We’re creating something new

The most sought-after office space in the greater Helsinki area
A work environment designed to meet the needs of your company and staff increases efficiency and job satisfaction. A successful office solution makes a company more competitive and develops its corporate image in the desired direction.

With Skanska, you’ll find a sustainable solution: the best location, flexible space options, and environmentally efficient building technology. Find out more about the most attractive sites in the greater Helsinki area in this brochure and at www.skanska.fi/uudet-tilat.

A competent and enthusiastic facility team at your service
The goal of Skanska’s facility team is always to support the company’s business and create opportunities for success. We assess your company’s business and special needs and offer you our solid expertise to develop, among other things, the work environment, working habits, and environmental efficiency at your company. We help you find the right solutions to promote innovations and productivity while reducing risks.

Contact us, we’re just a phone call away.

Work environment trends
The number of assigned workstations will decrease, while unassigned workstations and modern multipurpose environments will increase. The results of the Future Working Environment barometer in 2015 strongly reflect the change in working habits.

Spatial solutions that support modern working methods are emphasised in companies’ views: 60% of the barometer’s respondents state that the number of assigned workstations will increase and the efficiency of their use will improve. Traditional room-type offices are on their way out, and open-plan offices no longer fulfil the new requirements of work, either. More than half the respondents believe that modern multipurpose environments are becoming more common, as activity-based working increases in popularity. As a consequence, the most important selection criteria will be adaptability, efficiency and good indoor conditions.

The work environment is also increasingly seen as a source of productivity and competitive ability.

For the benefit of the environment, business and individual
Investing in the environmental and energy efficiency of office premises benefits everybody. These benefits are realised for businesses as decreasing energy consumption and costs, an improved image and the achievement of the company’s values. High-quality interior air, plenty of natural lighting and smart spatial solutions, on the other hand, promote wellbeing and comfort at work, thereby improving working efficiency and productivity. An office building constructed by Skanska is designed for people and built environmentally efficiently. Every one of Skanska’s Nordic commercial premises projects is designed and implemented in compliance with the requirements of the LEED environmental certification.

LEED (Leadership in Energy and Environmental Design) is an international environmental certification for building design, construction and use, granted by the U.S. Green Building Council (USGBC). The aims of the certificate include reducing the environmental impact of construction and building use, as well as developing healthier workplaces.

Skanska – environmental work in practice
More than half of the world’s population lives in cities. Urbanization increases the use of non-renewable energy sources, which accelerates climate change. The situation requires new ways of thinking and working from all of us. Skanska’s environmental work strives to significantly reduce the environmental impact of the company’s operations. Skanska also encourages its clients to act for the environment by offering them environmentally efficient products and services.
Facilities for growth and internationalization
Thanks to the Ring Rail Line, Aviabulevardi’s accessibility is in a league of its own: a few minutes to Helsinki-Vantaa airport or to Helsinki city center. Several hotels in the vicinity offer opportunities for international networking.

A busy and diverse work environment
The Aviapolis area is one of the fastest growing business clusters and is developing into a diverse and pleasant center for services, housing and work. In addition to offices, retail premises, a traffic center, and homes are being built in the area. Drivers have access to plenty of parking space, and the main roads provide outstanding links to the entire greater Helsinki area. The Ring Rail Line is decisive for the Aviapolis area: it means that approximately 150,000 people will live within half an hour of Aviapolis.

Modern architecture and eco-efficiency
Skanska is building a quality and high-level modern office building that complies with the requirements of the LEED environmental certification. The spacious and modern premises can be tailored to the needs of each customer with different spatial solutions starting from 100 m².

A great location at the Ring Rail Line station. Step off the train and into your office.
Aviabulevardi offers a complete solution for companies that appreciate an international setting. The uniquely fast and smooth connections to Helsinki-Vantaa Airport and the city center make this modern office complex one of the most attractive sites in the greater Helsinki area.

Contact Michael:
+358 40 680 4500, michael.ekstrom@skanska.fi
www.aviabulevardi.fi

Aviabulevardi, Aviapolis, Vantaa

Complies with the LEED environmental certification
Located at a Ring Rail Line station
10,000 m² of modern, flexible office space
Plenty of parking space
Less than half an hour to downtown Helsinki by train
Just a few minutes from the airport
Diverse meeting and office services
Located at a Ring Rail Line station
Full hotel services right next door
Completion in April 2016
The location in itself is unique

The Aviabulevardi offices will be located beside the Aviapolis station on the Ring Rail Line that leads to the Helsinki-Vantaa international airport. You can reach the airport from your office in a couple of minutes and from there, the world by air. You can travel just as easily within the country, as well.

Aviapolis looks into the future
A new district, the Aviapolis station, is being constructed in central Vantaa, in the immediate vicinity of the Helsinki-Vantaa airport. It will offer office premises, new apartments, services, as well as exercise facilities. A total of around 350,000 floor square meters and workplaces for 15,000 employees are planned for the area. In the first project, led by Skanska, approximately 9,000 floor square meters of office premises will be constructed, which corresponds to the needs of a few hundred employees. Skanska won the cooperation agreement with the most interesting and versatile concept. Thanks to the Ring Rail Line, Aviabulevardi’s accessibility is excellent. Due to the improvement of Ring Road III, it will also be easy to reach Aviapolis by car with plenty of parking space available thanks to a centralized parking solution. Apartments will be constructed for 2,000 residents, as well as hotels and apartments for project personnel.

The service center of the Aviapolis station will include grocery stores, exercise facilities and restaurants, serving people both living and working in the area. The basis for the design is sustainable zoning; through its utilization, the area will be able to respond to the development challenges of the next 15 years.

Project Development Manager
Juha Jaakola
Lentoasemakiinteistöt Oyj

We always offer our customers a five-star service level with a five-star location. Considering these criteria, Aviabulevardi was an obvious choice for us. The proximity of the airport, versatile connections, a new modern property and a developing area guarantee a high demand for office hotel services.

Aviabulevardi perfectly fulfills the requirements of our brand in terms of both quality and services; it can be described as the Hilton of office buildings.

Country Director
Klaus Koponen
Regus Oy

Aviabulevardi is no bland office building, but it offers businesses versatile and flexible space to work. Instead of a traditional job cluster, the area offers an attractive combination of work, housing and diverse services. The area is also attractive to new job seekers, and I believe it will have a significant effect on the image of our company as an employer.

Aviabulevardi offers businesses something with a good price-to-quality ratio.

President and CEO
Repe Harmanen
Solteq Oyj

Solteq is a leading Finnish software company that offers operational and financial management software services for the retail, logistics and service industries.

We expect flexibility and adaptability from our office premises, according to our needs. They must be functional and comfortable and support working in teams, but they also must enable peace and quiet for individual work. The premises also have a significant impact on the creation of team spirit within a company.

At Aviabulevardi, we were able to have a say on the premises as early as in the design phase.

President and CEO
Jarmo Laitinen
Trinico Oy

Trinico Oy is a Finnish software company that offers flexible software and system solutions to the logistics industry.

Many perspectives, same result
“Excellent connections.”
“Location!”
“Very easy to reach.” Businesses that have chosen Aviabulevardi agree on the advantages of the unique location. However, their decisions on commercial premises also have other significant reasons. Here are a few of them:

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Aviabulevardi – office
Hotel
shopping center
Housing and commercial premises
Aviation museum
Northern entrance to the Aviapolis station
Southern entrance to the Aviapolis station

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Lintulahti Corner

Full-service office premises near the heart of the city.

Nautical and urban Sörnäistenranta has rapidly become one of the most desirable office areas. Skanska is constructing a full-service office building called Lintulahti Corner on the last available lot in this ready-built urban environment. Space can now be reserved in the newest office building in this sought-after area!

Modern space with a sea view
The eight-floor office building provides approximately 11,500 m² of adaptable office space in a highly visible site in a traditional environment.

An inspiring environment and fast connections
A busy urban setting, proximity to the sea, the diverse nature of the area, and services create an inspiring and comfortable work environment. The rapidly developing Kalasatama business and residential area further increases the appeal of the Sörnäinen district.

Lintulahti Corner is just a few minutes away from the city center and the main roads. Tram and bus stops are right around the corner, and it takes less than ten minutes to walk to the metro. Drivers have direct access to the Hiideniitty and Lahdentie highways and from there to the Ring Roads.

Lintulahti Corner is a carefree and safe choice for your company. You can select the appropriate services for your company and concentrate on your core business.

Contact Michael: +358 40 680 4500, michael.ekstrom@skanska.fi
www.skanska.fi/lintulahticorner

Manskun Rasti

Manskun Rasti will reach its full size when the next two office buildings are added to the city silhouette: Talisman and Lilly. All four of the Manskun Rasti buildings will meet the requirements of the LEED environmental certification.

You’re already there at Manskun Rasti
Located at the corner of Hakamien-tie and Mannerheimintie, Manskun Rasti comprises four modern office buildings. Skanska’s Finnish headquarters is located in the first building. The corner building Neptun was completed next on the site’s prime location. The construction of the third and fourth buildings, Talisman and Lilly, is planned to begin during 2016. The entire Manskun Rasti is scheduled to be complete in 2018.

Visible and functional
A top location on the city’s main route, uncompromising construction quality, and energy-efficient modern facilities make Manskun Rasti offices some of the most sought-after workspaces in the city.

The premises are constructed to be adaptable and equipped with modern technology to support working. The energy efficiency and indoor air of the buildings will be top quality.

Manskun Rasti offers comfortable and visible premises with good services.

Contact Eero: +358 40 560 1243, eero.ojala@skanska.fi
www.skanska.fi/manskunrasti

Lintulahti Corner, Kaikukatu 6, Helsinki

- Complies with the LEED environmental certification
- Close proximity to public transport stops
- Numerous cafés, shops, and lunch restaurants located nearby

The building has its own lunch restaurant

Next to the sea

Construction will begin in a customer-oriented manner

Approximately 1.30 parking places

Located on a main route

Manskun Rasti, Mannerheimintie 115–117, Helsinki

- Complies with the LEED environmental certification
- Awards: Worksite of the Year 2011, Information Modeling Site of the Year 2011, International Information Modeling Site of the Year 2011

More than 500 parking places under the buildings

Charging points for electric cars

5.7 km to the downtown by bicycle

5 minutes to Pasila Station

15 minutes to the downtown by tram

12 km to the airport

More than 1,000 daily bus departures

Good employee and catering restaurants

Construction will begin in a customer-oriented manner
Niittymaa

Move your headquarters to an innovation environment.

A growing number of successful companies have already moved closer to the Länsiväylä motorway. Leading companies in many industries are located in Keilaniemi, Niittykumpu and Matinkylä, and the attraction of the area will only increase with the completion of the western Helsinki metro line, Länsimetro.

A new, innovative and eco-efficient office facility comprising about 19,000 m² and housing up to 1,000 jobs is being built just 300 meters from the future metro station.

This is a place where your company can benefit from the networking opportunities of a rapidly growing innovation environment and outstanding connections to the entire greater Helsinki area.

Contact us soon and get premises designed for your company. Two office buildings are planned for the site, with the possibility of building a connection between them. A parking hall for more than 500 cars will also be built. The designs can be tailored to the needs of your company, so contact us soon.

Ask for more information about the opportunities that Niittymaa can offer! Contact Eero: +358 40 560 1243, eero.ojala@skanska.fi

www.skanska.fi/niittymaa

A site for a growth company and a place for the headquarters Niittymaa is seamlessly linked to the Otaniemi campus and Keilaniemi’s business innovation environment, which is the largest high technology cluster in the Nordic countries. The area offers a unique combination of education, research and business.

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The historical Telakkaranta dock district in Hietalahti is being reinvented and will become part of the city center. It will be home to a busy meeting place for city residents that combines culture, housing, work, and leisure time.

A new work culture

Telakkaranta’s inspiring architecture, the sea and the pulse of the city provide the ideal setting for a new work culture. The new peaked roof, brick buildings blend in naturally with the old dock buildings and Punavuori. The beachfront boulevard with its cafes, restaurants, and guest marinas is pulsing with life around the clock.

Modern office facilities surrounded by city services

An active city milieu and ready-built infrastructure offer all the necessary services and fast public transport connections. Nearby are located, among other things, Hietalahti Market Hall and the shops, restaurants and businesses of Bulevardi and Punavuori. The new office buildings blend in with the traditional environment, while simultaneously offering modern premises, light, space, and very environmentally efficient facilities for companies.

Quality office space in a valuable location are being built according to the LEED environmental certification. The starting point is meeting the requirements for a modern work environment: adaptability, flexibility, and innovative solutions that support expert work.

Ask for more information about the opportunities that Telakkaranta can offer! Contact Eero: +358 40 560 1243, eero.ojala@skanska.fi

www.skanska.fi/telakkaranta

Niittymaa, Espoo

Complies with the LEED environmental certification
300 meters to the Niittykumpu metro station
Fast metro and road network connections to the greater Helsinki area
Diverse meeting and office services
Construction will begin in a customer-oriented manner
More than 500 indoor parking places
Close to the services of Tapiola and Matinkylä shopping centers

Telakkaranta, Helsinki

Complies with the LEED environmental certification
Hietalahti Market Hall and diverse services located nearly
Close to public transport stops
Construction will begin in a customer-oriented manner
On the shore of Hietalahti Bay

Contact: Eero Ojala, eero.ojala@skanska.fi

Workplaces by SKANSKA
The most sought-after business facilities in the greater Helsinki area are located along the metro and Ring Rail Line.