

Finland's most flexible office spaces in the versatile Ruoholahti 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 Itämerenkatu 3

Itämerenkatu 3, 00180 Helsinki



Metro
300m



Bus stop
right in front



Train
1,6km

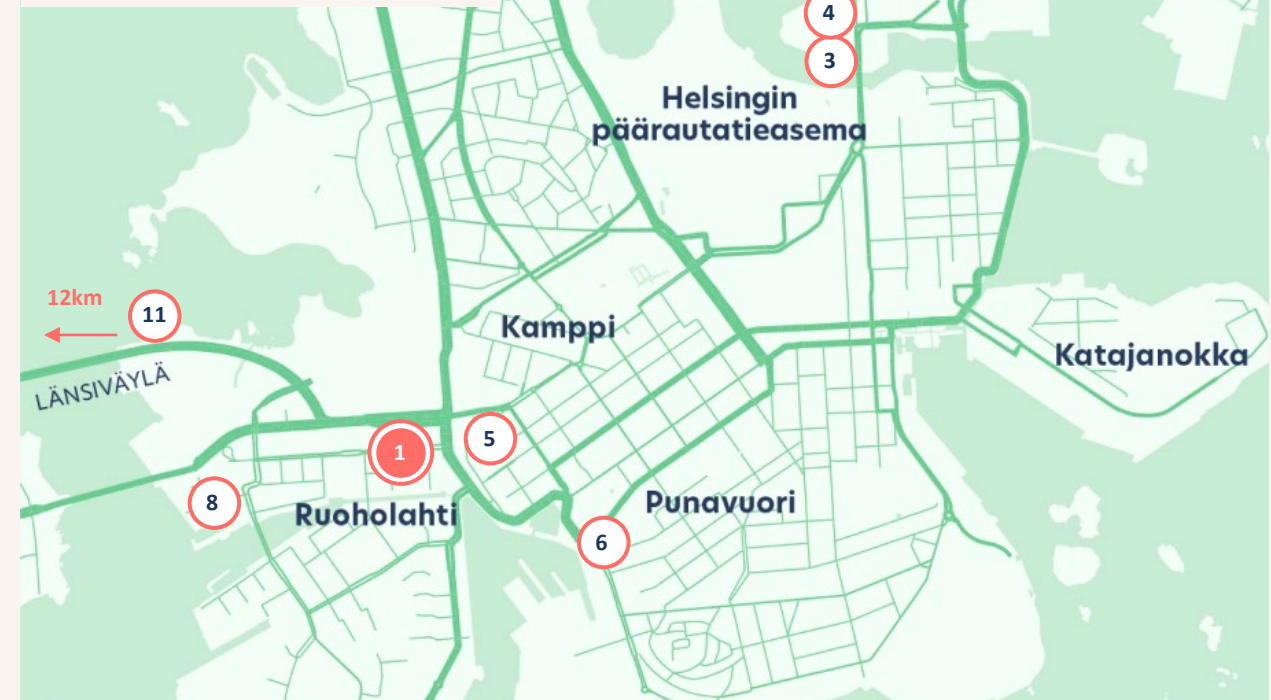


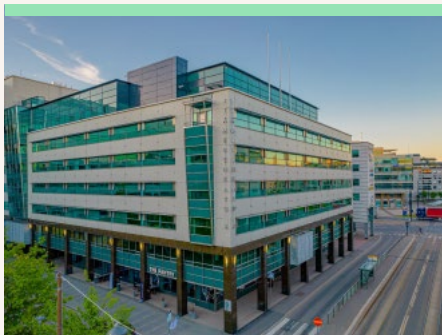
Tram stop
right in front



Airport
20km

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

Located at the intersection of the sea and the bustling city centre, Ruoholahti is the perfect place for both work and 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 Ruoholahti.

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.

Spaces that cater to your needs

1079_{m2}
of flexibility

The two beautiful and spacious lounge areas are perfect for both working and resting.



Cranwood, Willow, Portland, and Vince meeting rooms are available for POOL members free of charge.

- 28 furnished offices of different sizes Newport
- workshop space (A)
- Tower meeting room (B)
- Cranwood meeting room (C)
- Cornhill meeting room (D)
- Willow meeting room (E)
- Copperfield project space (F)
- Portland meeting room (G)
- Vince meeting room (H)
- Cleveland meeting room (I)
- Wells meeting room (J)
- Rivington meeting room (K)
- 14 hot desks
- Two lounge areas
- One kitchen



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

2 desk office 10-11m2	_____	810€ + vat / month
3 desk office 17-18m2	_____	1 350€ + vat / month
4 desk office 21-22m2	_____	1 620€ + vat / month
6 desk office 35m2	_____	2 580€ + vat / month
4 person meeting room	_____	14€ + vat / hour
8 person meeting room	_____	23€ + vat / hour
10 person project space	_____	25€ + vat / hour
14 person meeting room	_____	29€ + vat / hour
20 person workshop space	_____	59€ + vat / hour
Hot desk	_____	19€ + vat / day

All POOL Itämerenkatu 3 office spaces are furnished and 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, a gym, 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

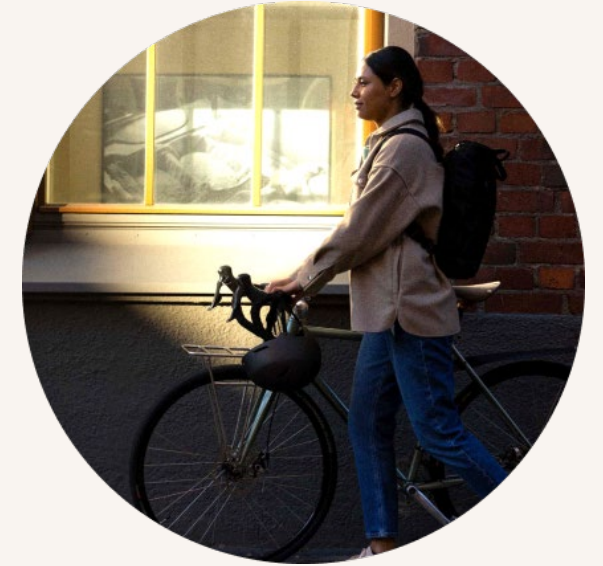
Antilooppi is committed to the UN's sustainable development targets and pursuing carbon neutrality by 2030 following the global Net Zero Carbon Buildings agreement.

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 Itämerenkatu 3 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 Itämerenkatu 3

In search of flexibility? Let's chat!



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