

# AURA





# Premises for future work & those who make it possible

The five-storey Ilmalan Aura at Ilmalankuja 3 will be completed in 2024. The building houses appealing and varied spaces for services to support the daily work and interactions of those who work there. The dynamic building was named “Aura”, a Finnish word for a plough, which symbolizes the forward-going mindset of the people who work there.

**2024**

Year of completion

**5**

Floors + basement

**2500m<sup>2</sup>**

Floor size for leasing

**8 min**

Train ride to city centre

**97**

Parking permits

**2<sup>nd</sup> floor**

For lease





# Welcome to Ilmalan Aura!

The reception at the lobby gives a warm welcome to employees and guests. Instead of rushing to the office, employees can have a relaxed start to their day, reading magazines or checking their e-mail while sitting in the comfortable armchairs of the lounge. The light yard's multistorey glass wall and the summer terrace face Ilmalan Aura's "back yard", an idyllic park, where a picnic lunch will make you feel like you are on holiday.

## 24/7

Open for work  
around the clock

## Lobby

Reception services  
8 am to 4 pm

## Lunch

The best time  
of the day

## Lounge

For work, breaks  
and encounters

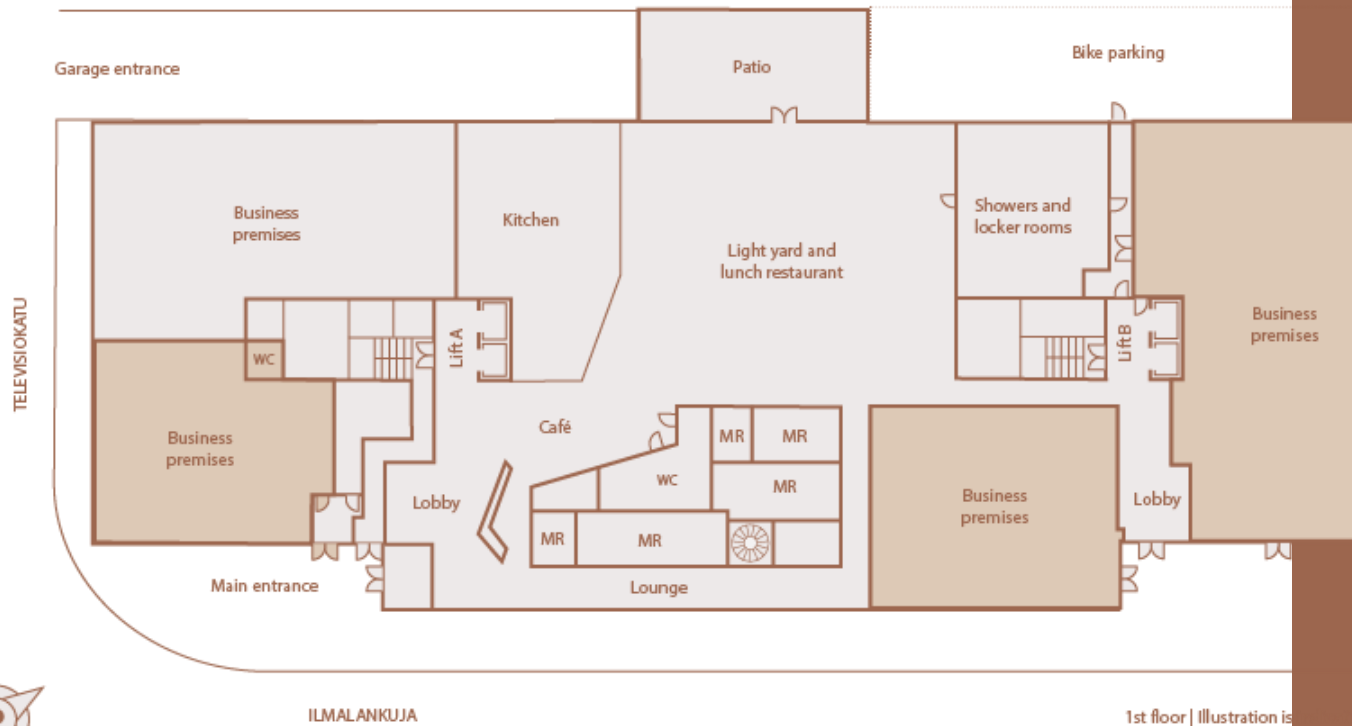
## MR

Meeting rooms  
for shared use

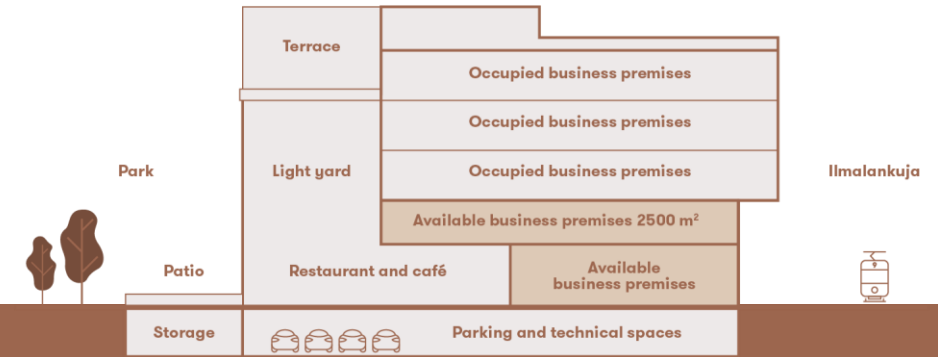
## Cafe

Freshly-ground beand  
around the clock

# A house full of personnel well-being and comfort



1st floor | Illustration is



The building has been designed by ARCO Architecture Company, and the interior architecture was crafted by interior designers from Gullstén-Inkinen.

The core design principle for the spaces of Ilmalan Aura is that they are natural and contiguous. The different spaces merge into one another, forming a comprehensive and diverse space that supports people's daily work and interactions.

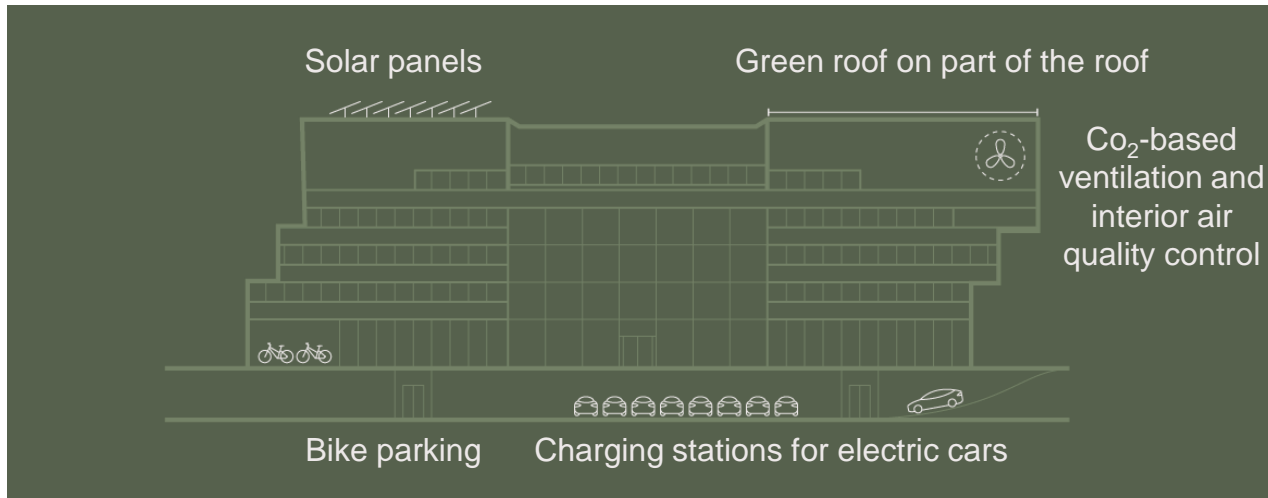
The varied spaces and services on the first floor offer everyone the chance to relax, which means that the office floors can focus on great solutions for work. The entire second floor can be leased. Premises on the first floor are also available for business and office use.






# Clean air, high quality and sustainable development

Ilmalan Aura takes care of people's well-being and environmental health. The building services engineering has paid special attention to ventilation to ensure that the air remains fresh and clean. The surface materials of furnishing are durable, hygienic and easy to clean. District heat and cooling and the use of renewable energy reduce the carbon footprint, which also means savings for tenants.





A photograph of three people in a bright, modern office setting. In the foreground, the back of a person's head and shoulders are visible, looking towards the others. In the middle ground, a man with a beard and glasses, wearing a light-colored hoodie and a grey Vans baseball cap, is leaning over a table, pointing at a document. To his right, a woman with glasses, wearing a grey cable-knit sweater and a white scarf, is also looking at the document. The table is white and has several papers and a small black object on it. A desk lamp is visible in the background, casting a warm glow. The overall atmosphere is collaborative and creative. The text "The office brings together a community. The community sparks creativity." is overlaid in a bold, sans-serif font on the left side of the image.

**The office brings together  
a community. The community  
sparks creativity.**





Hakamäentie

ILMALAN  
**AURA**

 **Ilmala**

Central Park

Water towers

Ilmalankatu

Ilmalankuja

Televisiokatu

Veturitie

Hartwall  
Areena

Koskelantie

Käpylä

Mäkeläinkatu

MTV

Link Tower

YLE

Radiokatu

Veturitie

Convention  
centre

Ruskea-  
suo

Länsi-Pasila

Central Park

Pasilankatu

Ratapihantie

Ratamestarinkatu

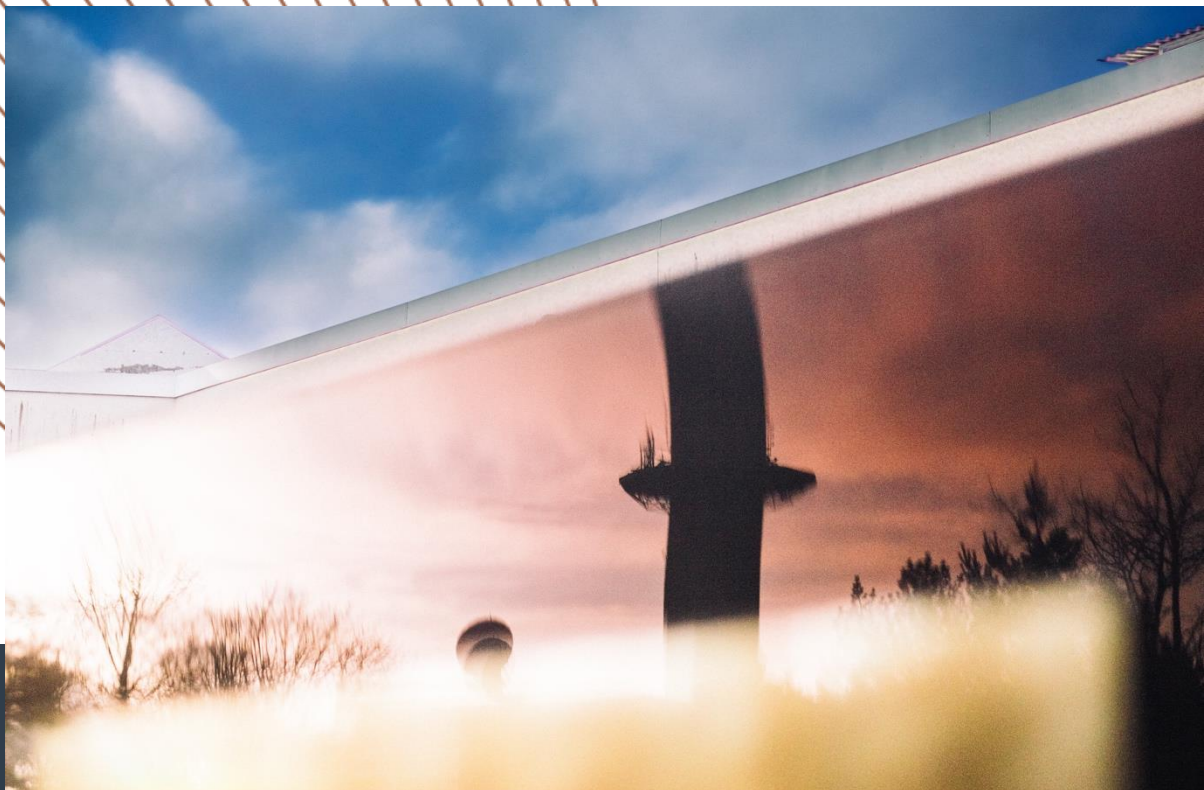
Itä-Pasila

 **Pasila**

Tripla

Pasilansilta

Asemapäällikönkatu



# A new area between water and radio towers

Ilmala is known as the home of large domestic media companies, and the area is growing and developing with new residential and business buildings. The development projects for public transport and the nearby Pasila region also mean that residents, services and business communities will become more centralised in Ilmala.

## Welcome to the neighbourhood!

The area's properties are already home to many familiar companies, such as HSY, Hartela, Cinia, Sweco, Uponor, Fonecta, Jatke and Danske Bank.

Nearby services and services at the Mall of Tripla – from restaurants to grocery stores – will support people's everyday living and work. Trains leave from the Ilmala train station every few minutes, so you do not waste any time waiting on the platform.

**3**

min. train journey to  
Pasila and the Mall  
of Tripla

**8**

min. train journey to  
Central Railway  
Station

**10**

min. train journey to  
Leppävaara

**25**

min. train journey  
to the airport





# Commuting made easy

Ilmala's location along major traffic routes and public transport stops makes it easily accessible with all modes of transport from all directions.



## A, I, L and P

Take the train and relax! Ilmala's platform is just a few minutes away.



## Pyöräilybaana

The safe and quick biking routes will take you directly to Ilmalan Aura. You can even enjoy the forests of Central Park on the way.



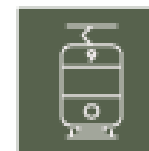
## 57, 518, 23, 63, 59

There are bus stops on both sides of the building. Take direct routes to West and North Helsinki.



## Kaupunkifillarit

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, Ruoholahti and the West Terminal.



## Parkkihalli

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

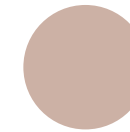




# Building a lively and functional district



**Primarily office construction**

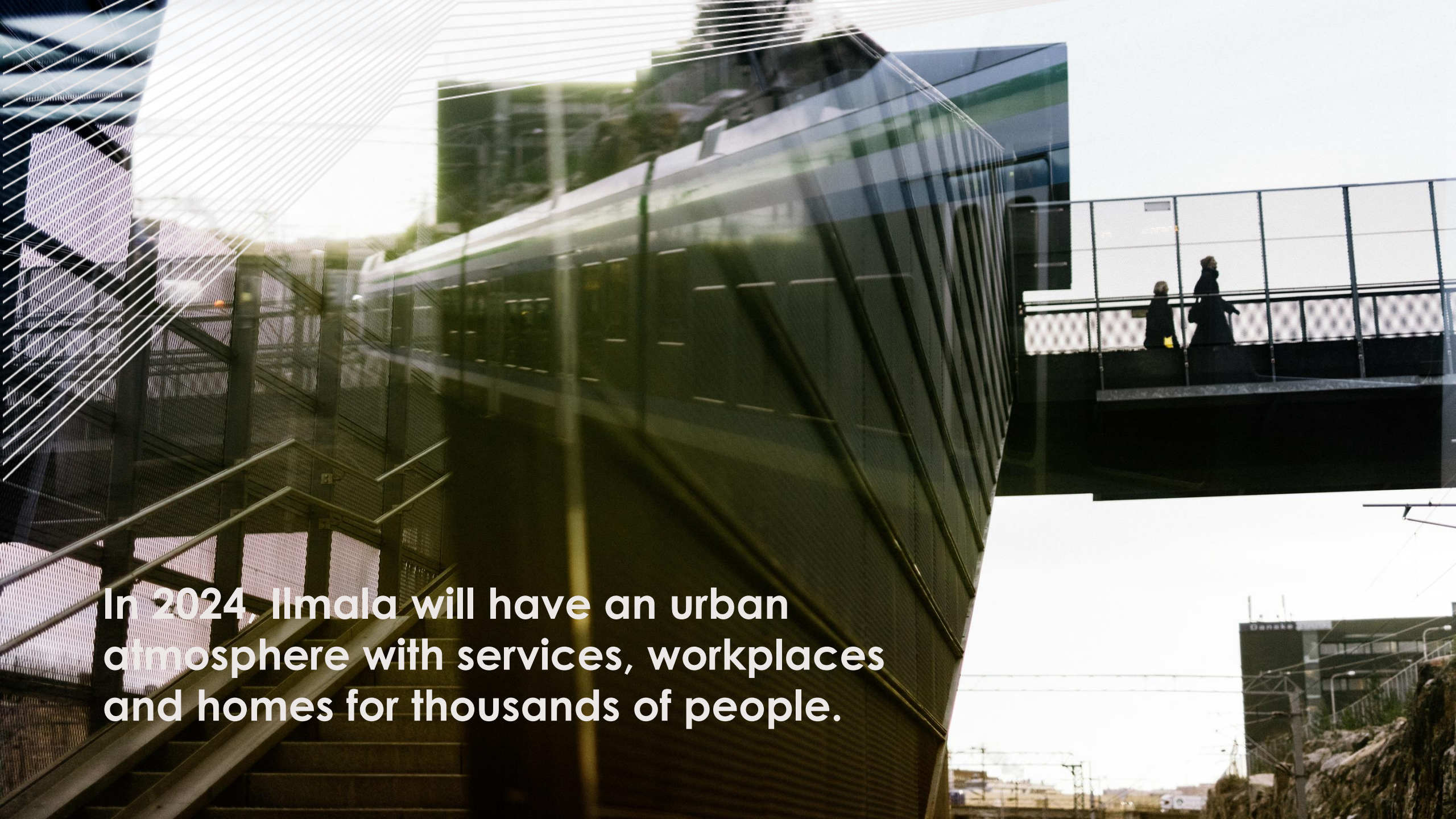


**Primarily residential construction**

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.





In 2024, Ilmala will have an urban atmosphere with services, workplaces and homes for thousands of people.



# Adaptable and comfortable spaces in Ilmalan Aura

The premises have been designed together with professionals to support businesses now and in the future. The property's builder, Hartela, supports the change and works to ensure that the process is seamless 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.

Ilmari Hämäläinen  
050 569 0466  
[Ilmari.hamalainen@hartela.fi](mailto:Ilmari.hamalainen@hartela.fi)





# An experienced Finnish construction company

With over 80 years of experience, the business premises that we build combine the reliability of a traditional family company, environmental friendliness and a real passion for building comfortable spaces for people. Our buildings are truly ecological and the most energy-efficient in Finland. We are very proud of our work and sign the quality of our construction with our own last name.

## 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](https://hartela.fi)

600

Hartela  
employees

60

Locations under  
construction (12/2021)

313 M€

Total  
revenue

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.





# Floor plan draft

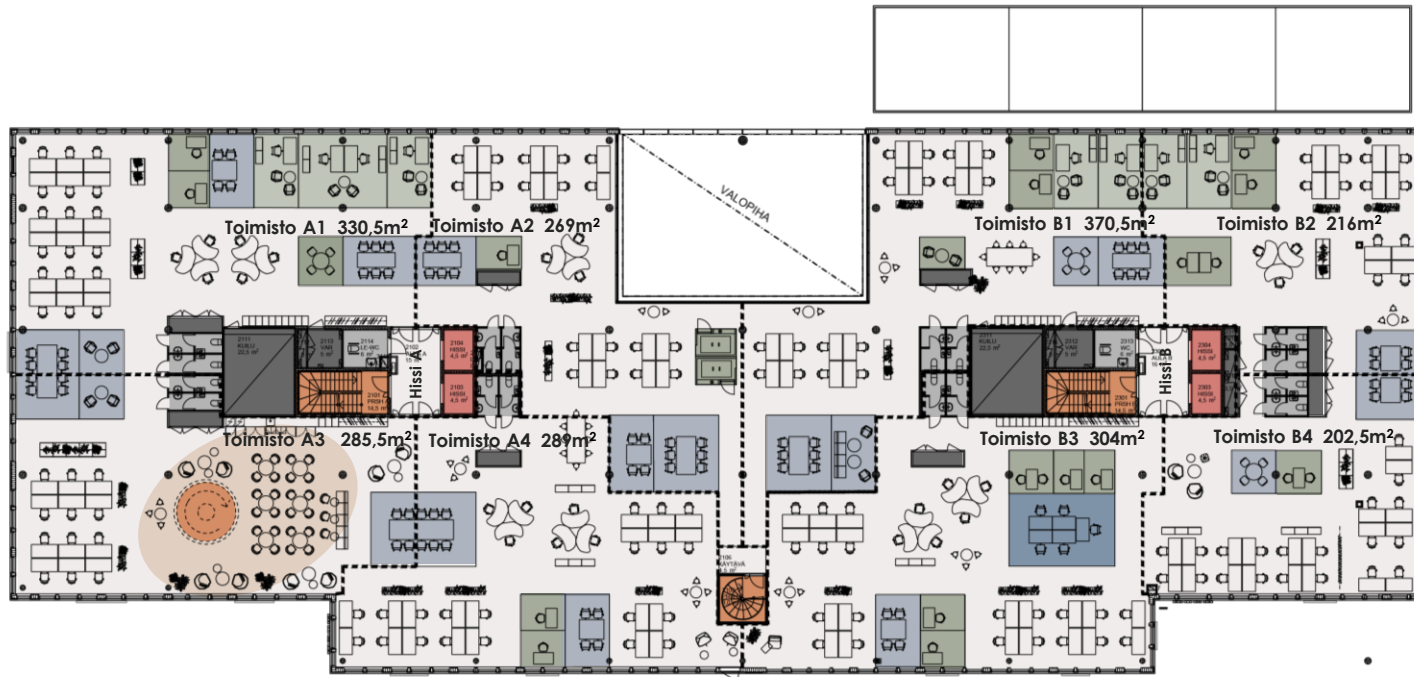
Ground floor, 2594m<sup>2</sup>



- Lobby & lounge
- Business premises
- Meeting rooms
- Light yard and lunch restaurant
- Summer patio
- Kitchen
- Showers and locker rooms
- WC
- Lifts
- Stairwells
- Technical spaces

# Floor plan draft

1<sup>st</sup> floor, 2436,5m<sup>2</sup>



- Open office
- Office rooms
- Booths
- Meeting rooms
- Team rooms
- Break room
- WC
- Lifts
- Stairs and
- Tekniset filat ja kuilut
- Vuokratilarajat



ILMALAN  
**AURA**

Ilmalankuja 3, 00240 Helsinki