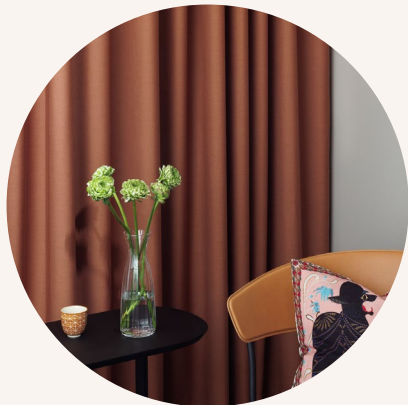


# Finland's most flexible office spaces in the lively Punavuori neighbourhood







*I'm glad we don't have to commit to long rental periods or pay for unused space. POOL adjusts to our office space needs on a daily and weekly basis.*

## Antilooppi POOL – Finland's most flexible office spaces


POOL means flexible office spaces, flexible rental periods, flexible contracts, flexible services, and flexible commuting.



# 11 POOLs in prime locations

By choosing POOL, you can flexibly book meeting, project, and event spaces at all Antilooppi sites. Antilooppi's customers receive a 15% discount on meeting room bookings.

## POOL Merikortteli

 Pursimiehenkatu 29–31, Helsinki



Metro  
1,5 m



Bus  
130 m



Train  
1,9 km

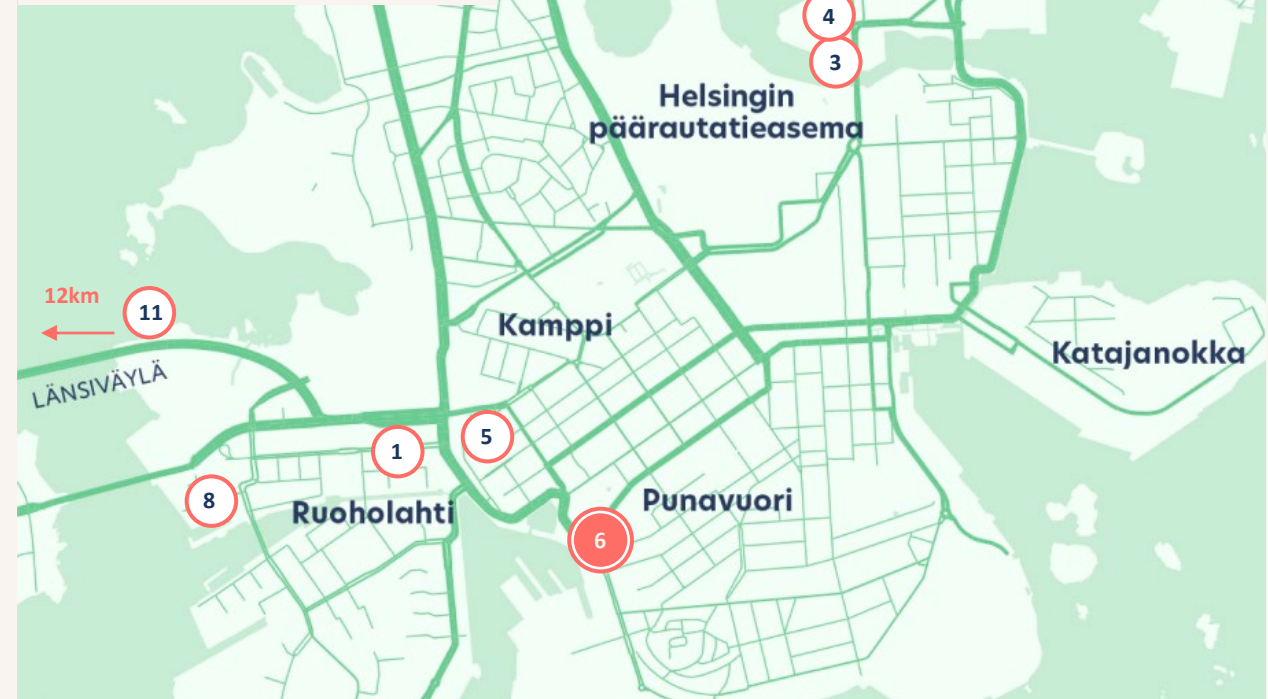


Tram stop next  
to Merikortteli



Airport  
19 km

1. POOL Itämerenkatu 3
2. POOL Verk
3. POOL Siltasaari 10
4. POOL Paasitalo
5. POOL Kiila
6. **POOL Merikortteli**
7. POOL Käenkuja
8. POOL Tallbergintalo
9. POOL Valli
10. POOL Elimäenkatu 5
11. POOL Stella Business Park







# Room to breathe near Helsinki city centre

In the lively streetscape of Punavuori, a sense of community is evident, much like in Merikortteli. Companies in Merikortteli receive more than just a physical workspace; they become part of a shared professional community.



Riviera elokuvateatteri Merikorttelissa



Bike, drive, take the tram or the tube. Have lunch at a nice restaurant and head out to enjoy some culture or sports after work. You'll find anything and everything here in Punavuori.

**You decide.**





“

*Employees want a nice office at a great location with good services around it*



# POOL makes planning easy



Less fixed space and lower costs? Have it both ways with POOL. Don't fret about renting a smaller office – you can always book more space on an hourly basis or with a flexible contract.

## Which one will you choose?

### Fixed office

#### TRADITIONAL

Your own, fixed office space which generally has sufficient space for the company's needs.

Can be booked on an hourly/daily basis depending on additional needs:

- POOL Work offices and workshop spaces
- POOL Meet meeting rooms
- POOL Event spaces
- POOL Lounge and Hot desk spaces
- Podcast Studio

Suitable for businesses that do not have a regular need for flexibility in the size, type or number of spaces. POOL spaces are booked through our digital space reservation service.

### ★ POPULAR

### Fixed office + POOL

#### FLEXIBLE

Your own, fixed office space + POOL services with either a fixed contract or at an hourly rate for changing needs

A permanent contract will be concluded, either:

- 1) The use of POOL network spaces, which includes access to hot desk and lounge spaces in selected premises
- 2) The use of POOL Work offices and project workspaces in one or more premises

You can also book other POOL Meet, Work and Event spaces on an hourly basis to suit your needs.

Suitable for companies that want to save on office costs without compromising on quality, or to offer flexibility as an employee benefit or workplaces for mobile staff.

### POOL

#### LIGHT

Your own, small POOL office + POOL services for lighter but changing needs

Available to book at an hourly rate:

- POOL Work offices and workshop spaces
- POOL Meet meeting rooms
- POOL Event spaces
- POOL Lounge and Hot desk spaces
- Podcast Studio

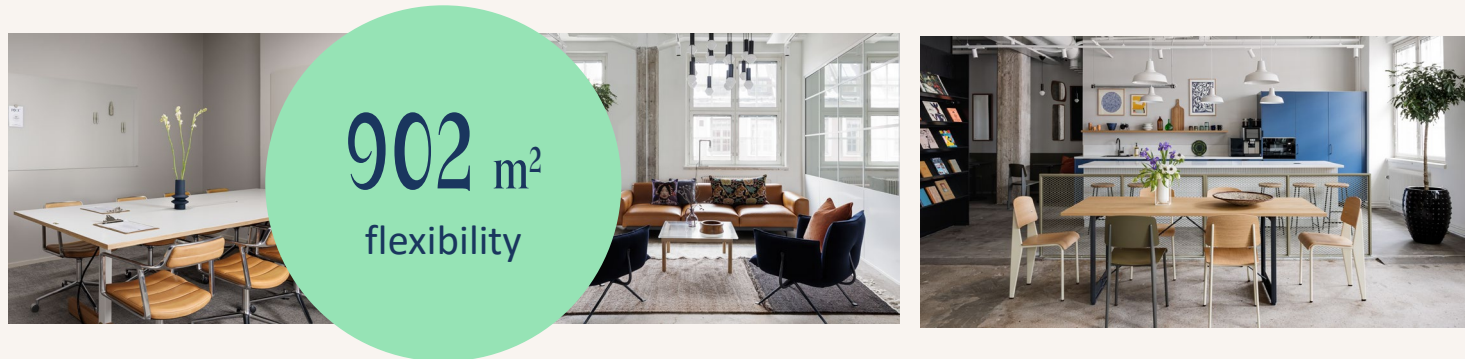
Suitable for companies, organisations and teams of all sizes looking for shared, flexible space solutions.

The beautiful and spacious lounge area is perfect for both working and resting.



# Spaces that cater to your needs

- 9 offices of different sizes
- Lampputehdas meeting room (A)
- Telakkapuistikko meeting room (B)
- Kivitasku meeting room (C)
- Valssaamo meeting room (D)
- 1 Lounge area
- 1 Kitchen area



Telakkapuistikko meeting room is available for POOL members free of charge.



The best thing about POOL is that the spaces adapt to our needs allowing us to choose the most suitable workspaces for our team in any given scenario.



We reserve the right to price changes.

# Pay only for what you use

## POOL Office

2 desk office 17,5 m <sup>2</sup>	610 € + vat / month
4 desk office 33,5 m <sup>2</sup>	1 160 € + vat / month
6 desk office 44 m <sup>2</sup>	1 520 € + vat / month
8 desk office 45,5 m <sup>2</sup>	1 570 € + vat / month
8 desk office 49 m <sup>2</sup>	1 690 € + vat / month
8 desk office 56 m <sup>2</sup>	1 930 € + vat / month
10 desk office 79,5 m <sup>2</sup>	2 580 € + vat / month
10 desk office 137 m <sup>2</sup>	4 150 € + vat / month
12 desk office 142 m <sup>2</sup>	4 300 € + vat / month

## POOL Meet

4 person meeting room	38 € + vat / hour
6 person meeting room	Free for POOL members
8 person meeting room	40 € + vat / hour
8 person meeting room	40 € + vat / hour

All POOL Merikortteli office spaces come with amenities such as WLAN, electricity, coffee, and cleaning services for both common areas and offices. Customers can also use selected meeting rooms, lounge area, and as well a shared kitchen.



“

*Due to hybrid work, our office is smaller even though we've grown – we just book extra space in POOL when needed.*





## Antilooppi on a path to carbon neutral real estate

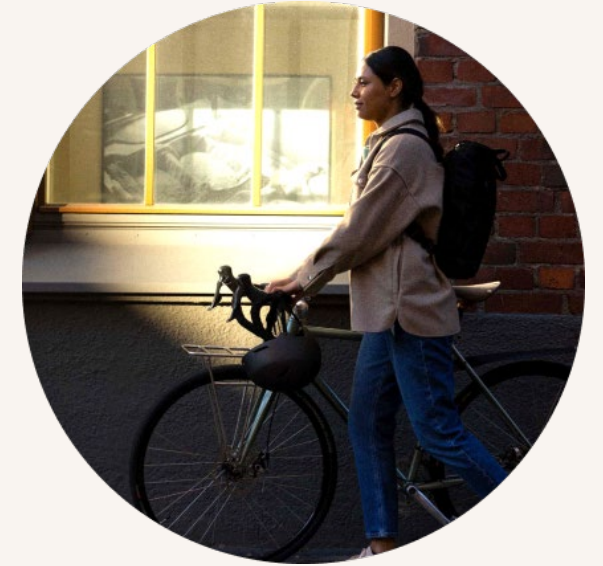
Antilooppi is committed to the UN's sustainable development targets and pursuing carbon neutrality by 2030 following the global Net Zero Carbon Buildings agreement.

Antilooppi offers well-being in carbon-neutral properties. At the core of Antilooppi's responsibility are the development of the existing property stock, respect for the urban environment and nature, environmentally certified properties and the use and production of renewable energy.

All POOL properties are carbon neutral and use carbon neutral heating and wind electricity, and each property has the prestigious BREEAM or LEED environmental certification

## The only thing we're not flexible about is sustainability

POOL's responsibility work focuses on responsible planning and procurement, carbon-neutral facilities, people's well-being, promotion of circular economy and accessibility.



**POOL Merikortteli** is located near seamless public transportation.

We are committed to promoting a circular economy through, for example, sustainable material and design choices. Our recycling program is also comprehensive.



POOL Merikortteli

# In search of flexibility? Let's chat!



**Kirsi Zeddini**  
Leasing Manager  
040 515 4369  
kirsi.zeddini@antilooppi.fi



**Mari Härkönen**  
Leasing Manager  
050 375 5531  
mari.harkonen@antilooppi.fi



**Tanja Fjäder**  
Associate Director, Solution Sales  
040 193 1058  
tanja.fjader@antilooppi.fi

