

VALLA – FUNCTIONAL WORKSPACE IN RUOHOLAHTI



# TOWER

OFFICES

Space to meet and focus

# Valla

Helsinki

ITÄMERENTORI 2, RUOHOLAHTI, HELSINKI

# Valla

## Valla

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ARCHITECT  
Pekka Helin

BUILDING SIZE  
approx. 21,000 sqm

ABOVE-GROUND FLOORS  
Atrium 5  
Tower 16

ADDRESS  
Itämerentori 2  
Ruoholahti  
Helsinki



### VALLA'S STUNNING VIEWS

Valla's Tower combines iconic architecture, breathtaking views, and inviting surroundings. The 70-metre-tall, 16-storey tower is one of Ruoholahti's most recognisable landmarks. The bright office spaces create an inspiring setting for everyday work. The offices boast uninterrupted views across the rooftops of the district, stretching all the way to the sea. Views that inspire new perspectives.

### SPACE TO MEET AND FOCUS

The office is where people come together to connect. Valla offers space for all kinds of encounters. The auditorium and meeting rooms offer excellent facilities for formal occasions, whilst the pavilion and restaurant areas are ideal for more relaxed gatherings. The Atrium is the heart of Valla – a shared living room where people meet, exchange ideas, and connect in everyday life, free from any set agenda. At Valla, every encounter has its place.

### WELLBEING COMES FIRST

Valla encourages employees to experience the workday differently. At Valla, you can begin your day at the gym, with morning yoga, or by enjoying a delicious breakfast. Valla's new bicycle park offers space for around 125 bikes, along with a service area, a bike washing station, and e-bike charging. Valla's Atrium offers billiards and table tennis for employees to enjoy during their breaks.



# ATRIUM

An impressive glass atrium, inspired by world exhibitions and major cities, rests at the heart of Valla's steel construction. Today, the Atrium is a vibrant and inspiring meeting place, bringing people together to collaborate, network, and generate new energy.

- Lobby and reception services
- Conference rooms and a 200-seat auditorium
- Indoor garden and abundant natural light
- Two-storey pavilion
- Meeting areas and drop-in workstations

## VALLA'S EXCELLENT SERVICES



### SUPPORTING THE CUSTOMER

Reception and guidance available in the lobby. The Host service assists with arrangements in the auditorium, conference centre, 15th-floor spaces, and Huippu facilities. Valla's Manager oversees day-to-day operations and ensures high-quality service.



### RESTAURANTS AND CATERING

Three individual restaurants offer a variety of breakfast, lunch, dinner, and conference catering options. Dedicated catering service available through the host and guest ordering system.



### CONFERENCE ROOMS

New, high-quality conference rooms and a street-level auditorium for over 200 people. Meeting rooms are also available in Tornii (15th floor).



### HUIPPU, EVENT SPACE

On Tornii's 16th floor, there is a venue for about 30–50 people – suitable for workshops, social gatherings, and evening events.



### ROOFTOP SAUNA

A continuously warm log sauna on the rooftop terrace. Jacuzzi adjacent to the sauna.



### PARKING

Valla's spacious two-storey car park offers about 360 parking spaces, and electric vehicle charging points. There is direct access by car from the car park to Länsiväylä.



### CYCLING FACILITIES

Bicycle parking for up to 125 bikes. E-bike charging available. Service and wash station.



### CAR FACILITIES

Electric vehicle charging. Car wash service, tyre changes, and tyre storage.



### WELLNESS SERVICES

Gym, showers, and changing rooms. Massage therapist and personal trainer. Guided morning yoga sessions at Valla's Huippu.



### SMOOTH WORKDAYS

Parcel locker and restaurant takeaway meals



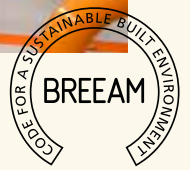
## Versatile meeting facilities

### **MANY REASONS TO GATHER TOGETHER**

The new conference and event centre on the Atrium's street level features eight high-quality meeting rooms, as well as an auditorium with more than 200 seats and an impressive LED wall - ideal for seminars, general meetings, and large corporate events. Huippu, located on the 16th floor of Tornii, provides an impressive venue for Company occasions. Valla's dedicated Host will assist you with bookings, planning, and all practical arrangements for your events.

### **YOUR EVENT IS IN EXPERT HANDS**

Valla's auditorium provides an impressive backdrop for general meetings, interim reports, and seminars - occasions where every detail matters. The auditorium features a large LED screen, excellent acoustics, and adjustable lighting to ensure presentations are both impressive and seamless. Flik serves as Valla's technical partner and event producer, ensuring everything runs smoothly from start to finish. Flik delivers reliability, quality, and polished execution for your events.



# A sustainable working life at Valla

## VALLA'S RENOVATION IS SUSTAINABLE

Choosing a renovated, existing property for your business premises supports a low-carbon approach and the circular economy. Renovating an existing building reduces waste and conserves natural resources. Renovating and developing Valla extends the building's lifespan and offers a truly sustainable solution for the future.

## CENTRAL LOCATION SUPPORTS EMISSION REDUCTION TARGETS

Valla's proximity to public transport and pedestrian and cycle routes helps businesses based here meet their own emission reduction targets for staff commuting. Up to half of the 360 parking spaces in the car park can be fitted with charging points for electric vehicles. For cyclists, Valla offers ample bicycle parking.

## CO<sub>2</sub>-FREE ENERGY USE

The electricity used by Valla is certified with guarantees of origin and generated using Exilion Tuuli's domestic wind power. The property's district heating is based on Helen's Eco Heat solution, and the premises are cooled using Helen's district cooling. The property's district heating and district cooling are emission-free. The property's own 80 MWh solar power system covers part of its energy needs and reduces the amount of purchased energy.

## SUSTAINABLY MANAGED PROPERTY

Valla holds an international BREEAM In-Use Excellent environmental certification. Ongoing commitment to sustainability ensures that Valla offers sustainably produced space solutions, and that work at Valla is handled in an environment shaped by sustainable choices. The property has its own solar power plant, and its energy efficiency is continuously being improved. Valla values tenant feedback and monitors customer satisfaction with annual surveys.

## Green values at Valla

BREEAM IN-USE ENVIRONMENTAL  
CERTIFICATION

Excellent

ANNUAL SOLAR PANEL OUTPUT  
(USED AT VALLA)

approx. 80 MWh

HEATING & COOLING CO<sub>2e</sub>

0 CO<sub>2e</sub>

OPERATING ELECTRICITY CO<sub>2e</sub>

0 CO<sub>2e</sub>



An inspiring sense of  
community thrives in Valla's  
comfortable spaces!

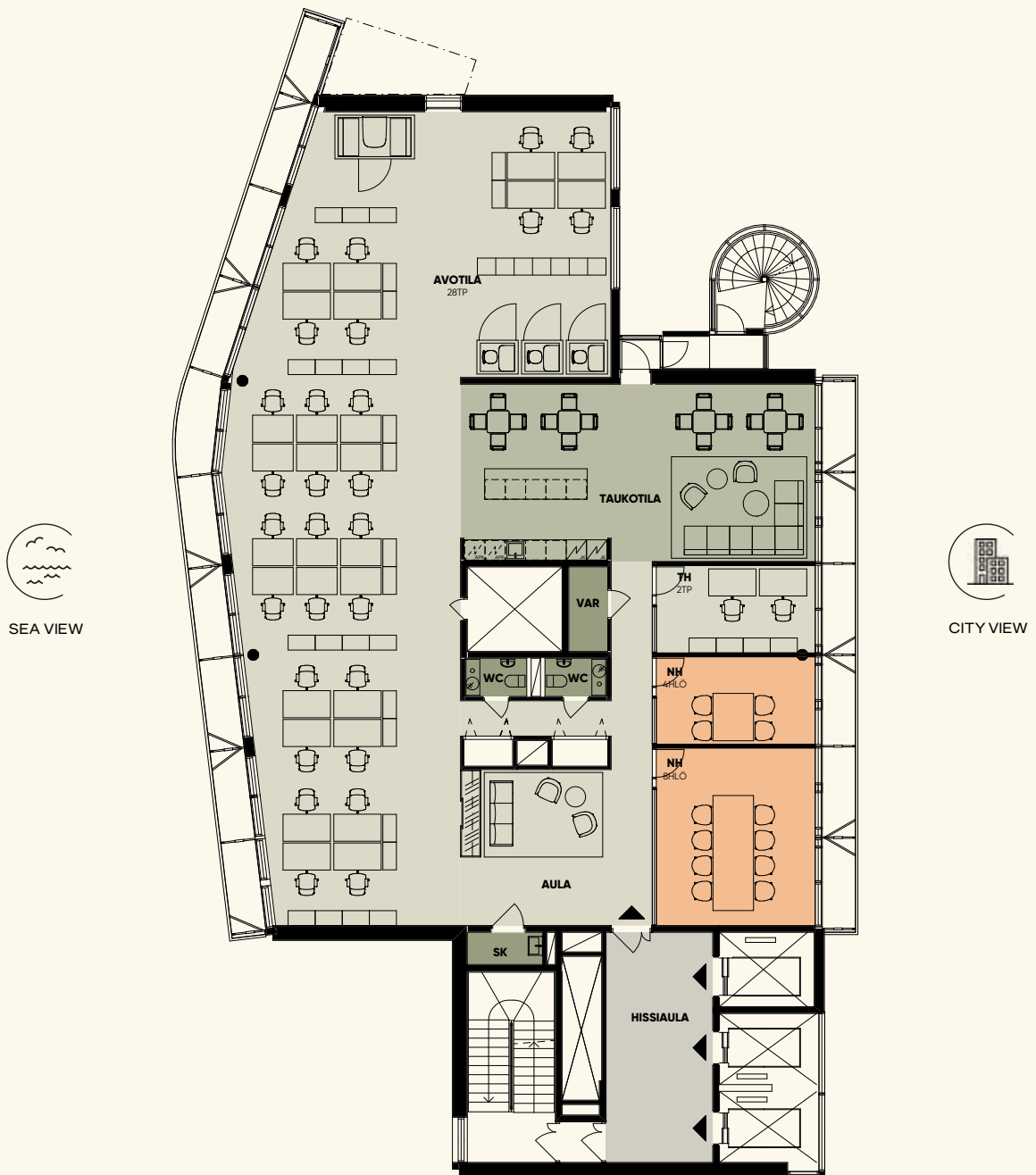




The Twer offices are inspiring  
and filled with natural light.  
We renovate the premises  
for your office.



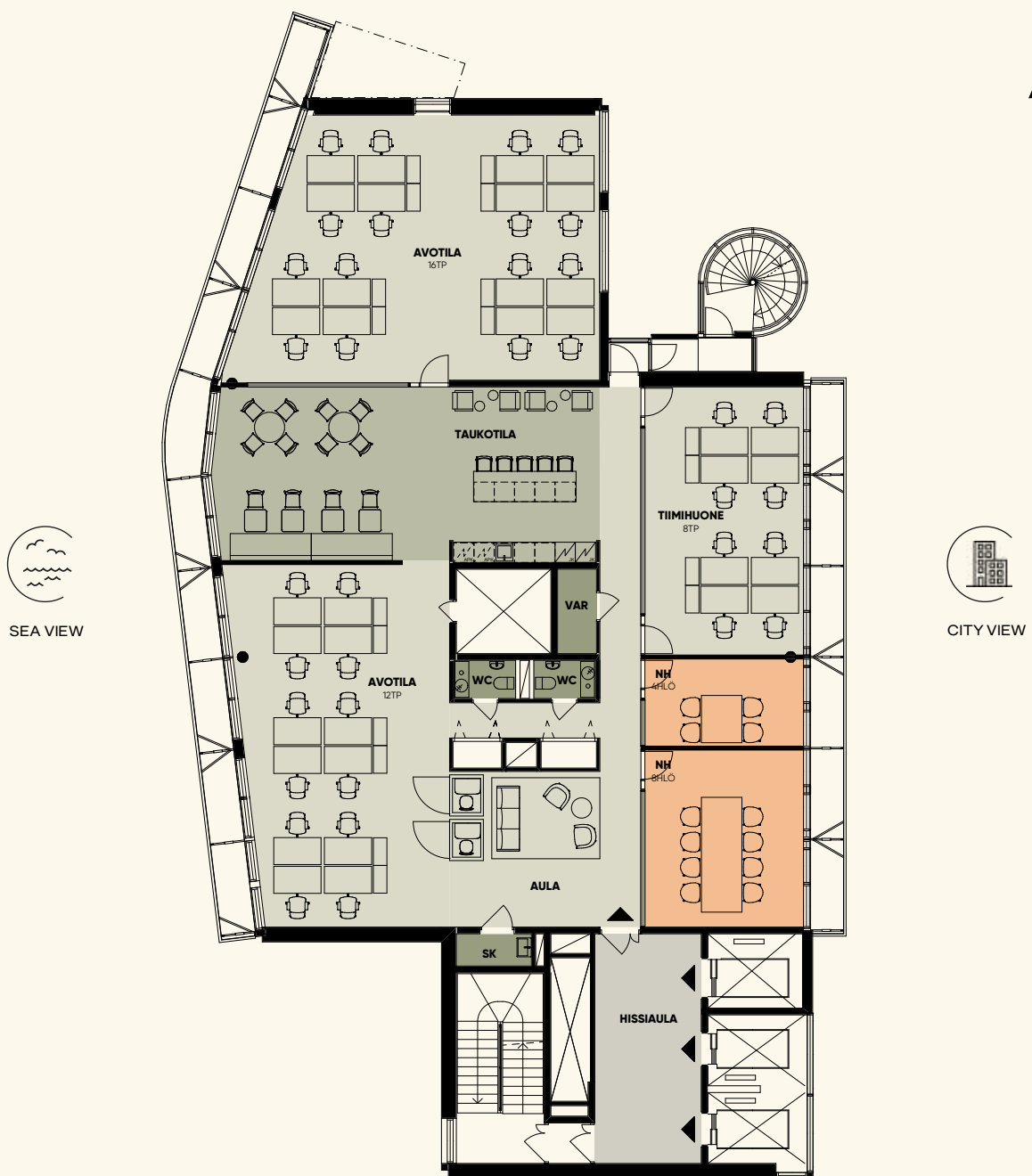
# The Tower offices



## OFFICE SPACE OPTION 1

30 WORKSTATIONS

380 sqm



## OFFICE SPACE OPTION 2

36 WORKSTATIONS

380 sqm



## SHARED FLOOR PLATE

A	22 WORKSTATIONS	256 sqm
B	12 WORKSTATIONS	124 sqm

# Unforgettable view from Valla



Valla's log sauna  
is heated daily.  
Welcome to enjoy!

See you at Valla!

Across  
the street

TO RUOHOLAHTI  
METRO STATION

25 m

TO TRAM AND  
BUS CONNECTIONS

1,3 km

TO KAMPPI

2 km

TO RAILWAY  
STATION

50 m

TO LÄNSIVÄYLÄ



INSTAGRAM



LINKEDIN



VALLAHELSINKI.FI



HANNA LAMADON

Asset Manager

## Exilion – Pure Finnish

Founded in 2005, Exilion is an investment and asset management company based in Finland and owned by Finnish institutions: Elo Mutual Pension Insurance Company, Veritas Pension Insurance Company, the State Pension Fund, and the Åbo Akademi University Foundation.

Exilion manages investment assets valued at about EUR 1.2 billion through four limited partnerships. The portfolio comprises ten properties, fifteen wind farms, and the Simo solar power plant.

[www.exilion.fi](http://www.exilion.fi)

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