

Gloria



A UNIQUE
AWAKENING
TO A NEW ERA

OUTSTANDING OFFICES WITH CHARM
IN KAARTINKAUPUNKI, HELSINKI



A GORGEOUS AND GLORIOUS INVITATION

On the border of the prestigious Kaartinkaupunki and the vibrant Punavuori, Gloria of Helsinki has begun a new journey: the property with a rich and fascinating history is currently being renovated into elegant, yet uncommonly comfortable office spaces for both companies and communities of all sizes.

This unique property will get a complete change of shape and undergo a thorough modernization to meet the needs and requirements of today. Yet the spirit of the property will remain unchanged, laying the foundations for creative and uncomplicated days of work, and for countless new success stories.

When completed in 2025, Gloria will be the home for class and creativity, inviting visitors near and far.

**YOU ARE CORDIALLY INVITED TO FIND THE PERFECT OFFICE SPACE
FROM BENEATH ITS WINGS – THEY ARE ONLY ONE STEP AWAY!**

gloria-toimitilat.fi

A GLORIOUS NEW CHAPTER – THE TIMELINE

| | |
|---|---------|
| <i>Areim buys the property</i> | 2022 |
| <i>Project planning for the renovation starts</i> | 2022 |
| <i>Renovation starts</i> | 2023 |
| <i>First premises ready for use</i> | 1/2025* |

**Completion date is an estimate*



Address: PIENI ROBERTINKATU 12-14,
RATAKATU 1B,
YRJÖNKATU 1,
FI-00120 HELSINKI

Volume: 42 534 m³

Floors: 7

Size: 9 951 m²

Elevator: YES

Built: 1928-1930

Architect: GEORG NUMMELIN



FULLY RENEWED BUILDING SERVICES

Gloria's renovation is carried out meticulously with care and attention to detail, respecting the past and bringing the fascinating features of eras gone into the limelight. At the same time, underneath the richly decorated and valued surfaces, the building services are completely renewed, ensuring the new tenants comfortable, contemporary conditions all year round.

**GLORIA IS APPLYING FOR THE LEED CERTIFICATION
AT THE GOLD/PLATINUM LEVEL.**



THE TOWER OF GLORIA OFFERS A ONE-OF-A-KIND OPPORTUNITY FOR A LUXURIOUS OFFICE SPACE, WITH ITS ASTONISHING ROOM HEIGHTS AND EXTRA-LARGE BOW WINDOWS. THEY DO ADD A DASH OF JE NE SAIS QUOI, DON'T YOU THINK?

1* *See the location on the plan of the 8th floor.*



THE NEW GLORIA – OPPORTUNITIES AND INSPIRATION

The office spaces that are now available in Gloria overlook Yrjönkatu and Ratakatu.

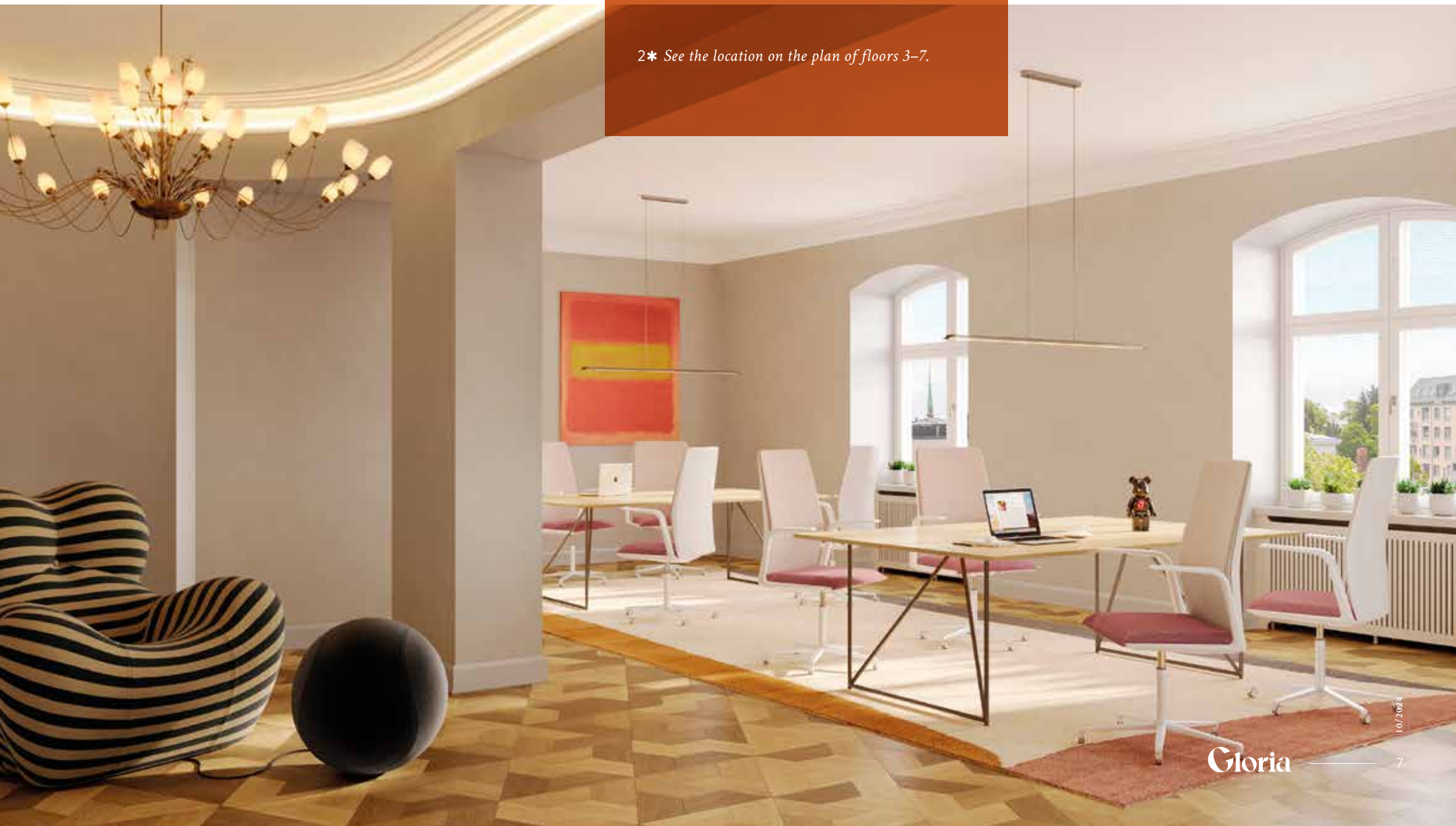
The floor plans currently on the architect's desk offer a multitude of options to unique solutions.

The alternative layouts with lighter structures and different kinds of surfaces are entirely possible, depending on the needs and desires of the customers.

**ASK US FOR MORE DETAILS, OUR EXPERTS ARE LOOKING FORWARD
TO HEARING FROM YOU!**

THE RENOVATED GLORIA HAS ONE-OF-A-KIND ELEGANCE, UNIQUE NUANCES, AND IS THE MEETING POINT OF TRADITION AND CONTEMPORARY STYLE.

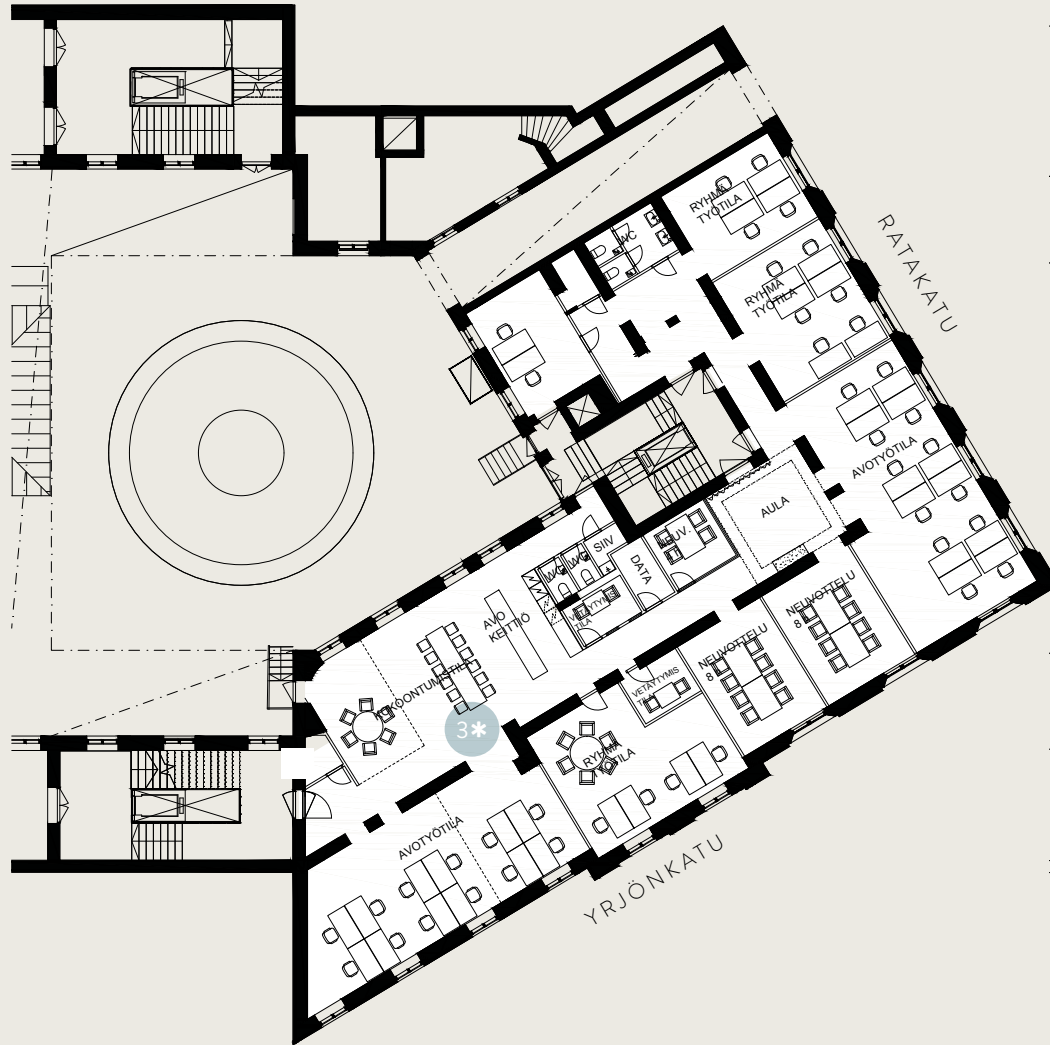
2* See the location on the plan of floors 3–7.



FLOOR 2

Size: 471 m²

The floor can be configured into two separate office spaces.



FLOOR 6

Size: 454 m²



THE KITCHENS AND BREAK AREAS
HAVE BEEN DESIGNED TO BE WARM
AND INVITING SPACES, RESPECTING
THE VALUABLE HISTORY OF THE
PROPERTY.

3* *See the location on the plan of floors 2–5.*



FLOOR 3

Size: 574 m²

A

Size: 278 m²

B

Size: 296 m²



The floor can be configured into two separate office spaces or keep as one, larger unit. Both of the spaces have their own, private entrances.

FLOOR 4

Size: 574 m²



FLOOR 5

Size: 574 m²



THE UNIQUE ATTIC OFFICE OFFERS
FANTASTIC VIEWS OVER THE ROOFTOPS
OF THE CITY CENTER.





THE DREAM-LINE INNER COURTYARD AT THE HEART OF GLORIA

At the very center of the city block that is Gloria, there is one of its most beautiful and quintessential features: an atrium-like inner courtyard, that invites its visitors to relax and refresh in its greenery. Beautiful, atmospheric lights set the mood for rest and inspiration.

The courtyard is a meeting place and an oasis for all users of the property. It is a wonderful place for both business and pleasure.

**THE LARGE STEPS OF THE YARD CREATE PLENTY OF PLACES
FOR PRIVACY, REST, AND FOCUS.**

THE INNER COURTYARD OF GLORIA
IS AN OASIS IN THE MIDDLE OF
THE BLOCK AND THE WHOLE
OF CITY CENTER.





AT THE PEACEFUL EDGE OF THE CENTER

Gloria's location is ideal for any office space. The property is located at the prestigious block framed by Yrjönkatu, Pieni Roobertinkatu and Ratakatu.

The multitude of services of the city center are within short walking distance: restaurants, malls, corner stores, and other options to spend quality time. As you step outside of Gloria to Ratakatu, you can step right in the verdant Koulupuistikko park to see the famous Topelius and children statue by Ville Vallgren.

People who commute with their own car easily find parking space in Aimo Park Pikku-Erottaja, which offers also charging stations for electric vehicles. Most of the tram and bus lines have their stops just a block or two away.

Commuters who prefer biking or favor fresh air in other ways have their own amenities and services available.

**WE HAVEN'T YET FINALIZED THE FULL OFFERING OF GLORIA'S SERVICES
AND AMENITIES – ANY SUGGESTIONS OR REQUESTS?**

GLORIA SITS COMFORTABLY AMONG
ITS PEERS: AMONG VALIANT JUGEND
STYLE HOUSES AND RIGHT NEXT TO
S:T JOHN'S CHURCH.





GRACE OF THE PAST MEETS THE COMFORTS OF THE FUTURE

The long story of Gloria started in the same years as Helsinki got its Parliament House, and the very first swimming hall of Finland, the one on Yrjönkatu. You can still sense the breezy presence of history at the hallways, airy indoor spaces, gorgeous staircases, and the very structure itself. The monumental façade is adorned by arcade windows, and art deco paintings enrich the staircases.

On the Yrjönkatu side of the property overlooking the rooftops is the Gloria tower, that catches the eye on the hillsides of the city. The height of it is accentuated by tall bow windows, which let the rooms bathe in natural light.

**GET IN TOUCH WITH US TO ARRANGE A DEMONSTRATION TOUR
TO THE PREMISES!**



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Gloria

WOULD YOU LIKE TO KNOW MORE ABOUT THE PLANS FOR GLORIA
OR WOULD YOU LIKE TO SEE THE PROPERTY YOURSELF?

GET IN TOUCH WITH US, AND WE'LL START PLANNING TOGETHER!

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