

Toimitilaa Lönnrotinkatu 5, 00120 Helsinki



Vuokrataan

Ikoninen graniittilinna SUOMITALO sijaitsee Helsingin keskustassa vanhan kirkkopuiston laidalla. Mittavan peruskorjauksen jälkeen talosta on vuokrattavissa pääkonttoritason toimitiloja alkaen 500m²-2500m² kokoluokissa. Kerrosala on noin 1.000m². Tutustu esitteeseen ja pohjakuviin liitetiedossa. SOITA ja SOVI ESITTELY! Puh: 09 7745 100.

Tilatyyppi

Toimitilaa	500 - 2500 m ²
Yhteensä	500 - 2500 m ²



Tilan tarjoaja

Senaatin Notariaatti Oy LKV

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<http://www.senaatinnotariaatti.fi>

Toimitilaa Lönnrotinkatu 5, 00120 Helsinki**Kiinteistö**

Suomitalon lisärakennus oli vuonna 1937 valmistuessaan Helsingin keskustan ensimmäisiä funktionalistisia rakennuksia. Talon julkisivu on päärakennuksen tavoin päällystetty Kökarin punagraniitilla. Talo vastaanottaa vierailijansa upealla, marmorilla ja teräksellä sisustetulla hissiaulalla, joka tuo mieleen suurien pilvenpiirtäjien Art Deco-tyyliset tilat. Talon alkuperäiset, koivuviilulla verhoillut hissit ovat erityisen hienot.

Suomitalossa toimitilat ovat valoisia korkeiden ikkunoiden ansiosta. Arkkitehtuurisesti tilojen tyyli on aikakaudelle tyypillisen käytännöllinen. Toimitilat koostuvat pääsääntöisesti huone- ja monitilatoimistoista. Tiloja on modernisoitu ja saneerattu vastaamaan nykypäivän laatutasoa. Rakennuksen huoneistoala on 5215 m².

Peruskorjatussa rakennuksessa täyttyvät ESG-vaatimukset, ympäristäsertifiointi on BREEAM Excellent.

Sijainti

Suomitalo sijaitsee Lönnrotinkadun ja Yrjönkadun rauhallisessa kulmauksessa, vain muutaman askeleen päässä Mannerheimintien vilskeestä. Ihanteellisella paikallaan Vanhan kirkkopuiston laidalla kaupungin merkittävimmät liike-elämän palvelut ja kaupat ovat vain minuuttien kävelymatkan päässä.

Pysäköinti

Autoilijoille alueella on tarjolla lähes 2000 hallipaikkaa ja runsaasti sähköautojen latauspisteitä.

Palvelut

Talossa on aulapalvelu. Suositut aamiais-, lounas-, after work- ja illallispaiikat löytyvät kävelyetäisyydeltä. Kesäisin myös Kalevankadun viihtyisät terassiravintolat ovat vieressä.

Kulkuyhteydet

Raitiovaunut pysähtyvät lähellä eikä metrolle, busseille tai rautatieasemallekaan kävele viittä minuuttia pidempää.

Tarkemmat tiedot

- ✓ Hissi
- ✓ Näkyvällä paikalla

Rakennusvuosi

1906

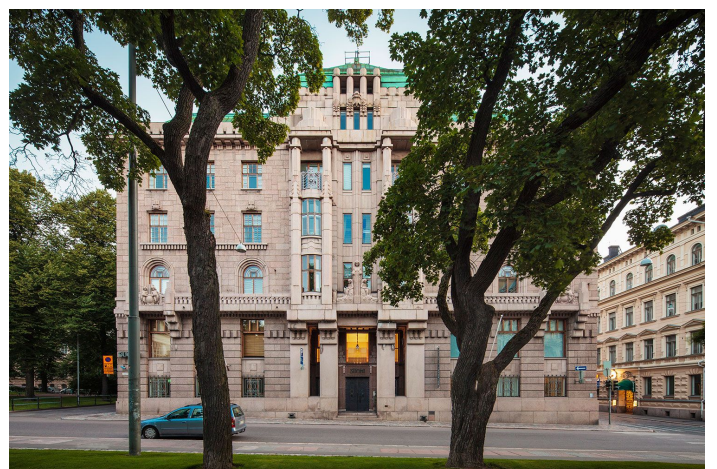
Saneerausvuosi

2026

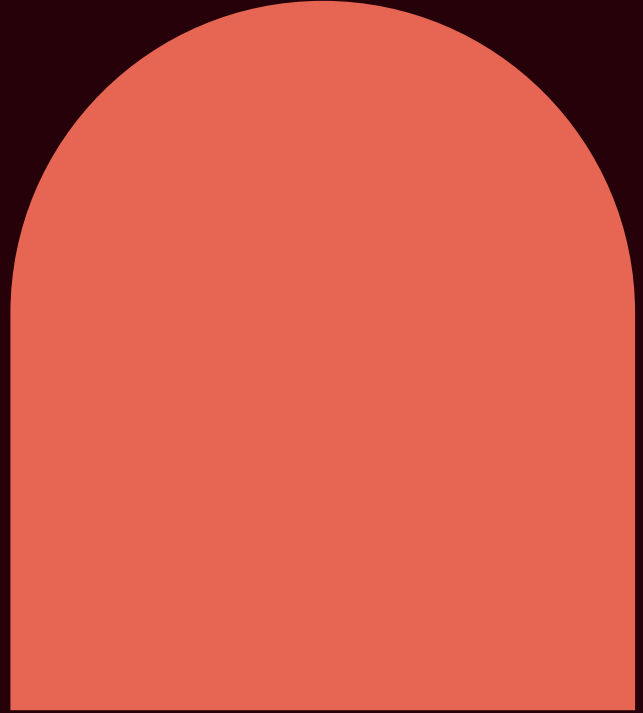
Kerros

4-7/7

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SUOMITALO
LÖNNROTINKATU 5

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A LANDMARK FOR WHAT'S NEXT

Already a Helsinki icon, the newly renovated Suomitälo will combine your own unique style with timeless architecture, a prime location and modern building technology to meet the needs of your modern workplace.

The goal for Suomitälo is a full and premium renovation to be completed during 2028. The renovated building will provide top-quality office space designed to promote your business success and contribute actively to building a strong corporate culture.

During the renovation your wishes will determine the layout, the internal design elements and the amenities that tailor the workspace to best support your company needs and your brand. Suomitälo has space on seven floors above ground, with each floor having an area of approximately 1000 m², making it an ideal new headquarters for your company.

The Atrium blends modern functionality with warm aesthetics providing the ideal space for training sessions, seminars or events such as a company-wide brunch.

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AT THE CENTER OF EVERYTHING

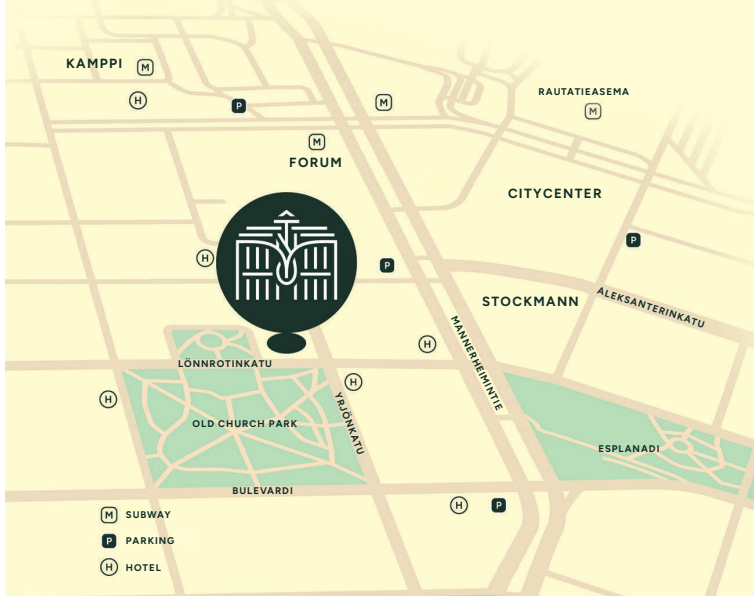
Just a few steps away from the traffic noise and bustle of Mannerheimintie, Suomalainen Yrjö-katu is peacefully located at the corner of Lönnrotinkatu and Yrjökatu. With its idyllic situation at the edge of the Old Church Park, the city's premium business and retail destinations are within a minute's walk.

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Trams stop close by, and the metro, main train and bus stations are in the immediate vicinity. For those driving, there are almost 2,000 heated parking spaces and plenty of charging points for electric cars within 100 meters of Suomitilo.

Popular breakfast, lunch, afterwork and dinner spots can be found within walking distance. In the summer, the alfresco Kalevankatu restaurant terraces are also nearby.

Hotel St. George with its acclaimed bakery, as well as Hotel Torni and its Ateljee Bar with stunning views across the city rooftops, are next door. In total there are over a thousand quality hotel rooms within a 100 m walk from the front door.



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PERFORM LIKE HEADQUARTERS FEEL LIKE HOME

In the era of home-office - in which remote work has become the norm, Suomitalo redefines the workplace by creating the office-home. A place where work efficiency is combined with the comfortable atmosphere and human scale of a home.

Designed to build a strong sense of belonging, Suomitalo will offer amenities and experiences, defined by you, that upgrade the daily work life of all your employees.

From state-of-the-art meeting rooms, welcoming lounges for socializing, a year-round winter-garden style atrium, roof terrace, gym facilities and much more, Suomitalo encourages meaningful connections within and beyond its walls.

Every floor of Suomitalo will be planned to reflect your distinct identity. Tailored designs allow you to project your culture, creating a workplace that strengthens team pride and professional ambition.

**ILLUSTRATION**

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WELCOME TO THE OFFICE-HOME

The newly renovated Suomitälo will offer a comprehensive range of services and facilities to support the Office-Home concept.

- Premium lobby services
- A glassed-in atrium that creates a year round common space for relaxation, socializing and events
- Meeting rooms
- Lounges
- Roof-top terrace for sunny moments of work or relaxation
- Gym, Sauna, showers & locker rooms
- Secure bicycle storage

A Helsinki icon transformed into a hub for modern work, Suomitälo combines historic charm with forward-thinking design. It creates an environment that respects tradition while embracing the future of corporate culture.



ILLUSTRATION

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A SUSTAINABLE SOLUTION

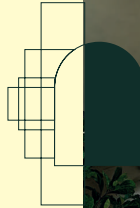
The renovation and update of an otherwise sound property in a heritage location is always preferable to demolition and rebuild in terms of history, emotion and sustainability.

On a technical level the renovation will feature among other things

- BREEAM Excellent certification demonstrates that ESG requirements have taken into consideration in all design aspects.
- Readiness for WELL and WiredScore Gold or Platinum certifications indicates the high quality and sustainability of the project and design.
- Superior interior finishes that complement the building's history
- A renewed, automated air conditioning system ensures good indoor air and high energy efficiency
- Adjustable air temperatures and cooling connected to energy efficient district cooling
- Good accessibility with elevators in three locations
- Flexible, innovative lighting system
- New IT infrastructure meets the requirements of modern office work

Suomitalo redefines the workplace with thoughtfully designed amenity spaces that encourage collaboration.

The green atrium sits at the heart of Suomitalo connecting different parts of the workplace.



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HISTORY



ILLUSTRATION

1908	1909	1911	1919	1937	1938	1960	1970	2005	2028
Suomi Mutual Life Insurance Company purchases the corner plot on Lönnrotinkatu. The floor plans are commissioned from architect Onni Tarjanen.	Architect Armas Lindgren's proposal wins the design competition for the facade of the new headquarters of Suomi Mutual Life Insurance Company.	Lönnrotinkatu 5 is completed and the headquarters staff of Suomi Mutual Life Insurance Company move into the building.	Due to lack of space, the residential apartments in the building are converted to office use.	Architect office Hytönen & Luukkonen wins the design competition for the extension of the Suomi Mutual Life Insurance Company building. The Helsinki Finnish Cooperative School building on the Kalevankatu plot is demolished.	The extension of the headquarters building at Kalevankatu 6 is completed. The Elysée cinema opens in the building.	The residential apartments in the new building are also converted into office space.	After 33 years at Kalevankatu 6, the Elysée cinema moves out of the basement of Suomitälo to new premises in Kurvi.	Suomi-yhtiö moves to new premises on Aleksanterinkatu.	New tenants move into the completely renovated Suomitälo to begin a new chapter in its history.

Suomitälo was built for the Suomi Mutual Life Insurance Company in 1911. The facades and floor plans of Suomitälo were designed by the renowned architects Armas Lindgren and Onni Tarjanen respectively. Lindgren's facades were based on the basic format of a classic Italian Renaissance Palace. The main facade's central sculpture was a mother-child theme surrounded by a natural cornucopia. Lindgren's daughters sat as models for sculptor Emil Halonen.

Red granite from Kökar was used for the facade, and the palace-like appearance of the building was particularly admired. In addition to offices, residential apartments were also located on the top floors of the building however these were quickly put into office use due to lack of space.

Armas Lindgren also designed the boardroom, the director's room, furniture and interior design. The impressive bronze front door of Suomitälo was designed by the leading decorative artist of the time, Eric O.W. Ehrström.

Suomitälo is also home to Galerie Forsblom which holds a unique position on the Nordic art scene as one of the largest and most international contemporary art galleries, bringing international established artists to its exhibition space in Helsinki. Later in 2025 Suomitälo will host, as main venue, the annual Helsinki Design Week festival.

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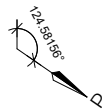
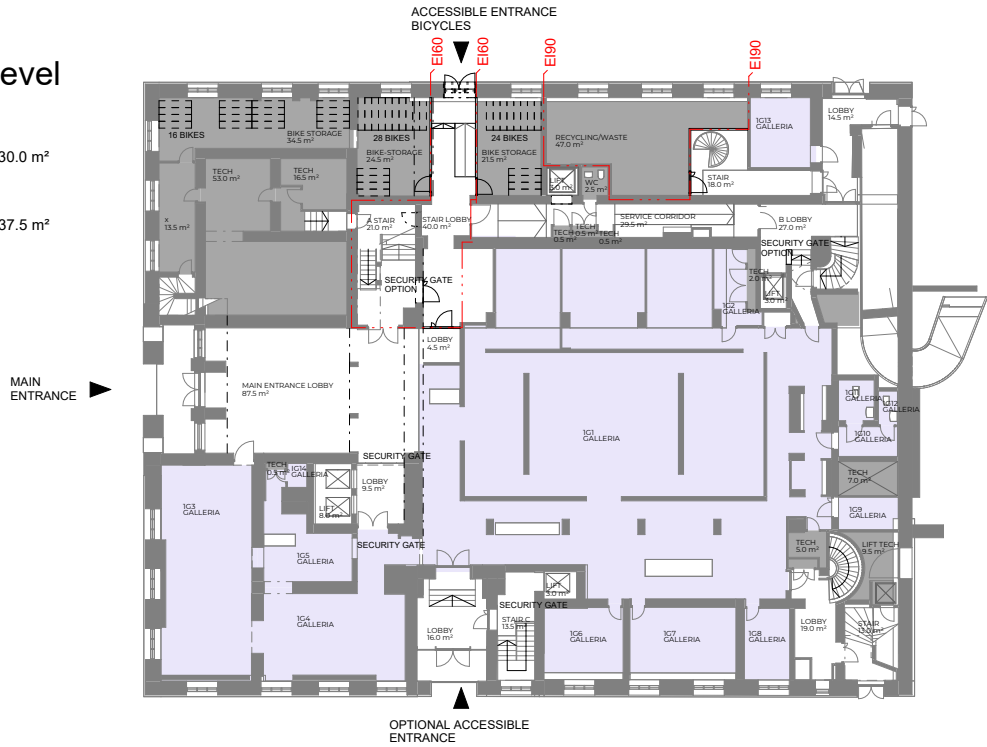
CBRE

suomitalo.fi

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1st Floor Ground level

1st Floor	Stairs Lifts Lobbies PER FLOOR	330.0 m ²
1st Floor	Building services/ technical TOTAL PER FLOOR	237.5 m ²



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ARCHITECTS

Suomitalo
22.5.2025

1st Floor
1 : 200

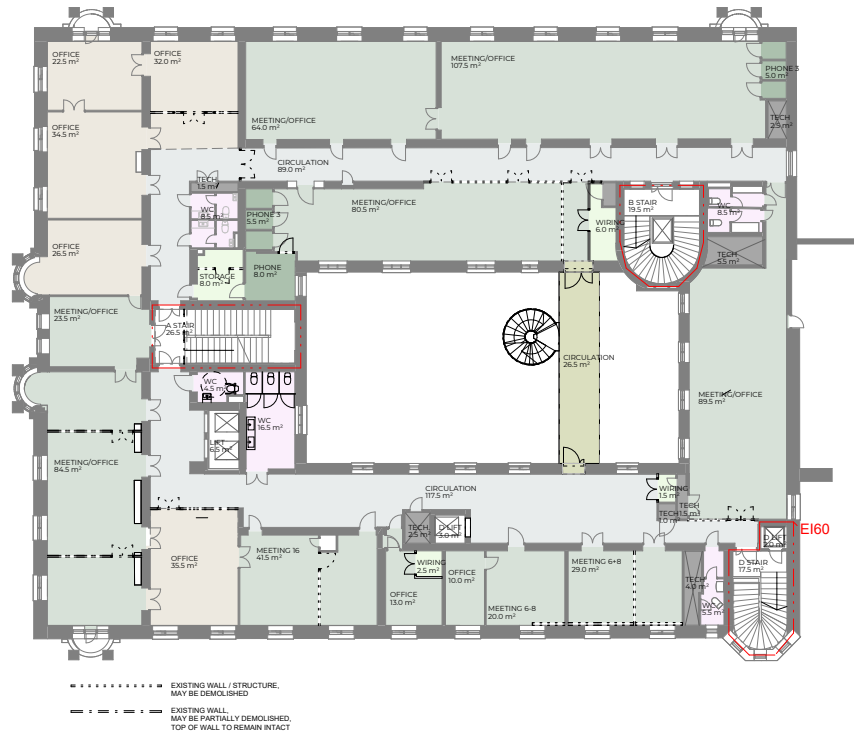
ONE Architects Oy
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4th Floor

4th Floor	Leased area TOTAL PER FLOOR	1025.0 m ²
4th Floor	Stairs Lifts Lobbies PER FLOOR	74.5 m ²
4th Floor	Building services/ technical TOTAL PER FLOOR	19.5 m ²

OFFICE SPACE	
OFFICE SPACE SUITABLE FOR MEETING ROOM SPACE	
OFFICE SPACE / PHONE BOOTH	
OFFICE SPACE / SOCIAL SPACE	
OFFICE SPACE CIRCULATION	
WC SPACES	
KITCHEN	
6TH FLOOR SAUNA / GYM	
STORAGE / TENANT WIRING CLOSET	
TECH SPACES / SHAFTS	

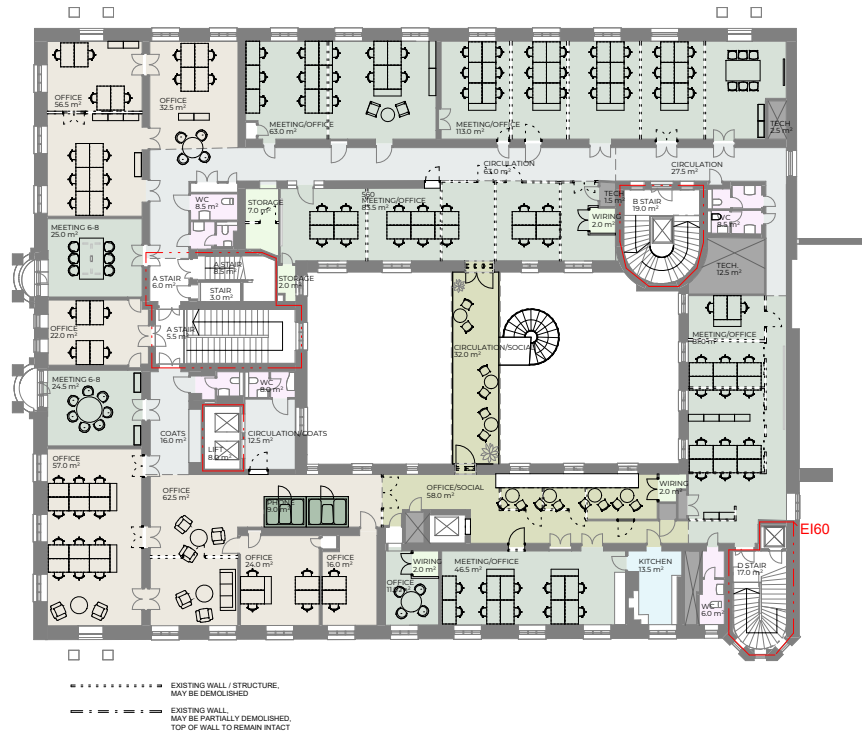


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5th Floor

5th Floor	Leased area TOTAL PER FLOOR	996.0 m ²
5th Floor	Stairs Lifts Lobbies PER FLOOR	72.5 m ²
5th Floor	Building services/ technical TOTAL PER FLOOR	23.5 m ²

OFFICE SPACE	
OFFICE SPACE SUITABLE FOR MEETING ROOM SPACE	
OFFICE SPACE / PHONE BOOTH	
OFFICE SPACE / SOCIAL SPACE	
OFFICE SPACE CIRCULATION	
WC SPACES	
KITCHEN	
6TH FLOOR SAUNA / GYM	
STORAGE / TENANT WIRING CLOSET	
TECH SPACES / SHAFTS	



one
ARCHITECTS

Suomitalo
22.5.2025

5th Floor
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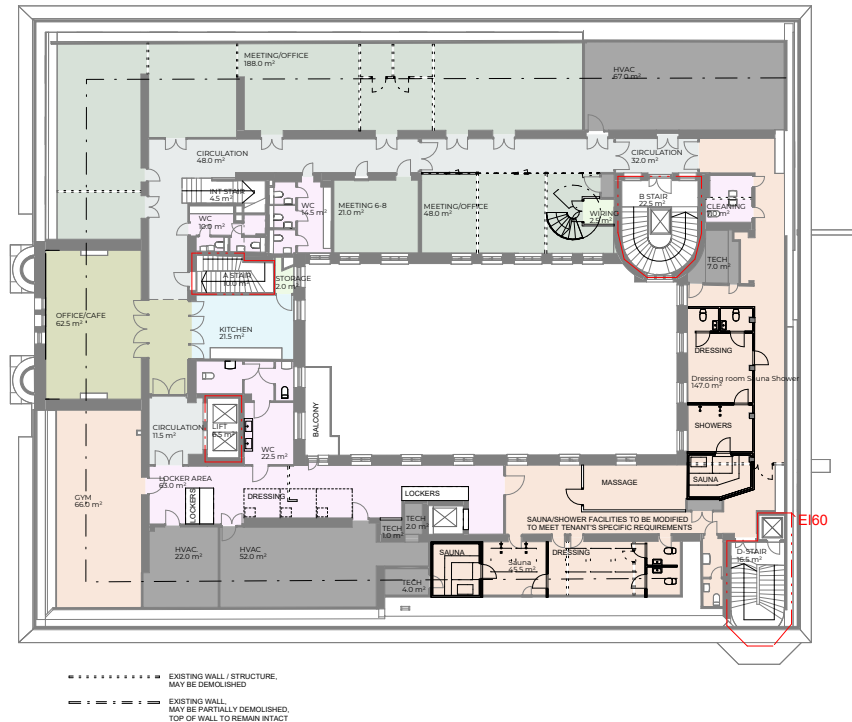
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6th Floor

6th Floor	Leased area TOTAL PER FLOOR	559.0 m ²
6th Floor	Other Leased spaces TOTAL PER FLOOR	258.5 m ²
6th Floor	Stairs Lifts Lobbies PER FLOOR	55.5 m ²
6th Floor	Building services/ technical TOTAL PER FLOOR	156.5 m ²

OFFICE SPACE	
OFFICE SPACE	
SUITABLE FOR MEETING ROOM SPACE	
OFFICE SPACE / PHONE BOOTH	
OFFICE SPACE / SOCIAL SPACE	
OFFICE SPACE CIRCULATION	
WC SPACES	
KITCHEN	
6TH FLOOR SAUNA / GYM	
STORAGE / TENANT WIRING CLOSET	
TECH SPACES / SHAFTS	



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7th Floor

7th Floor OFFICE 99.5 m²

7th Floor Stairs Lifts Lobbies
PER FLOOR 8.0 m²

- OFFICE SPACE
- OFFICE SPACE SUITABLE FOR MEETING ROOM SPACE
- OFFICE SPACE / PHONE BOOTH
- OFFICE SPACE / SOCIAL SPACE
- OFFICE SPACE CIRCULATION
- WC SPACES
- KITCHEN
- 6TH FLOOR SAUNA / GYM
- STORAGE / TENANT WIRING CLOSET
- TECH SPACES / SHAFTS

