

fab9

PREMISES WHERE YOUR BUSINESS WILL THRIVE

Fabianinkatu 9, Helsinki

 GENESTA





fab9

BUSINESS PREMISES IN KAARTINKAUPUNKI

When picturing your ideal business premises, what springs to mind? Do you dream of modern premises in a central location - tailored to all your needs? Fabianinkatu 9 offers you everything you could ever want, and more.

Imagine that your business is located in an area where you can pop into a boutique or a nearby cafe, or enjoy a walk by the sea or in a charming park, and that you work in a modern building in a prestigious area with excellent travel connections.

Fab9 offers you unlimited possibilities, with seven floors of space that is fully customizable, from floor to ceiling, for your every need. We offer parking in an underground garage, an attractive inner courtyard, and two amazing roof terraces.



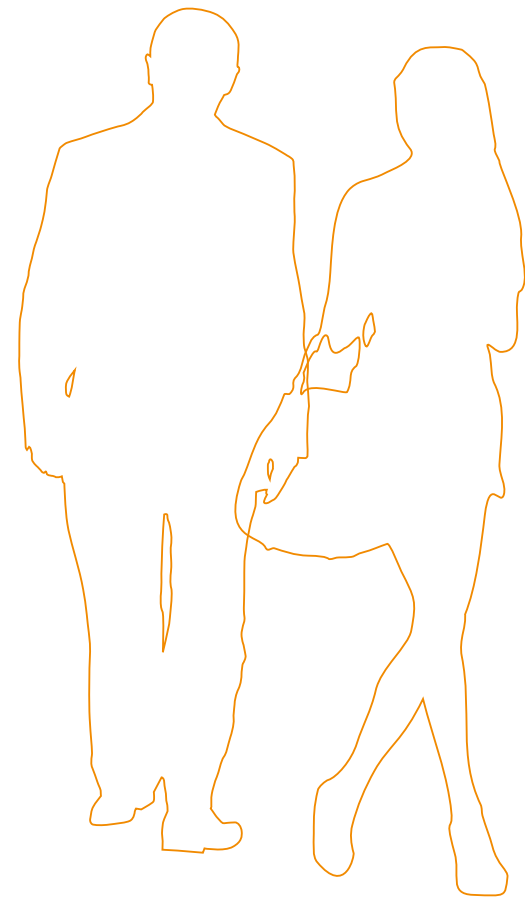
fab9 – PREMISES FULL OF POTENTIAL

Fab9 is the place where you can make all your business premises dreams come true. It has a versatile floor plan that can be fully remodeled, and the layout can be customized to your way of working. We want you to be able to maximize your business potential and enhance the wellbeing of your staff.

We will refurbish all above-ground floors completely, and renovate the façade and windows. We anticipate the majority of the refurbishments to be completed by year-end 2017, meaning that you will be able to kick-start 2018 in new office premises.

PREMISES IN HISTORICAL SURROUNDINGS

In addition to the modern and flexible office premises, Fab9 offers you a sense of history and tradition. The premises were built in 1963 and for over 25 years were used as the photography archives of the Helsinki City Museum. Later the building was revamped to serve as office space, and has thus supported the development of the Finnish economy. Today Fab9 offers you future success rooted in the prestige of the past.







GOOD REASONS TO CHOOSE fab9

1

Customized office layouts to support your business needs and brand

2

Activity-based premises that support your business operations

3

Flexible floor plan that can be modified

4

Comfortable premises, a lovely inner yard and a roof terrace increase your employees' wellbeing

5

Located in the esteemed and up-and-coming area of Kaartinkaupunki, which is close to the sea and several parks

6

All services in walking distance

7

Ease of access – excellent accessibility by all means of transportation

8

Possibility to sign Genesta's Green lease

9

When your business changes – we change with you

SUSTAINABILITY WITH A GREEN LEASE

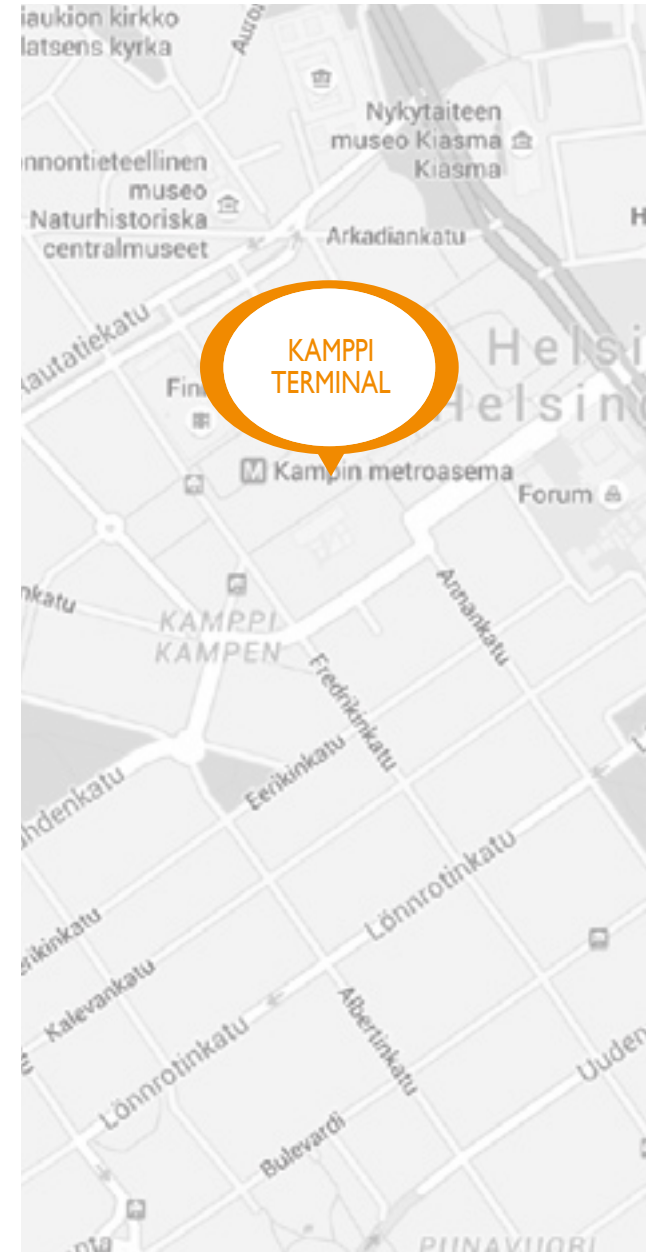
- Sustainability is important to us – sign Genesta’s Green lease, which will support your company’s sustainability targets
- The Green lease provides your company with a clear targets to develop environmental efficiency. Together we will set targets that are based on your company’s and the property owner’s environmental policies. With the Green lease, we will commit ourselves to pursue these targets
- Our sustainability criteria will help you to reduce energy consumption, procurements and business travel and to improve waste management
- Our goal is to achieve the BREAAAM In-Use Very Good rating for the Fab9 premises

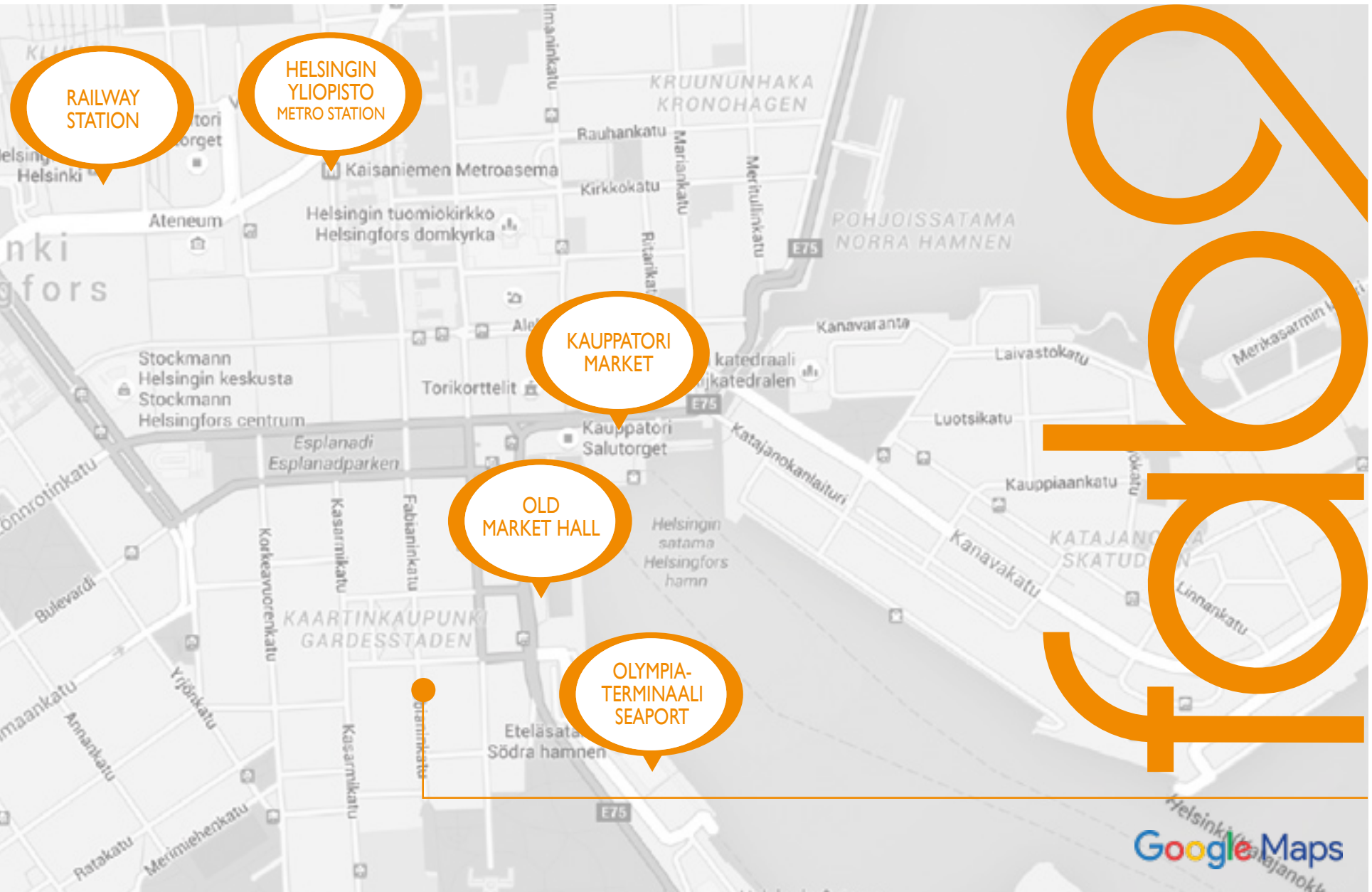




EXCELLENT TRANSPORT CONNECTIONS

- Several tram connections and tram stops nearby
Distance to tram 10 is 400 meters, tram 2 is 300 meters and tram 7B is 600 meters
- 700 meters to the Old Market Hall and Kauppatori market
- 1 km to the Central Railway Station
- 1 km to the Olympiaterminaali seaport
- 1 km to the Helsingin yliopisto metro station
- 1.5 km to the Kamppi terminal and business center
- 20 km (30 min) to the Helsinki-Vantaa airport
- 30 meters to the Q-park parking facility





OFFICE

WORKING TOGETHER TO REALISE YOUR VISION FOR THE PREMISES

Let us help you with your decision-making. At your viewing, our Investment Manager will answer all your questions related to the property.



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

When you have approved the plan, we will 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

We can offer you the opportunity for perfect premises. Don't miss this chance!



Don't worry – we will 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

RENTABLE PREMISES

We have drawn up our vision of how Fab9 floor layouts could look in the future.

These are intended to provide inspiration. Ultimately, your needs and wishes will determine what we execute.

All floors offer versatile office space that can be divided into four different units, if necessary.

The property has its own parking hall with 30 parking spaces where tenants can rent parking spaces.

There is a lift directly from the parking hall to the rest of the property.

LETTABLE AREA BY PREMISE TYPE AND FLOOR (M²)

Floor/type	-2	-1	1	2	3	4	5	6	7	Total
Office	0	0	0	1159	1161	1113	1038	716	71	5257
Retail	0	0	859	0	0	0	0	0	0	859
Storage	1288	261	153	0	0	0	0	0	0	1702
Gym	0	155	0	0	0	0	0	0	0	155
Other	0	0	41	0	0	49	48	0	0	138
	1288	416	1053	1159	1161	1161	1086	716	71	8110

FLOOR 1 2 3 4 5 6 7



The first floor premises are ideal for Fab9 community support functions like restaurants, cafeterias and shops. We envisage these supporting functions to have opening hours throughout the business day. The main entrance, located where two streets intersect, provides access to all parts of the building.

Total rentable area: 859 m²

- Unit A Rentable area 368 m²**
- Unit B Rentable area 67 m²**
- Unit C Occupied**
- Unit D Rentable area 161 m²**

Disclaimer: All floor layouts are for visualisation purposes only and rentable areas as well as other solutions may vary as planning progresses.

FABIANINKATU

FLOOR 1 2 3 4 5 6 7



The courtyard could be utilized in many ways. For example, a small courtyard garden could offer a glimpse of nature in the heart of the city.

Total rentable area: 1 159 m²

UNIT 2-1

Rentable area: 1 159 m²

Efficiency: 14,1 m²/person

Workstations: 82

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FLOOR 1 2 **3** 4 5 6 7



The third floor could be equipped with small balconies with views of the charming courtyard.

Total rentable area: 1 161 m²

UNIT 3-1

Rentable area: 713,5 m²

Efficiency: 13,7 m²/person

Workstations: 52

UNIT 3-2

Rentable area: 447,5 m²

Efficiency: 14,0 m²/person

Workstations: 32

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FLOOR 1 2 3 4 5 6 7



The layout offers spaces for different uses. The fourth floor could be equipped with small balconies with a view of the charming courtyard.

Total rentable area: 1 161 m²
Total rentable area with this arrangement: 1 12,5 m²

UNIT 4-1
Rentable area: 507,5 m²
Efficiency: 13,0 m²/person
Workstations: 39

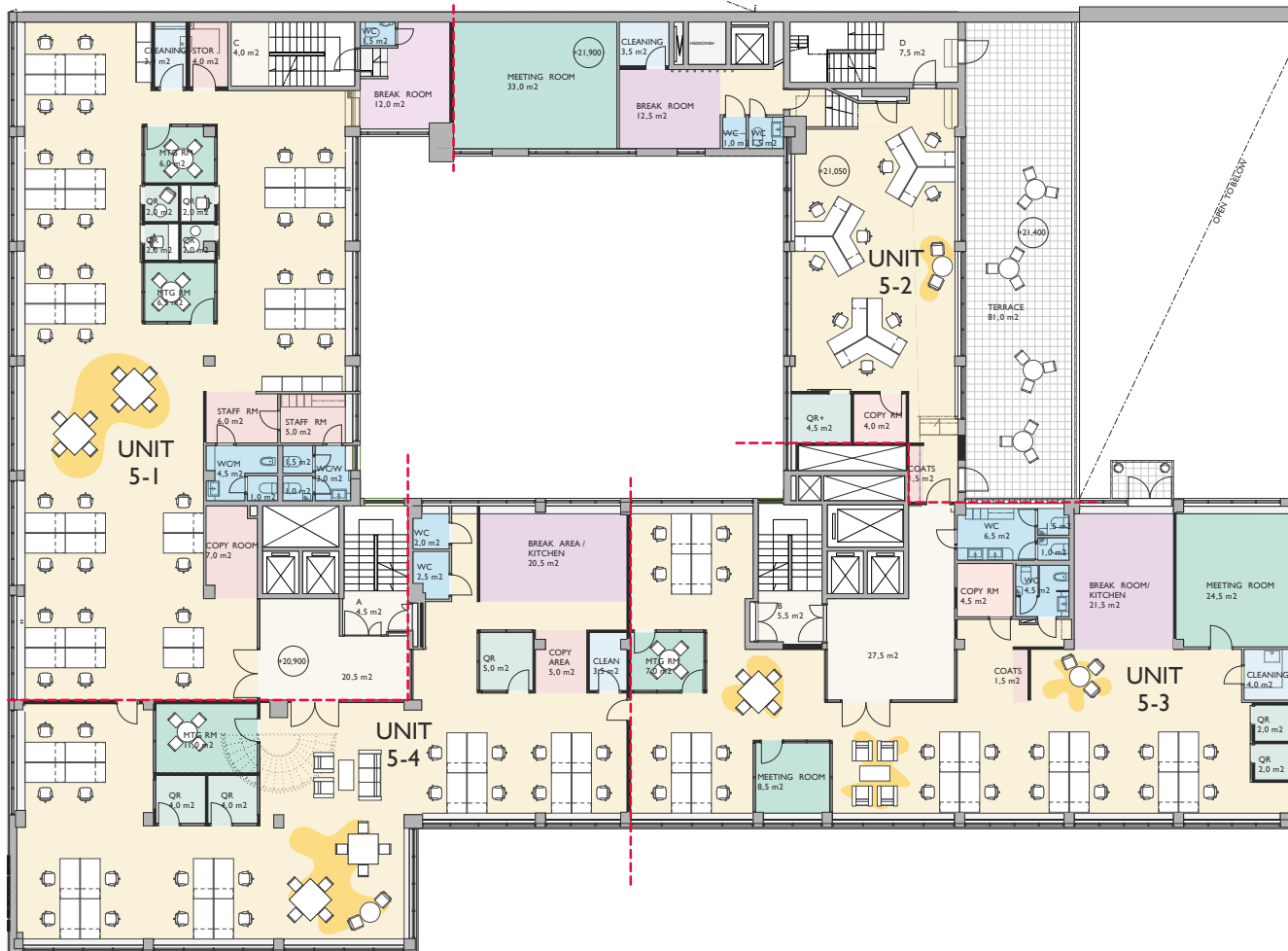
UNIT 4-2
Rentable area: 234 m²
Efficiency: 19,5 m²/person
Workstations: 12

UNIT 4-3
Rentable area: 184,5 m²
Efficiency: 15,4 m²/person
Workstations: 12

UNIT 4-4
Rentable area: 186,5 m²
Efficiency: 11,7 m²/person
Workstations: 16

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FLOOR 1 2 3 4 **5** 6 7



The floor could be divided into a maximum of four different units. The floor is also equipped with a sunny south-facing terrace, with a view of the courtyard.

**Total rentable area: 1 086 m²,
Total rentable area with this arrangement: 1 037,5 m²**

UNIT 5-1
Rentable area: 332,5 m²
Efficiency: 10,4 m²/person
Workstations: 32

UNIT 5-2
Rentable area: 164,5 m²
Efficiency: 18,3 m²/person
Workstations: 9

UNIT 5-3
Rentable area: 281,5 m²
Efficiency: 14,1 m²/person
Workstations: 20

UNIT 5-4
Rentable area: 259 m²
Efficiency: 13,0 m²/person
Workstations: 20

Disclaimer: All floor layouts are for visualisation purposes only and rentable areas as well as other solutions may vary as planning progresses.

FLOOR 1 2 3 4 5 **6** 7



The roof terrace on the sixth floor offers you an amazing view over the charming Kasarmintori square, framed by a stunning cityscape.

Total rentable area: 716 m²

UNIT 6-1

Rentable area: 314 m²

Efficiency: 14,3 m²/person

Workstations: 22

UNIT 6-2

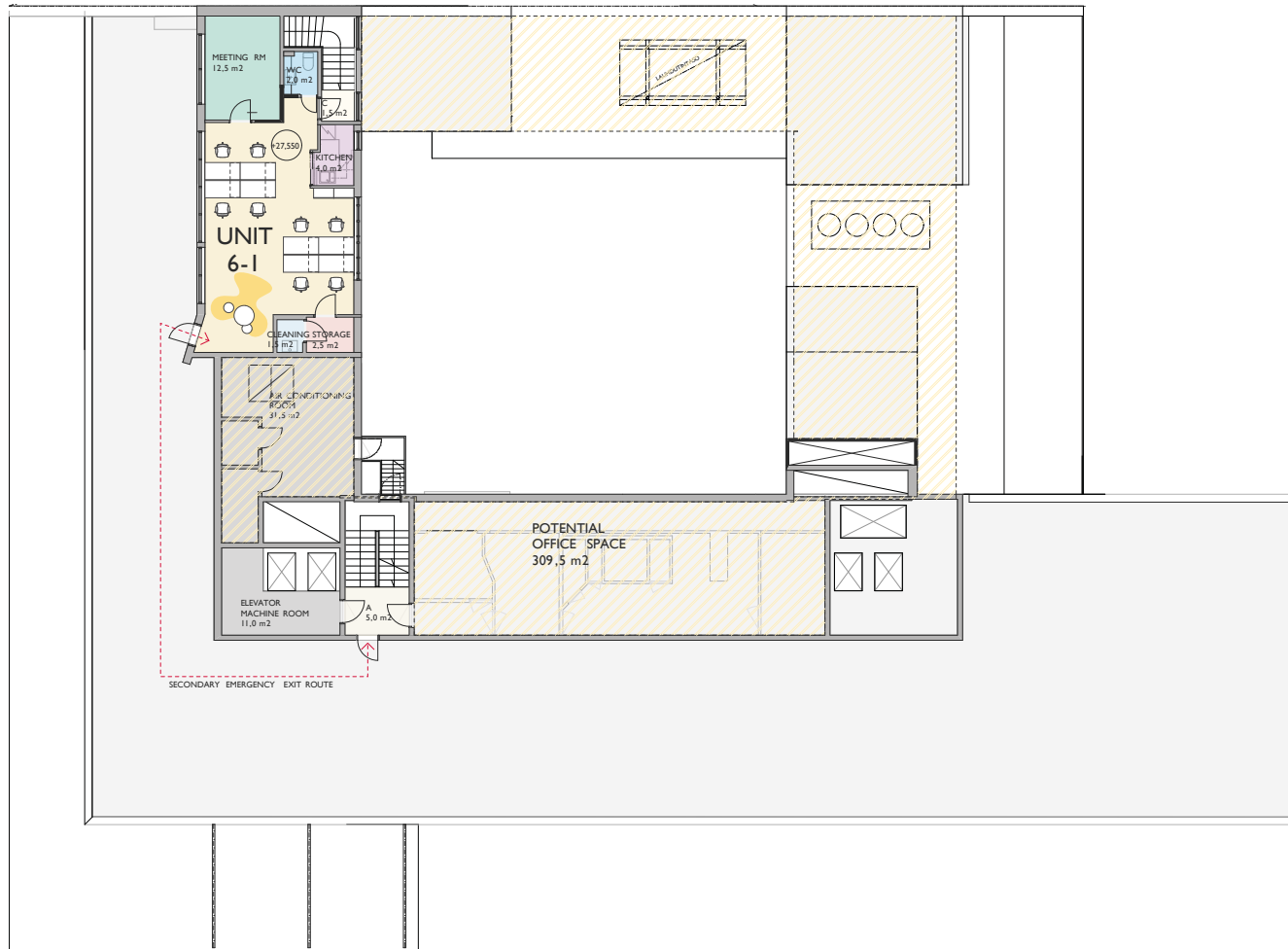
Rentable area: 403 m²

Efficiency: 16,8 m²/person

Workstations: 24

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FLOOR 1 2 3 4 5 6 7



The penthouse office works best when combined with the premises on floor 6. The penthouse premises could be remodeled into a unique and compact office space.

Total rentable area: 67 m²
Rentable area with this arrangement: 71 m²

UNIT 6-1
(2nd floor for the unit 6-1)
Rentable area: 71 m²
Efficiency: 8,9 m²/person
Workstations: 8

Disclaimer: All floor layouts are for visualisation purposes only and rentable areas as well as other solutions may vary as planning progresses.



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 Helsinki, Stockholm, Copenhagen and Luxembourg.

Among its personnel, Genesta Finland holds more than 100 years of experience in properties. Contact us for more information.

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www.genesta.fi

LEASING

Interested in leasing business space in Helsinki?

We customize your premises, office or retail space together with our architect.

Contact us to visit one of our properties.



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