



PROIHU

A LIVELY SPACE WITH AN ATTRACTIVE GLOW

Ruoholahden Roihu takes your thoughts to a place where creative thinking and technological expertise create new energy and innovation. Welcome to Roihu – a space that’s alive.

Roihu is an impressive location for businesses looking for high-quality space that can be customized to their needs and wishes. Originally completed in 1986, the building is a recognizable landmark at the Länsiväylä junction, the most prominent location in Ruoholahti, a seaside district known for its international atmosphere. Following a complete renovation, the building will receive a new life as a modern office property with a visual identity that reflects its new tenants. Served by excellent transport links, Roihu is a lively place that makes commuting easy and has a warm glow that attracts people even after the day’s work is done.



3 PORKKALANKATU 3 Helsinki



ROIHU IS LOCATED AT THE LÄNSIVÄYLÄ JUNCTION, A LOCATION WITH EXCELLENT TRANSPORT LINKS.

Roihu is easy to reach by all types of public transport as well as private cars. For long-distance commuters, Ruoholahti also offers good connections to the city center and the services available there.

1,5 km

TO KAMPPI SHOPPING CENTER

2 km

TO HELSINKI CENTRAL RAILWAY STATION

20 km

TO HELSINKI AIRPORT

200 m

TO RUOHOLAHTI METRO STATION

ROIHU – A DYNAMIC SPACE IN A HUB OF BUSINESS, CULTURE, AND WELL-BEING

Roihu comprises of a total of 13,000 square meters of leasable office space spread out across ten floors, eight of which are suitable for office use. Roihu will become a vibrant property that provides excellent opportunities for ensuring the comprehensive well-being of the people who work there. The building has extensive exercise and recreation facilities, including a sauna section that is suitable for entertaining guests as well as an indoor gymnasium for ball and racquet sports. There are also many opportunities for sports and outdoor activities in the building's immediate vicinity.

Roihu is situated at the heart of the office district of Ruoholahti, a prominent and attractive location for business. Ruoholahti is home to many major corporations in the fields of industry, technology, and finance and insurance. The area has everything you need for smooth daily life with a high level of well-

being. Located right next to Roihu, the Salmisaari sports center provides excellent opportunities for many types of exercise. Water sports enthusiasts can enjoy the services of Laguuni in nearby Keilaniemi.

It's also easy to pick up groceries and take care of other shopping needs after a day at work thanks to the comprehensive services of the Ruoholahti shopping center. When you're hungry for culture, simply make the six-minute walk to Kaapelitehdas, the largest cultural center in Finland.

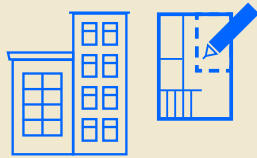


TAILOR-MADE PREMISES FOR YOUR BUSINESS

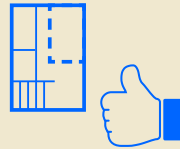
When you lease premises from Genesta, all spatial solutions and materials are designed to precisely match your business purposes and brand. Our renovations always involve the best professionals of the respective fields. We use the latest technology to modernize premises that serve today's business. Your needs and wishes are the most important part of the project. We make your wish come true.

LET'S MAKE YOUR VISION HAPPEN

Let us help you with your decision-making. At your site visit, our investment manager answers all your questions related to the property.



Tell us how you work and we'll design a layout solution that will support your various functions.



When you have approved the plan, we'll set the schedule and agree on other important terms in the lease.



You are the best expert of your premise needs - take an active role during the planning phase and contribute.



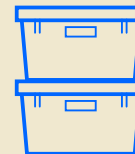
The interior design of your premises is connected in many ways to our more detailed plans, so start your interior design planning as early as possible and we can provide help if necessary.



Don't worry - we'll take care of the renovation of the premises and keep you up to date.



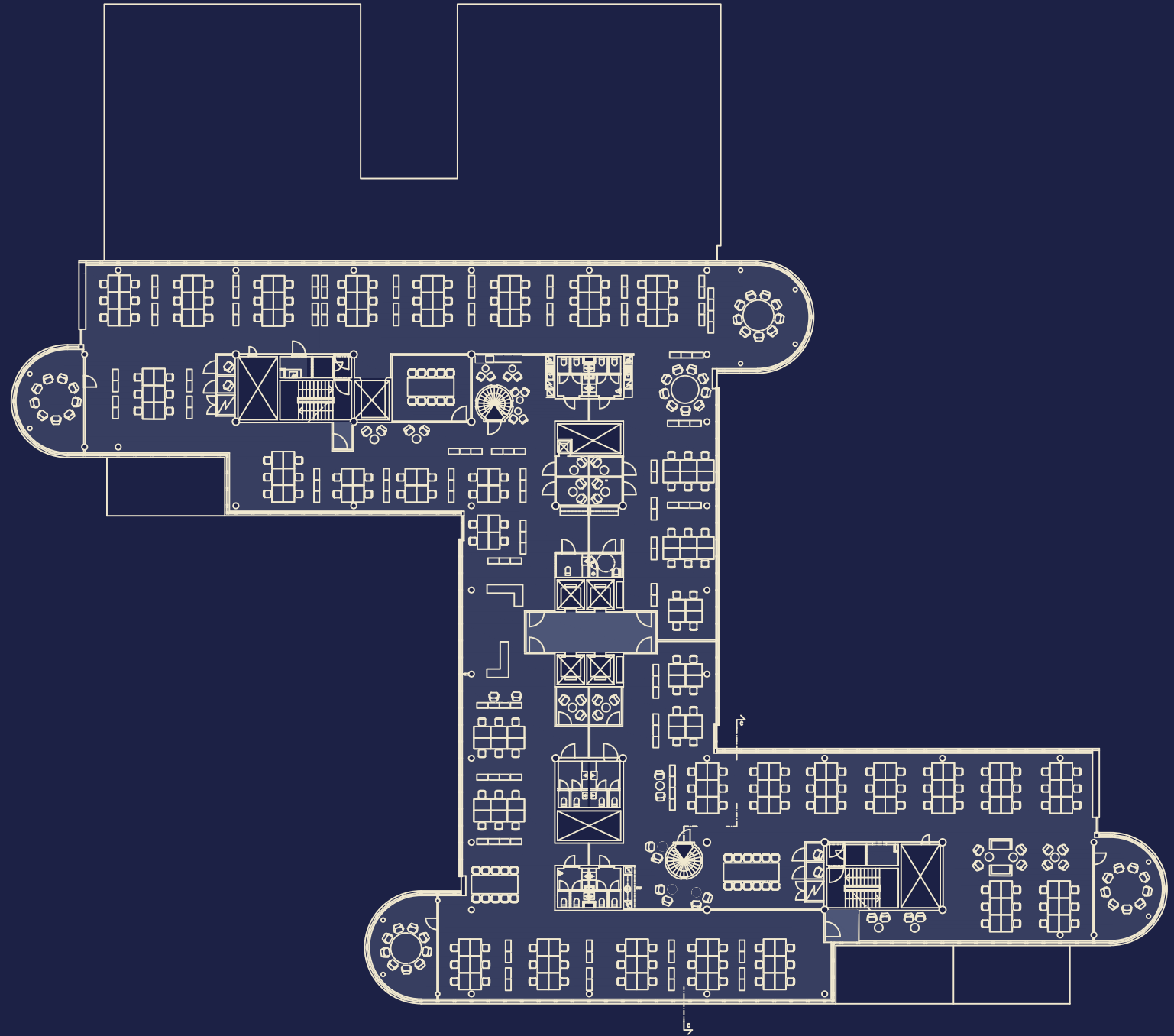
Feel free to visit the property during the renovation and monitor its progress.



Set a date for the move and start planning your move to your new address.



Enjoy your new premises.



SAMPLE FLOOR

GENESTA GREEN LEASE

As a tenant at Roihu, you can sign the Genesta Green Lease that supports your company's corporate responsibility objectives. Our criteria help you reduce your carbon footprint and protect the environment. Are you interested in the Genesta Green Lease?

ASK US FOR MORE INFORMATION!

GENESTA – RELIABLE PROPERTY LEASING

Genesta is a fund and investment manager that specializes in commercial real estate in the four Nordic countries. We invest in office, retail, and logistics assets and we have offices in Stockholm, Helsinki, Copenhagen, and Luxembourg. Among its personnel, Genesta Finland holds more than 100 years of experience in properties.

CONTACT US FOR MORE INFORMATION: WWW.GENESTA.FI

IS ROIHU THE HOME OF YOUR OFFICE?

We customize your business premises for office or retail space together with our interior design architect. Contact us to visit one of our properties.

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