



**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

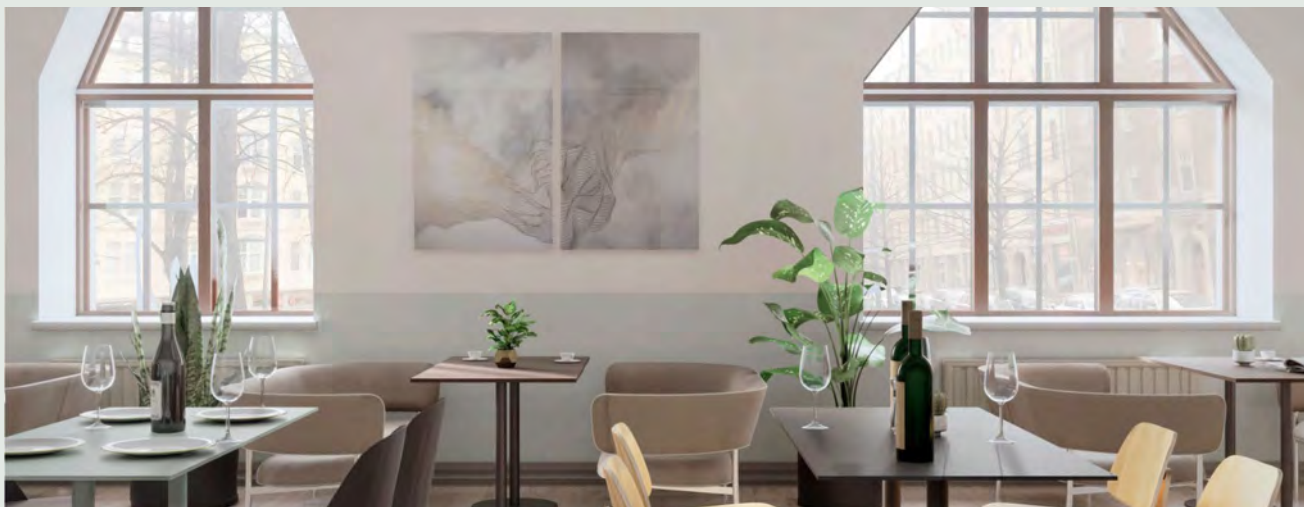
Superb architecture, top quality renovation, today's technology and located in the middle of everything.





**Do you prefer  
Art Nouveau?**







An aerial photograph of a city street corner. The central focus is a large, ornate, multi-story building with a classical facade, featuring many windows and decorative elements. The building is illuminated from the side, casting a warm glow. To the left of this building is a large, leafy tree. To the right is a street with several cars and a bus. The background shows a dense urban landscape with various buildings and streets.

Or do you like  
New-Renaissance  
more?



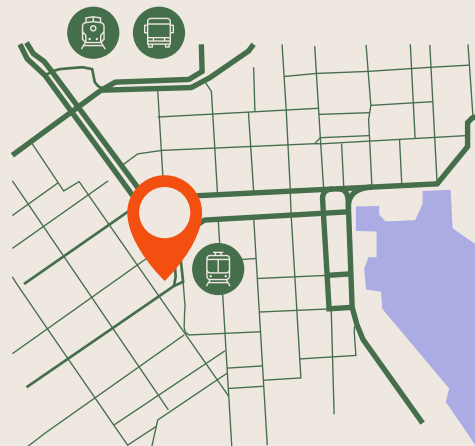




# Complete and unique at the heart of the Helsinki business community

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

Versatile premises for large or  
small companies



Coworking and meeting  
spaces available,  
starting from individual  
rooms.



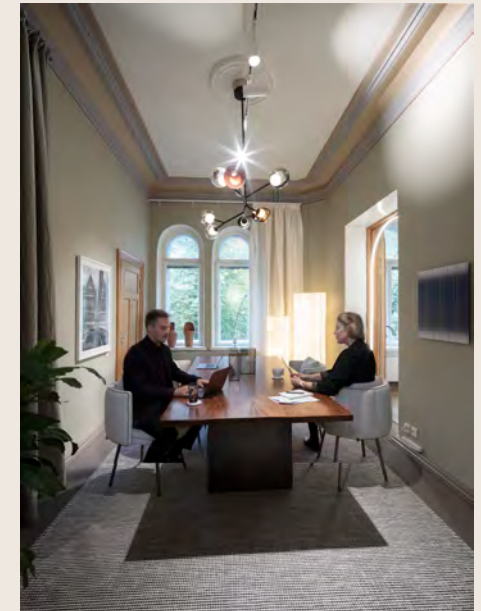
Parking facilities  
for bicycles



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

The largest available  
single office

## 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 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

JASON

BOBYLON

*club & garden*

TAKOA  
INVEST

Helsinki  
Design  
School

Norvestor



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

2900m<sup>2</sup>

Total office space

A-side (New Renaissance)

1891

Year of construction

2800m<sup>2</sup>

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 m<sup>2</sup>

209,5 m<sup>2</sup>\*

## 4th floor

263,2 m<sup>2</sup>

## 5th floor

451,1 m<sup>2</sup>\*\*

## 6th floor

296,5 m<sup>2</sup>\*\*

\*\* In the 5th and 6th floors,  
spaces can be combined to  
create 747.6 m<sup>2</sup> combination

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



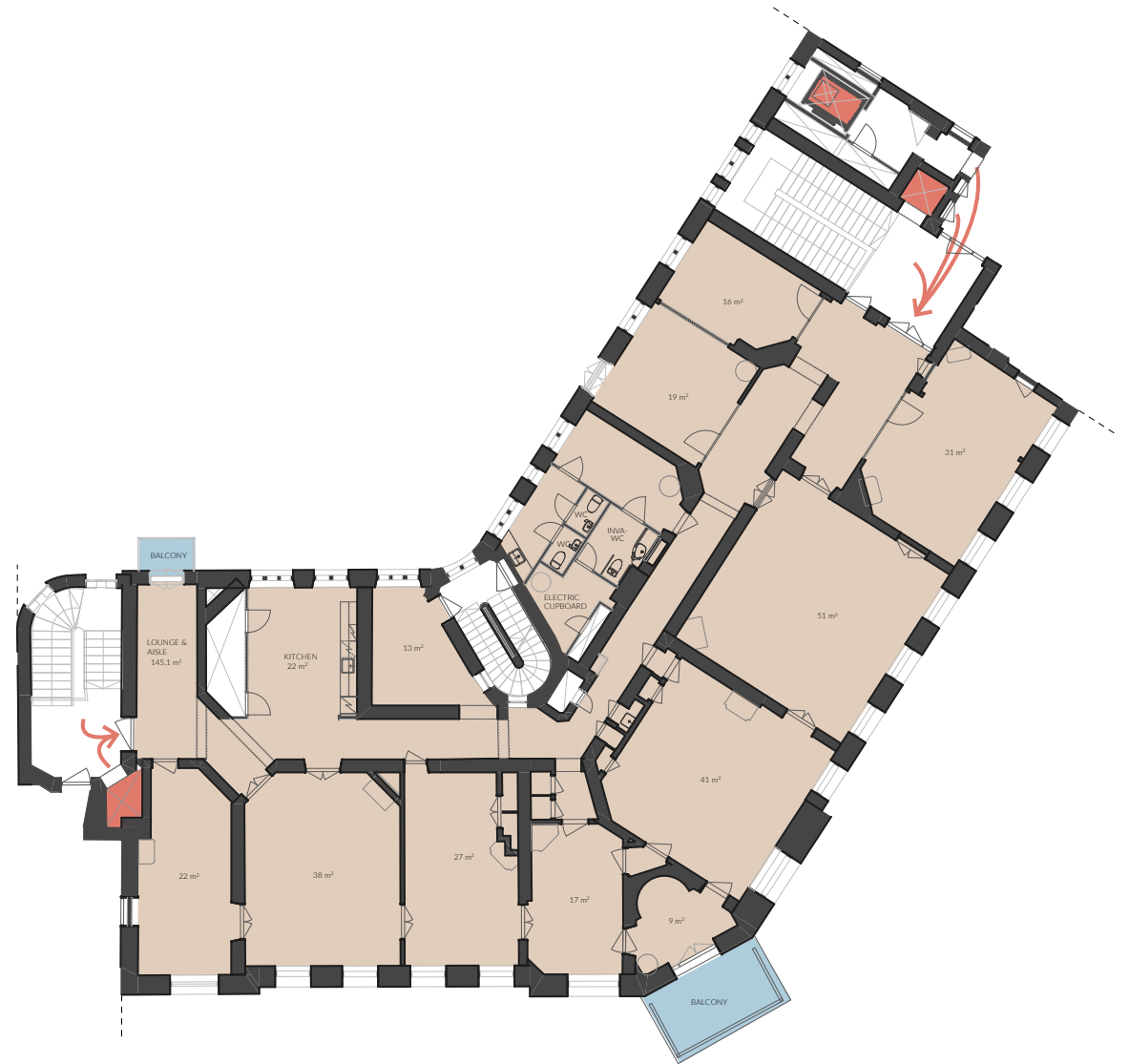
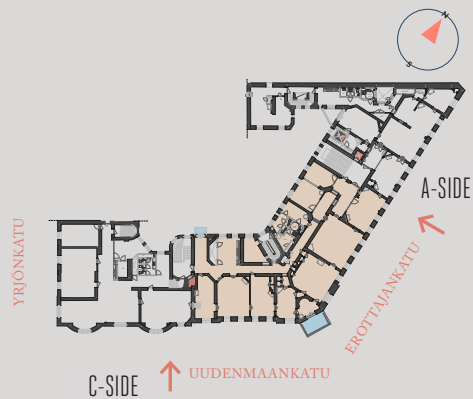


Example premises

# Office

# A2

5th floor  
451,1 sqm





Example premises

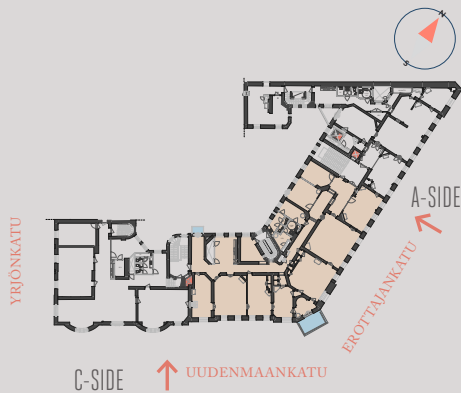
# Office

# A2

5th floor  
451,1 sqm

## Layout example 1

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







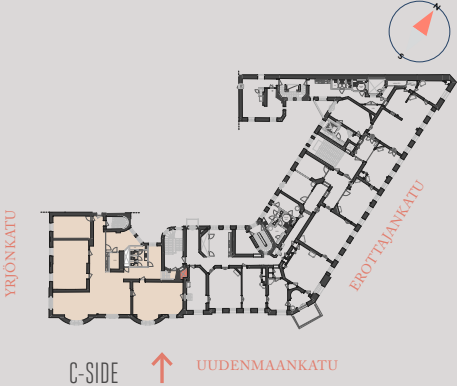
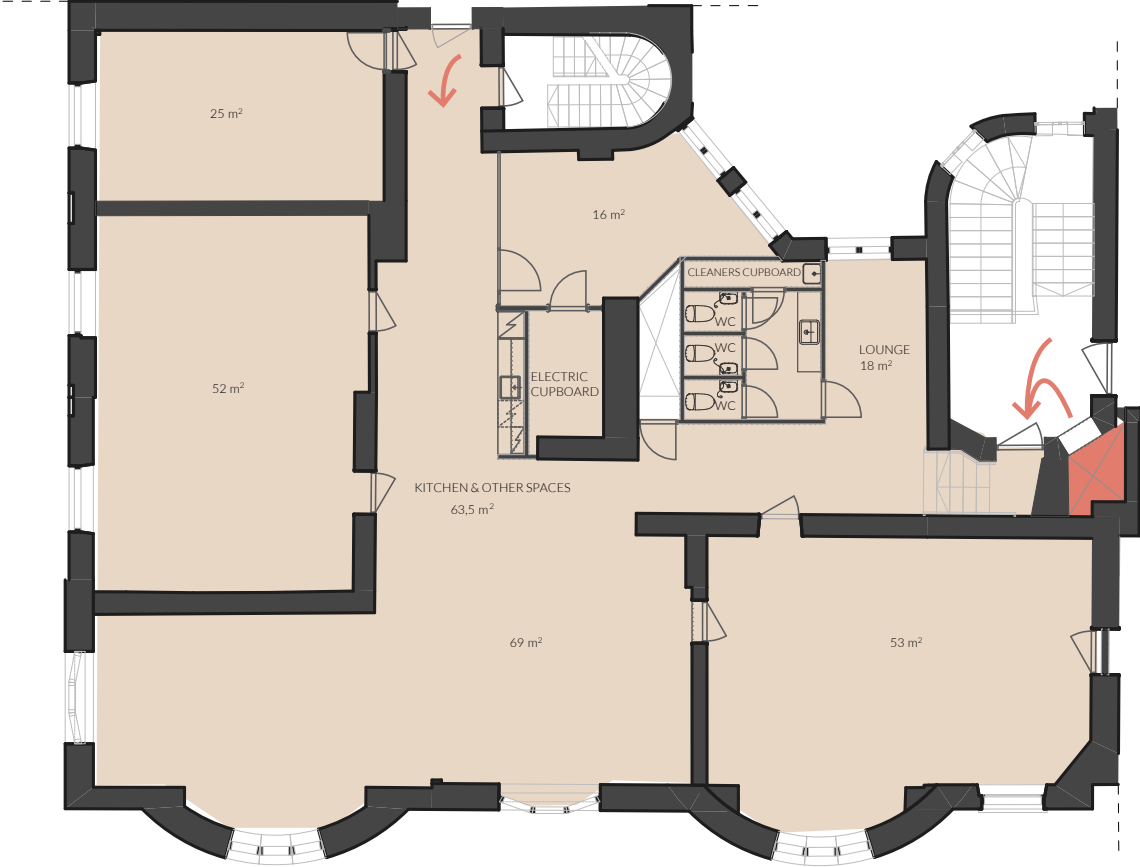


Example premises

# Office

# B1

6th floor  
296,5 sqm





Example premises

# Office B1

6th floor  
296,5 sqm

Layout example

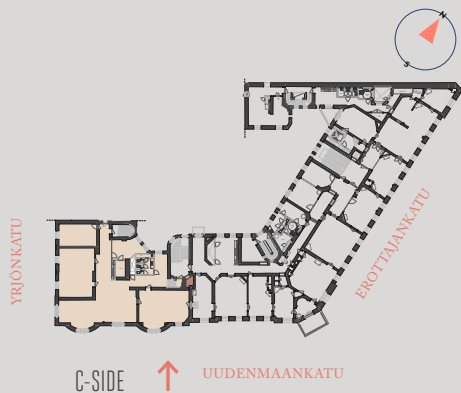
24 Workstations

2 Meeting spaces

Lounge

Kitchen

Bathroom facilities

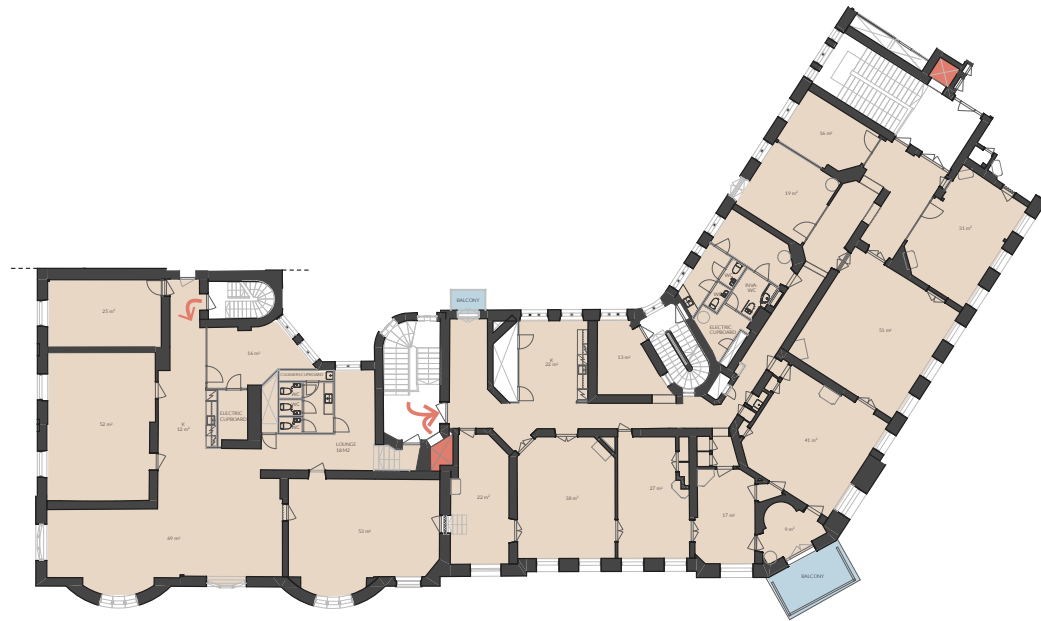
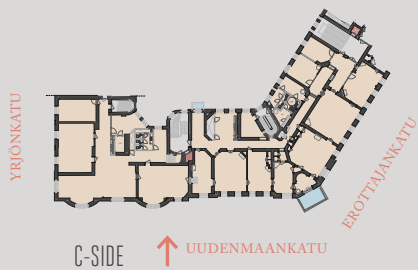




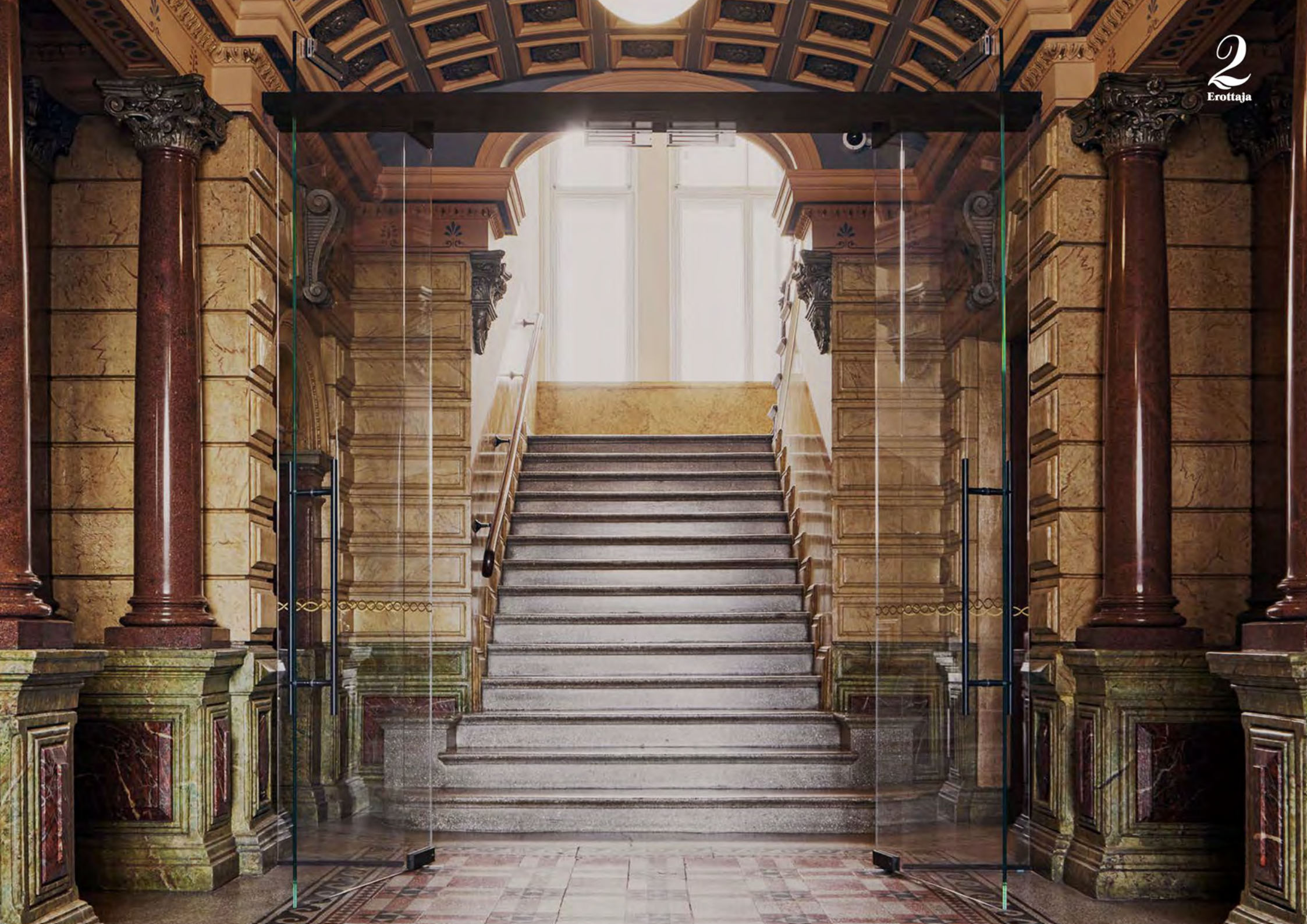
Example premises

# Office A2 B1

5-6th floors  
747 sqm













# A place that you must see

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