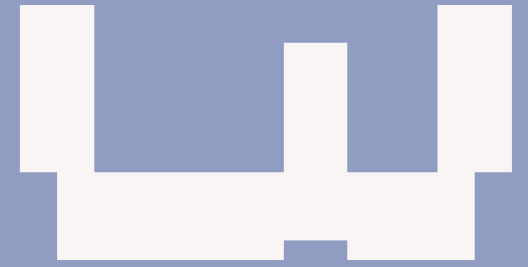


Adaptive enabler



WALLI KEILANIEMI



Keilaranta 4-8, 02150 Espoo

Walli offers versatile solutions for various business facility needs. The clean-lined property emphasises the well-being of its employees, offers comprehensive services and invests in environmental friendliness.



Peaceful sea view



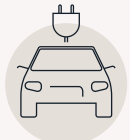
Two lunch restaurants



Carwash



Nearly 400 parking spaces



Charging stations for electric cars



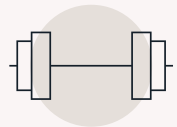
Warm bicycle parking



Showers and changing rooms



Hourly leasable meeting rooms



Versatile gym services



BREEAM Certification



Green electricity and solar panels



A versatile office property consisting of three towers in the vibrant Keilaniemi district of Espoo, 20 minutes from the centre of Helsinki.



Walli provides new opportunities

Walli's well-maintained look is fresh, clear and businesslike. It offers a robust and people-oriented office environment for companies that want to invest in the well-being of their employees and need the possibility to personalise their premises in a variety of ways.

The property consists of three towers, each with seven floors. The towers are connected to each other on the street level, with a lobby service and two different lunch restaurants offering food with rich flavours.

In addition to extensive gym and group exercise facilities, Walli also offers various meeting and representation facilities.

Modernised

2018

Total area (m²)

20 500

Leasable floor area (m²)

150 - 6 000

Offices (no. of people)

20-800

Built in

1987

Walli is easy to reach

Walli is located in Keilaniemi, Espoo, with excellent transport connections.



10-minute metro ride to Helsinki city centre



Right next to ring roads and Länsiväylä



Light rail line takes you to Leppävaara in 15 min



Diverse train connections east and west from Leppävaara



20-minute bus ride to Helsinki city centre



30 minutes from the airport by car





Everything you need is close

Walli offers a tranquil view of the sea. Walli's foundation in Keilaranta enables networking both within the property and in the entire vibrant Keilaniemi area.



Comprehensive service package

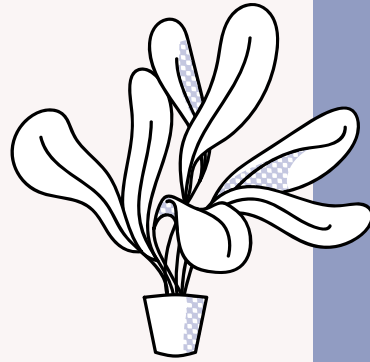
Walli offers diverse services that support well-being, such as a comprehensive gym, sauna, restaurants and car wash.

Services for daily needs can be easily found on the lobby floor.



Sustainability

Walli uses renewable energy and is also powered by solar panels. Over the years, the property has invested in energy efficiency and environmental friendliness. The environmental certification rating is very high, BREEAM- EXCELLENT.





Well-being

Walli wants to encourage its tenants to invest in the well-being of their employees by offering extensive opportunities for fitness and relaxation in their premises. Lunch restaurants on the lobby floor offer tasty, varied and healthy options.

Well-being is also supported by the property's easy accessibility regardless of the means of transport, as well as a community-oriented, welcoming atmosphere that encourages multidisciplinary interaction among those working in the premises. Positive tenant feedback contributes to an atmosphere that supports a happy organisational culture.



The story of Attido – From raw space to active office space

Our office was initially a raw space with concrete surfaces, which made it possible to design the space according to our wishes right from the beginning. The space, which was planned together with the employees and the lessor, was completed at the beginning of the year and corresponds well to what we wanted from the office premises.

Our previous premises were larger, but very impractical given our needs for hybrid working, so we wanted to update our entire workspace. The new premises have increased the occupancy rate of our office surprisingly much, and feedback has shown that the spatial design, acoustics and material choices have been successful.

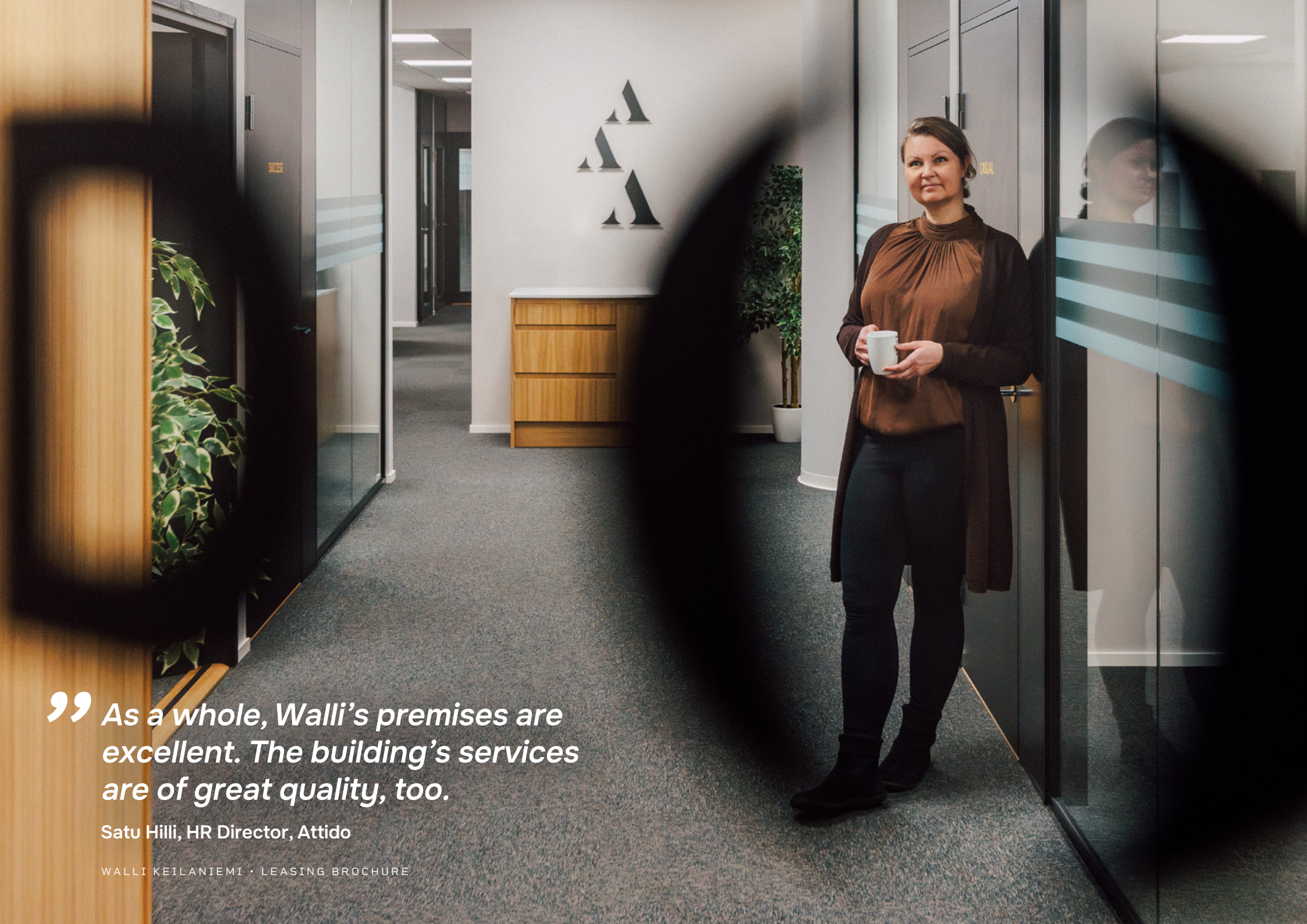
Thanks to the lessor's flexibility and innovation, we were able to make changes to the plans during the process, even at the very end of the process, for example, with regard to the location of walls and doors. If we had progressed according to the original floor plan, the end result would not have been as good as the one implemented with this flexible model.



Attido's choices are guided by sustainability and practicality.

We chose Walli because location is important to us. It's easy to get here by public transport and bicycle, and, of course, there is also a warm parking space. The services here are excellent, with a gym, saunas and showers as well as a salad bar and restaurant just a quick lift ride away. All services are of high quality, too.

As a company, sustainability was also important to us, and whether it's lighting or material choices, we wanted to ensure that the property operates responsibly.



” As a whole, Walli’s premises are excellent. The building’s services are of great quality, too.

Satu Hilli, HR Director, Attido

The story of Findus – Office space that takes the company's needs into account

Remote work changed our office space needs, so moving to smaller premises felt natural. We chose Walli because of its good connections. It's quick and easy to get here, especially by public transport, and we are centrally located in Keilaniemi.



The transformation of the leased premises went smoothly. The lighting in our premises is adjustable, and the windows offer beautiful views. We also have our own kitchen, where our partners and customers can get together at various events. We also spend a lot of time in the kitchen ourselves, cooking and eating together regularly.

Walli offers a wide range of services, and there are restaurants in the surrounding

area, for example. The staff in both the lobby and the Walli restaurants are wonderful, and the music playing in the premises enhances the atmosphere. Walli is a large building and there are opportunities for synergies between different operators. I welcome all those to the property who are particularly interested in business-to-business contact and working together.

” An office is more than just a workspace. We have our own kitchen where our partners and customers can come to eat, taste and experience flavours together.

Nina Palosaari,
Facilities Coordinator, Findus

Why choose Walli?

Walli's operational objective is to fulfil the tenant's wishes.

The property enables personalised space solutions by listening to the various needs of organisations. Behind the diverse changes to the premises is a reliable and professional design team that has worked together for a long time and whose core competence is to implement premises that support the well-being, motivation and comfort of employees.

In addition to its adaptability, offering versatile services with good transport connections makes Walli an unparalleled office property.

1

Adaptability

We meet the tenant's spatial requirements

2

Comprehensive services

Restaurants, gym, parking spaces, everything necessary

3

Parking spaces

Walli has the best parking capacity in Keilaniemi

4

Atmosphere

A community-oriented and lively atmosphere makes you feel welcome

5

Central location

Central Keilaniemi is easy to reach

6

Green values

E.g. BREEAM certification and solar panels



Ready for the tour?

Come and experience the atmosphere of Walli on site and discuss more about the spaces that can be leased and tailored to the needs of your company.



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Alma Property Partners

The lessor is an experienced Nordic real estate investment company with the aim of creating genuine added value for its customers and developing properties locally.