PROJECT PROJECT Teaser

Urban Value-Add Office
Property in Helsinki, Finland





INVESTMENT HIGHLIGHTS

Value-add opportunity with one of the most rapidly developing surroundings in Central Helsinki



Pure lease-up play with limited technical risk & existing finished premises

Latest fit-outs completed in 2022 representing the latest office configurations



In-place cash flow with clarity on vacating tenants

Spaces vacating in 2025-2029 enabling various business plans



Convenient accessibility and future prosperity secured by ongoing developments in downtown Helsinki

Hakaniemi and its surrounding area is undergoing significant changes making the area a denser part of the city centre by adding residential units, services and public transportation connections



The Crown Bridges, completing in 2027, further strengthens Hakaniemi as a Helsinki downtown traffic hub

The Crown Bridges connect 30,000 inhabitants to the Helsinki city centre via a 15-minute rail connection

WALT

Occupancy rate

Net operating income

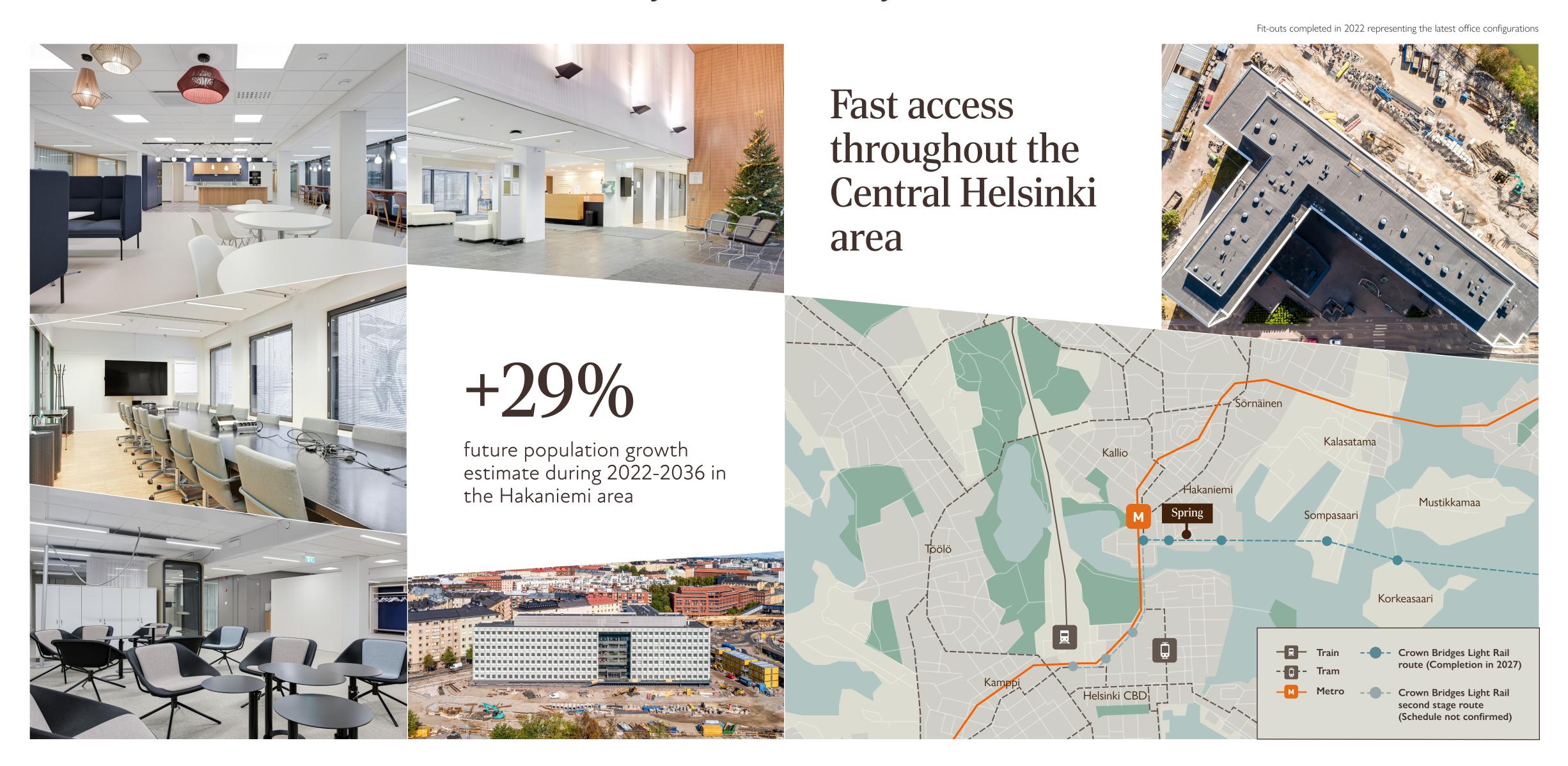
Lettable area

~15,000_{sqm} Freehold

Plot type



LIMITED CAPEX DEVELOPMENT PROJECT AT THE JUNCTION OF HELSINKI CENTRE



Teaser

