

# Itämerenkatu 21

Office space in the heart of Ruoholahti

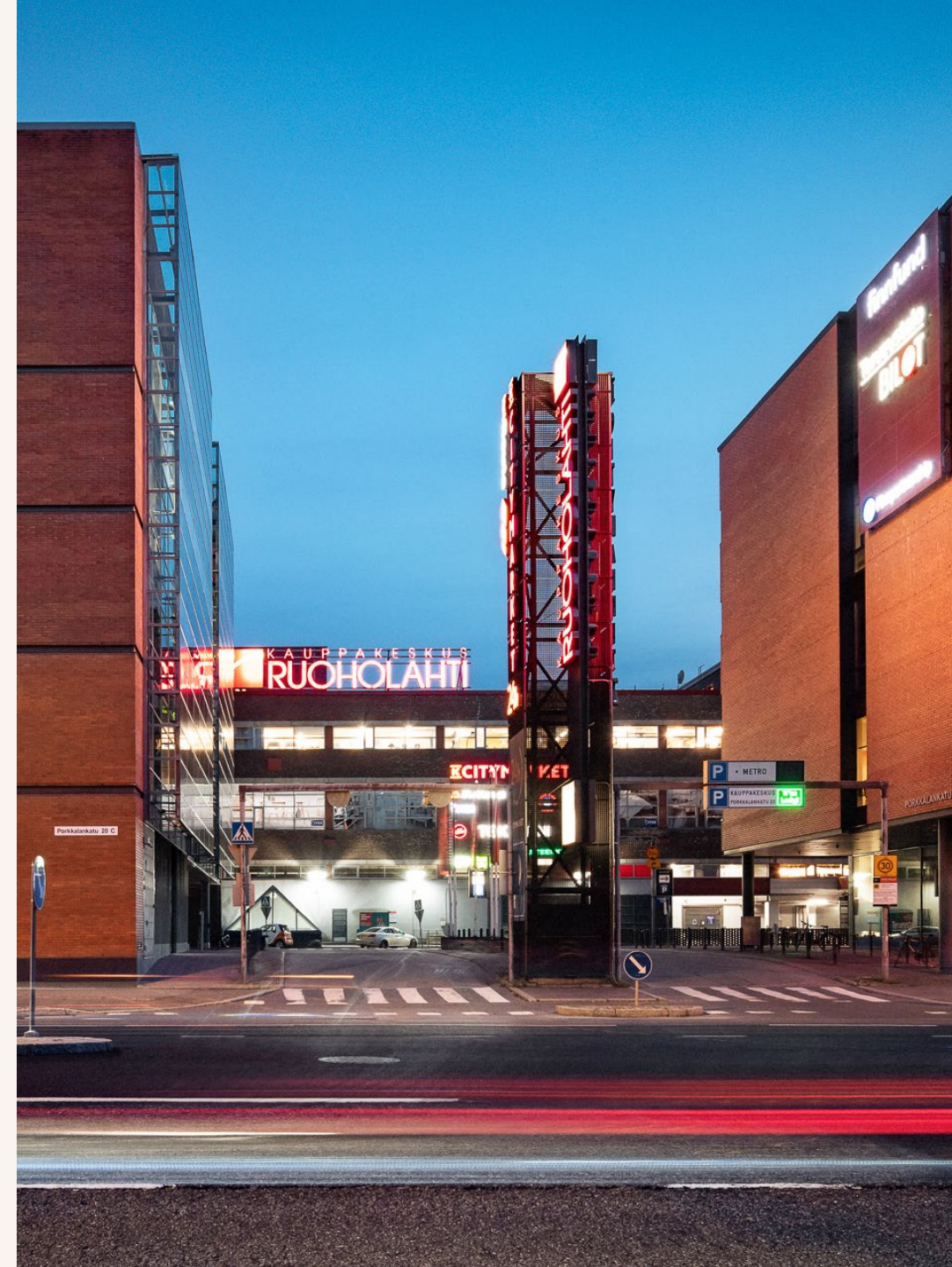


# Office space in the most central location in Ruoholahti

Itämerenkatu 21 stands out for housing the Ruoholahti shopping center within its premises, seamlessly blending the industrial heritage of its past with contemporary business prospects.

Originally an old industrial building, this property served as the operational site for Alko's bottling factory and central warehouse until 1997, contributing to its rich historical significance.

Strategically positioned in the heart of Ruoholahti, the property enjoys proximity to a diverse array of services, restaurants, and shops, fostering a dynamic environment where business opportunities harmonize with the vibrancy of city life. It serves as a unique intersection of historical legacy and modern conveniences.



This is the most central location for office space in Ruoholahti. The metro station is just steps away, and the trams stop almost in front of the door. Getting around is easy, whether you arrive by car from Länsiväylä or from the city center, and there is plenty of parking space in the Europark hall in Ruoholahti.

Area  
**Ruoholahti**

Address  
**Itämerenkatu 21**


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


Floors  
**6 floors**

Services  
**Reception, restaurant, parking garage,  
gym, auditorium**

 Metro 650m

 Bus 400m

 Train 5,4km

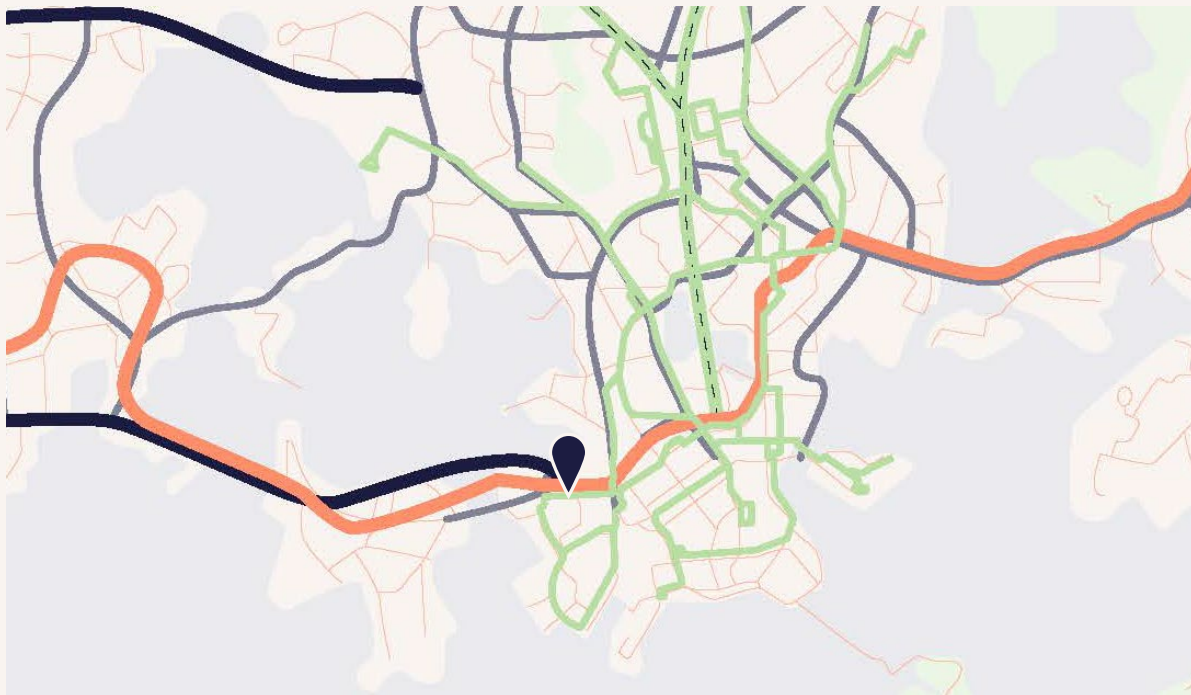
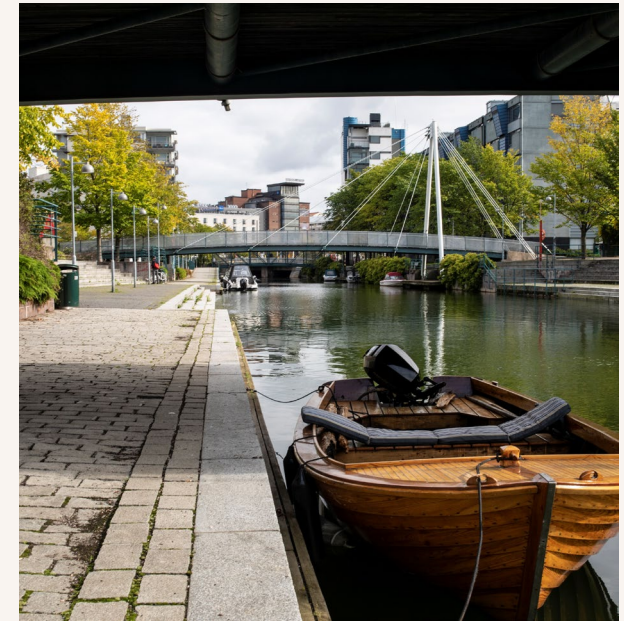
 Tram 200m

 Airport 30km



# 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. Considering good accessibility, proximity to the center of Helsinki and pleasant premises, Ruoholahti's high popularity among businesses is not surprising.



## Services in the property

- Lobby service
- Meeting rooms
- Auditorium
- Lunch restaurants
- Gym
- Heated parking garage
- Electric car charging
- Bicycle parking



## Services in the area

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

# Itämerenkatu 21 Responsibility



LEED Gold certification  
Energy certification class B



District heating  
Water cooling machine



Sort points  
All basic waste fractions



Central location  
Public connections



Carbon-free electricity  
Energy efficient  
Digitalised heat control and ventilation



# 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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