

SENATE PROPERTIES IS SELLING:

KANAVAKATU 4



Sennaati

PRESTIGIOUS PROPERTY IN KATAJANOKKA, HELSINKI CITY CENTRE
Unique opportunity for hotel or office development

INVESTMENT HIGHLIGHTS

Prestigious office property in the Helsinki City Centre

- Ministry for Foreign Affairs of Finland is vacating office premises in Katajanokka
- Directly owned property consisting of two separate buildings
- Meripaja (gross area approx. 7,740 sqm) is an architecturally valuable building constructed in 1993
- Rahapaja (gross area approx. 1,260 sqm) is a fully renovated landmark property from 1864

Unique seaside location close to the Market Square

- Great seascape on one side and beautiful park views on the other
- Excellent location close to the Market Square and the Uspenski Cathedral

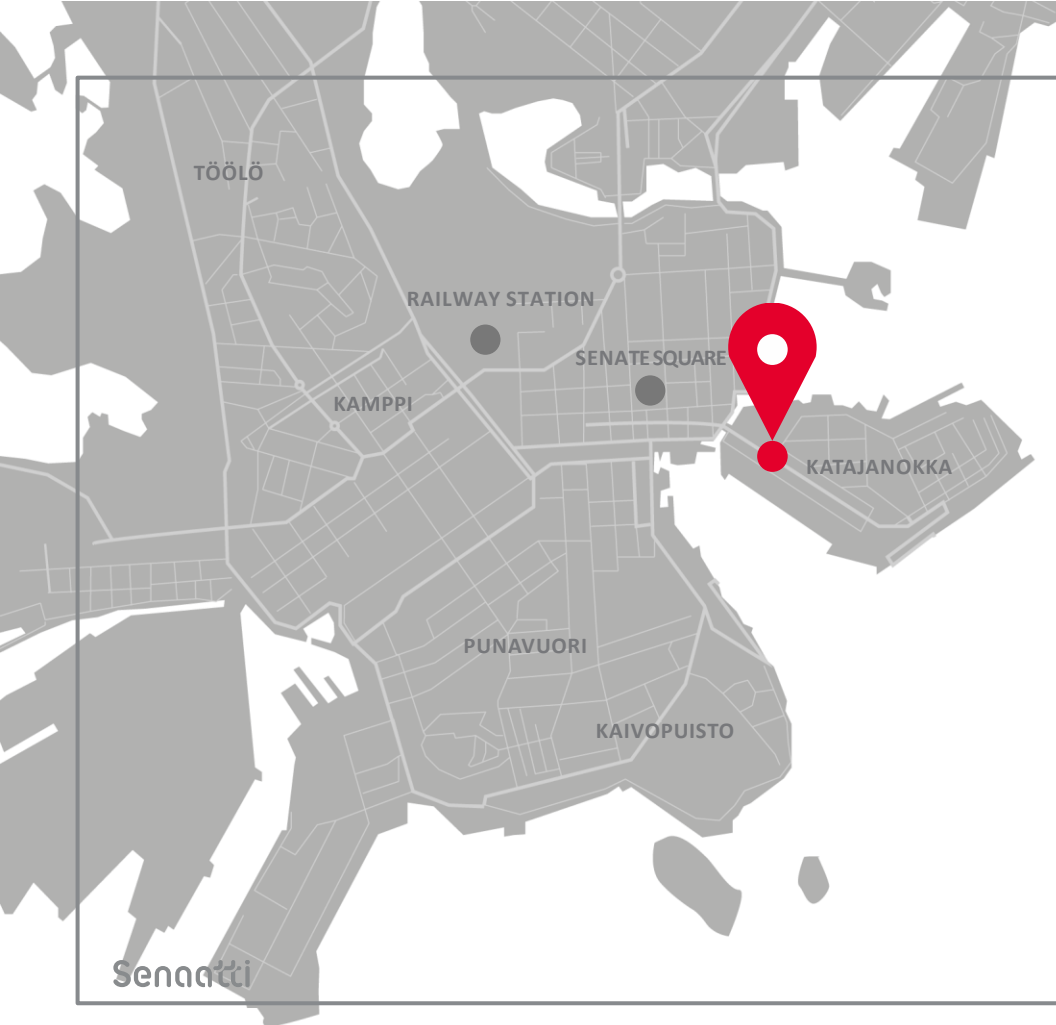
Great potential for both office and hotel development

- Ministry for Foreign Affairs of Finland vacates premises in 2018
- Opportunity to develop approximately 160 hotel rooms
- A popular tourist spot with favourable new developments
- Upswing in the leasing market supports also office development opportunities

Senaditi



ADVIUM



KANAVAKATU 4

IS LOCATED IN THE
HELSINKI CITY CENTRE,
KATAJANOKKA AREA, IN THE
CORNER OF SATAMAKATU
AND KATAJANOKAN-
LAITURI.



Olympia Terminal

Makasiini Terminal

Stockmann

Hotel Kämp

Kluuvi

Krogerus

Hotel Haven

Borenius

Sampo

University of Helsinki

Senate Square

Old Market Hall

City Hall

Market Square

The Presidential Palace

Allas Sea Pool

Stora Enso HQ

ASSET

The Uspensk Cathedral

Scandic Marina Congress Center

Scandic Grand Marina

Tove Jansson's Park

Sennaci

ADVIUM



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DEVELOPMENT ALTERNATIVES

Excellent hotel location

- The layout is well suitable for hotel use and existing building frame allows approx. 160 rooms (avg. size 23 sqm)
- Great views to all directions provide excellent platform for pleasant hotel environment
- Location in a popular tourist area and all major attractions within walking distance

Great office space with seascape

- Lettable area approximately 7,100 sqm ja can be divided for multiple users
- Layout and structure enable modern multi-space office
- Upswing in the leasing market supports also office development opportunities

An alteration to the city plan required

- Both hotel and office use require a change to the city plan (currently YH)
- The plan alteration process will be furthered in cooperation with the buyer and the closing will take place after the new plan has been approved

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INFORMATION MEMORANDUM AVAILABLE IN AUGUST 2017

MORE INFORMATION

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Senate Properties is a government owned enterprise under the aegis of the Finnish Ministry of Finance and acts as the government's expert on the working environment and working premises

SENATE PROPERTIES IN FIGURES

Buildings: 9,700

Square meters: 6.2 million

Property portfolio: €4.4 billion

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