

# Finland's most flexible office spaces in the vibrant Hakaniemi 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 conference room bookings.

## POOL Siltasaari 10

 Siltasaarenkatu 8–10, 00530 Helsinki



Metro  
50 m



Bus  
50 m



Train  
1,3 km

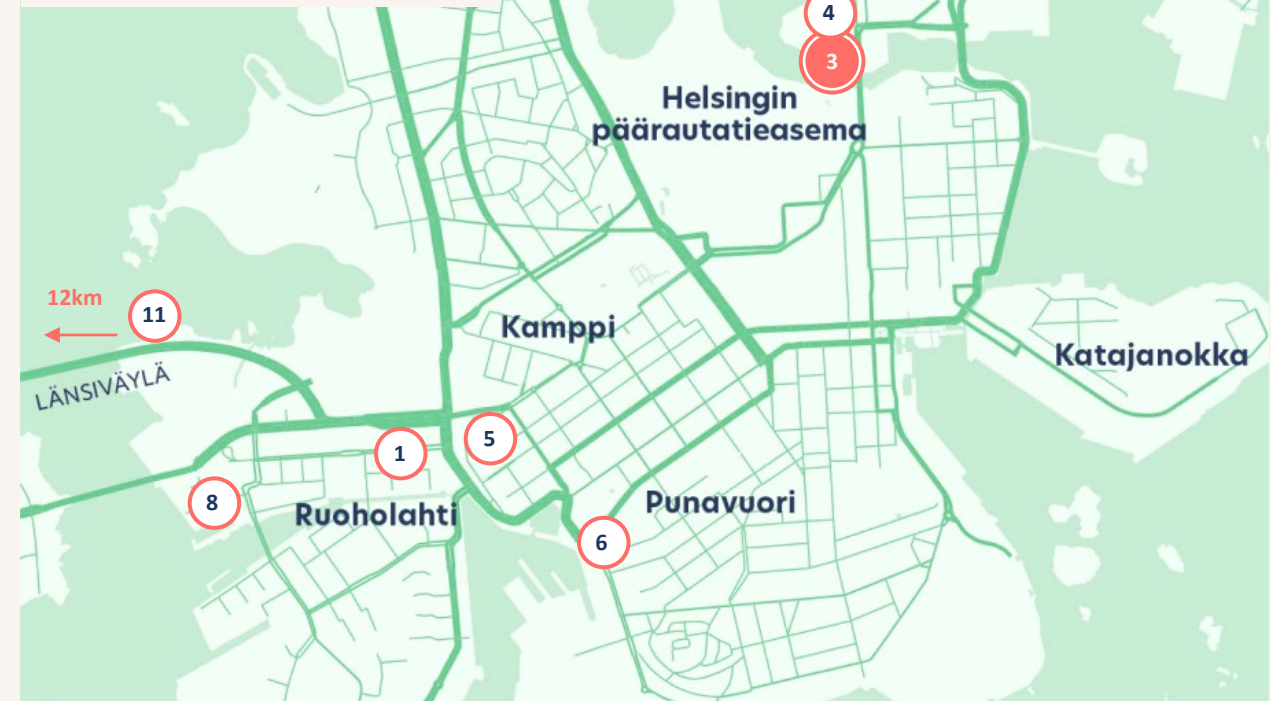


Tram  
50 m

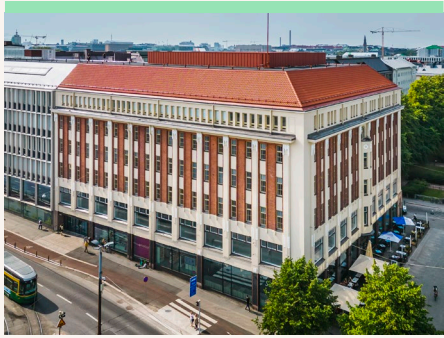


Airport  
18 km

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

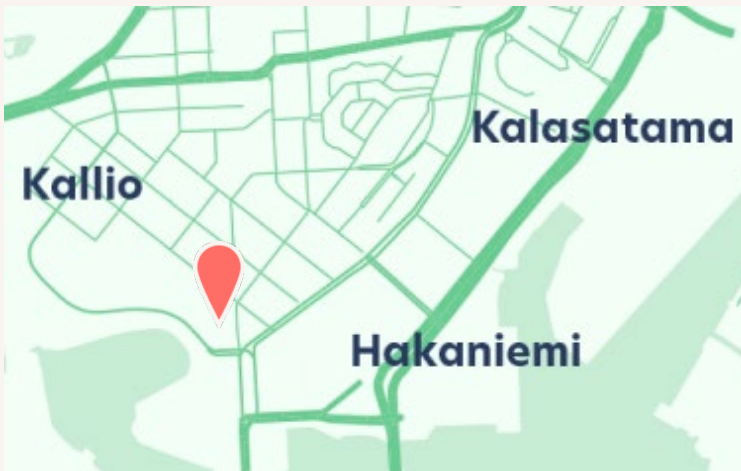






# Room to breathe near Helsinki city centre

Siltasaari 10 is the hub of modern work in the iconic Hakaniemi. The area offers an inspiring workspace of the future, where business meets culture, and work intertwines with leisure.



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 Hakaniemi.

**You decide.**





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*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.

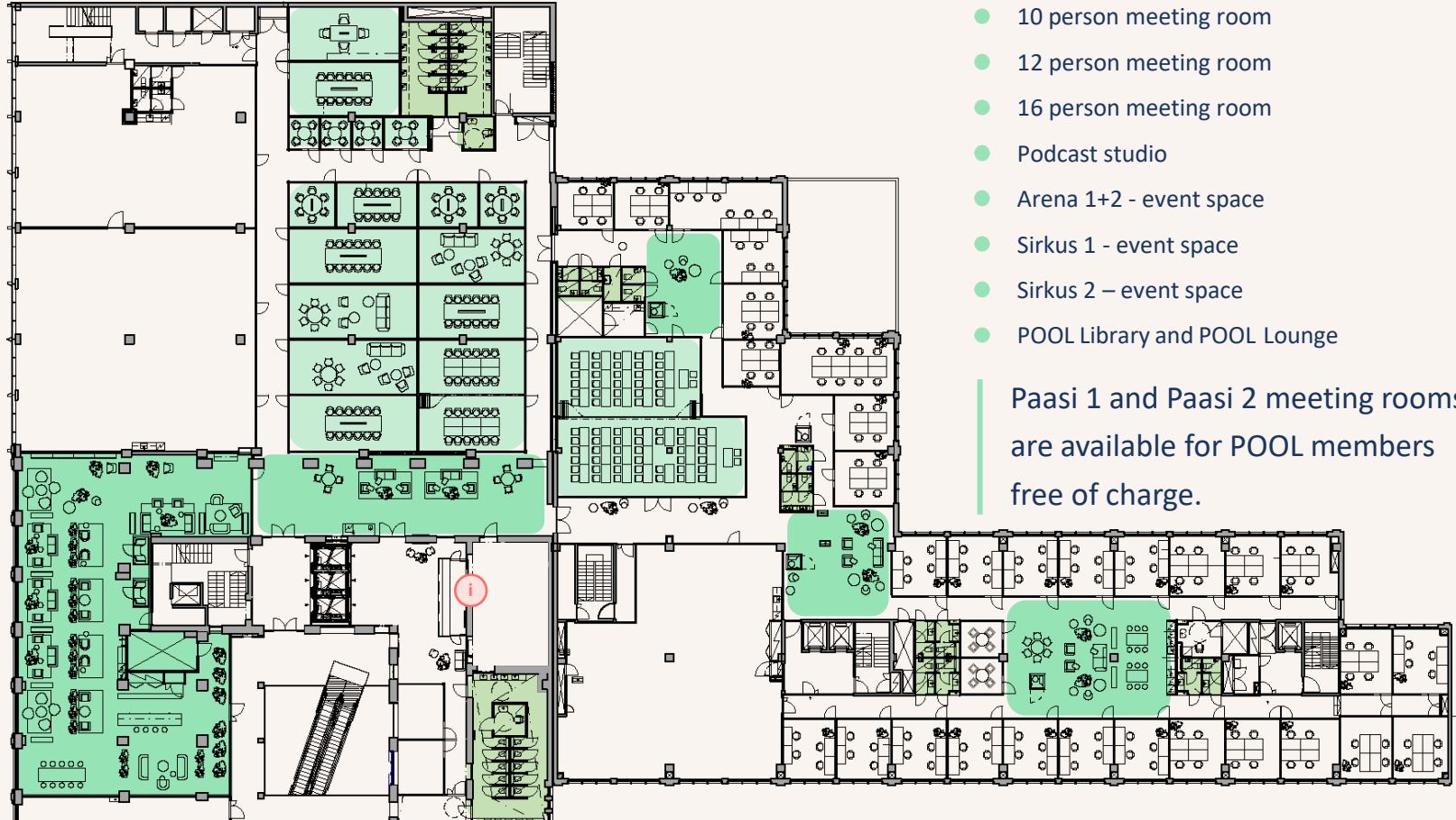


2 733 m<sup>2</sup>  
flexibility



# Spaces that cater to your needs

Hakanienmatori



- 25 offices of different sizes
- 2 lounge areas
- 1 shared kitchen area
- 5 phone booths
- 3 person meeting room
- 4 person meeting room
- 10 person meeting room
- 12 person meeting room
- 16 person meeting room
- Podcast studio
- Arena 1+2 - event space
- Sirkus 1 - event space
- Sirkus 2 – event space
- POOL Library and POOL Lounge

Paasi 1 and Paasi 2 meeting rooms are available for POOL members free of charge.

# POOL Lounge

POOL Lounge is a living room-like lounge space located on the second floor of Siltasaari 10. The space offers stunning views of the vibrant Hakaniemi district. You can come to POOL Lounge to work, retreat, chill out, or brainstorm in a cozy and comfortable environment.

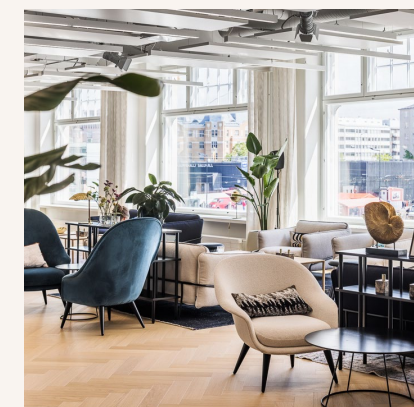
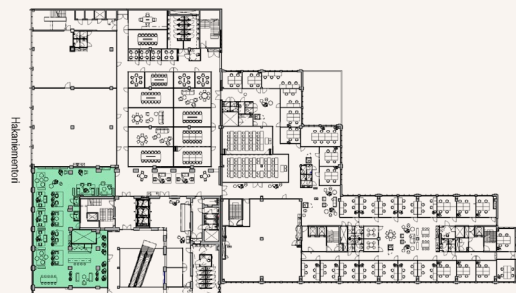
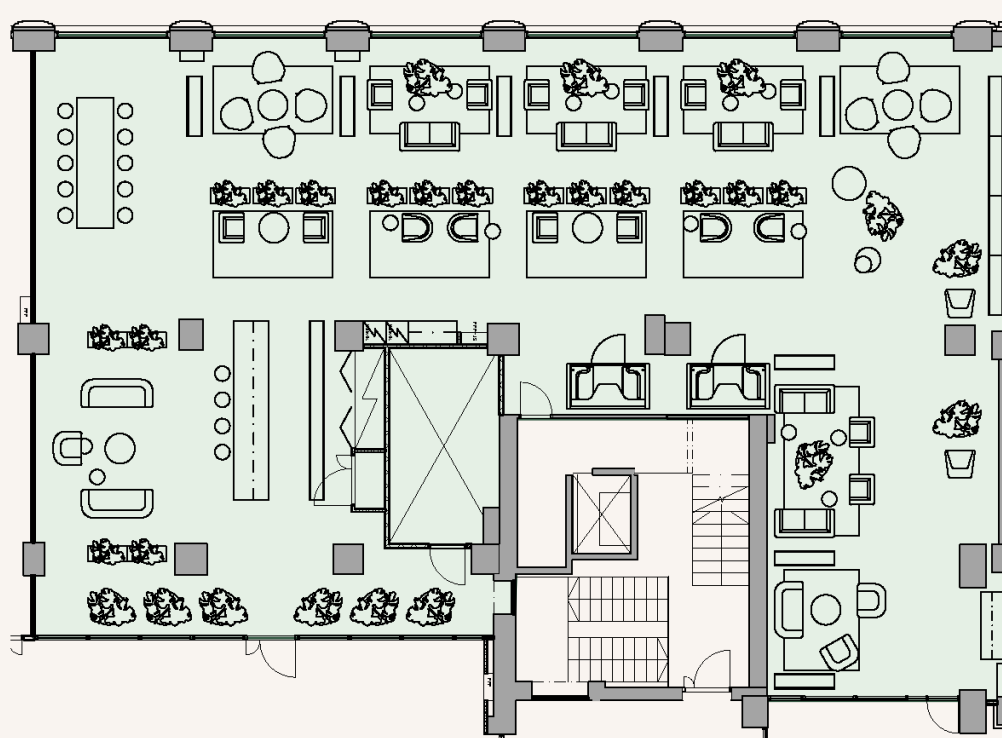
POOL Lounge always features specialty coffees, and the space is available for private events after 4:30 PM. Here you can host your best product launches, team meetings, and other celebrations with catering services.

POOL Lounge & Library Day Pass	19€ / day / person
POOL Lounge & Library Card 1 month	249€ / month / person
Evening and private events	Starting from 840€ / 4 h

Reservations: [aula.siltasaari10@byantilooppi.fi](mailto:aula.siltasaari10@byantilooppi.fi)  
Minimum reservation 4h, day price 1450€

*For more information about company-specific usage options at POOL Lounge, please contact our sales team. Prices are provided excluding value-added tax. The applicable amount of value-added tax will be added to the price. We reserve the right to make changes to the prices.*

Hakaniementori

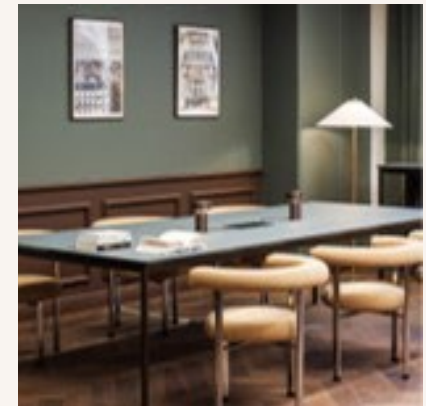




# POOL Library

POOL Lounge is a living room-like lounge area located on the second floor of Siltasaari 10. The space offers stunning views of the vibrant Hakaniemi district. You can come to POOL Lounge to work, retreat, chill out, or brainstorm in a cozy and comfortable environment.

POOL Library always offers special coffees and phone booths for phone calls.

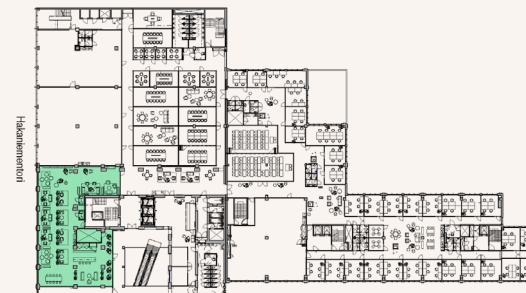


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POOL Lounge & Library Day Pass	19 € / day / person
POOL Lounge & Library Card 1 month	249 € / month / person
POOL Lounge & Library property flex	+1 € / rented sqm / month

*POOL Library cannot be reserved for private use.*

*For more information about company-specific usage options at POOL Lounge, please contact our sales team. Prices are provided excluding value-added tax. The applicable amount of value-added tax will be added to the price. We reserve the right to make changes to the prices.*







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

4 person office	_____	1 880 € + vat / month
8 person office	_____	3 130 € + vat / month

## POOL Meet

3 person meeting room	_____	32 € + vat / hour
4 person meeting room	_____	40 € + vat / hour
10 person meeting room	_____	50 € + vat / hour
12 person meeting room	_____	55 € + vat / hour
16 person meeting room	_____	60 € + vat / hour
4 person podcast studio	_____	65 € + vat / hour

## POOL Event Space

Arena 1+2	_____	600 € + vat / day
Sirkus 1	_____	750 € + vat / day
Sirkus 2	_____	650 € + vat / day

All POOL Siltasaari 10 office spaces come with amenities such as WLAN, electricity, coffee, and cleaning services for both common areas and offices. Customers can also use selected conference, lounge, and hot desk spaces, as well as a shared kitchen. Additionally, there are lobby services and shared POOL bicycles available.



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*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

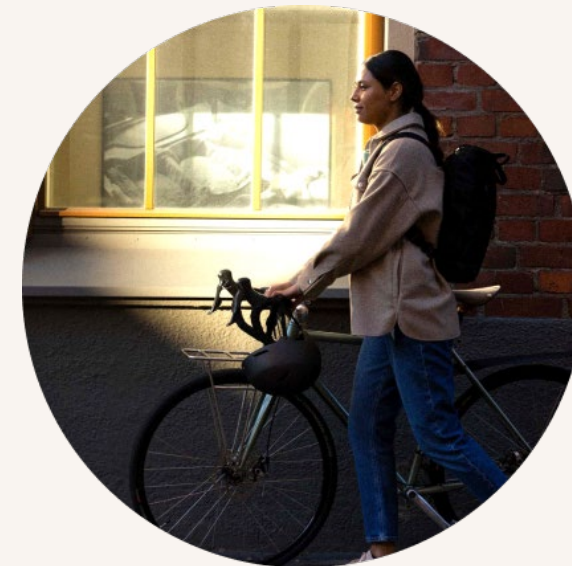
Antilooppi is committed to the UN's sustainable development targets and pursuing carbon neutrality by 2030 following the global Net Zero Carbon Buildings agreement.

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 Siltasaari 10** is located near seamless public transportation. Electric cars and bikes can be charged in the garage. Feeling like two-wheeling? Go ahead and use a POOL bicycle, free of charge.

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



POOL Siltasaari 10

# In search of flexibility? Let's chat!



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