



**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.

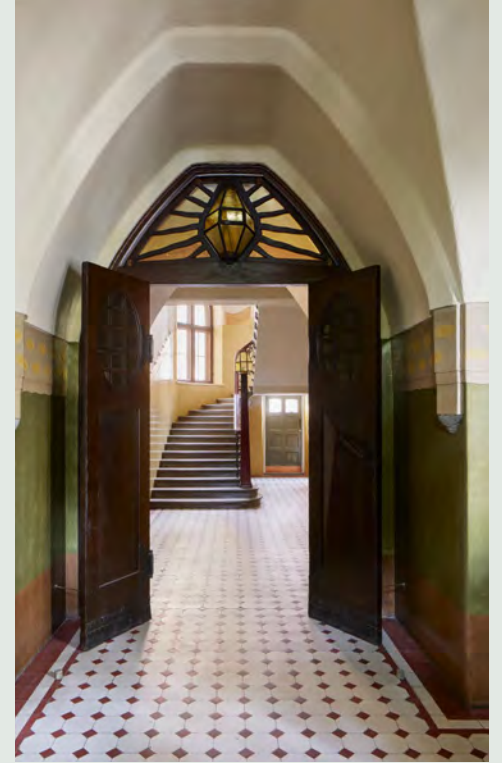






**Do you prefer  
Art Nouveau?**



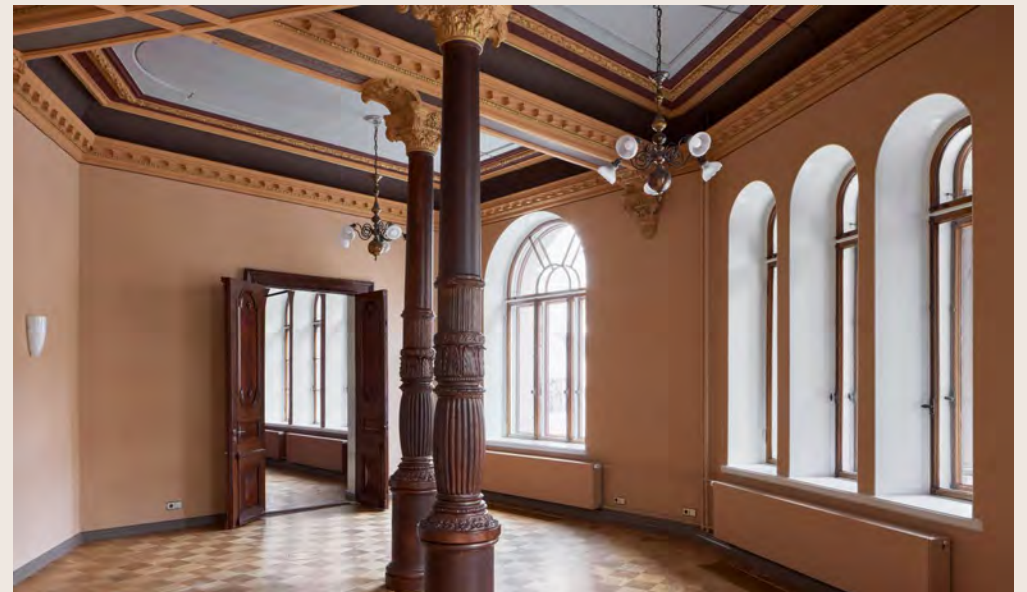
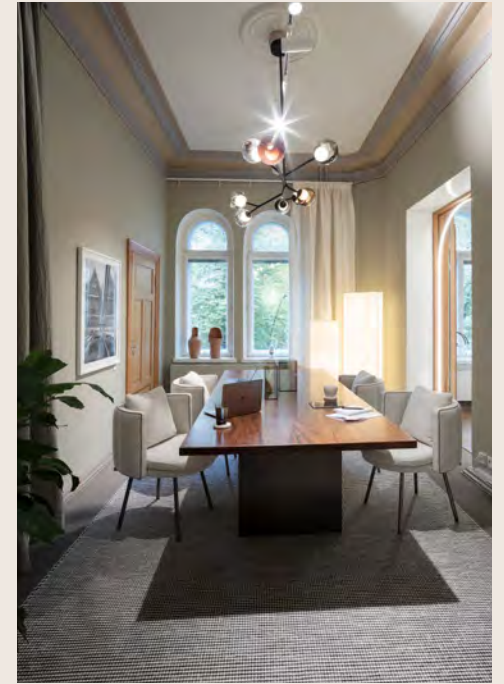






# Or do you like New-Renaissance more?



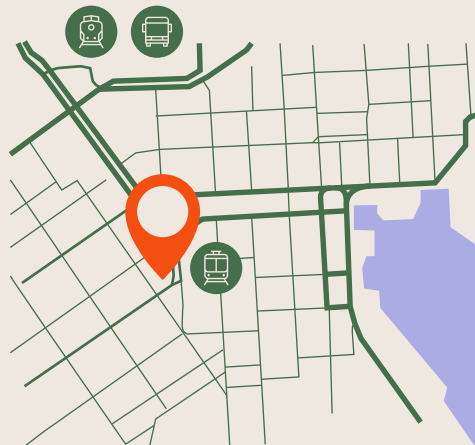




# Complete and unique at the heart of the Helsinki business community

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

Versatile premises for large or  
small companies



The smallest  
available office

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



2  
Erottaja



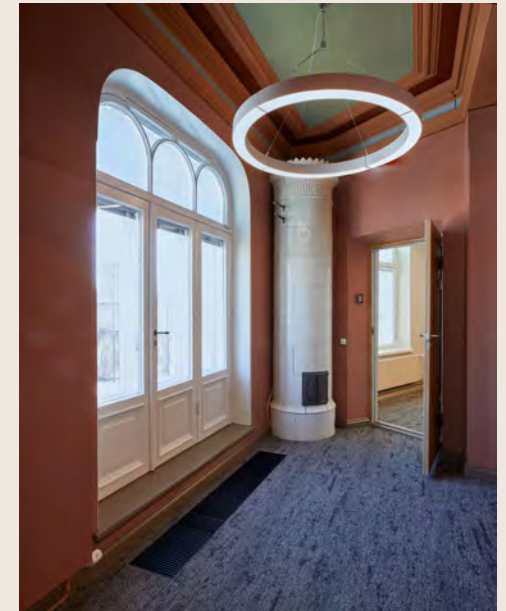
Parking facilities  
for bicycles



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

The largest available  
single office

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





# A wide range of restaurants and services nearby

Just a few steps away from central lunch spots and versatile 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 1200 m2 of space on the first floor, along with a huge terrace.

Breakfast and snacks, lunch and coffee for meetings, dinner or afterwork drinks, catering or take away – Neighbouring restaurants offers everything.









# 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









# Erottaja2 is a responsible choice.

A responsibly renovated old building is an ecological solution for a responsible operator.

Erottaja2 has been granted a **BREEAM Excellent** environmental certificate. The BREEAM environmental certification process evaluates the ecological, social and financial responsibility of the property. In certification, attention is paid to factors such as property management, energy efficiency, water consumption, materials used, and transportation.



EXCELLENT





Vacant premises:

## 1. floor

223,5 sqm\*

183,5 sqm\*

## 4. floor

263,2 sqm

## 5. floor

451,1 sqm

747,6 sqm (5/6 floor)

## 6. floor

296,5 sqm

747,6 sqm (5/6 floor)

\* The space size includes a portion of shared toilet and corridor areas

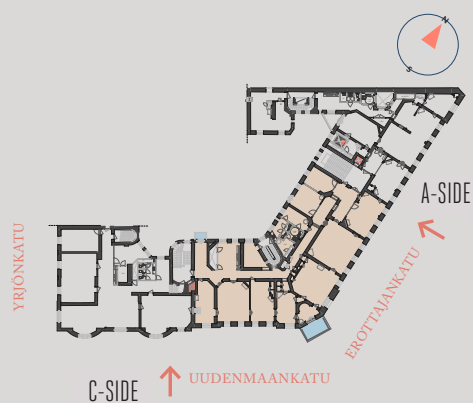




Example premises

# Office A2

5th floor  
451,1 sqm





Example premises

# Office A2

5th floor  
451,1 sqm

## Layout example 1

23 Workstations

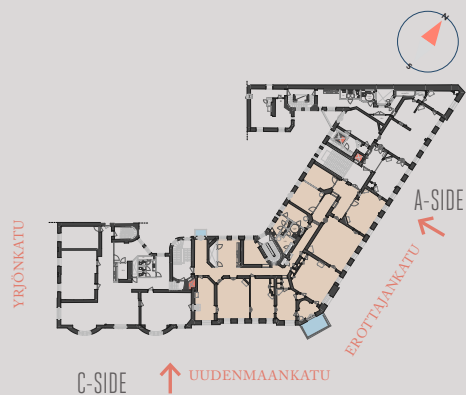
1 Large study

4 Meeting spaces

Lounge

Kitchen

Bathroom facilities





# Office A2

5th floor  
451,1 sqm

## Layout example 2

## 29 Workstations

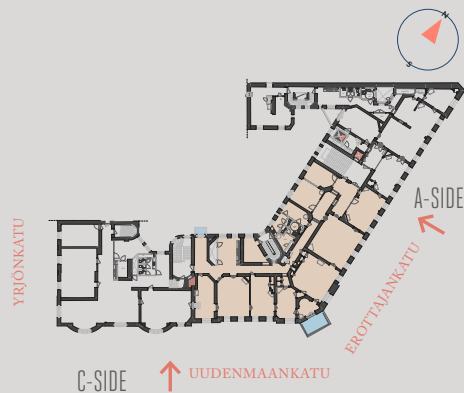
## 1 Large study

## 2 Meeting spaces

Lounge

## Kitchen

## Bathroom facilities

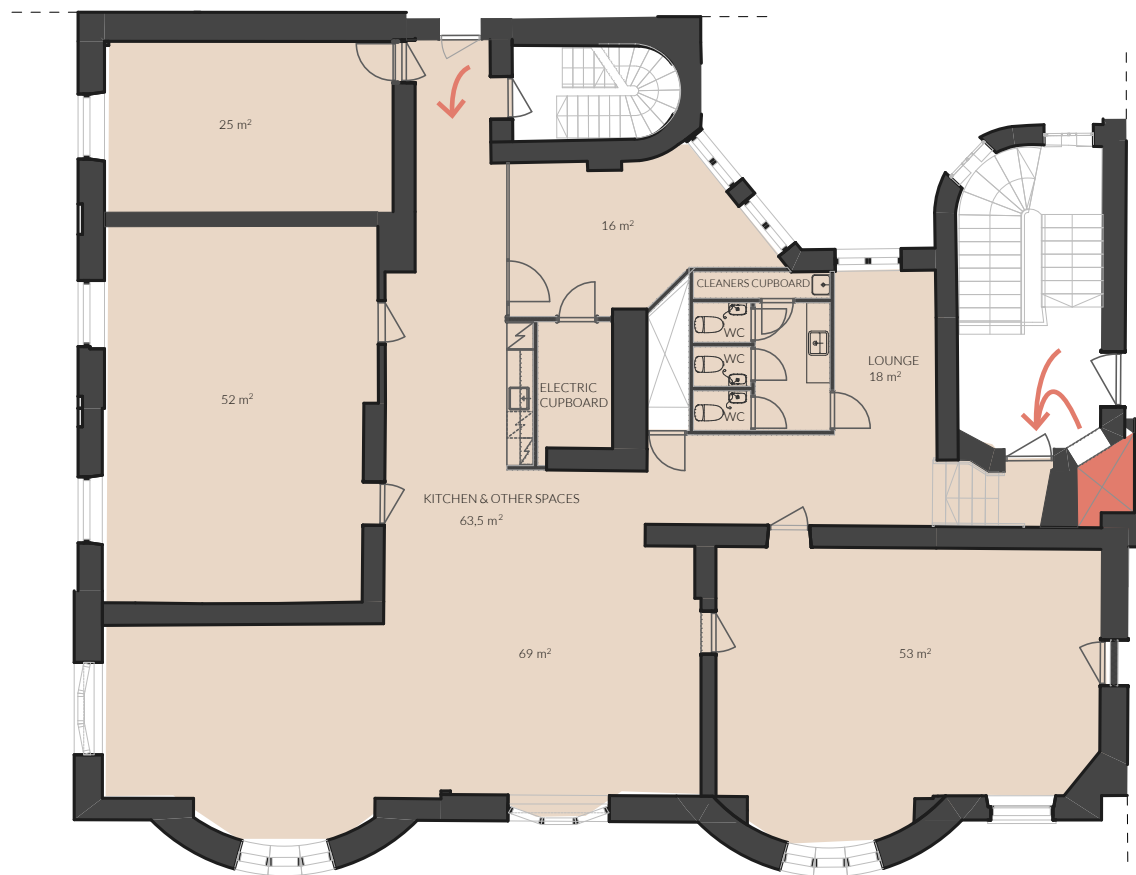
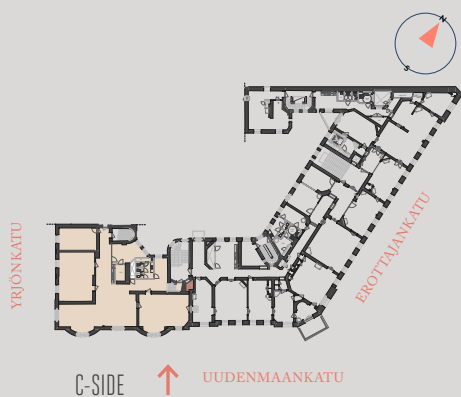




Example premises

# Office B1

6th floor  
296,5 sqm





Example premises

# Office B1

6th floor  
296,5 sqm

Layout example

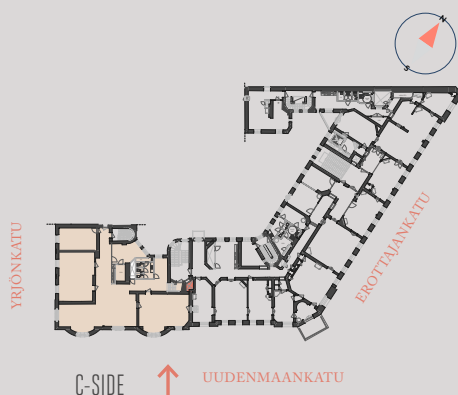
24 Workstations

2 Meeting spaces

Lounge

Kitchen

Bathroom facilities





Example premises

# Office A2 B1

5-6th floors  
747 sqm











# A place that you must see

Erottajankatu 2  
Uudenmaankatu 1-5  
Yrjönkatu 5  
00120 Helsinki  
[www.erottaja2.fi](http://www.erottaja2.fi)



**Helena Kangas**

Head of Office Leasing  
p. +358 400 717 698  
[helena.kangas@trevian.fi](mailto:helena.kangas@trevian.fi)

**Trevian Asset Management Oy**  
Erottajankatu 2, 00120 Helsinki, 3rd floor  
p. 010 581 3830  
[www.trevian.fi](http://www.trevian.fi)

TREVIAN