



Erottaja



Erottaja2 combines

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

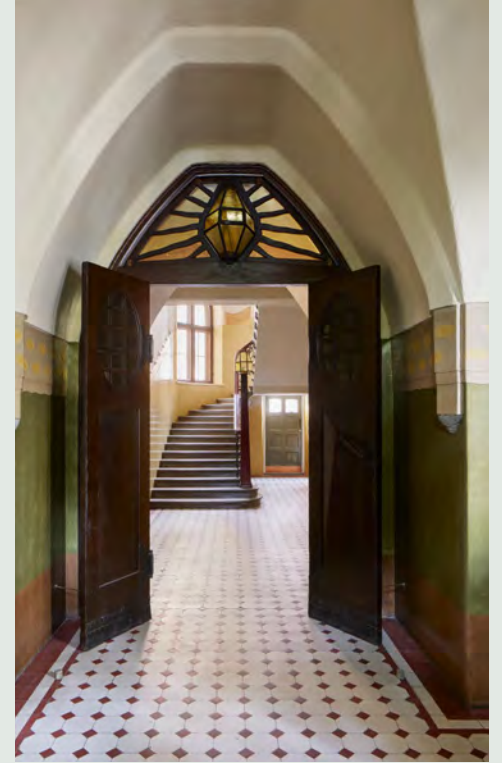
A completely rejuvenated, 130-year-old beauty

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





**Do you prefer
Art Nouveau?**





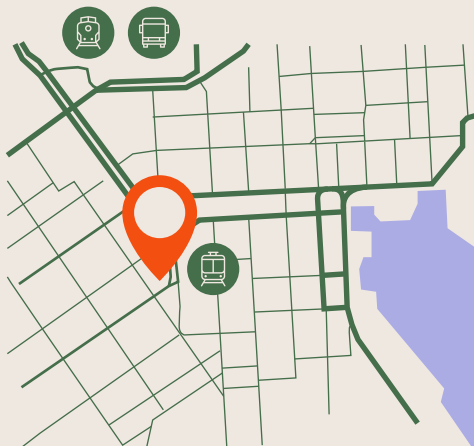
Or do you like
New-Renaissance
more?



Complete and unique at the heart of the Helsinki business community

5700m²

Versatile premises for large or
small companies



Parking facilities
for bicycles

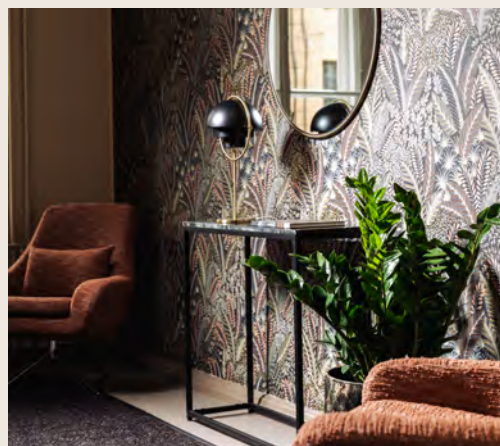


Parking spaces available:
Aimopark Helsinki
Iso-Erottaja

The largest available
single office

748m²

Coworking and meeting
spaces available,
starting from individual
rooms.



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 pleasant 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 GROUP

Helsinki Design School
Norvestor

BRIDGE
Caucasian Food

TREVIAN

 **intertrust**
GROUP
A CSC COMPANY

 **VILLAGE**
WORKS

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:

1th floor

223,5 m²*

209,5 m²*

4th floor

263,2 m²

5th floor

451,1 m²**

6th floor

296,5 m²**

** In the 5th and 6th floors,
spaces can be combined to
create 747.6 m² combination

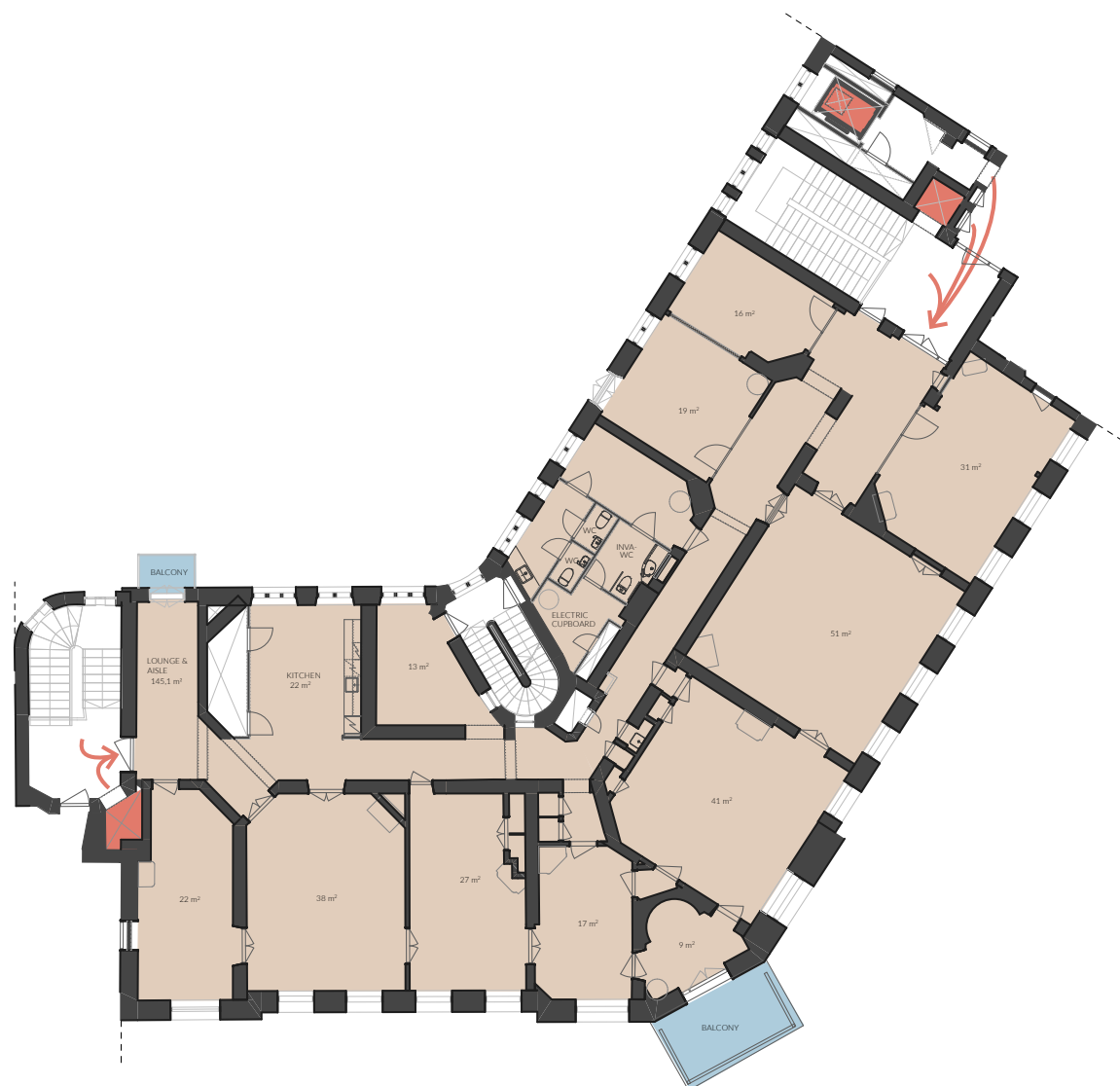
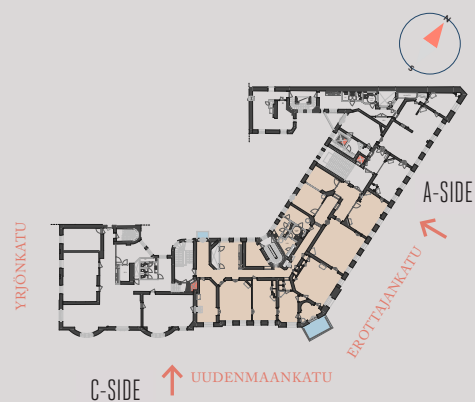
* The space size includes
a portion of shared toilet
and corridor areas



Example premises

Office A2

5th floor
451,1 sqm



Example premises

Office A2

5th floor
451,1 sqm

Layout example 1

23 Workstations

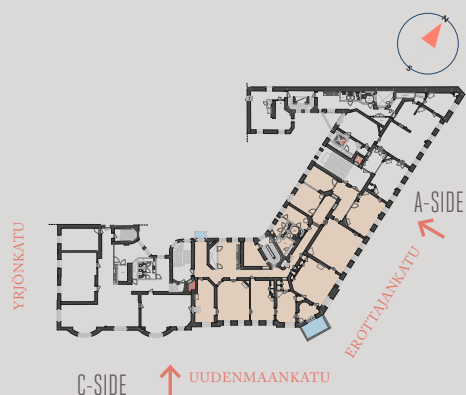
1 Large study

4 Meeting spaces

Lounge

Kitchen

Bathroom facilities



Office A2

5th floor
451,1 sqm

Layout example 2

29 Workstations

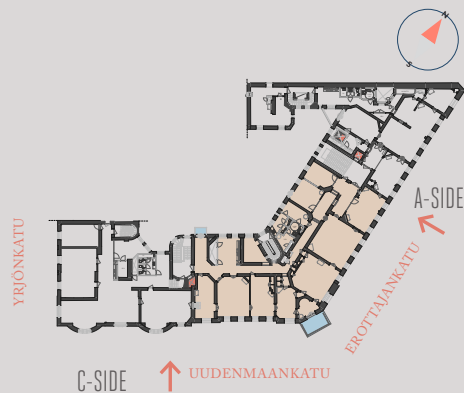
1 Large study

2 Meeting spaces

Lounge

Kitchen

Bathroom facilities

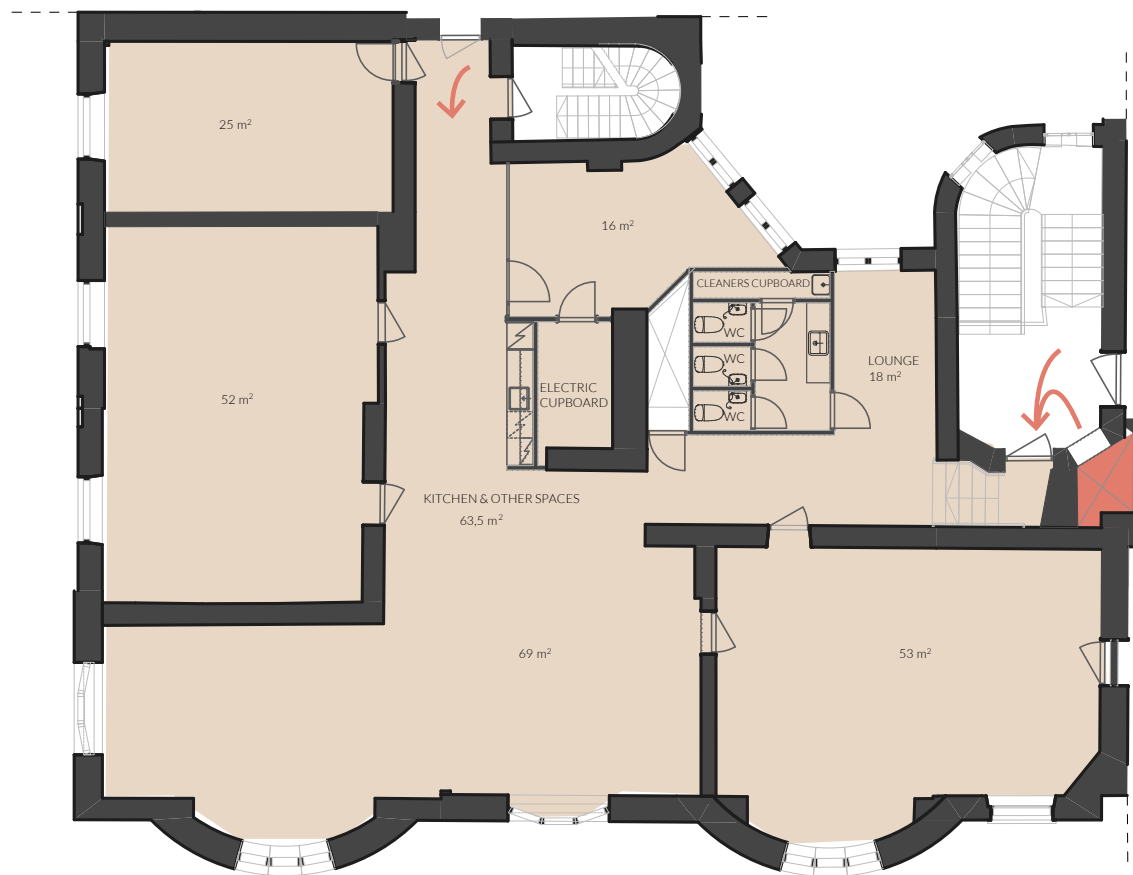
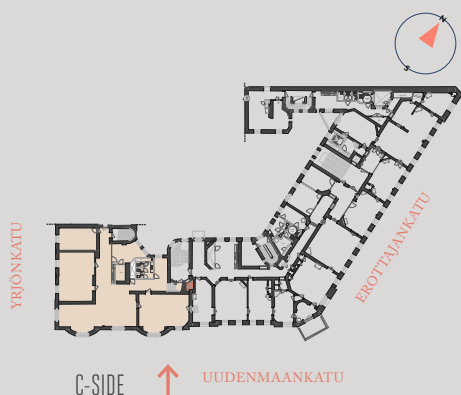


Example premises

Office

B1

6th floor
296,5 sqm



Example premises

Office

B1

6th floor
296,5 sqm

Layout example

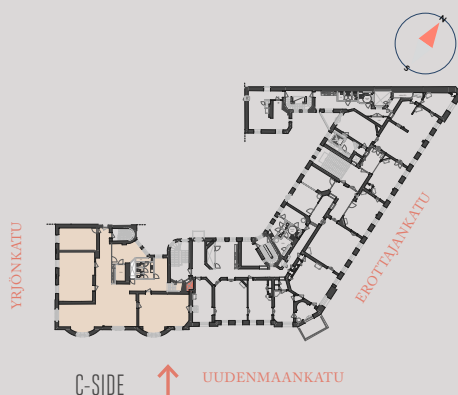
24 Workstations

2 Meeting spaces

Lounge

Kitchen

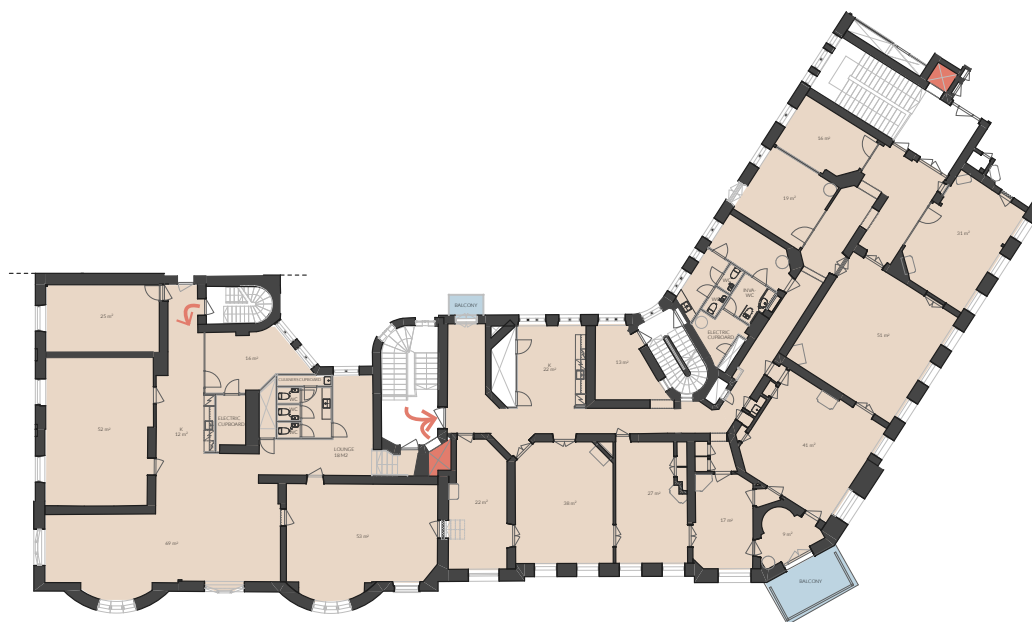
Bathroom facilities

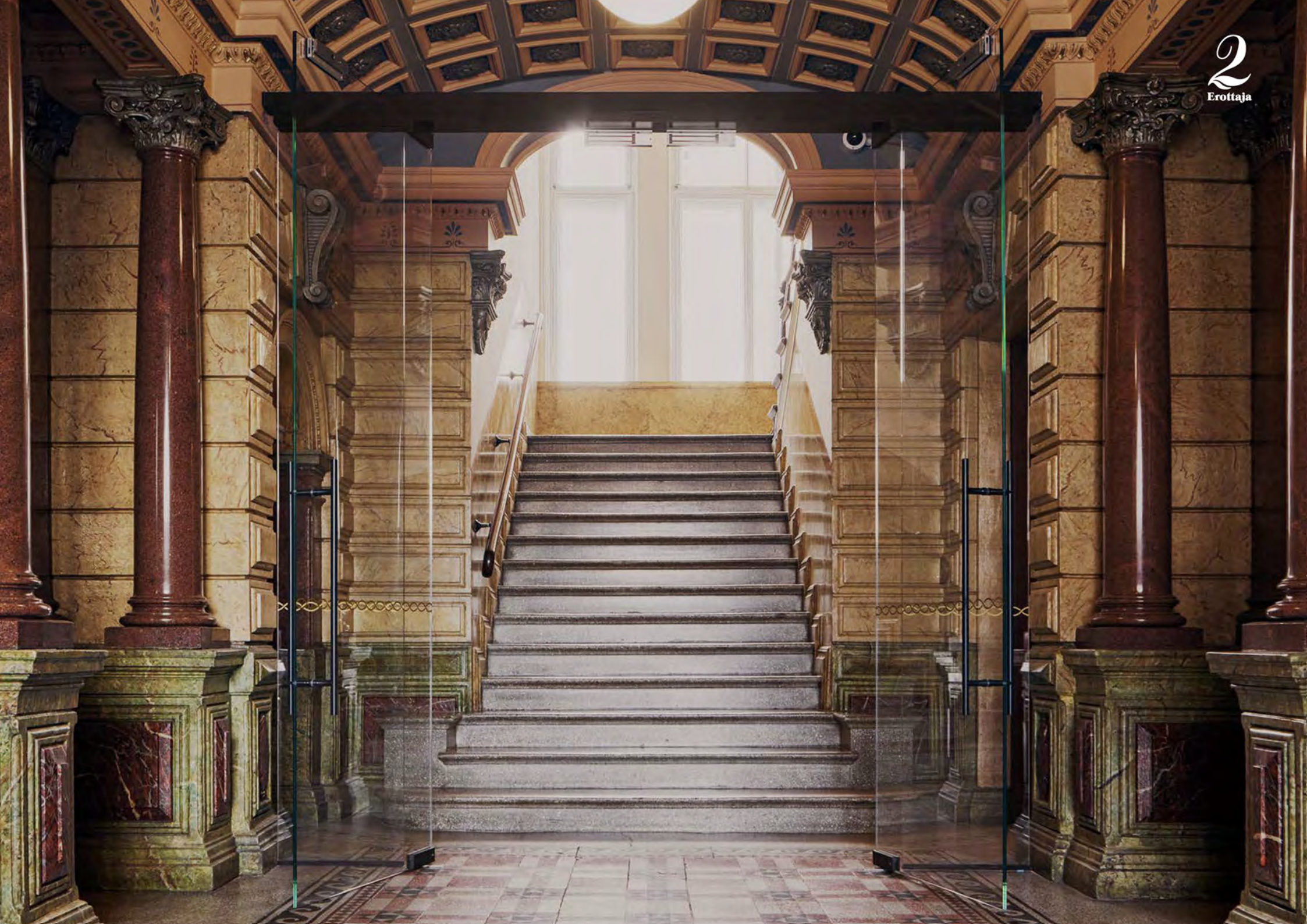


Example premises

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



Helena Kangas

Head of Office Leasing
p. +358 400 717 698
helena.kangas@trevian.fi

Trevian Asset Management Oy
Erottajankatu 2, 00120 Helsinki, 3rd floor
p. 010 581 3830
www.trevian.fi

TREVIAN