

M1

Keilaniemi's future classic

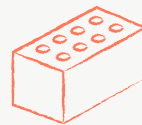
Miestentie 1 — 02150 Espoo



M1

The pearl of red brick craftsmanship in Keilaniemi, Espoo

Our building is not a generic glass box, which is why we stand out from other properties in Keilaniemi. We may not reach for the stars, and our foundation may not be on the seaside, but the warm atmosphere inside, the quality and style of the renovated premises and the state-of-the-art building technology make us a future classic.



Fully modernised building technology, geothermal heating and enhanced sound insulation in the facade windows



Carbon-neutral property with BREEAM In-Use Very Good certification



Parking spaces in the yard and parking garage, 12 charging points for electric cars



Lunch restaurant on the top floor and 24/7 snack bar in the cosy lobby

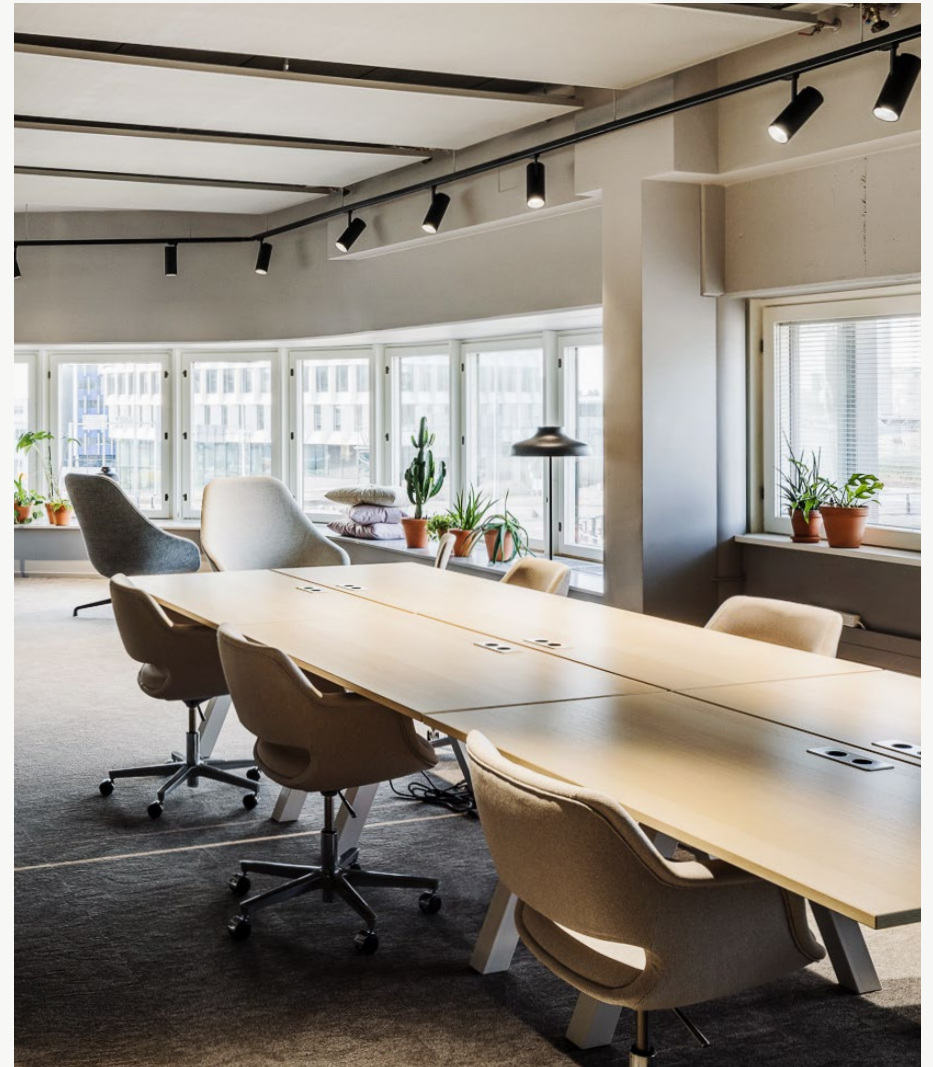


Warm and safe bicycle parking for 50 bicycles, including 10 charging points for electric bicycles



The use of a modern and well-equipped gym is included in the rent

High-quality surface materials and striking architecture

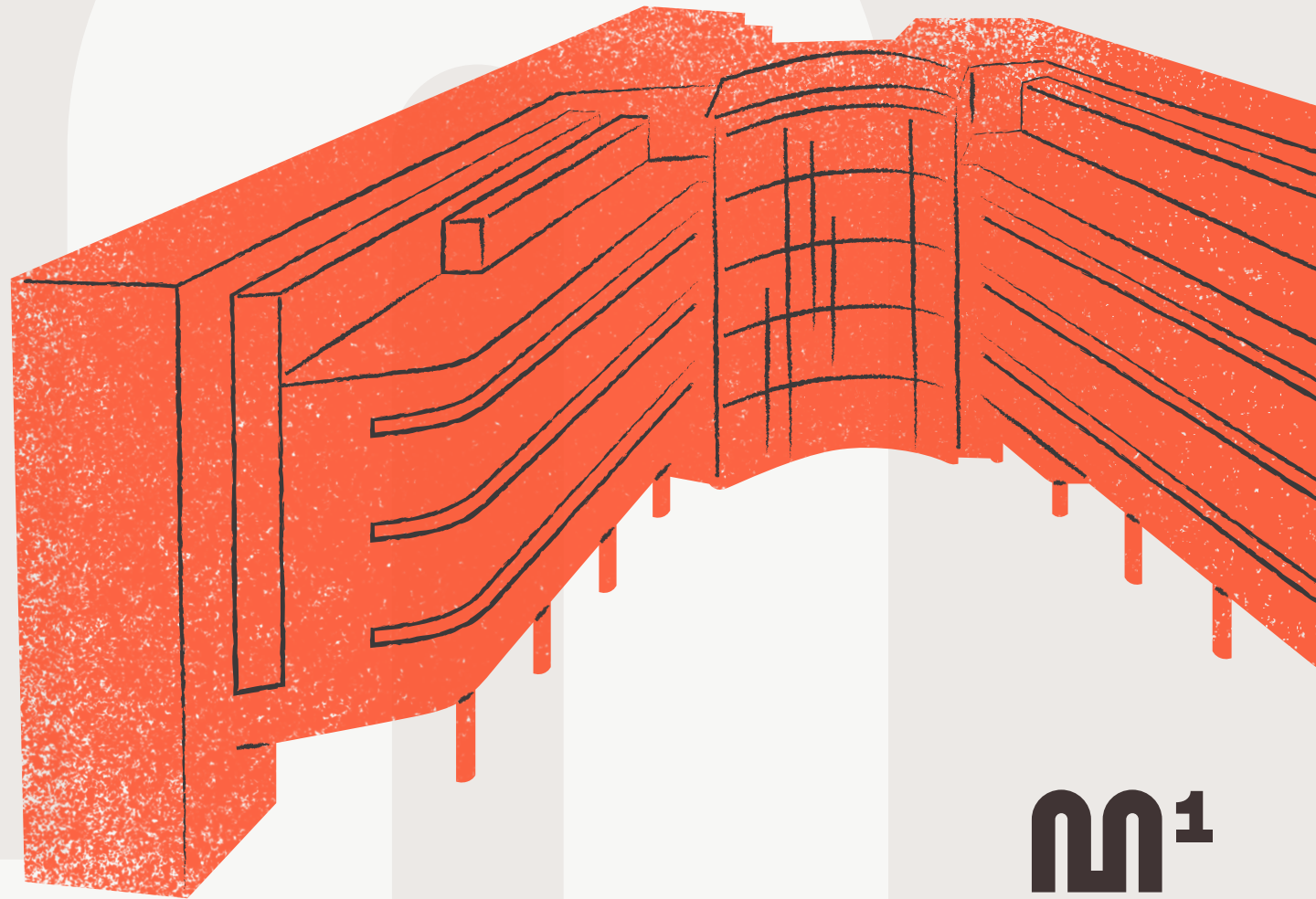


Keilaniemi's future classic

They say that you can't get good quality for a low price. But in our property, quality truly meets cost-efficiency. What makes us high quality is our life-cycle approach, the excellent condition of our building, the quality of our materials and the longevity of our renovations. From the very beginning, M1 was built as a high-quality headquarters property with impressive and distinctive surface materials and graphic lines.

M1 - Miestentie 1

Built in	1987
Fully modernised	2021-2022
Floors	5
Total surface area	6,500 m ²
Leasable floor area	600 - 3,000 m ²



M1

M1 serves its tenants right next to Ring Road 1 in Keilaniemi

Länsiväylä is also nearby



Metro 500 m away, travel time to the centre of Helsinki 10-20 min



Excellent road connections (Länsiväylä, Ring I)



Light rail line 15 min to Leppävaara, with various train connections to the east and west



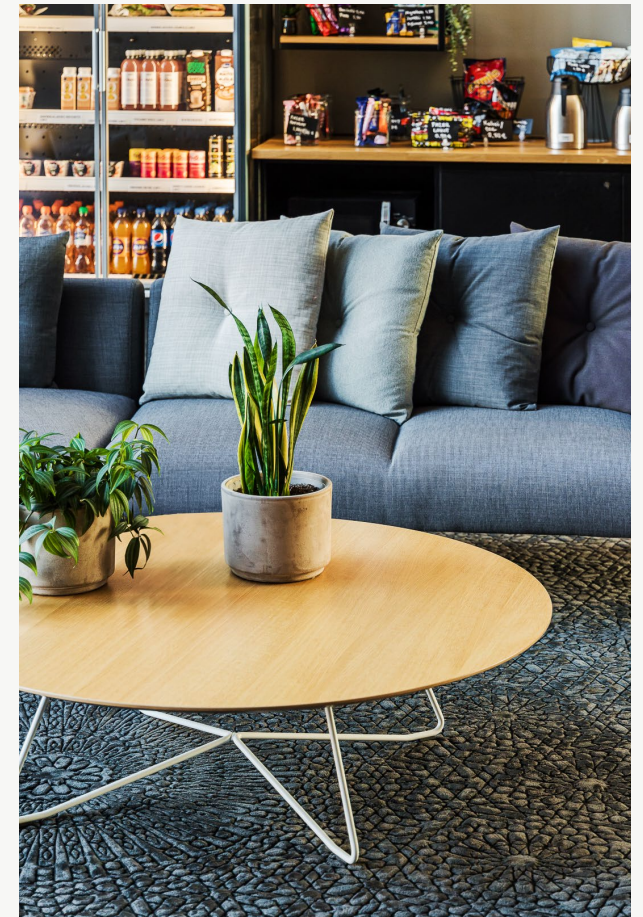
Buses to the centre of Helsinki 40 min





Whether you go to work using your own vehicle or public transport, our location in Keilaniemi is close to excellent transport connections. The ample parking spaces at our property also ensure that arriving is always effortless.

The wellbeing of people and the environment is reflected in our services



We offer our tenants flexible, high-quality facilities with excellent air quality. Our fully-equipped gym, included in the rent, supports a physically active workday, and our cozy restaurant serves healthy lunches. There is a charging option for electric cars and bicycles in the parking garage. High-quality hotel accommodation is also located near the property to make everything easier for internationally operating companies.

Sustainable and carbon neutral M1

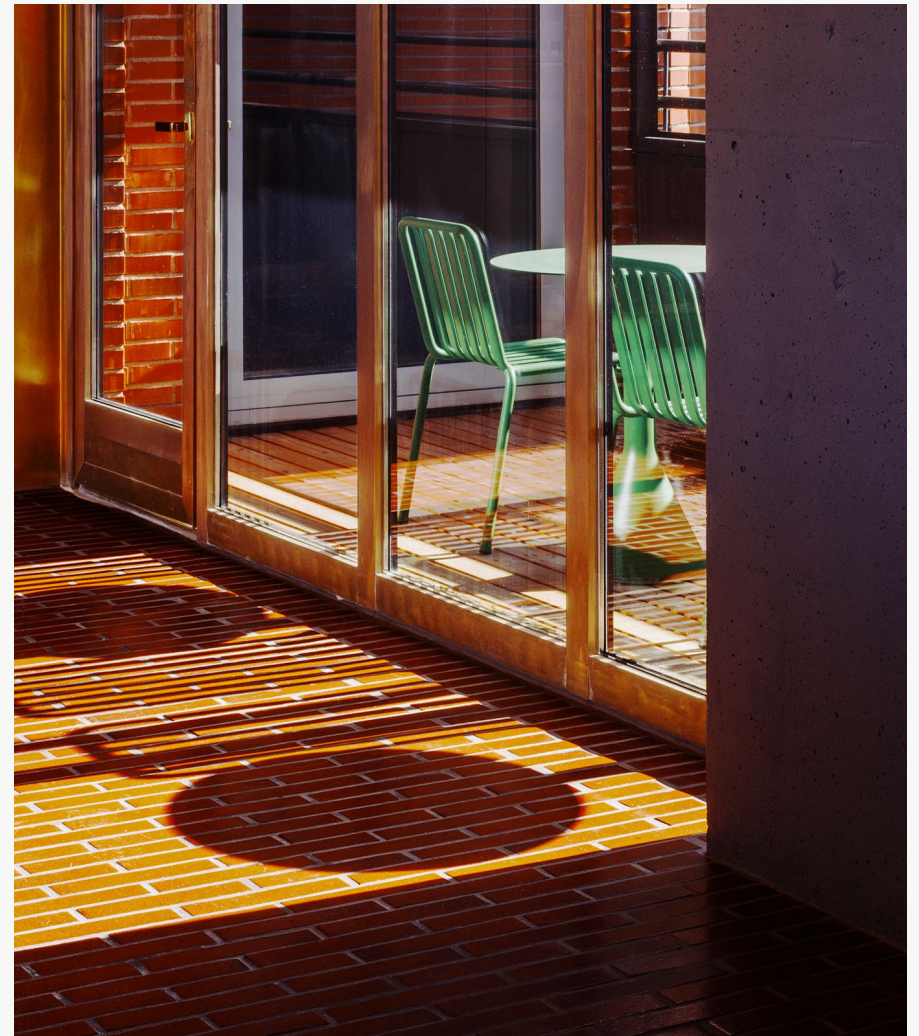
BREEAM®

Very Good



We take sustainability seriously, which is also evidenced by the BREEAM In-Use Very Good environmental certificate awarded to our property. As a property, M1 is highly advanced and completely carbon neutral in terms of energy consumption. We are the only

operator in the area to invest in geothermal heating, our ventilation is excellent and we use green electricity. We have solar panels on the roof of our property and use the latest building technology. In addition to excellent office air and energy efficiency, we have invested in the sound insulation of the facade: traffic can be seen from the windows but not heard inside the building, enabling a calm working atmosphere.



Carbon-neutral energy consumption



Geothermal heating unique to the area



Green electricity and solar panels










Excellent ventilation and indoor air

Communal M1, tailored to your company's individual needs

Our property is divided into two branches, offering personal working space and diverse opportunities. At M1, we offer our tenants a personal service for the planning of their premises. The changes always start with an assessment of the tenant's wishes and needs. This way, we can ensure that the final premises are guaranteed to be functional and long-lasting.

4th floor
1,425 m²

123 workstations

-  Kitchen, break rooms
-  Multi-space office
-  Office rooms
-  Meeting rooms
-  Focus rooms
-  Toilets
-  Other facilities



Martela's tenant story



When we were looking for new premises a few years ago, it was important for us to find a specific type of property in a specific area. In M1, the architecture of the lobby and the view from it as well as the materials and details of the property were particularly impressive. The scale of the building was also essential when looking for office premises. M1 is an easily accessible and manageable building. For us as Martela, the way we appear is also important. It's easy to operate our business here, and our premises open up from the lobby floor - just like we wished they would.

The design process for the rental premises itself went as smoothly as one could imagine. We were able to design and develop the premises together with Jani Wuorimaa. It was great to have a person we could talk to directly, who understood the need for change and supported us in unexpected situations. We are pleased with the property's services, the staff is wonderful and friendly. In addition, public transport connections and other services in the vicinity, such as hotel accommodation for international operators, are really good, and the Ainoa shopping centre can be reached by car within minutes.

M1 is officially located on the Otaniemi side and is part of the red brick city plan, but we have views of Keilaniemi and the roundabout with a calming flow of traffic throughout the day. It's always a good feeling arriving here. We appreciate the fact that the history of the building has been respected during the renovation, such as the cast-in-place concrete walls in the lobby, and preserved elements such as the brass sliding doors, individually shaped handles and birch benches. The details have patinated, and the property tells its own story.

M1's carbon neutrality and geothermal heating were important factors when making the lease decision, but the idea of taking a building into use that could otherwise have been demolished became even more important to us. In principle, it's great to use the old instead of the new, and it's great that such a property has been modified to support sustainable development while appreciating the original design and architecture.

M1 is suitable for a company that wants an easily approachable, homely space in a building with its own history.

Eeva Terävä

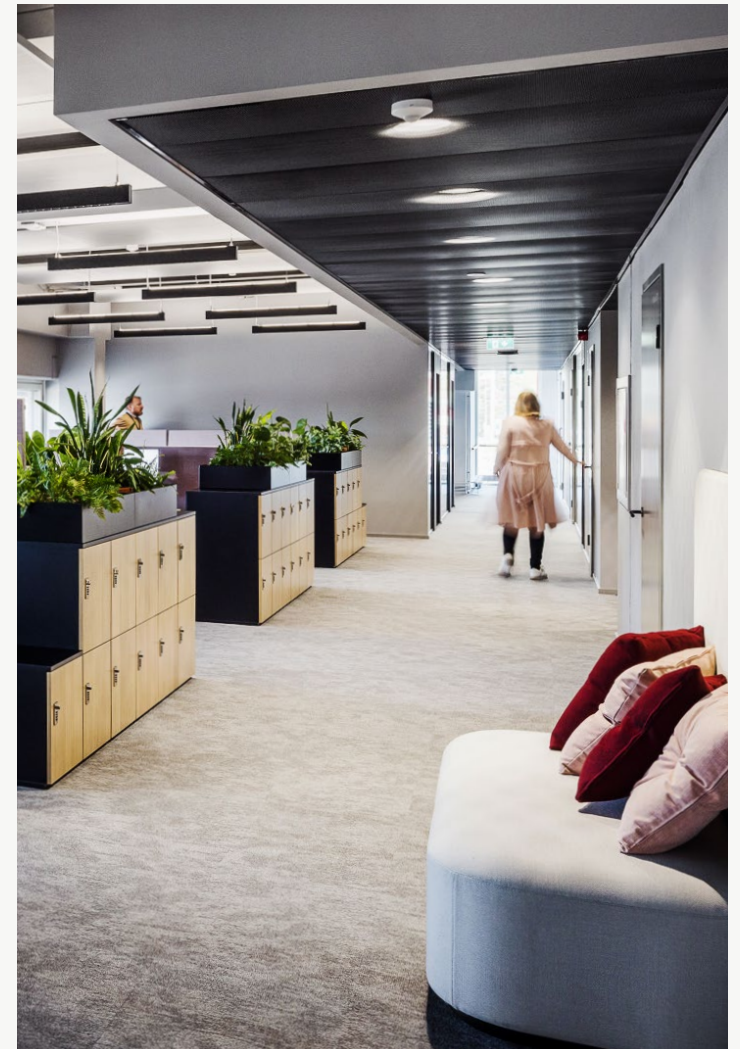
VP, Martela Design Studio





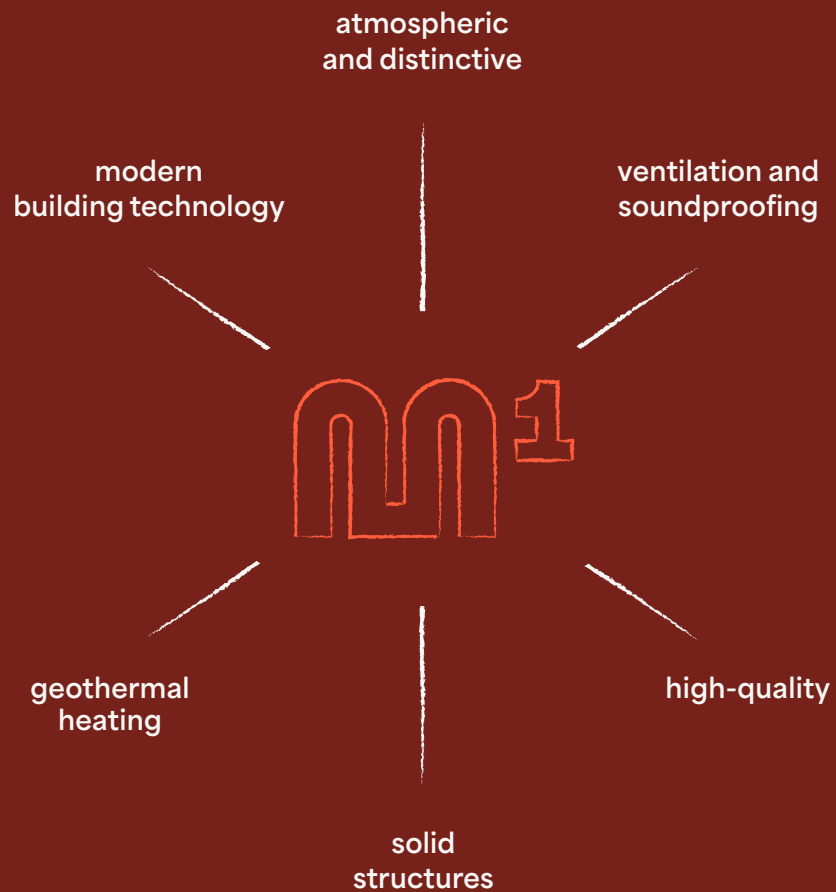
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- Eeva Terävä, VP, Martela Design Studio



M1 = the pearl of design

Our property is built with the same care and craftsmanship as the best design products. Our high-quality, durable surface materials, such as hand-laid brick floors, thoughtful brass and oak details and the unusual architecture make the property a pearl of craftsmanship.



Ready for the tour?

Come and fall in love with the warm atmosphere and facilities of M1 on site, and discuss more about the rental facilities tailored to your company's needs.



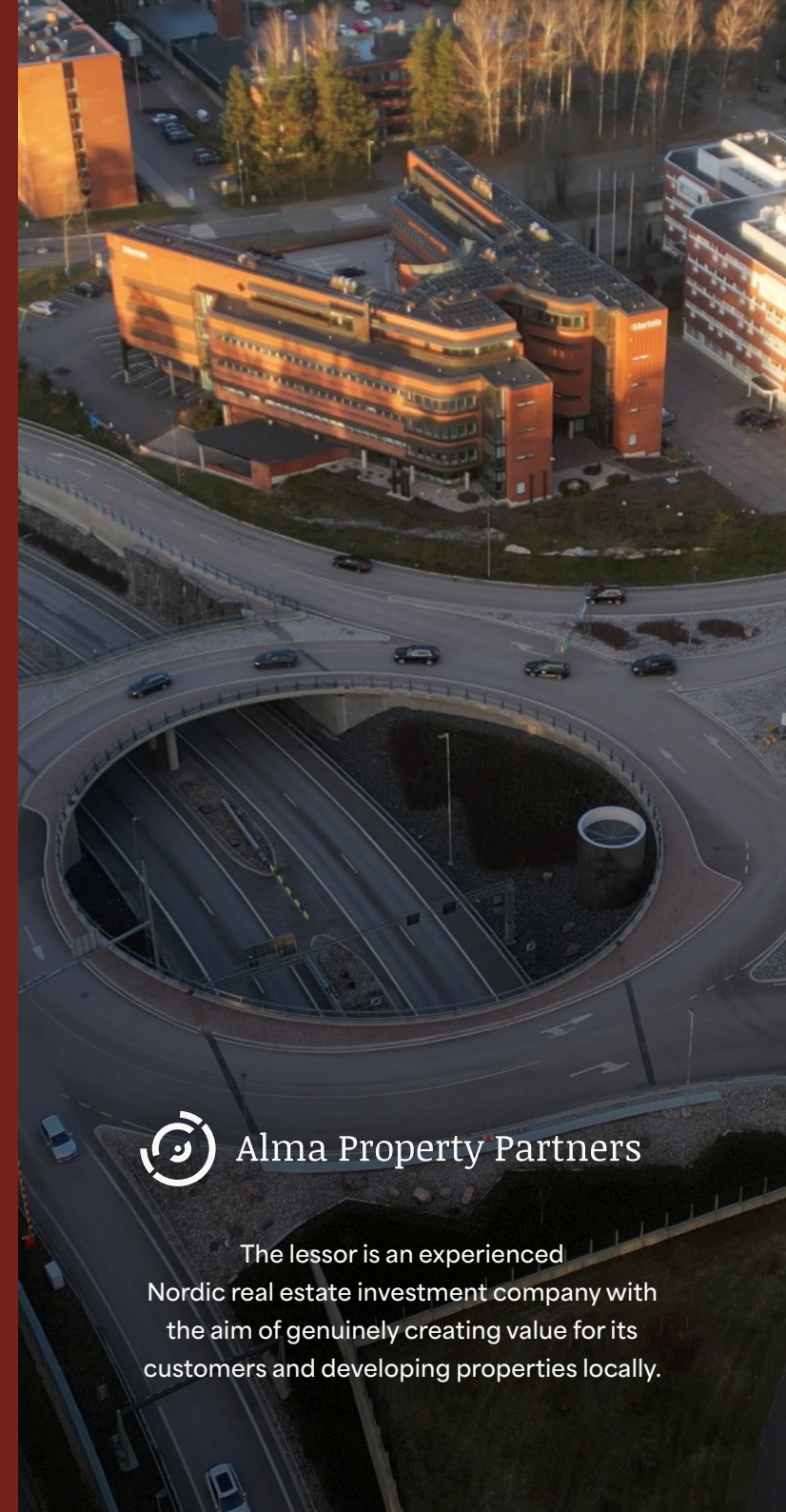
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Alma Property Partners

The lessor is an experienced Nordic real estate investment company with the aim of genuinely creating value for its customers and developing properties locally.