

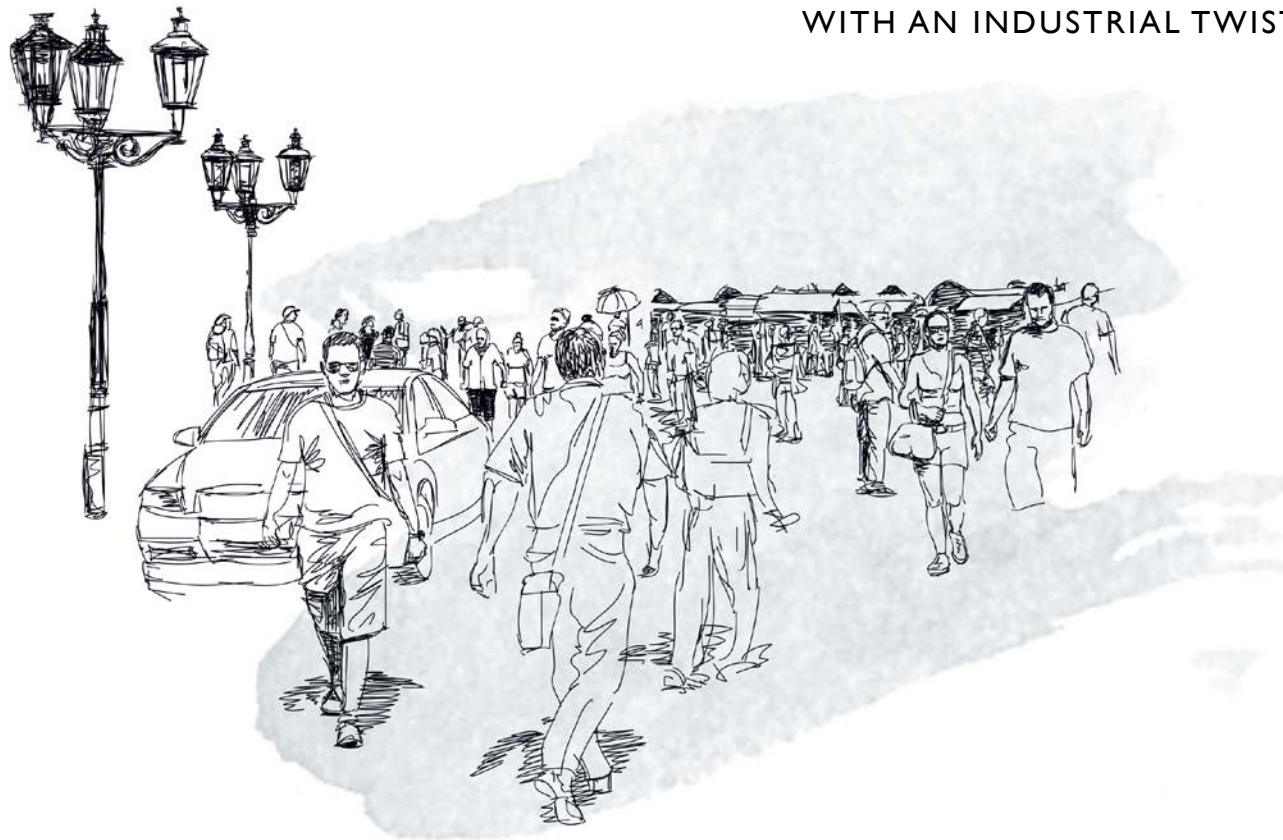


# BLVRD 21

BULEVARDI 21, HELSINKI – [WWW.BULEVARDI21.FI](http://WWW.BULEVARDI21.FI)

# Endearingly Rough yet Homelike

WITH AN INDUSTRIAL TWIST

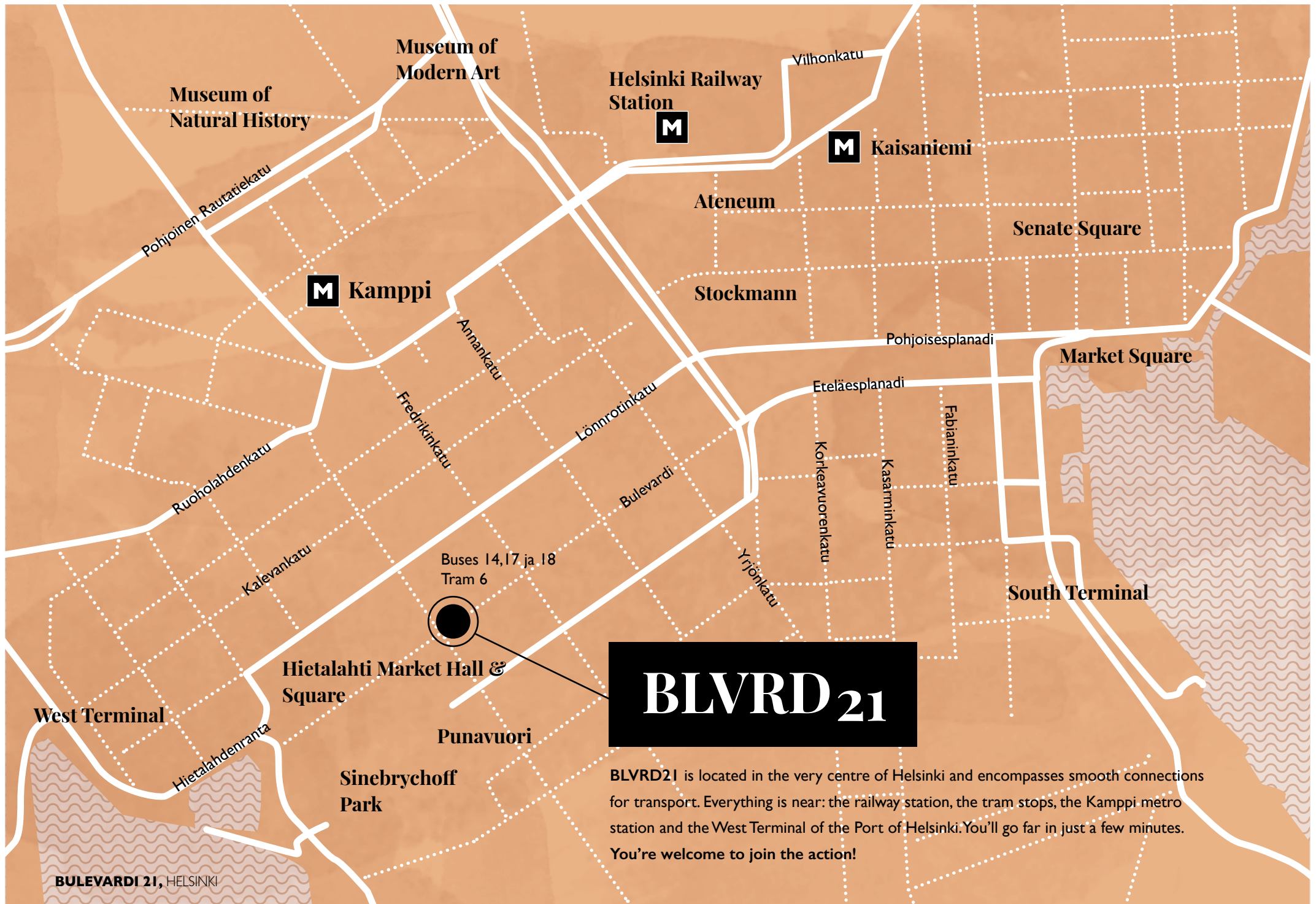


**BLVRD21** is a great example of urban architecture. It is endearingly rough, avoiding cold polished surfaces. It makes you feel like home. The building was completed in 1961 according to architect Niilo Kokko's vision. Made of copper, glass and red brick, its facade represents internationalism, creativity and innovation. It gives an industrial twist to the building that provides all the amenities required in modern offices. In this environment, the office feels like a second home.

**Welcome home!**







# BLVRD 21

BLVRD21 is located in the very centre of Helsinki and encompasses smooth connections for transport. Everything is near: the railway station, the tram stops, the Kamppi metro station and the West Terminal of the Port of Helsinki. You'll go far in just a few minutes. You're welcome to join the action!



# Privacy in the Very Center

**BLVRD21** offers an excellent location. It is located in the very center of Helsinki, yet it occupies a private corner surrounded by parks by the sea. Just around the corner you can find department store Stockmann (650 m), delicious indoor market, the green haven of the Sinebrychoff park, renowned Cafe Ekberg, and many other attractive stores and restaurants.

This location attracts people. On the Boulevard, you can find banks, law offices, embassies, consultancies, agencies, and other high-profile operators. Is it your turn to join the number one crowd in town?

At BLVRD21, you are welcome to a car sharing service that is included in the maintenance fee. We want to make things as convenient as possible and reduce carbon emissions – our electric car is available to all our tenants and their employees. Enjoy!



## Measured in Minutes



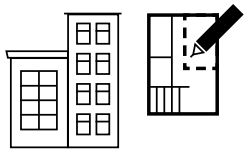


# Made to Measure for Your Business

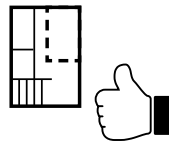
When you lease premises from Genesta, all spatial solutions and materials are designed to precisely match your business purposes and brand. Our renovations always involve the best professionals of the respective fields. We use the latest technology to modernize premises that serve today's business. Your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

# Let's Make Your Vision Happen

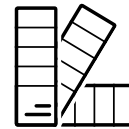
LET US HELP YOU WITH YOUR DECISION-MAKING. WHILE VIEWING, OUR INVESTMENT MANAGER ANSWERS ALL YOUR QUESTIONS RELATED TO THE PROPERTY.



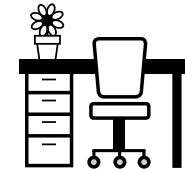
Tell us how you work and we'll design a layout solution that will support your various functions.



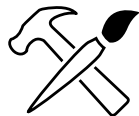
When you have approved the plan, we'll set the schedule and agree on other important terms in the lease.



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 help out 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.



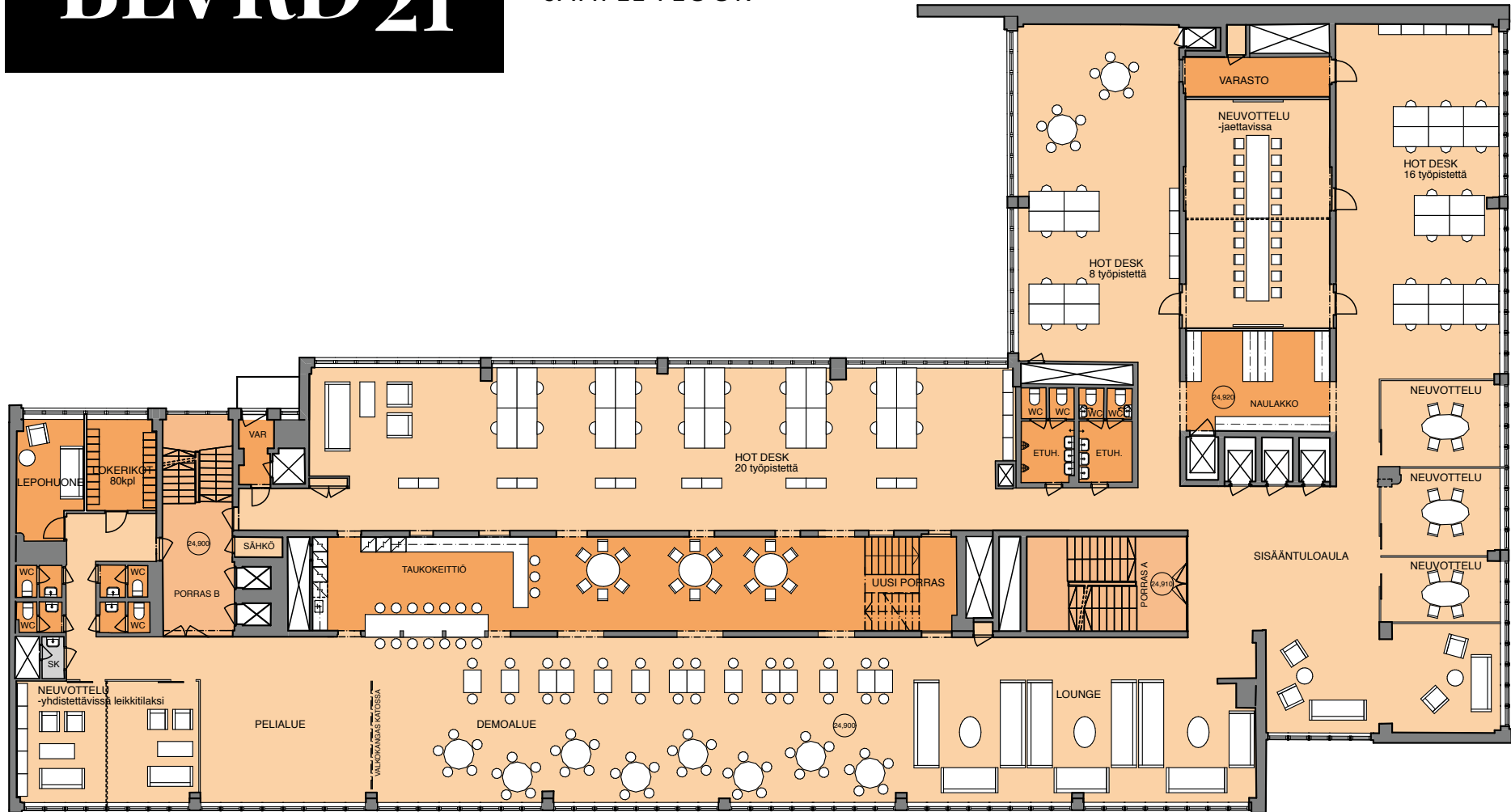
Set a date for the move and start planning your move to your new address.



Enjoy your new premises.

# BLVRD<sub>21</sub>

## SAMPLE FLOOR

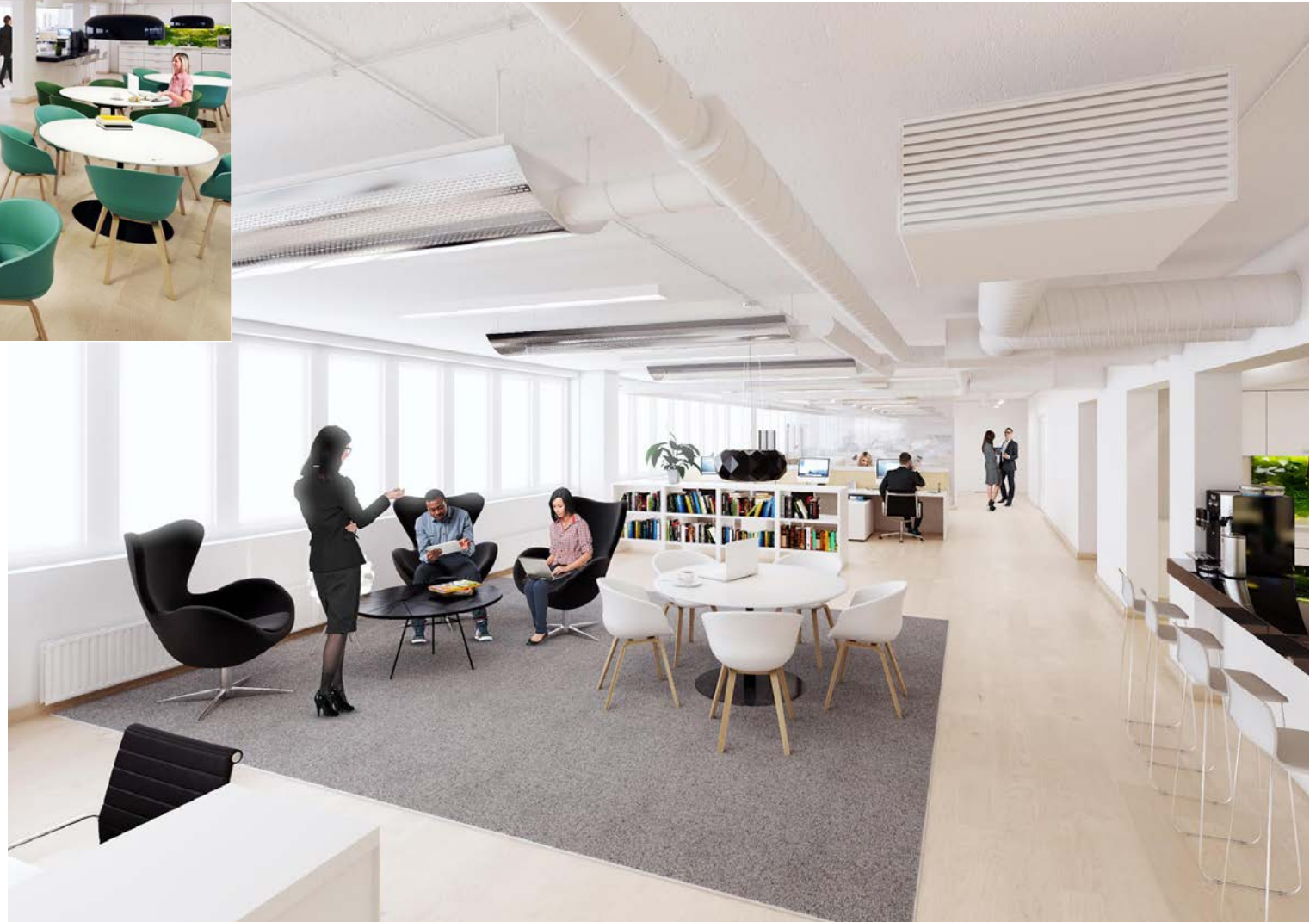


The floorplan is interior designer's vision of how to use the space.





Interior designer's vision of the premises



# Genesta GREEN LEASE



As a tenant at **BLVRD21**, you can sign the Genesta Green Lease that supports the corporate responsibility objectives of your company. This contract is agreed upon and customized with the tenant to set the corporate responsibility objectives and plan the actions that support them. The Genesta Green Lease engages both the tenant and the property owner in actively working for corporate responsibility. Our criteria help you reduce the carbon footprint and save 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 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](http://www.genesta.fi)



**Is this the home of your office?**  
**Come and learn about the property.**



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



### **Contact us**

Anna Pihlajaniemi  
Investment Manager  
Erottajankatu 7 A  
00130 Helsinki  
Tel. +358 40 535 1795  
[anna.pihlajaniemi@genesta.fi](mailto:anna.pihlajaniemi@genesta.fi)

