

PROJECT ● Spring

Teaser

Urban Value-Add Office
Property in Helsinki, Finland



ADVIVUM
esq

Helsinki CBD

Central Railway Station

Hakaniemi Market Square



M

Project Spring

Senate Properties, a state-owned entity, is considering 100% divestment of a freehold property located at Hakaniemenranta 6

Project Spring

Hakaniemenranta

Hakaniemi bridge



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

Teaser



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

2.4_{years}

Occupancy rate

~70%

Net operating income

~€2.1_{million}

Lettable area

~15,000_{sqm}

Plot type

Freehold



LIMITED CAPEX DEVELOPMENT PROJECT AT THE JUNCTION OF HELSINKI CENTRE

Fit-outs completed in 2022 representing the latest office configurations



Fast access
throughout the
Central Helsinki
area



+29%

future population growth
estimate during 2022-2036 in
the Hakaniemi area



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