

An aerial photograph of a modern office building in Helsinki, Finland. The building is a multi-story structure with a light-colored facade and a grid of large windows. The name 'ROSCHIER' is visible on the upper left corner of the building. To the right of the modern building is an older, multi-story building with a green copper roof. In the background, the Helsinki skyline is visible, including the Helsinki Cathedral and several skyscrapers. The text 'THE ONLY PREMIUM MODERN OFFICE BUILDING IN CENTRAL HELSINKI' is overlaid in orange capital letters on a white rectangular background. The address 'Kasarmikatu 21' is written in white serif font at the bottom right.

THE ONLY PREMIUM MODERN OFFICE  
BUILDING IN CENTRAL HELSINKI

Kasarmikatu  
21



## KASARMIKATU 21

Kasarmikatu 21 is unique in Helsinki's prime Central Business District, a new and purpose-built property offering high status, flexible office space and quality services.

The property has been constructed using high quality and durable natural materials, together with the latest building service technology.

Constructed in 2017, the property has 16000 m<sup>2</sup> of leasable office space and seven + two floors.







## BREEAM®

### SUSTAINABILITY CERTIFIED

Kasarmikatu21 has been awarded the highest platinum level **LEED environmental certificate** (Leadership in Energy and Environmental Design).

The LEED certification of properties is based on an assessment by an independent party of the environmental properties of the premises, building or construction project. The building must meet certain requirements related to, for example, the sustainability of the location and the consumption of energy, water and materials throughout its life cycle. (Source: Green Building Council Finland)

The property's operations have also been awarded the prestigious **BREEAM certification** at the Excellent level.

BREEAM (Building Research Establishment Environmental Assessment Method) is the world's leading environmental rating system, assessing the environmental impacts and sustainability of buildings. The ratings indicate how well certified buildings meet principles of environmental friendliness and sustainable development.



## LOCATION

A few steps away from the sea and Helsinki landmarks like the Esplanade Park and Presidential Palace, Kasarmikatu 21 stands boldly at the corner of one of the city's oldest squares. Kasarmitori is surrounded by protected government buildings, exclusive residential properties and premium office space. Despite its modernity Kasarmikatu 21's stylish, elegant design fits in perfectly with its historic neighbours.







## AT THE CENTER OF EVERYTHING

From Kasarmikatu 21 everything that Helsinki City Center has to offer is within a couple of hundred meters.

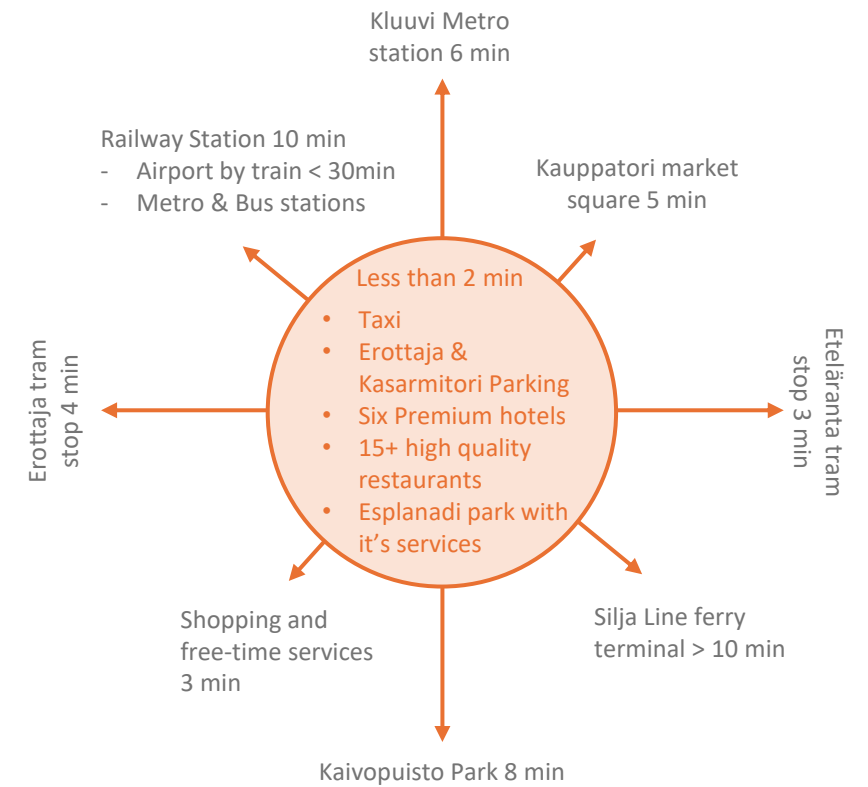
The property sits both in the Central Business District, populated by the offices of international corporations, legal and financial services companies, embassies and Government Ministries, as well as in the internationally renowned Design District, with its art fashion and design outlets.

A wide range of restaurant and shopping opportunities can be found in the square and surrounding streets. The railway station is a few minutes' walk away, a taxi stand sits on the street outside and bus and tram stops are nearby.





## EVERYTHING WITHIN WALKING DISTANCE







## INTERIOR

Kasarmikatu 21 has been constructed using the highest quality natural materials.

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## A HARMONIOUS ATMOSPHERE

Light limestone for exterior and interior cladding, durable natural stone for flooring in the lobby and other public areas, and oak timber for panelling and detail, gives Kasarmikatu 21 a peaceful, harmonious atmosphere.

Natural light, well-designed ambient lighting and timeless interior design combine to create a premium experience.



## SERVICES

Kasarmikatu 21 is the center for business in the city center creating a downtown Business Park offering.

- Flexible lobby services,
- All day self-service café
- Popular lunch restaurant
- Catering
- Conference room
- Auditorium
- Pharmacy with onsite nurse and cosmetologist and massage
- Design store and services
- Parking for cars and bicycles
- Showers and lockers.





## POPULAR LUNCH RESTAURANT

Lunch Restaurant Dylan Kasarmitori serves lunch daily between 10.30 and 14.00.

Lunch restaurant is a very popular buffet serving with fresh salad buffet and on site prepared, homemade style warm buffet. Dylan Kasarmitori serves also ready plate portions varying each week. The regularly changing menus of buffet and portions are popular both with tenant employees, and with workers from nearby offices.

The restaurant team also provide in office catering and there is an all-day self-service café; Deli and cafeteria by Dylan in the lobby. You can also take to your home or office delicious delicacies from Deli's offering.







## DELI AND CAFETERIA BY DYLAN

When you fancy a quick snack or a drink during your day, or an impromptu meeting with a colleague or friend, Deli and Cafeteria by Dylan provides self-service savoury and sweet snacks, fruit, juices, coffee, tea and more during working hours.

Renewed, attractive and cosy seating areas at the lobby level invites you also to meet your clients or just to work there.



## AUDITORIUM AND MEETING ROOM

Auditorium Jura is a large event room or auditorium for up to 120 people. Meeting room Diplomat is ideal for meetings of up to 16 people. Both Jura and Diplomat have the latest AV technology to ensure your meeting goes smoothly. Catering for your occasion can be arranged.







## PARKING

Kasarmikatu 21 has its own parking spaces for rent. There is also a variety of possibilities for long or short-term rental parking in Aimo Park Kasarmitori, located just a few meters away.

Parking for bicycles, shower facilities and lockers are available onsite.





## TENANTS

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Our premium tenants include: Roschier, Danske Bank, Taaleri, Sentica Partners, CaPS Procurement Services,  
Voima Gold, Hovi Partners, Primrose, Nomart, Kaartin Apteekki and Soupster Family



## FLEXIBLE OFFICE SPACES

The office spaces are high quality, modern and light. Modern building technology ensure perfect working conditions all year round.

Our designers will specifically tailor space layout and design to meet the client's needs and choices.





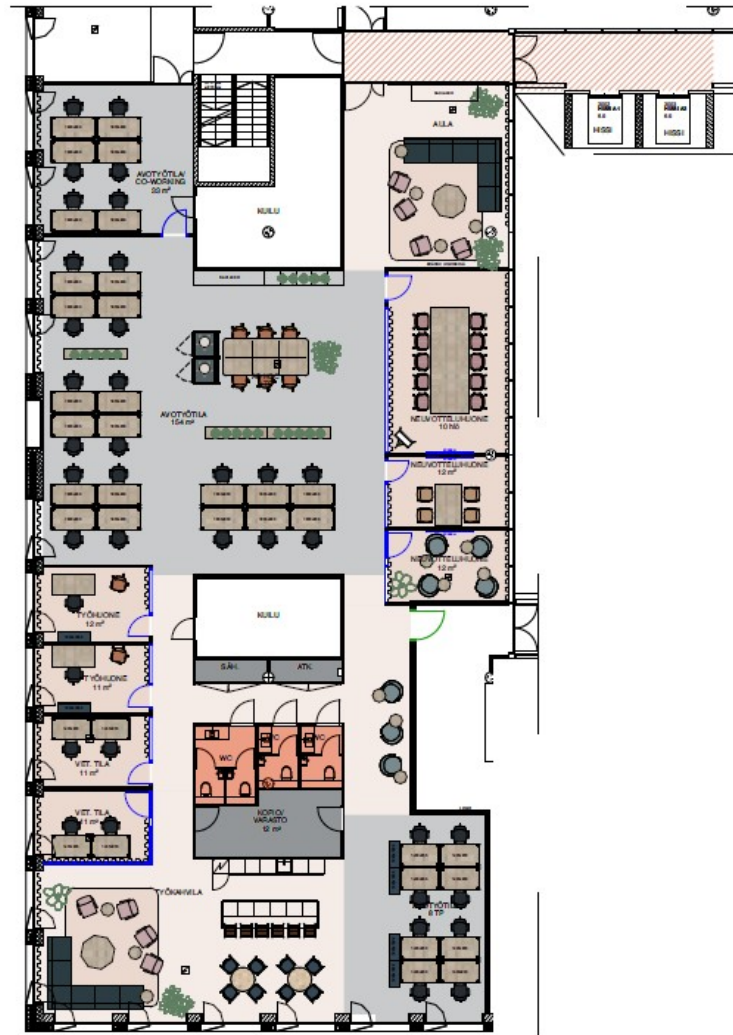


## FREE SPACES

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With less than 10% of the leasable area available, the opportunity exists for fast decisions makers. The spaces available feature great views towards old Kasamitori square And Kasarmikatu street through large floor to ceiling windows





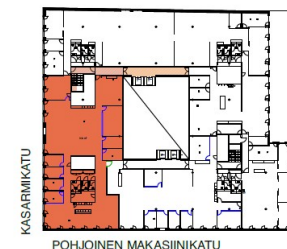
Note! Loose furniture, phone booths and curtains are to be procured by the tenant.

## 3rd FLOOR 574m<sup>2</sup>

Furnishing example:

- 2 × private office
- 2 × retreat room
- 3 × open workspace
- 2 × meeting room (4 persons)
- 1 × meeting room (10 persons)
- 1 × ad hoc workstation
- 1 × work café / lounge
- 1 × lobby
- 1 × copy room / storage
- 2 × phone booth
- 4 × WC

Total number of workstations: 38 pcs  
(1400–1600 × 800 mm)





# Kasarmikatu 21

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