



Erottaja



Erottaja2 combines

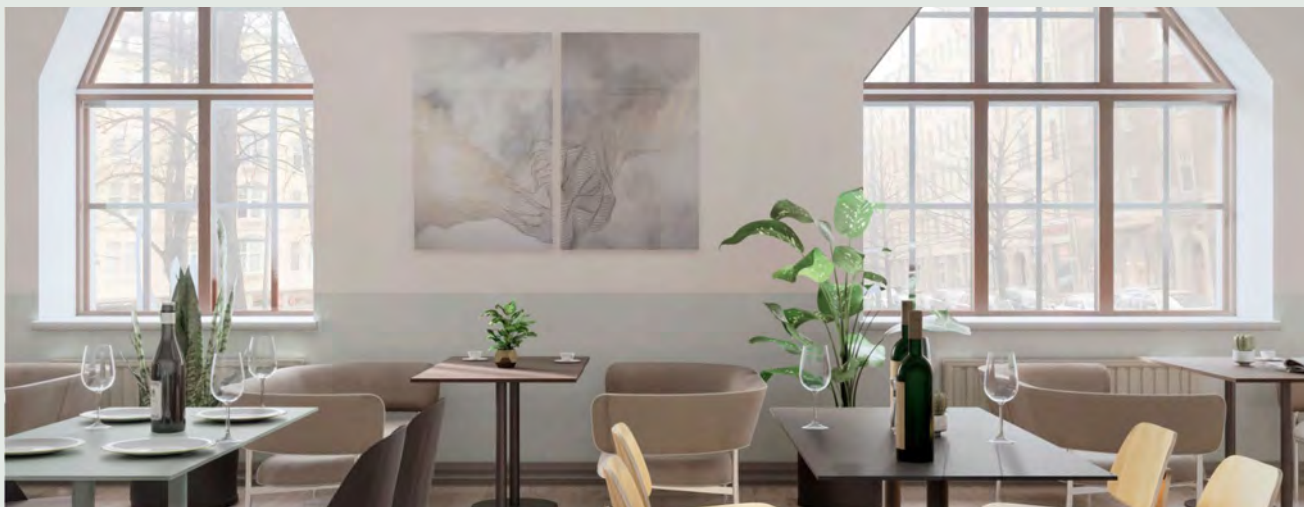
| | |
|--------------------------|-----------------------|
| Mannerheimintie | Bulevardi |
| Esplanadi | Erottaja |
| New Renaissance | Art Nouveau |
| Modern Technology | Space |
| Richness | Simplification |
| Dignity | Layers |
| Comfort | Relaxation |
| Expertise | Design |
| Co-working | Independence |
| 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?**



An aerial photograph of a city street corner. The central focus is a large, ornate, multi-story building with a classical facade, featuring arched windows and decorative elements. This building is brightly lit from the side, casting a warm, golden glow. The surrounding buildings are in grayscale, creating a strong contrast. The street below shows traffic, including cars and a bus, and a large tree in the foreground. The overall scene suggests a historical or architectural context.

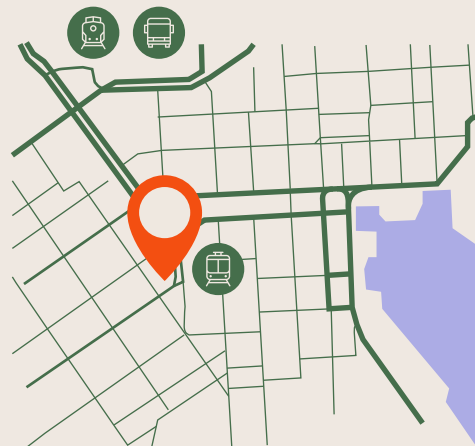
Or do you like
New-Renaissance
more?



Complete and unique at the heart of the Helsinki business community

5700m²

Versatile premises for large or
small companies



Coworking and meeting
spaces available,
starting from individual
rooms.



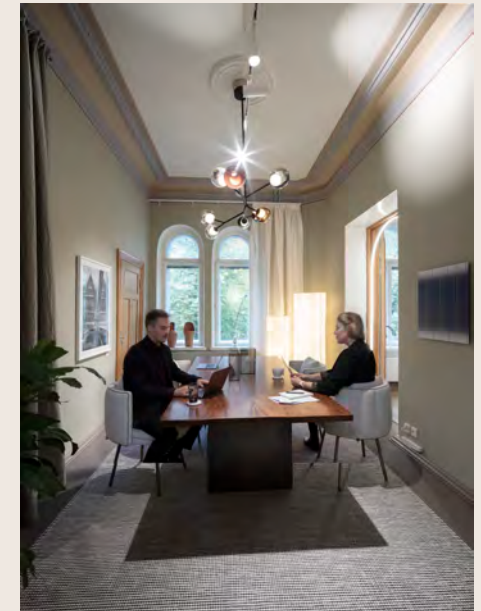
Parking facilities
for bicycles



Parking spaces available:
Aimopark Helsinki
Iso-Erottaja

The largest available
single office

748m²



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

 **700 m**

7 min walk

Bus station

 **800 m**

8 min walk

Tram stop

 **50 m**

1 min walk

Closest metro station


 **650 m**


7 min walk

Airport

 **19 km**

30 min by car or train

 Bicycle parking

 Aimopark
Iso-Erottaja



The renovation has been based on care and responsibility.

The location is amazing and the services are excellent.

Restaurant and office space is available from both the Neo-Renaissance and Art Nouveau sides. Both have well-designed interiors and are connected by modern building technology.

Spaces can be combined or divided. The best designers are available to support the design of your premises.

B-side (Art Nouveau)

1905

Year of construction

2900m²

Total office space

A-side (New Renaissance)

1891

Year of construction

2800m²

Total office space



B-side 3rd floor A-side 2nd floor

Uudenmaankatu



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

114 m²

209,5 m^{2*}

4th floor

263,2 m²

5th floor

451,1 m^{2**}

6th floor

296,5 m^{2**}

** 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

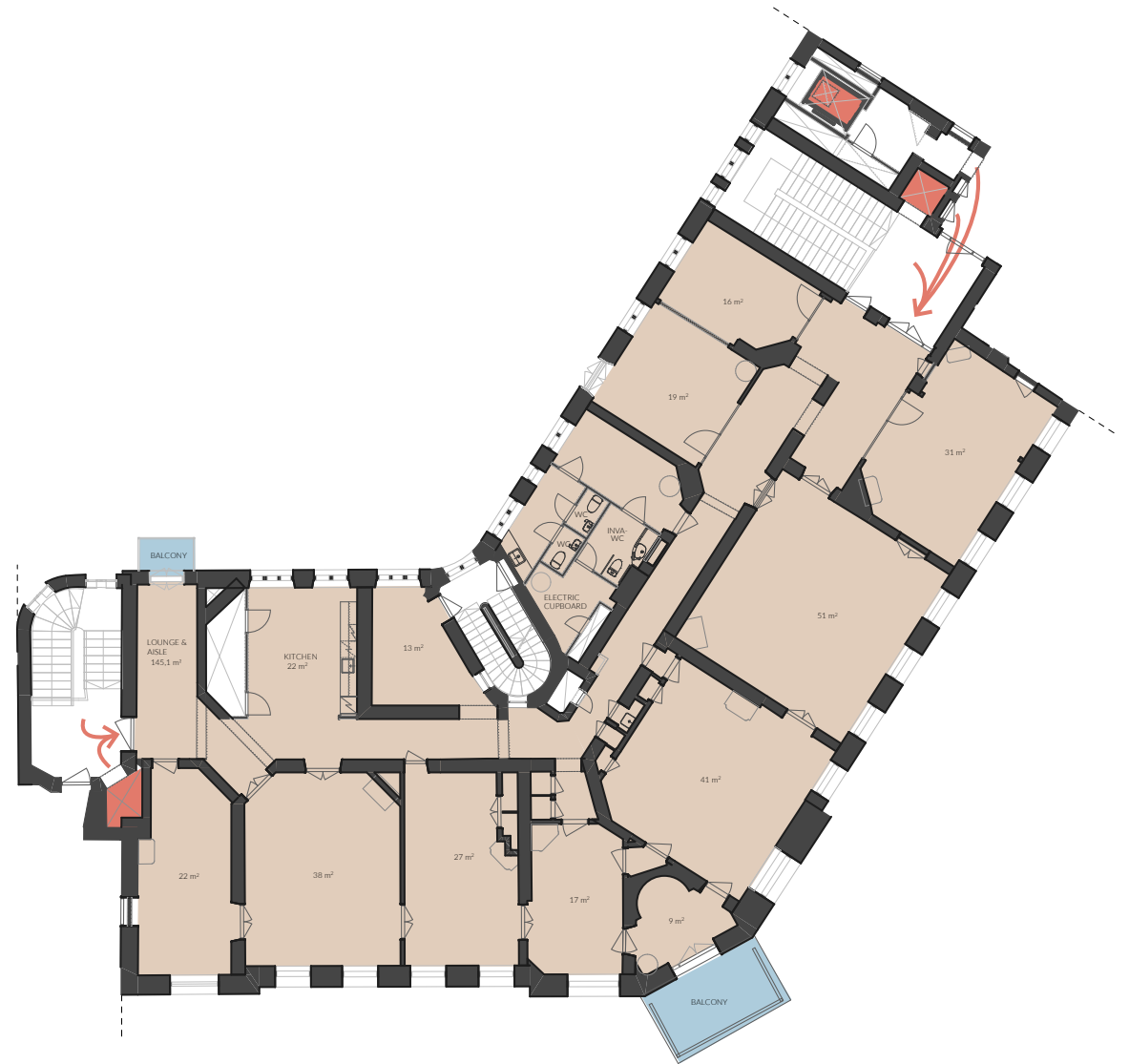
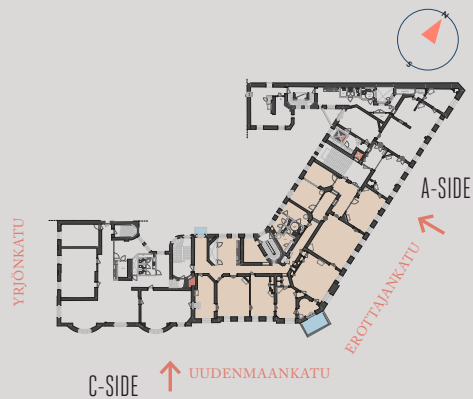


Example premises

Office

A2

5th floor
451,1 sqm



Example premises

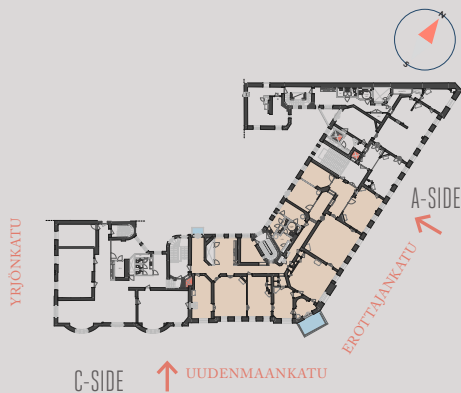
Office

A2

5th floor
451,1 sqm

Layout example 1

- 23 Workstations
- 1 Large study
- 4 Meeting spaces
- Lounge
- Kitchen
- Bathroom facilities



Example premises

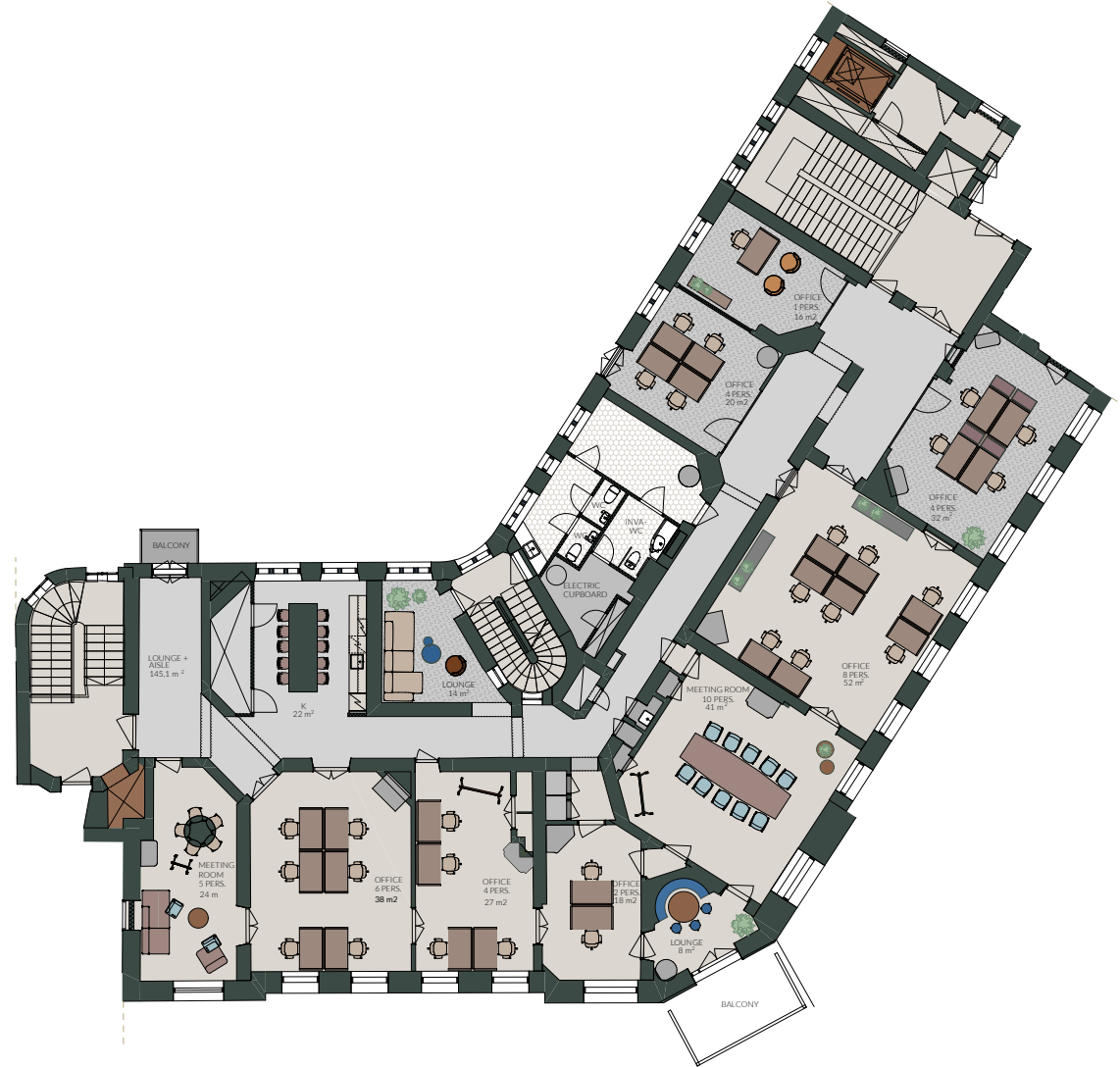
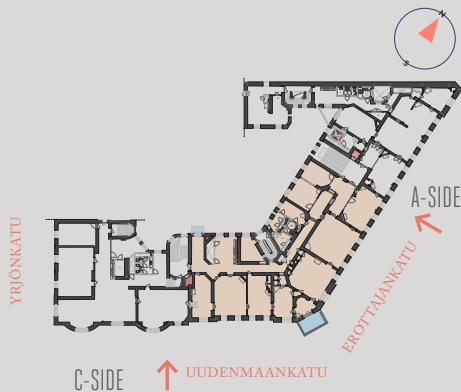
Office

A2

5th floor
451,1 sqm

Layout example 2

- 29 Workstations
- 1 Large study
- 2 Meeting spaces
- Lounge
- Kitchen
- Bathroom facilities

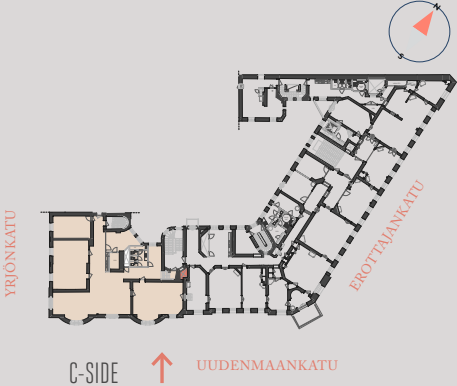
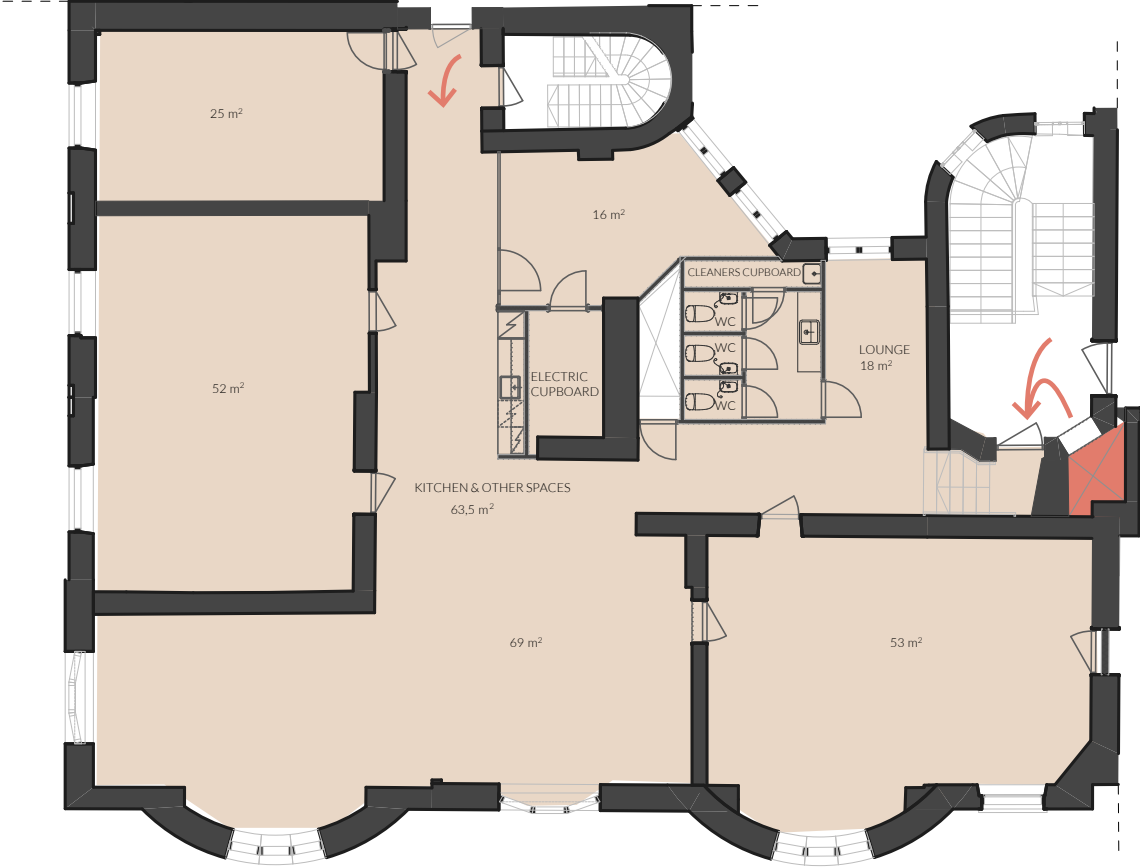


Example premises

Office

B1

6th floor
296,5 sqm



Example premises

Office B1

6th floor
296,5 sqm

Layout example

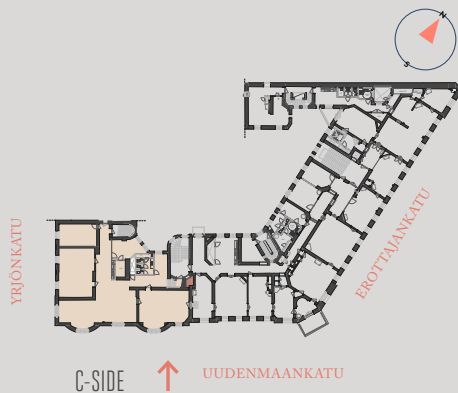
24 Workstations

2 Meeting spaces

Lounge

Kitchen

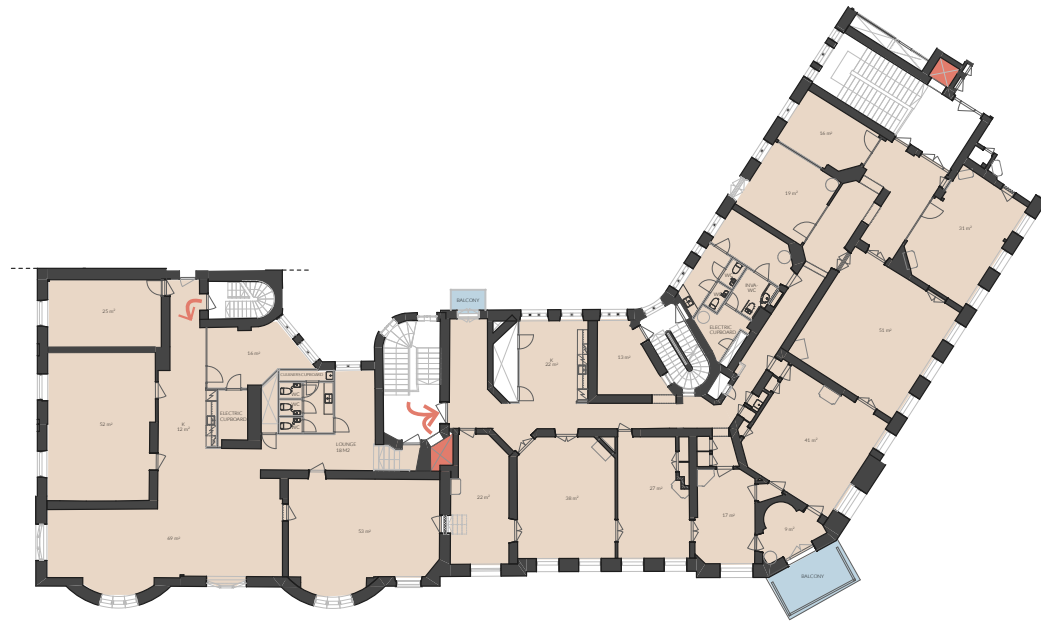
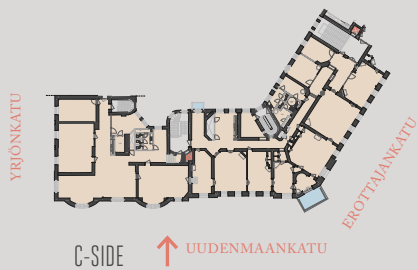
Bathroom facilities

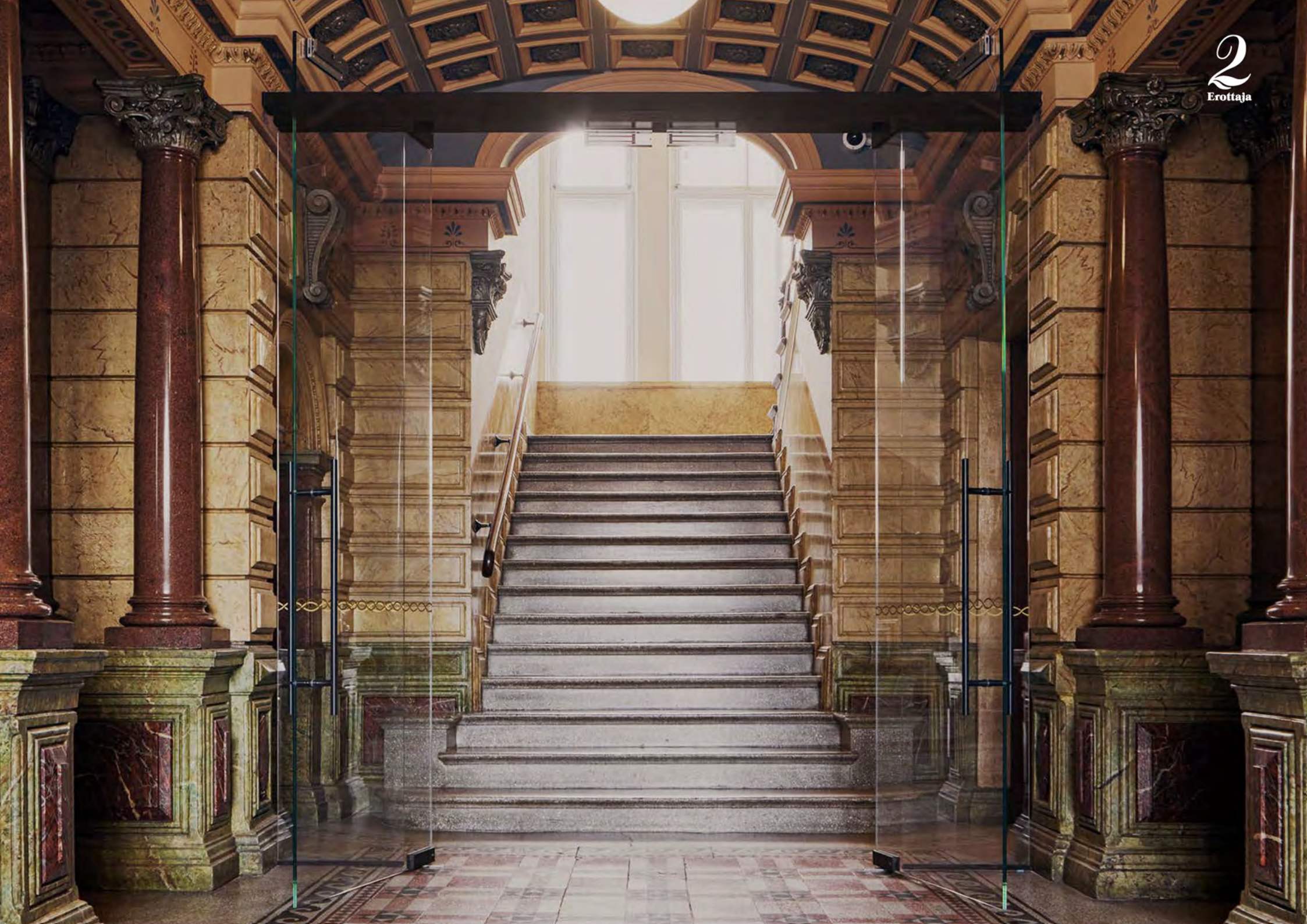


Example premises

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



Maria Pukki

Asset Manager
p. 044 715 0745
maria.pukki@trevian.fi

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

TREVIAN