own parking garage with plenty of parking space. There are excellent sauna facilities and a lobby service, while the adjacent building has a restaurant for lunch. The property is well connected to Kehä 1 motorway, right in the middle of nature. There is plenty of parking space in the courtyard and garage.



## Services in the property

- Reception
- Parking garage
- Meeting rooms
- Lunch restaurant
- Sauna



## Services in the area

- Excellent cycle path network
- Close to Leppävaara's services
- Park areas

# Quartetto Responsibility

- Year of construction 2003
- Roof with solar panels, electricity for the property's own electricity consumption
- The rest of the property's energy is produced 100% by Finnish wind power



BREEAM Very Good –certificate  
Energy certificate class B



Carbon-free  
Energy efficient



District heating  
Water chiller



Own solar power plant



Sort points  
All basic waste fractions



Excellent cycle path network  
and public transport



# 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

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