

# Ankkuri / Itämerenkatu 23

Flexible offices in dynamic Ruoholahti



Ruoholahti's Ankkuri offers a modern office building with functional workspace in a central location close to good services.

Ruoholahti Ankkuri, located at Itämerenkatu 23, is a well-lighted property completed in 2013 in the center of Ruoholahti. In addition to good transport connections, it is close to the Ruoholahti Shopping Centre with a wide range of services, Kaapelitehdas cultural centre, Ruoholahti health station and hotels. The premises can be adapted to the customer's needs, and the building's services include a lobby service and shared meeting rooms and sauna.



# Employees particularly appreciate Ankkuri's prominent position in a dynamic and maritime setting

The presence of the sea defines the essence of Ruoholahti, with its maritime urban architecture showcasing its most captivating features along the shores of the Ruoholahti canal. This thriving environment attracts both individuals and businesses, resulting in a plethora of services near the property. An added advantage is the accessibility to the expansive Ruoholahti shopping center, a mere two-minute walk from Ankkuri, featuring a 24-hour open K-Citymarket, along with numerous other shops and restaurants.

Ankkuri enjoys excellent transportation connections to Ruoholahti, making it easily reachable by public transport and bicycles. Commuting cyclists benefit from a weather-protected bike shed and social facilities equipped with showers. For those arriving by car, the option to rent parking spaces at the Ruoholahti Shopping Centre or utilize the building's own parking garage provides convenient solutions



# Anchor has been awarded the second highest LEED certification

LEED is the world's most common environmental rating system for buildings, with certified buildings classified into four different categories - Certified, Silver, Gold and Platinum. The strength of the LEED rating is its uniform criteria and comparability worldwide. The rating system is used in more than 130 countries. The environmental ratings allow authorities and facility users, for example, to compare the energy efficiency of facilities using a uniform methodology.



Area  
**Ruoholahti**


Address  
**Itämerenkatu 23**


Square meters  
**6 000 m<sup>2</sup>**

Floors  
**5 floors**

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

 Metro 500m

 Bus 100m

 Train 1,8km

 Tram 150m

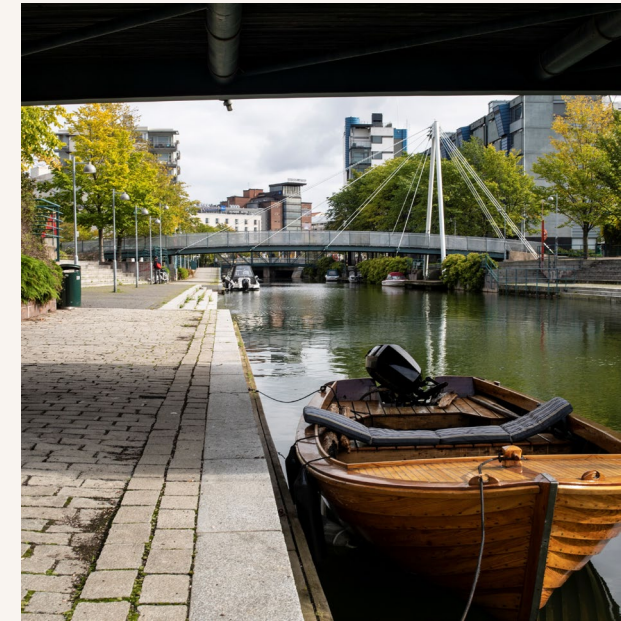
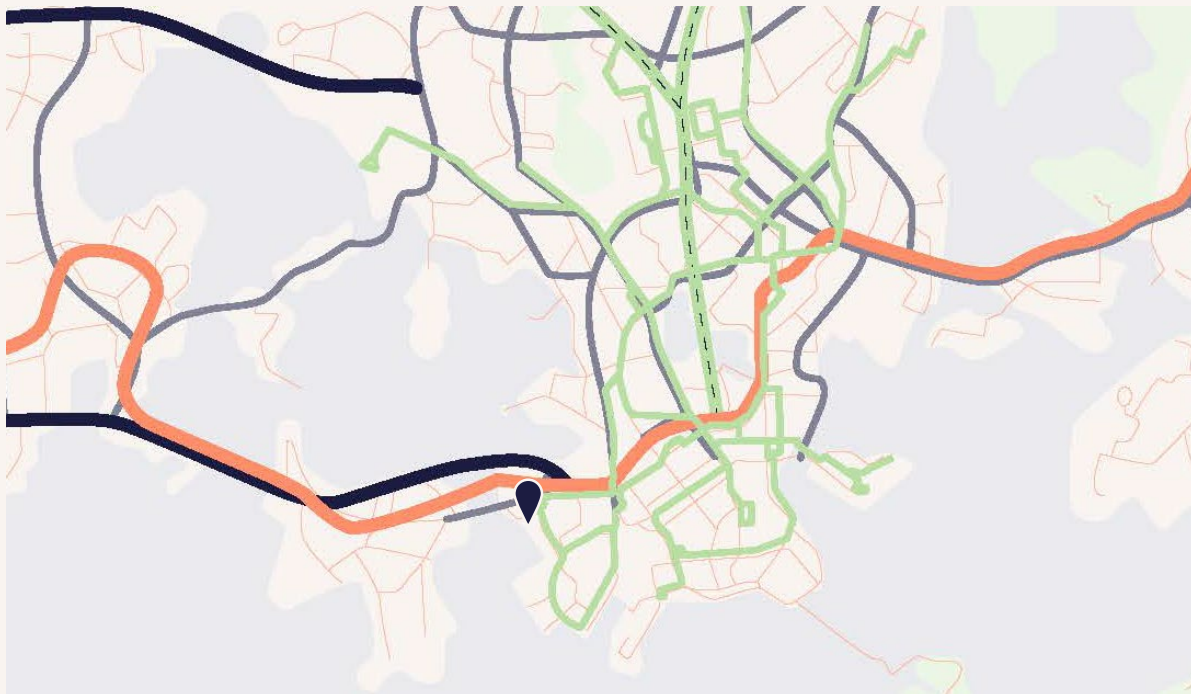
 Airport 20km



# Ruoholahti

Ruoholahti offers companies a dynamic working environment. The popularity of the area is reflected in the number of office clusters. The secret of Ruoholahti is the balance of office and residential development, which support each other.

Taking into account good accessibility, the immediate proximity to the center of Helsinki and pleasant premises, Ruoholahti's high popularity among businesses is not surprising. With more than 19 000 people already working in Ruoholahti and around 20% of all Helsinki headquarters, it is fair to say that businesses are attracted to this popular area in the southern part of the city.



## Services in the property

- Lobby and mailing service
- Meeting rooms
- Sauna as an hourly service
- Heated parking garage
- Electric car charging possibility
- Social facilities with showers



## Services in the area

- Ruoholahti Shopping Centre
- Ruoholahti canal
- Excellent cycle network
- Cultural center Kaapelitehdas
- Hotels
- Ruoholahti Health station
- Sea right nearby

# Itämerenkatu 23 Vastuullisuus



LEED Gold certification  
Energy certification class B



Sort points  
All basic waste fractions



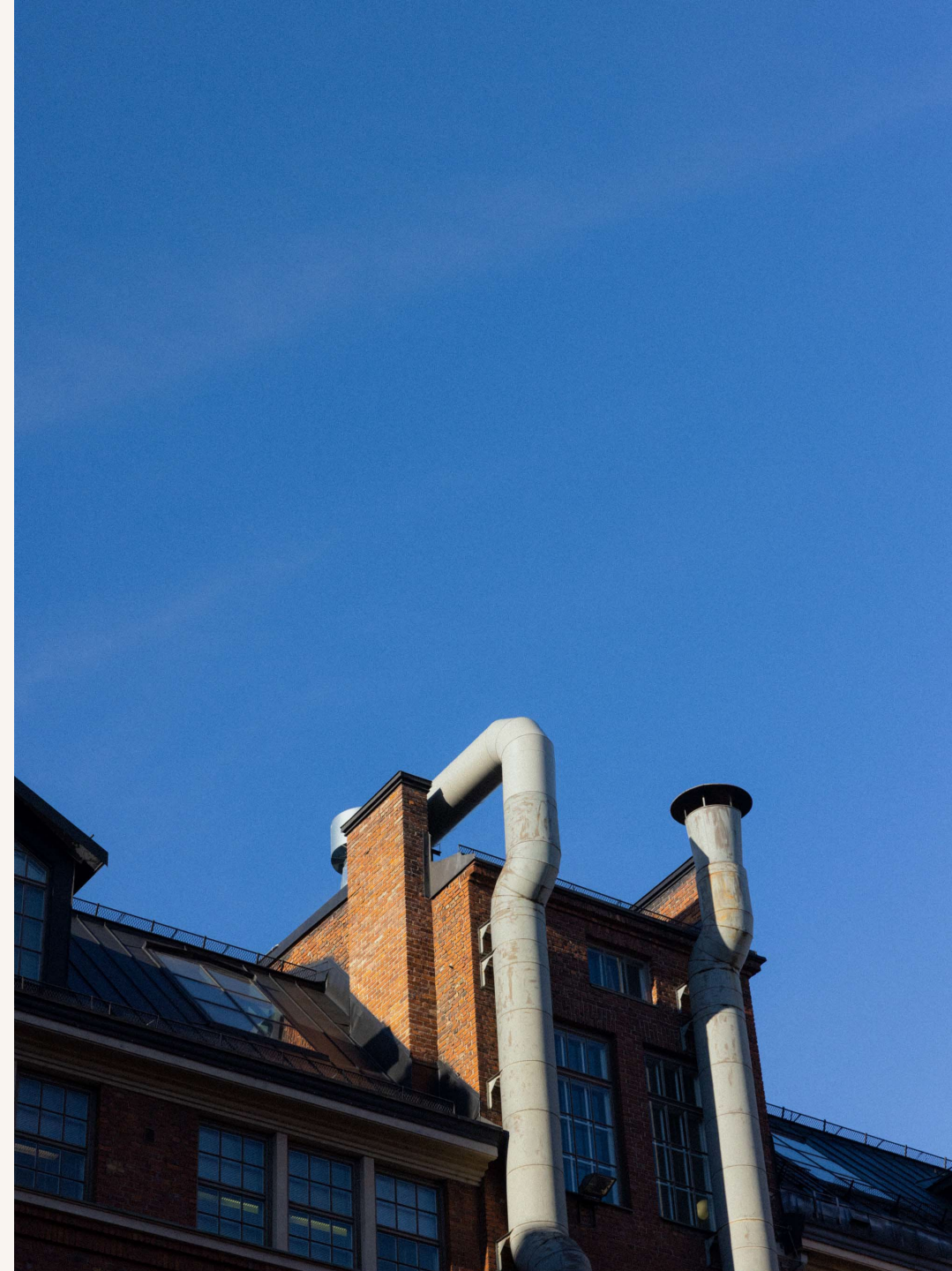
Carbon-free electricity  
Energy efficient  
Digitalised heat control and ventilation



District heating



Central location  
Public connections



# 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

