

# Siltasaari 10

Siltasaari 10 breathes a new life into Hakaniemi, the new centre of downtown Helsinki

Siltasaarenkatu 10

Antilooppi



STORY

emoti



**Siltasaari 10 is an inspiring working environment of the future, where business meets culture and work meets pleasure. Soon everything will be here.**

Siltasaari 10 brings an inspiring and innovative energy to Hakaniemi!

It offers companies a comfortable and inspiring working environment and individual workspaces in the heart of Hakaniemi. Classic landmark buildings and historic sites are complemented by modern facilities, services and restaurant culture that breathe in sync with the surrounding urban space. The area's original marketplaces, Hakaniemi Market and Market Hall, live in harmony with the new services.

The unique spaces will impress employees, customers and visitors alike. The modern and cost-effective POOL Flex-spaces premises meet the company's changing space needs while minimising the risks of growth.





# The location invites its users

The whole Hakaniemi invites you to enjoy yourself and spend time. The property offers a high-quality restaurant cluster, lobby service, shared meeting, event and project workspaces and POOL flex-spaces services.

Siltasaari 10 is an oasis where business meets culture and business meets pleasure. It's not just a place for work. Services, culture and neighbourhood spirit form the basis of the attractiveness of the new Hakaniemi.

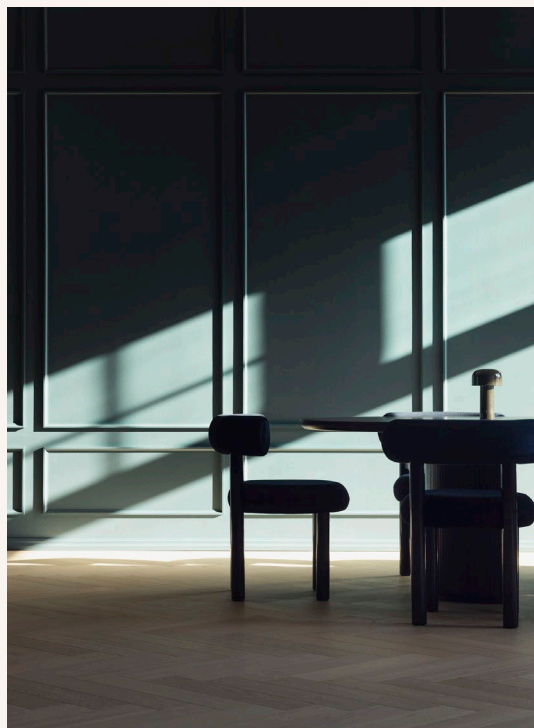


Siltasaarenkatu 10



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# Siltasaari 10 is a centre for modern work in the iconic Hakaniemi district. This is where business meets culture and your company has room to grow

Siltasaari 10 offers an inspiring working environment and state-of-the-art office space. The completely renovated historic building offers over 22 000 m<sup>2</sup> of the city's most impressive office space. The space can be flexibly adapted to your business needs. POOL flex-spaces, available for rent on demand, can meet your immediate space needs, allowing your business to grow quickly and organise events. The versatile grocery shop on the ground floor and services tailored to the needs of the building's users, such as a dedicated bike service, make everyday life easier.



Area  
**Hakaniemi**


Address  
**Siltasaarenkatu 10**


Square Meters  
**22 000m<sup>2</sup>**


Floors  
**7 floors**

Services  
**Lobby service, POOL, restaurant, parking garage**

 Metro 100m

 Bus stop 100m

 Railway station 1km

 Tram stop 100m

 Airport 18km



# Hakaniemi area

The metro station is next door and tram lines 3, 6, 7, and 9 pass through the area. The destination can be reached by public transport, by bike or by car, avoiding the traffic jams of central Helsinki. The property's own parking garage has plenty of parking space and a 400-bike parking garage with service points.

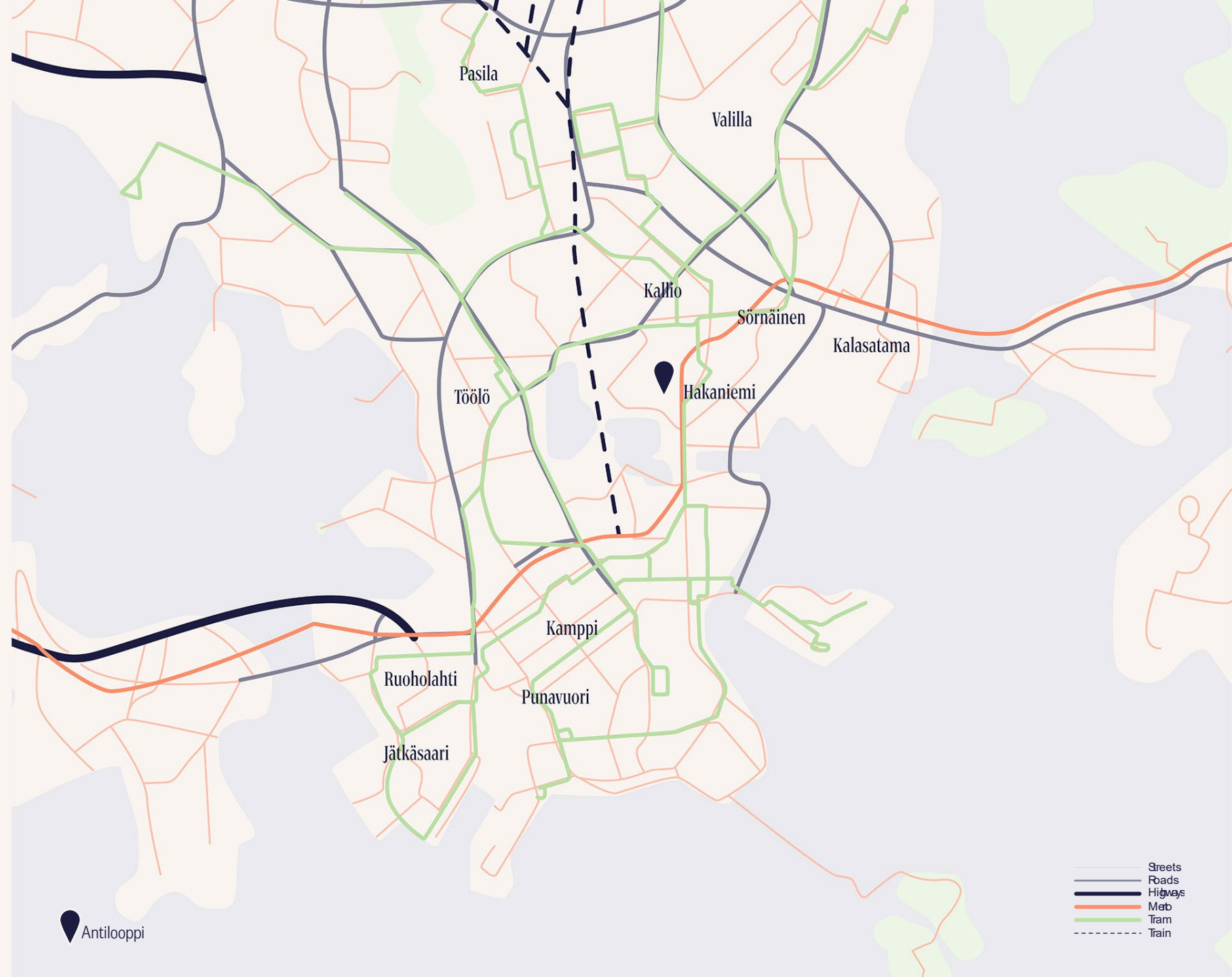
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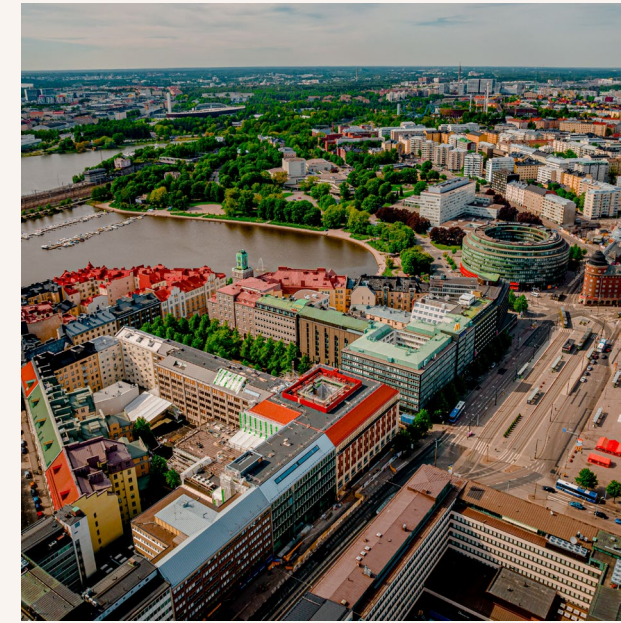
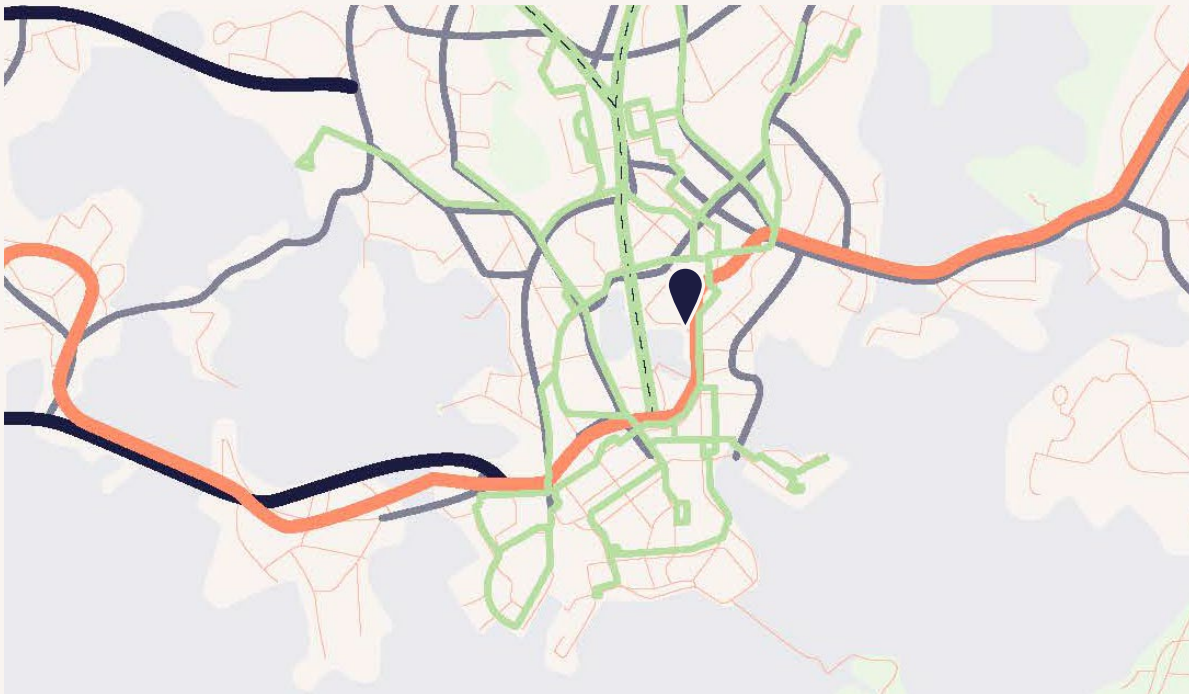
 Airport 18km



# Hakaniemi

Hakaniemi is a district that is living and developing at a fast pace, and it is one of the most interesting areas in Helsinki. The combination of the area's rich history, cultural diversity, vibrant urban landscape and location in the developing city centre makes it a unique and attractive place. Hakaniemi is a thriving area, with numerous development projects underway and services constantly growing.

Transport links are excellent, and the new bridge connections and urban densification underline Hakaniemi's position as a major public transport hub. Whatever your means of transport, Hakaniemi offers first-class transport connections in all directions. Hakaniemi is also surprisingly close to the main train station, and you can walk from the Hakaniemi square to the station in about 10 minutes.



## Services in the property

- Lobby and mail service
- Meeting rooms and auditorium
- Restaurants
- POOL Flex-spaces
- Showers
- Grocery store
- Bicycle parking
- Heated parking garage
- Electric car and bike charging
- Shared bicycles



## Services in the area

- Plenty of cafés and restaurants
- Renovated Market Hall
- Several accommodation options in different hotels
- Parks, green areas, especially Paasivuorenpuistikko and Tokoinranta
- Theatres, cultural experiences, events
- Sports facilities
- POOL flex- spaces at Antilooppis Siltasaari 10 and Paasitalo, both on Siltasaarencatu



# Siltasaari 10 Responsibility

Siltasaari 10 supports sustainable urban development through its energy efficiency and the provision of spaces and services that enhance employee well-being. The electricity used by the property is EKOenergy-certified wind power. Environmental sustainability is taken into account through water-saving furniture, efficient recycling and minimising the amount of chemicals used for cleaning.

Employee well-being is enhanced by carefully designed space solutions. All rooms are cooled and individually adjustable. The interiors are designed with attention to quality indoor air, lighting, acoustics and the presence of natural elements.



LEED Platinum -certificate  
Energy certificate class C



WELL Gold



District heating  
Water cooling



Solar power plant



Central location  
Excellent cycle path network



Carbon-free wind power, domestic  
Energy efficient



Sorting stations  
All basic waste fractions



# 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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