



A rare newbuild project in Helsinki CBD

- **The edge of Kasarmitori will see a new office building in 2017**
- **A collaborative project together with YIT, Ahlström Capital and HGR Property Partners**
- **Roschier, Attorneys Ltd to be the anchor tenant**

In Helsinki CBD by the corner of Kasarmitori in Kaartinkaupunki, a new development is being built to replace the previous City of Helsinki Public Works Department. The current property demolitions have started. The new property will be seven floors and consist of 16 000 square meters of office space. The building will have office workstations to accommodate up to one thousand employees. Roschier, Attorneys Ltd has been the first business to make the decision to move in to the new property.

- The shared vision of the investment has been the revitalization of the neighborhood, as well as a significant improvement to Kasarmitori and the Kaartinkaupunki visual identity. One large or a number of small businesses will fit with ease to share the property with Roschier and will be appreciated by those businesses that value a central location and prime office space, says HGR Property Partners' CEO **Kari Helin**.

- We are privileged to be involved in a rare project that allows us to modify the landscape of the city of Helsinki. The new specially for us tailored premises will meet the demanding needs of our employees and clients as well as offer them modern and high-quality work and meeting areas. The Roschier Building will provide us with the most beneficial opportunities for our business in the future, says CEO **Rainer Hilli** , Roschier, Attorneys Ltd.

-We have been the owners of the property on the corner of Eteläesplanadi and Kasarmikatu since 1937, and have actively developed it to respond to the changing needs throughout the ownership period. The downtown area around Kasarmitori and Kaartinkaupunki is important to us and we want to develop it further whilst maintaining an equally responsible and active role, commented Ahlström Capital's President and CEO **Hans Sohlström**.

Project impact on employment is estimated at up to 400 person-years

YIT has experience in handling demanding construction projects in the Helsinki metropolitan area, such as UPM's head office in Töölönlahti and Tapiola's head office in Espoo, Finland. YIT is involved in the project as the constructors of the property and one of the owners. The project will employ 40-50 YIT employees and a large number of contractors over the next two years.

- YIT will implement this project, which combines the high technical quality of construction and materials, as well as respect for the local environment. The development and construction of a part of the historic core of Helsinki is a unique opportunity to implement a sustainable and responsible urban design using contemporary building technique, says YIT's Timo **Lehmus**, Head of Real Estate Development business division.

Project Info:

Ahlström Capital, YIT and HGR Property Partners are building a new property by Kasarmitori square in Helsinki CBD. The property will provide business space for up to a thousand employees at the end of 2017. The new building will be completed in the city to replace the former City of Helsinki Public Works Department property and it was designed by architects **SARC** with **Antti-Matti Siikala** as chief designer.

The anchor tenant is **Roschier, Attorneys Ltd** whose approximately 200 employees will move into the new building as soon as it is ready. The development is located across two different building sites. Roschier has its own entrance into the corner of Kasarmikatu and Pohjoinen Makasiinikatu.

The property is built according to the requirements of LEED Platinum certification for green buildings.

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