

# Tallbergintalo

Atmospheric and individual office spaces in Ruoholahti



The historic Tallbergintalo exudes the atmosphere and spirit of the Functionalist era. Its offices provide an excellent working environment.

The historic funky building at Tallberginkatu 2 is best known as Tallbergintalo. Located in Ruoholahti, the building works hand in hand with the adjacent building, Itämerentalo. Both buildings are home to several creative businesses. The two buildings share a lunch restaurant and a lobby service, which is conveniently accessible via an internal passageway. The façade and street-level lobbies of the 1938 funky building were renovated in 2023.





# The Functional style arrived in Finland as early as the 1930s, but its practicality has remained in our country to this day.

Tallbergintalo was built in the spirit of the Functionalist period. The style arrived in Finland in the early 1930s and had an immediate impact on Finnish architecture and design. Functionalist houses are characterised by their box-like, horizontal forms and the use of reinforced concrete as a building material.

The Finnish father of the functional style is the architect Alvar Aalto, who was responsible for Finland's first funky building, the Turun Sanomat office building, in 1930. Although this was a long time ago, the practicality of the functional style has survived in Finland. It refers to the functional design of dwellings and spaces. It means that everyday life is made easier by a functional environment, whether it is a home or office space. Among other things, Finnish functional style is responsible, quality-conscious, purposeful and material-conscious. The building has BREEAM In-Use environmental certification at Very Good level.



# The location is one of Tallbergintalo's absolute strengths. It is easily accessible by public transport and car.

Tallbergintalo, which is right next to the Kaapelitehdas Cultural Centre, is easy to arrive at. Its location is convenient for those using public transport. The Ruoholahti metro station is within walking distance and numerous bus lines stop close to the building. For those arriving by car, parking is also available in the courtyard or in the parking garage. Tallbergintalo's historic offices provide an excellent setting for a vibrant working environment. The building has everything you need for a functional everyday life, including an excellent location, parking spaces, a lunch restaurant and the POOL flexible space concept.



Area  
**Ruoholahti**

Address  
**Tallberginkatu 2**

Square meters  
**7 000 m<sup>2</sup>**

Floors  
**7 floors**

Services  
**Restaurant, POOL, lobby service, parking**

 Metro 600m

 Bus 100m

 Train 2km

 Tram 200m

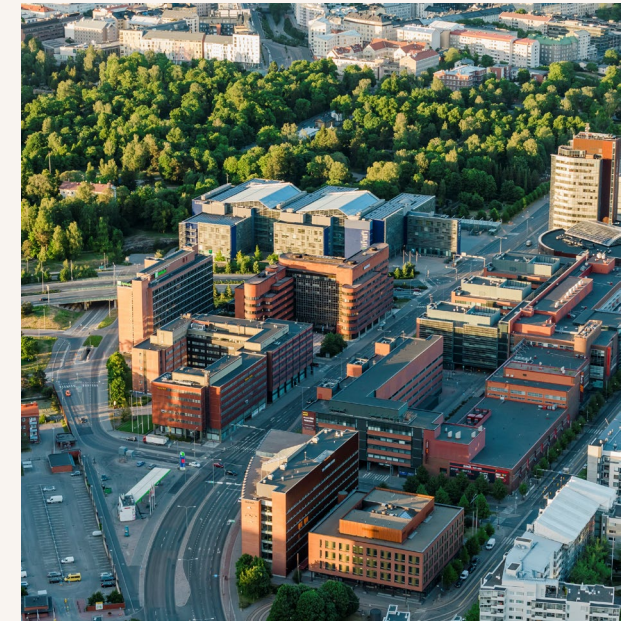
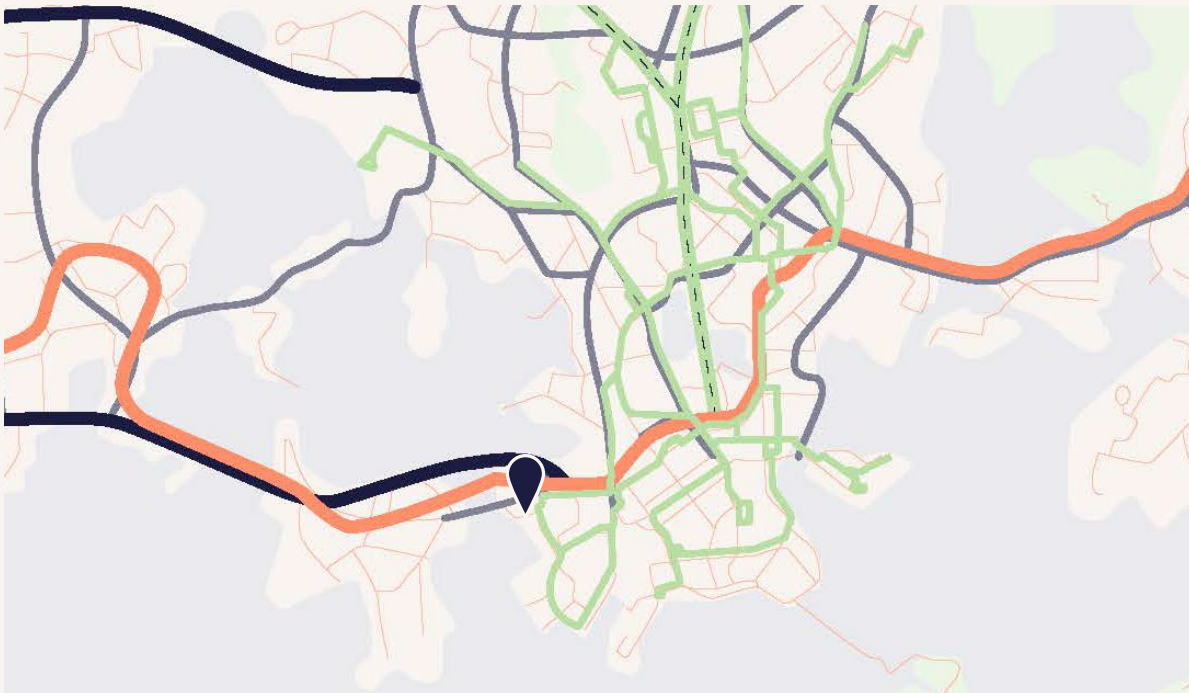
 Airport 30km





# Ruoholahti

Located in the southern part of the city, Ruoholahti offers visitors a wide range of things to do, from cultural events to a lively restaurant scene and sports. The largest cultural center in Finland, Kaapelitehdas, hosts numerous concerts, exhibitions, fairs and festivals every year. It also hosts museums, galleries, art schools, dance theatres, associations and companies. The nearby Salmisaari sports center and ice rink offer a wide range of leisure activities for visitors from near and far. Ruoholahti is a fast-growing area with around 6,000 inhabitants and 19,000 people working in the area.



## Services in the Property

- Lobby and mailing service
- Meeting rooms
- Restaurant
- POOL Flex-spaces
- Shared bicycles (2pcs)
- Social facilities with showers
- Ruoholahti Health Centre
- Locked bicycle parking
- Warm parking garage
- Electric car charging possibility



## Services in the area

- Plenty of cafés and restaurants
- Shopping center Ruoholahti
- Excellent bicycle network
- Ruoholahti canal
- Kaapelitehdas
- Sports facilities

# Tallbergintalo responsibility

- Tallbergintalo offers a cosy and maritime working environment
- Functional house built in 1938, renovated facade and street-level lobbies in 2023
- Tallbergintalo has 100% circulating heat
- A carbon-neutral property in terms of energy use



BREEAM Very Good - certificate



Own solar power plant



Carbon-free electricity  
Energy efficient, domestic wind power  
Digitalised heat control and ventilation



District heating  
Water cooling machine



Sort points  
All basic waste fractions



Central location  
Public connections, bike routes  
Electric car charging





# 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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