



**Erottaja**







Erottaja2 combines


<b>Mannerheimintie</b>	<b>Bulevardi</b>
<b>Esplanadi</b>	<b>Erottaja</b>
<b>New Renaissance</b>	<b>Art Nouveau</b>
<b>Modern Technology</b>	<b>Space</b>
<b>Richness</b>	<b>Simplification</b>
<b>Dignity</b>	<b>Layers</b>
<b>Comfort</b>	<b>Relaxation</b>
<b>Expertise</b>	<b>Design</b>
<b>Co-working</b>	<b>Independence</b>
<b>Liveliness</b>	<b>Work peace</b>

# A completely rejuvenated, 130-year-old beauty

Superb architecture, top quality renovation, today's technology and located in the middle of everything.







**Do you prefer  
Art Nouveau?**



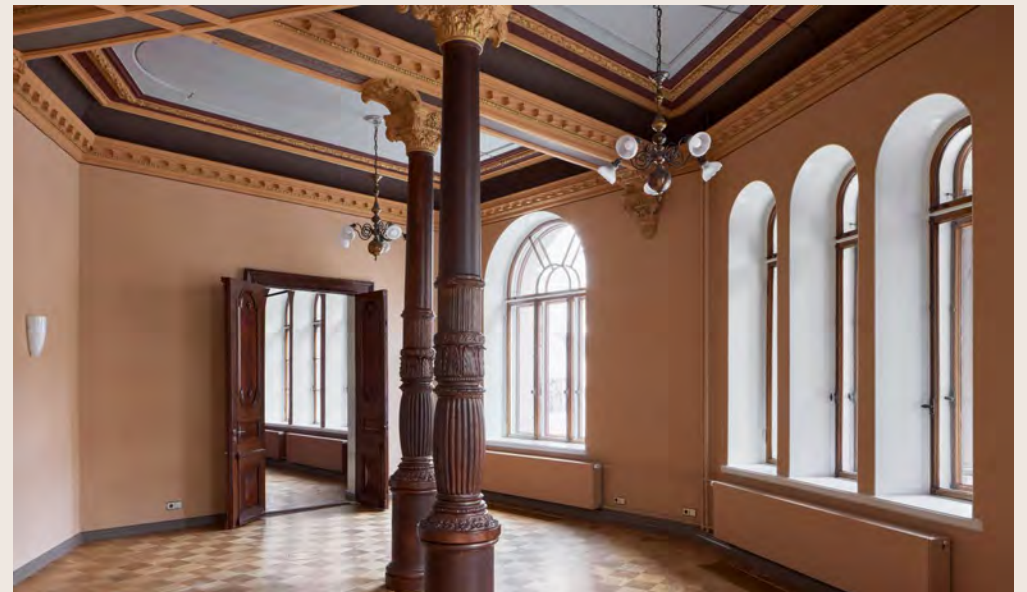
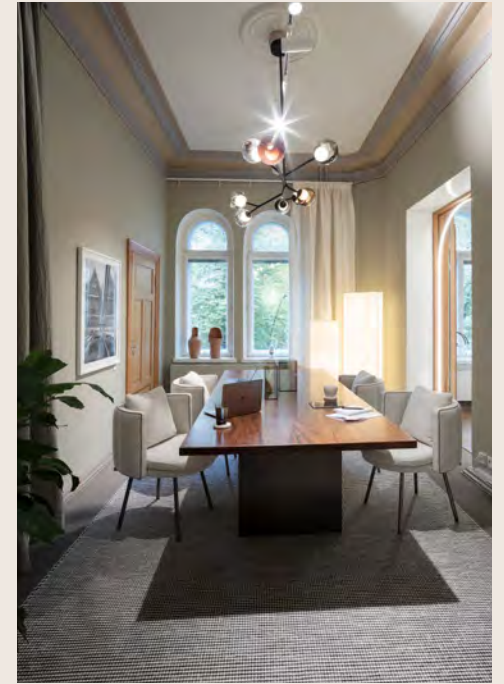






Or do you like  
**New-Renaissance**  
more?



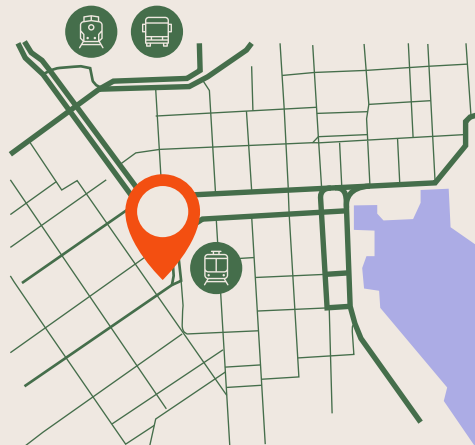




# Complete and unique at the heart of the Helsinki business community

## 5700m<sup>2</sup>

Versatile office space for large  
or small companies



The smallest  
available office

## 177m<sup>2</sup>



2  
Erottaja



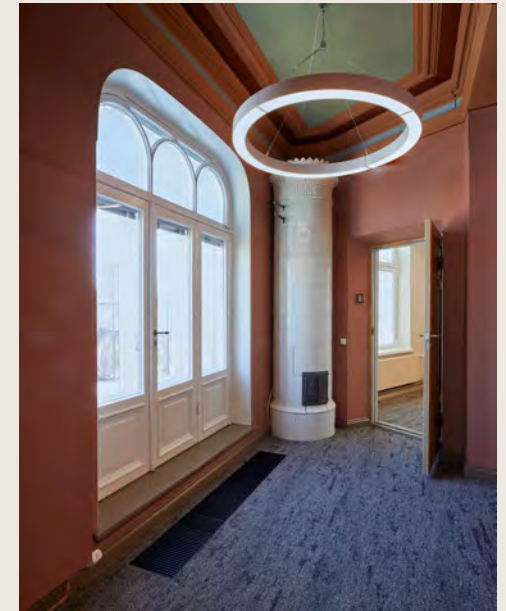
Parking facilities  
for bicycles



Parking spaces available:  
**Aimopark Helsinki**  
**Iso-Erottaja**

The largest available  
single office

## 748m<sup>2</sup>





# Tempting restaurant services

Babylon Club & Garden is an undisputed oasis in the summer season with a wonderful terrace restaurant in the courtyard.



Erottaja2 has a total of

**1200m<sup>2</sup>**

restaurant space, and a huge terrace.

Three of the current seven restaurant spaces are already rented.

Breakfast and snacks, lunch and coffee for meetings, dinner or afterwork drinks, catering or take away – the restaurant milieu of Erottaja offers everything.





Yrjönkatu

Terrace + Bar located in the cellar floor

Eröttajankatu

**Restaurant B**  
**249,5 m²**

Uudenmaankatu

## Restaurant Bridge







# Good company

Good company refreshes, inspires and makes things happen.



Skanno

oras invest

**Chief**  
EXECUTIVE SEARCH

BOBYLON  
*club & garden*

**TAKOA**  
INVEST

**BERG &  
RIDGE**

Helsinki  
Design School

Norvestor

BRIDGE  
Caucasian Food

TREVIAN

 **intertrust**  
GROUP  
A CSC COMPANY



# Everywhere in the center is just a short distance away.

Railway station

 **700m**

7 min walk

Bus station

 **800m**

8 min walk

Tram stop

 **50m**

1 min walk

Closest metro station

 **650m**

7 min walk

Airport

 **19km**

30 min by car or train



Bicycle  
parking



Aimopark  
Iso-Erottaja



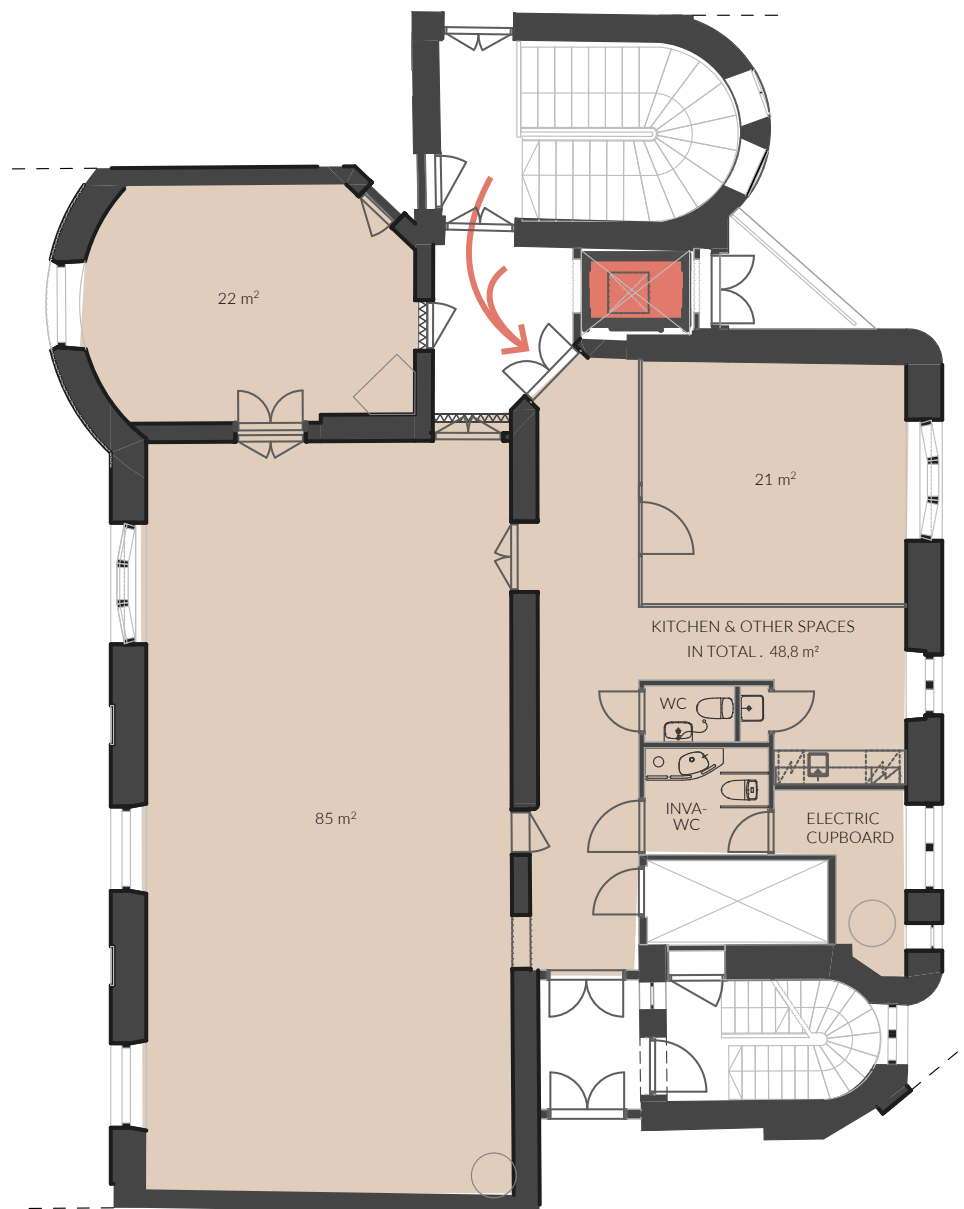
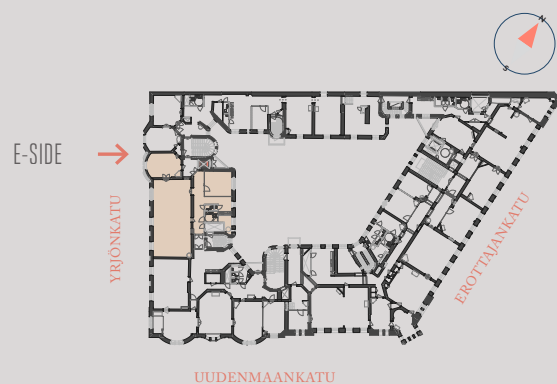






# Office B2

5th floor  
176,8 m<sup>2</sup>





# Office B2

5th floor  
176,8 m<sup>2</sup>

## Layout example 1

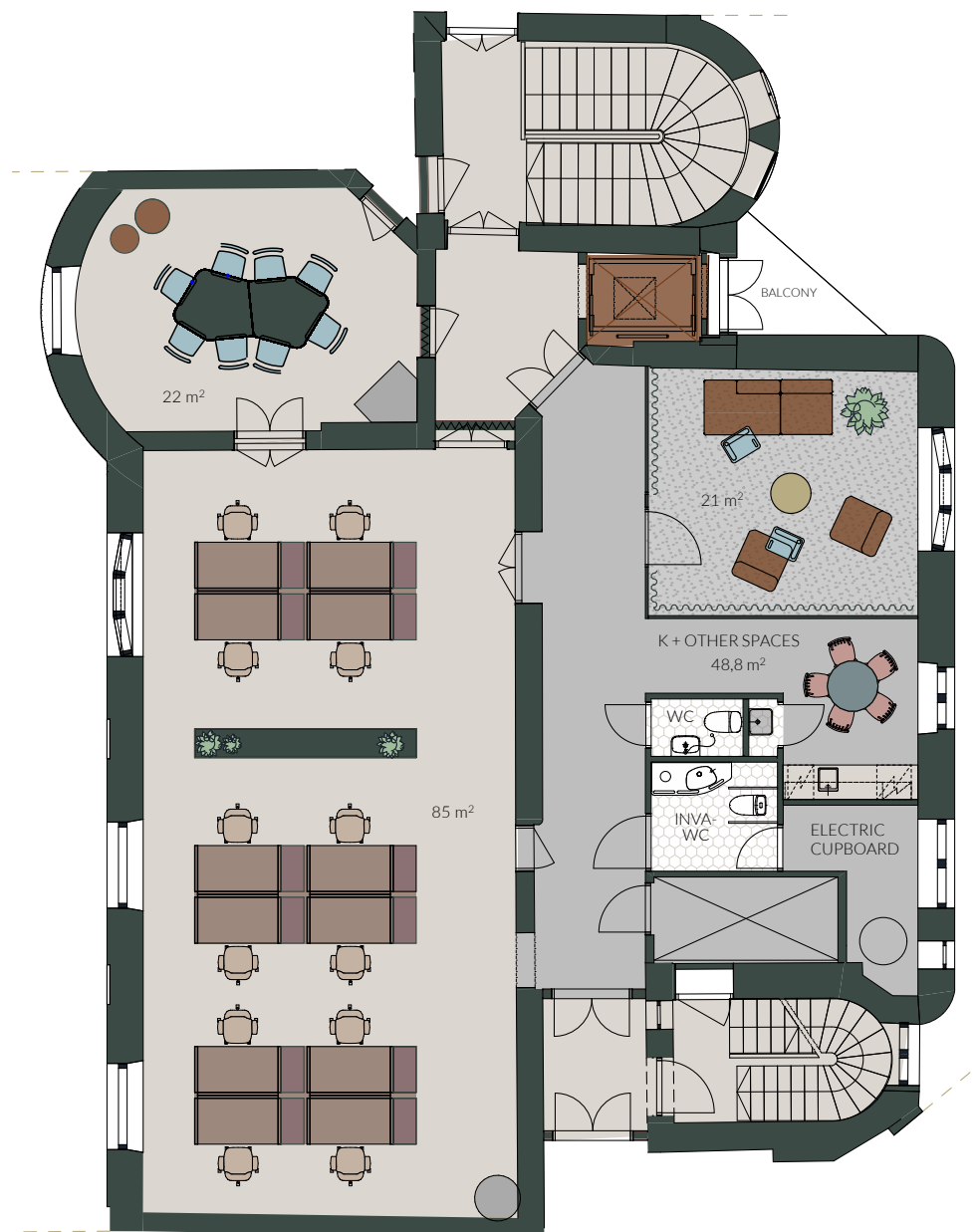
12 Workstations

1 Meeting space

Lounge

Kitchen

Bathroom facilities



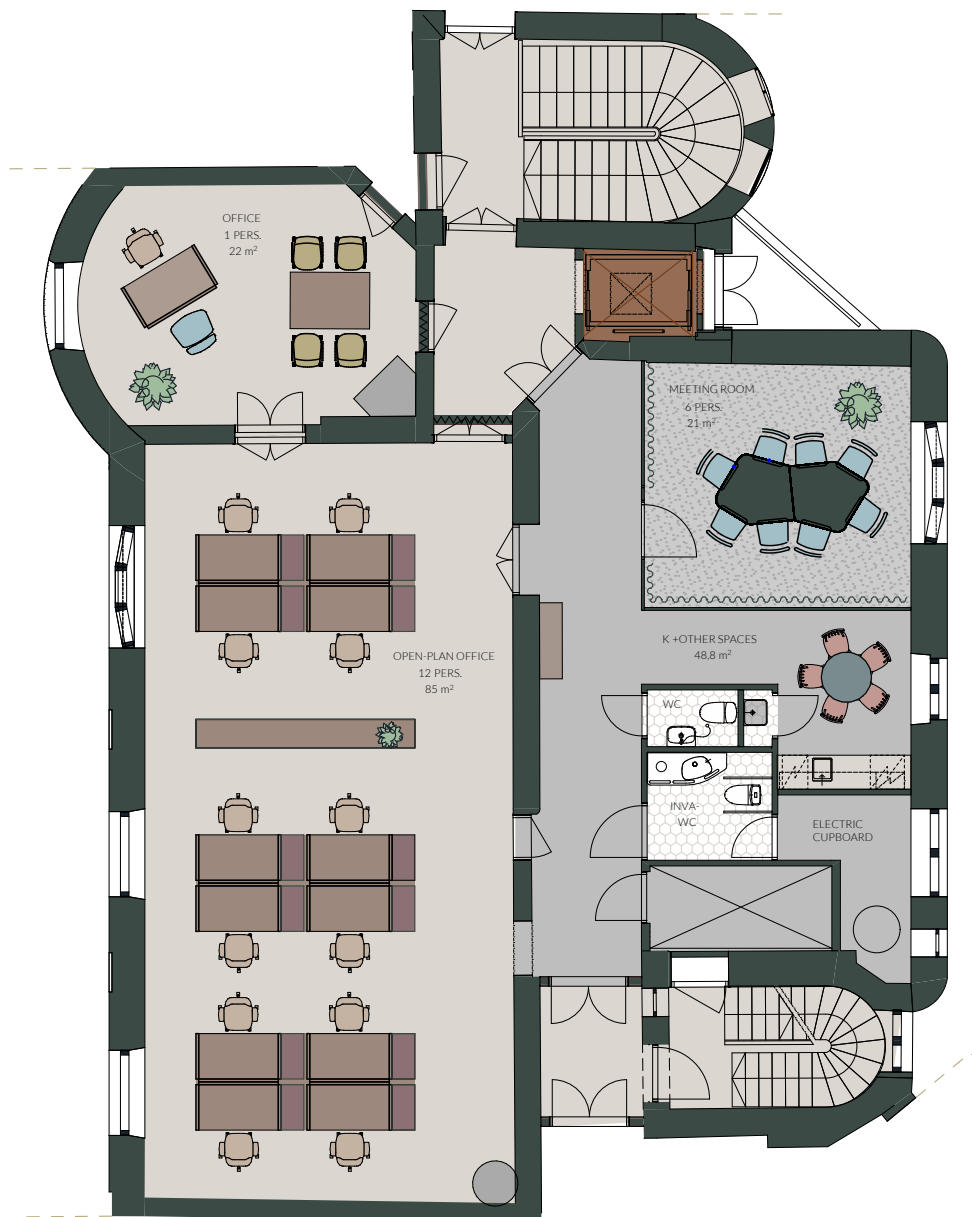
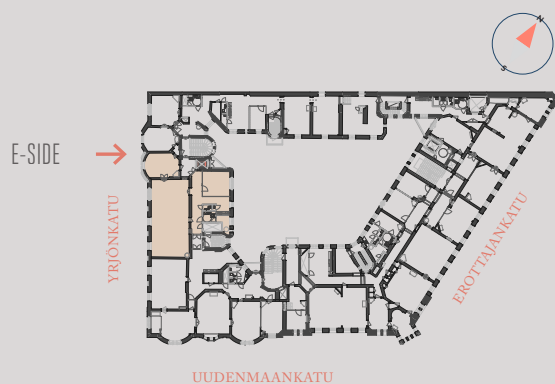


# Office B2

5th floor  
176,8 m<sup>2</sup>

## Layout example 2

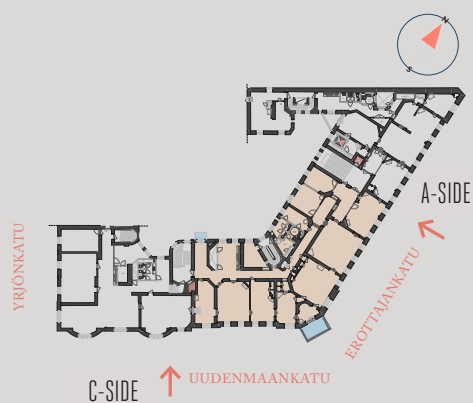
13 Workstations  
1 Large work room  
1 Meeting space  
Kitchen  
Bathroom facilities





# Office A2

5th floor  
451,1 m<sup>2</sup>





# Office A2

5th floor  
451,1 m<sup>2</sup>

## Layout example 1

23 Workstations

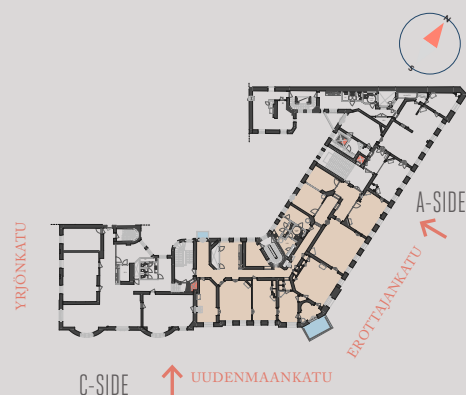
1 Large study

4 Meeting spaces

Lounge

Kitchen

Bathroom facilities





# Office A2

5th floor  
451,1 m<sup>2</sup>

## Layout example 2

29 Workstations

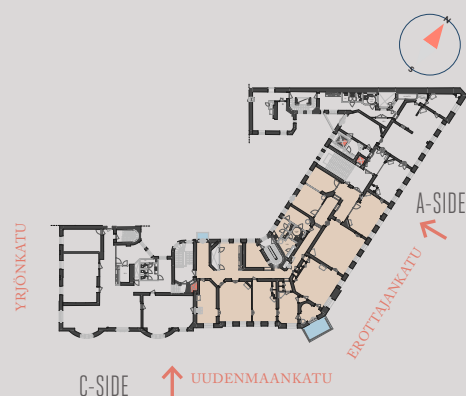
1 Large study

2 Meeting spaces

Lounge

Kitchen

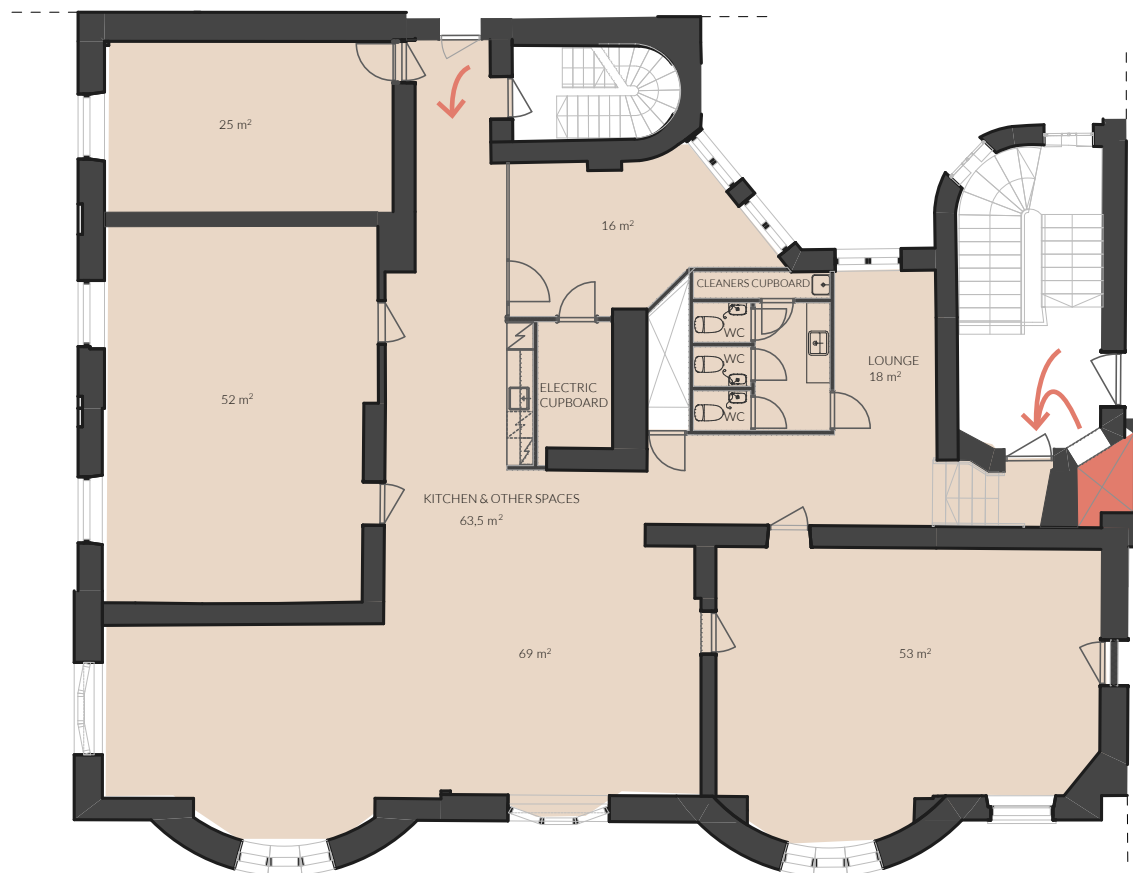
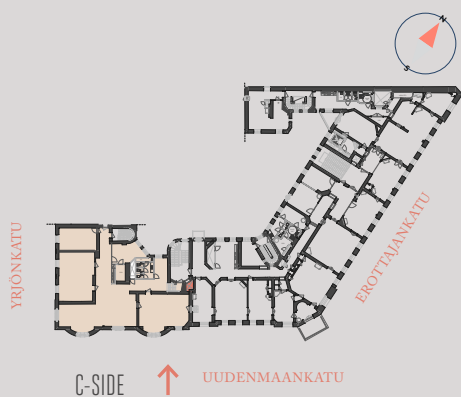
Bathroom facilities



# Office

# B1

6th floor  
296,5 m<sup>2</sup>





# Office B1

6th floor  
296,5 m<sup>2</sup>

Layout example

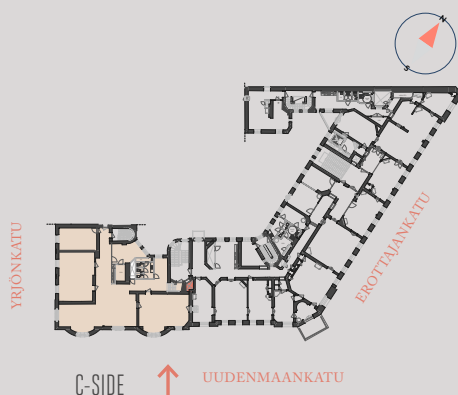
24 Workstations

2 Meeting spaces

Lounge

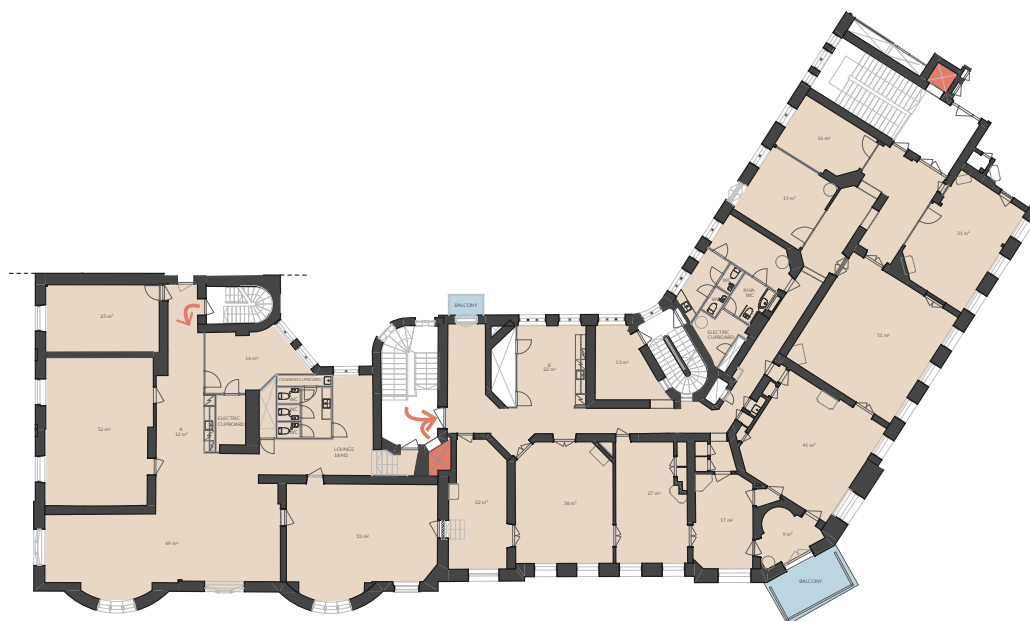
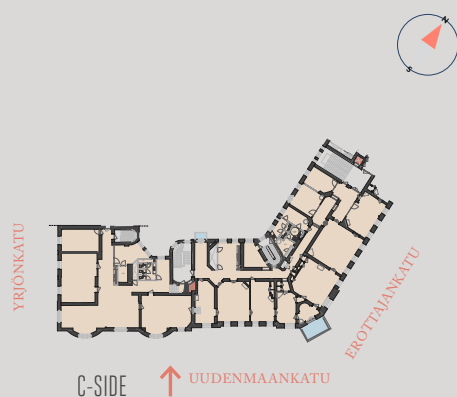
Kitchen

Bathroom facilities



# Office A2 B1

5-6th floors  
747 m<sup>2</sup>













# A place that you must see

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Uudenmaankatu 1-5  
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