



Inspiraatio - tunnet sen

ILMALAN

AIRI

12/2024
Ilmalankuja 1, 00240 Helsinki

A Cheerful Office Building

Ilmalan Airi is a bright, five-floor office complex. The construction of the building will be finished in 2026 at the address Ilmalankuja 1. The complex combines good sense and feeling: Energy efficiency, excellent transport links, fresh indoor air, and spacious rooms that allow for the free flow of thoughts.

2026

Year of completion

5

Floor + P-floor

1000m²

Rentable floor space

8 min

Train ride to city centre

43

Parking permits in the carage

1 to 5 floors

Rentable





Welcome, wishes Ilmalan Airi!

Far from the concrete jungle – in these spaces, natural light flows through the building from large windows. A piece of urban nature awaits on the green roof. Squares are designed to be efficient, everyday life works and you can focus on what is essential. You can find the nearest lunch restaurant and cafe in the same block. All Ilmala and Pasila services are within reach.

Everyday functionality

Easily accessible, efficient, and well-designed business premises in the vicinity of services support your company's operations.

Casual atmosphere

The cosy working cafe and shared rooftop terrace entice you to enjoy breaks in the middle of your work.

Easy to breathe

The design focuses on the wellbeing of people and the environment. Ilmalan Airi aims for energy class A as well as LEED Platinum certification.

A work environment where ideas flow

The building has been designed by ARCO Architecture Company, and Gullstén-Inkinen interior architects are responsible for the functionality of the interior.

From the beginning, attention has been paid to the well-being of the environment and people in Ilmalan Airi's space planning (Energy Class A, LEED Platinum level is the goal). Technical solutions and surface materials show quality. Skylights maximize natural light.

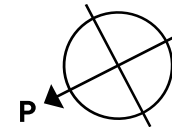
The straight spaces are designed for pleasant working days, from the covered bike park through the bright lobby to modern offices.

The cleanliness of the indoor air is measured and monitored in the building more comprehensively than usual.

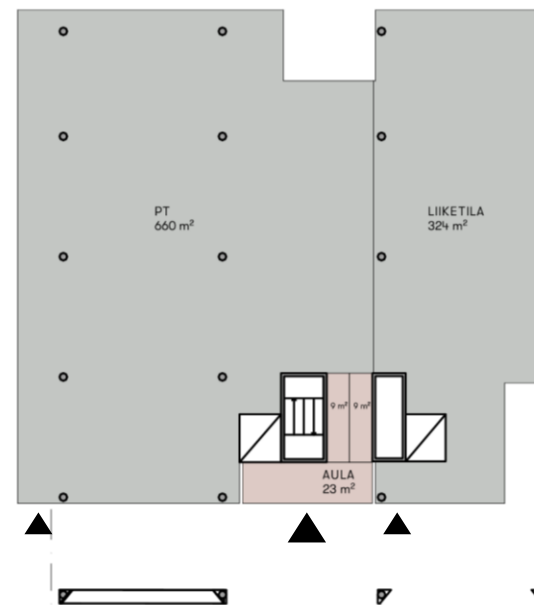


Flexible premises

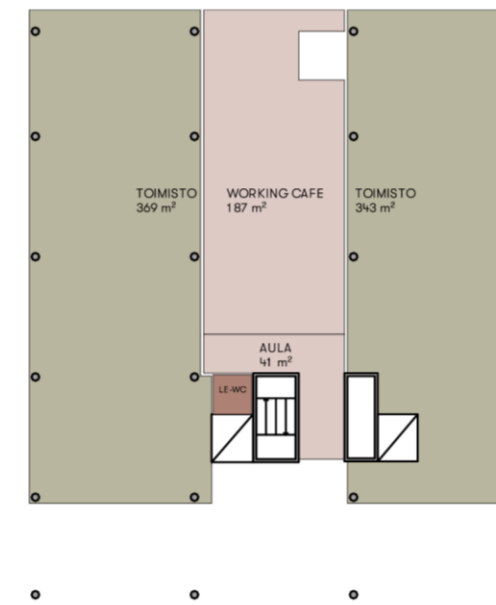
Ilmalan Airi's office premises are a practical option for companies of various sizes. The floor area of more than 1000m² can be divided into 1-4 parts.



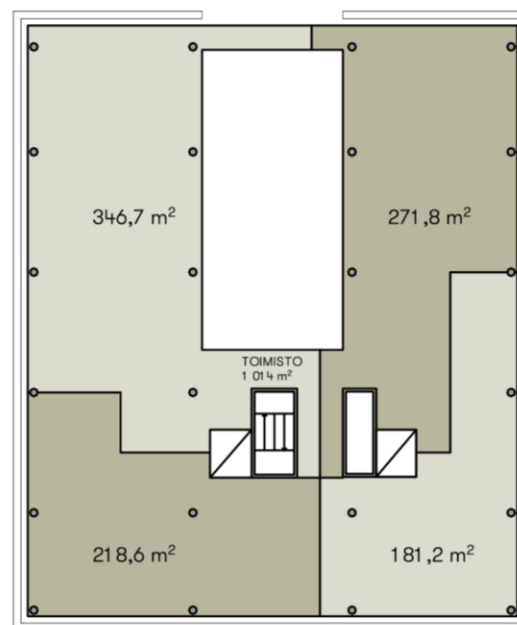
Floor P1



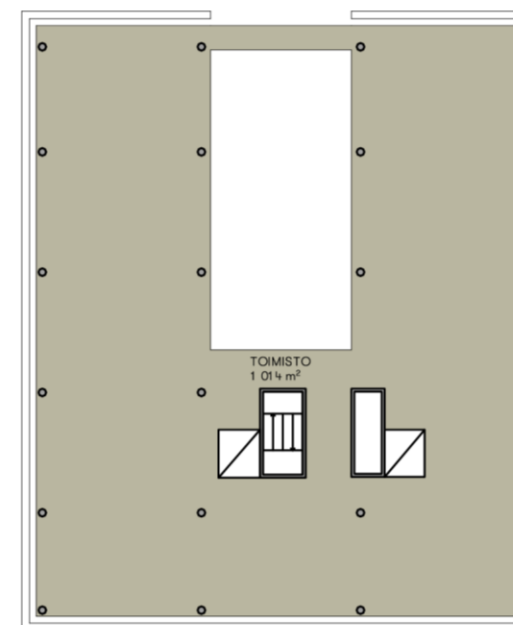
Floor 01



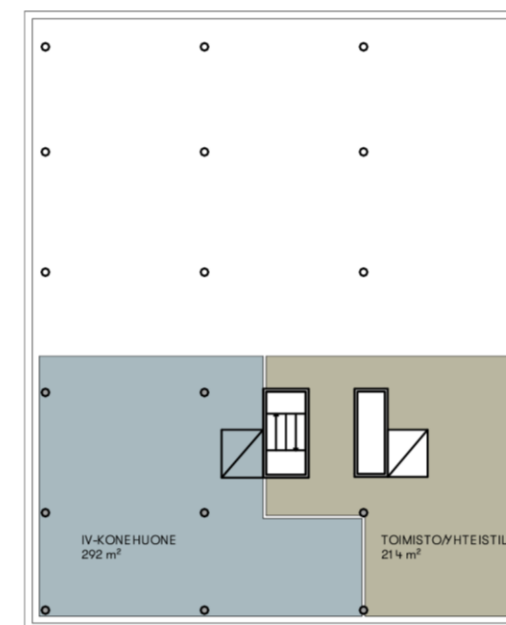
Floor 02



Floor 03



Floor 04

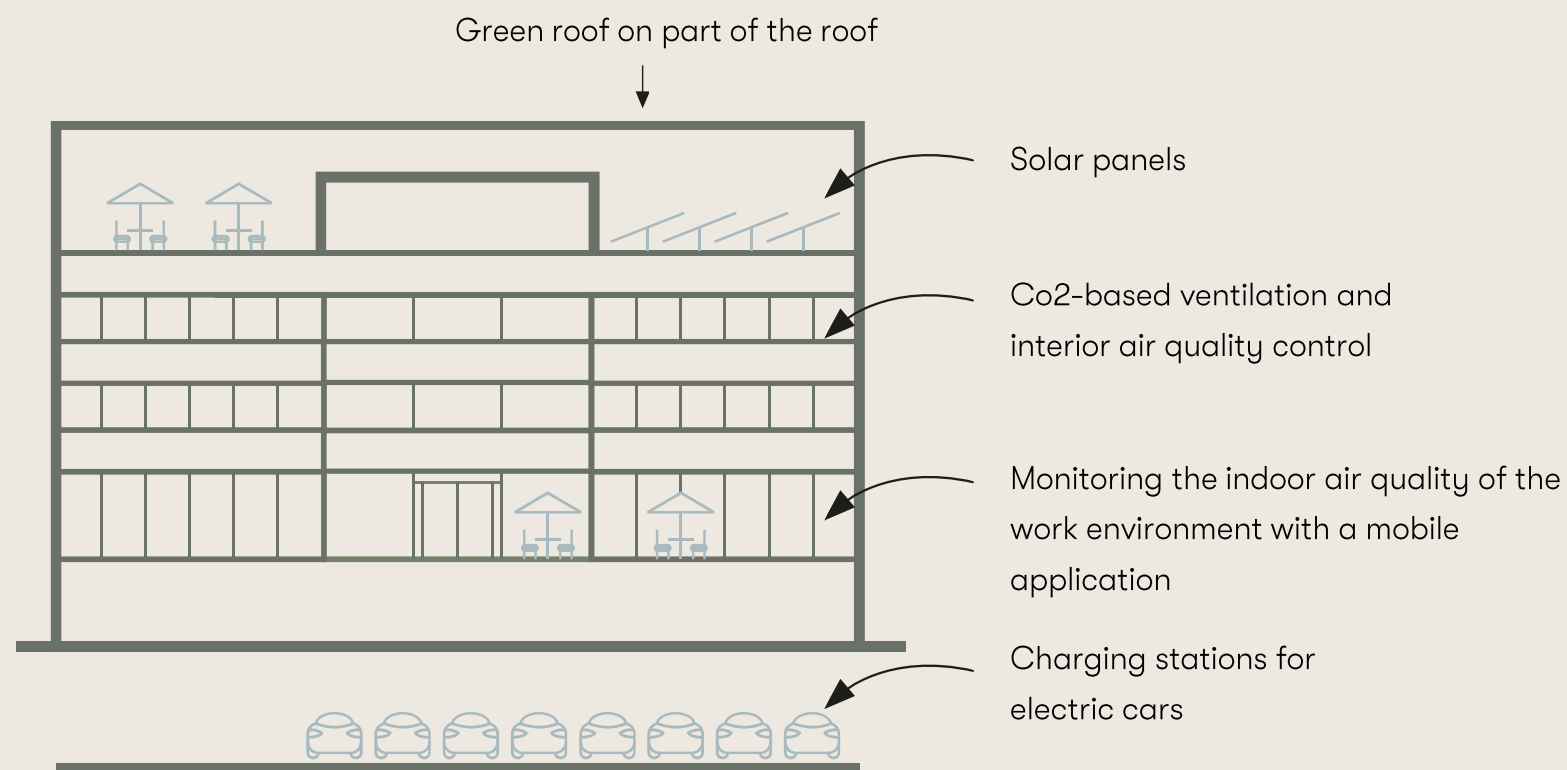


Floor 05

Certified environment responsible

LEED (Leadership in Energy and Environmental Design) is the world's most used environmental classification system for buildings. It draws attention to the environmental load during construction and use of the property, such as carbon emissions, energy and water consumption, and indoor air quality.

Ilmalan Airi aims for LEED Platinum certification, which is the highest of the four levels of the system.



Natural light brings energy to working days
and invites you to work together.





Hakamäentie

Koskelantie

 Ilmala

ILMALAN
AIRI

Vesilinnat

Keskuspuisto

Ilmalankatu

Ilmalankuja

Televisiokatu

Veturitie

Areena

Käpylä

Mäkelänkatu

Linkkitorni

YLE

Radiokatu

Veturitie

Messukeskus

Ruskea-
suo

Länsi-Pasila

Keskuspuisto

Pasilankatu

Ratapihantie

Itä-Pasila

Ratamestarinkatu

 Pasila

Tripla

Asemapäällikönkatu

Pasilansilta

Save time, the most valuable of resources

It is easy to get to Ilmala from all directions. The area is known especially as the home of media houses. Now residential and office buildings are rising on the blocks. The new construction of the Ilmala and Pasila region has brought with it plenty of services, more transport connections and thousands of new residents.

Commuter trains run from the neighboring Ilmala train station every few minutes. Just a few minutes away is the shopping center Mall of Tripla with its grocery stores and services.

Several familiar companies have already moved into new properties in the area, such as HSY, Hartela, DNA, Sweco, Uponor, Fonecta, Jatke and Danske Bank. Welcome to the neighborhood!



3

min. train ride to
Pasila and Mall of
Tripla

8

min. train ride to city
centre

10

min. train ride to
Leppävaara

25

min. train ride to
airport

Ilmalan Airi is extremely approachable

Major traffic routes and public transport routes cross in Ilmala. It makes the premises perfectly accessible, whether you use public transport or use your own power.



A preliminary view of the surrounding area as Ilmala Air is completed.



A, I, L and P

Welcome by train! The Ilmala station platform is only a few minutes' walk away.



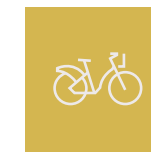
Covered bicycle parking

You can get to work via safe, fast routes, for example through Keskuspuisto. There is a covered parking lot for bicycles.



57, 518, 23, 63, 59

There are bus stops on both sides of the house. Direct routes to West and North Helsinki.



City bikes

Everyday exercise in good weather: take a lunch trip to the Mall of Tripla with a city bike!



9

Tram 9's route goes from Ilmala to Pasila, Kallio, the city centre, Kamppi, Jätkäsaari and West Terminal.



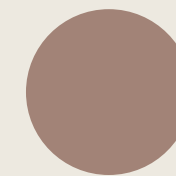
Parking

Parking spaces for cars and charging stations for electric cars. Embrace carpooling!

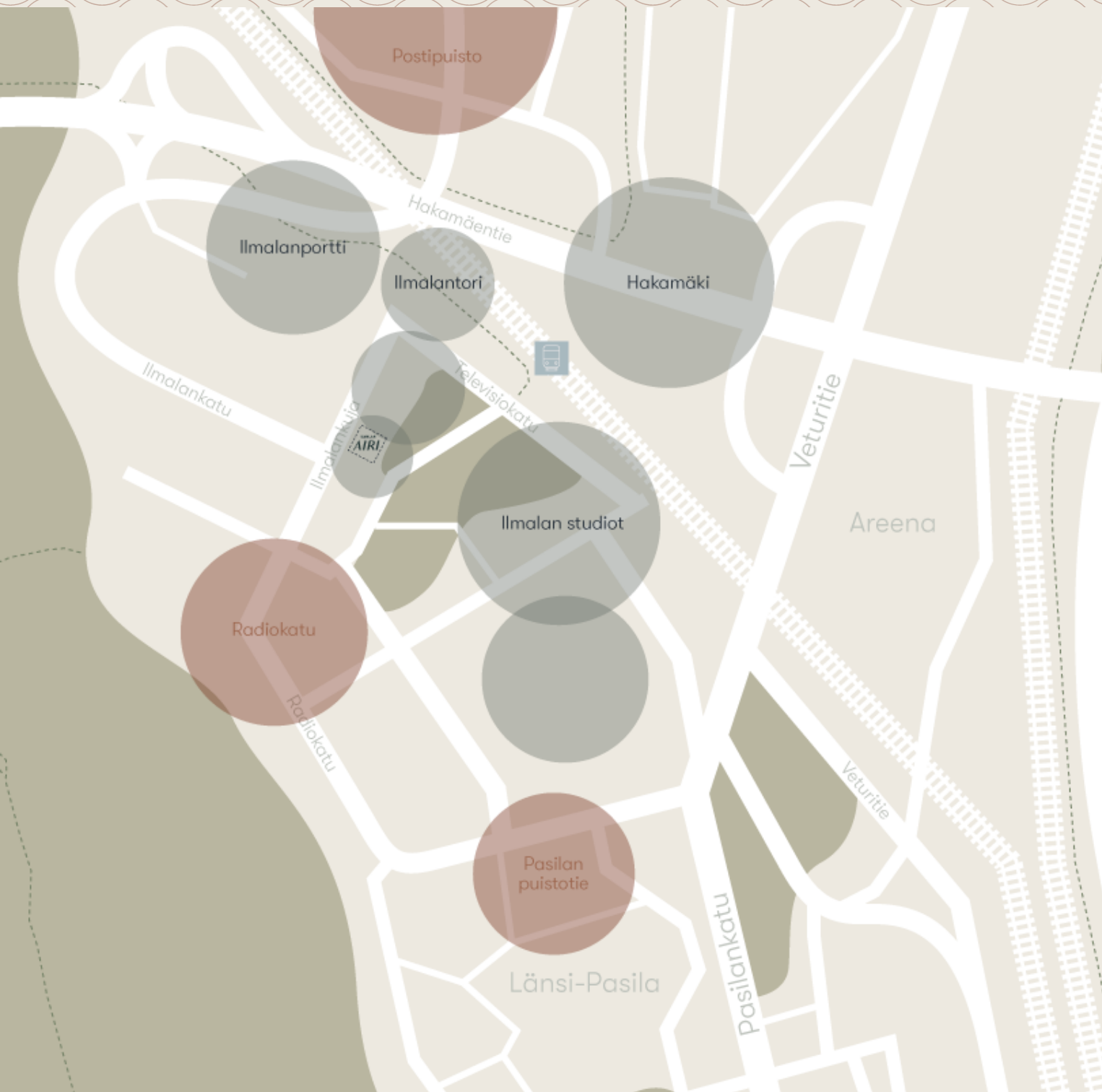
Building a lively and functional district



Primarily office construction



Primarily residential construction



Ilmalanportti's Sweco building will be accompanied by Ilmalantori's new business properties which will have about 5,000 workstations. In Ilmala's studio area, there are plans for a media campus, workplaces, business premises and a city park. The possibility of a residential and business hybrid is also being examined at the western edge. There are plans for up to 60,000 square metres of floor area for office construction on both sides of Hakamäentie.

The population of North Pasila will grow to over 12,000 during the 2030s. Residential construction started with an area for over 5,000 residents in Postipuisto in 2019. The Pöllölaakso and Radiokatu areas will have residential buildings for approximately 2,000 residents. The surroundings of Pasilan puistotie will be developed, renovated and made livelier. The development of residential areas will result in a higher number of services and improved traffic connections.

Development and infill construction areas in the Ilmala region. Sources: Helsinki map service and uuttahelsinki.fi

Smart, effortless, and comfortable premises support your business

The certified responsible facilities, designed in cooperation with professionals, accelerate the company's success now and in the future. Hartela, the property's developer and builder, supports the change and ensures that the process runs smoothly from the first meeting to the house-warming party.

Efficient spaces, happy employees, better results.

Get in touch so we can work together to design the best premises for your community.

Miska Sipiläinen
046 922 3880
miska.sipilainen@hartela.fi





An experienced Finnish construction company

With more than 80 years of experience, the business premises we have build combine the reliability of a traditional family company, environmental friendliness and a real passion to create comfortable, human-sized premises. Our buildings are truly ecological and the most energy-efficient in Finland. We take great pride in our work and sign off the quality of our construction with our own surname.

460

Hartela employees

10

Responsibility promises

274 M€

Net turnover

Year. 2023

A Finnish family business since 1942

Through the decades, we have become a significant Finnish construction company. We put people first, whether we are building homes, business premises or industrial properties. Read more about our work at hartela.fi.

We are proud to carry the Key Flag Symbol, which symbolises that our production is Finnish and that Hartela's management and head office are in Finland.



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