

# Gloria



A UNIQUE  
AWAKENING  
TO A NEW ERA

OUTSTANDING OFFICES WITH CHARM  
IN KAARTINKAUPUNKI, HELSINKI



## A GORGEOUS AND GLORIOUS INVITATION

On the border of the prestigious Kaartinkaupunki and the vibrant Punavuori, Gloria of Helsinki has begun a new journey: the property with a rich and fascinating history has been renovated into elegant, yet uncommonly comfortable office spaces for both companies and communities of all sizes.

The unique property has been transformed and thoroughly modernised to fully meet the needs and demands of today. The spirit of the property has nevertheless been preserved, providing a foundation for efficient everyday work and countless success stories.

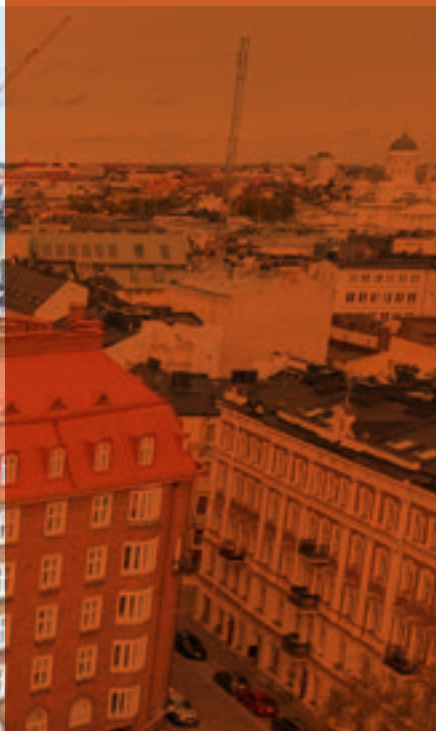
The new Gloria is a home of elegance and creativity, inviting visitors from near and far to discover it.

**YOU ARE WARMLY INVITED TO EXPLORE INDIVIDUALLY TAILORED  
OFFICE PREMISES – STEP INTO SOMETHING UNIQUE TODAY.**

[gloria-toimitilat.fi](https://gloria-toimitilat.fi)

### **A GLORIOUS NEW CHAPTER – THE TIMELINE**

<i>Areim buys the property</i>	2022
<i>Project planning for the renovation starts</i>	2022
<i>Renovation starts</i>	2023
<i>First premises ready for use</i>	1/2026



*Address:* PIENI ROOBERTINKATU 12-14,  
RATAKATU 1B,  
YRJÖNKATU 1,  
FI-00120 HELSINKI

*Volume:* 42 534 m<sup>3</sup>

*Floors:* 7

*Size:* 9 951 m<sup>2</sup>

*Elevator:* YES

*Built:* 1928-1930

*Architect:* GEORG NUMMELIN



## FULLY RENEWED BUILDING SERVICES

Gloria's renovation has been executed with meticulous care, honouring its heritage while accentuating the captivating nuances of the past. Beneath the surface, the building has been comprehensively upgraded, with all building services fully modernised to ensure year-round comfort for its users.

**GLORIA IS APPLYING FOR THE LEED CERTIFICATION  
AT THE PLATINUM LEVEL.**



THE TOWER OF GLORIA OFFERS  
A ONE-OF-A-KIND OPPORTUNITY FOR  
A LUXURIOUS OFFICE SPACE, WITH ITS  
ASTONISHING ROOM HEIGHTS AND  
EXTRA-LARGE BOW WINDOWS.  
THEY DO ADD A DASH OF JE NE SAIS QUOI,  
DON'T YOU THINK?

*1\* See the location on the plan of the 8th floor.*



## THE NEW GLORIA – OPPORTUNITIES AND INSPIRATION

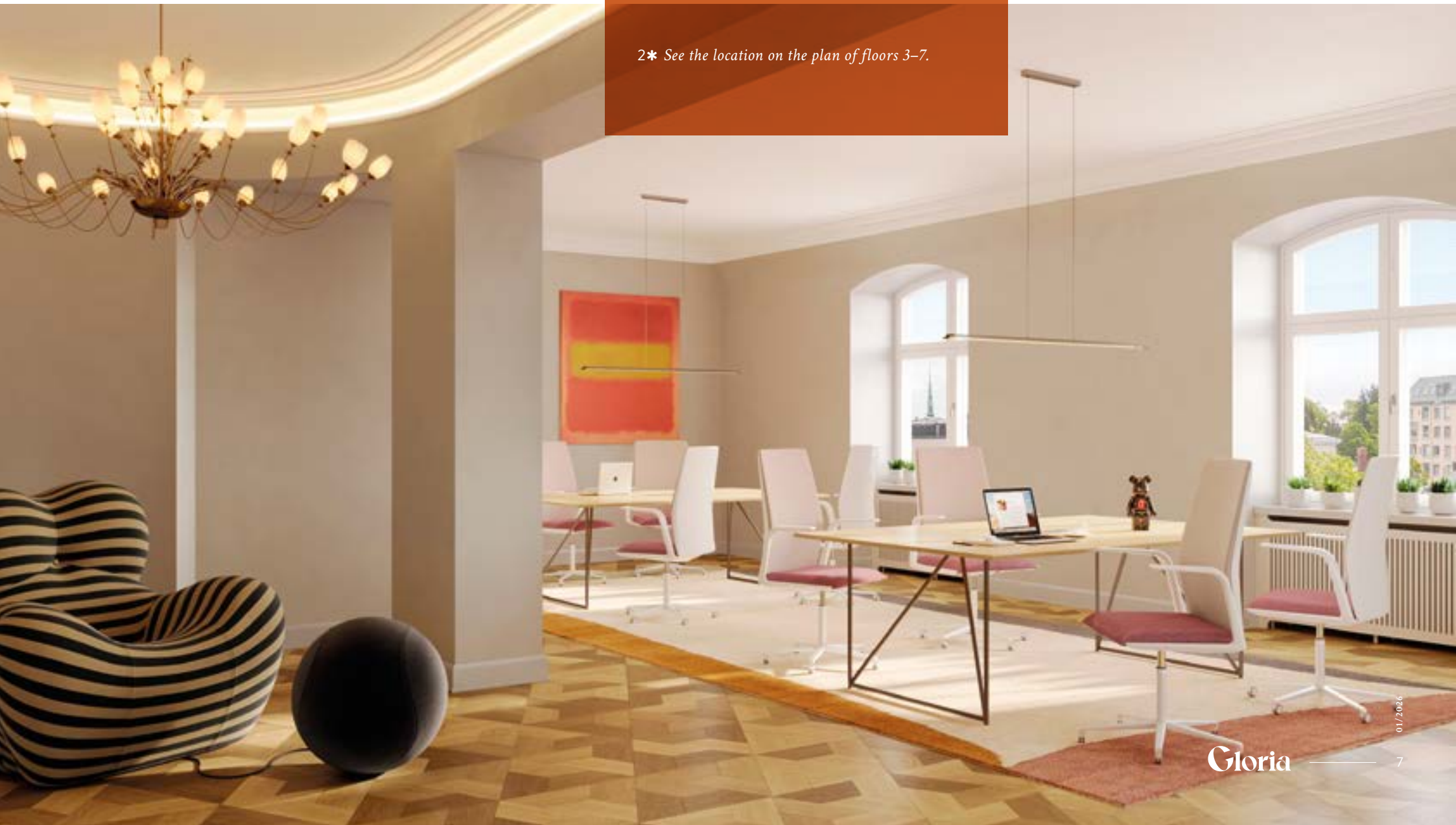
The office spaces that are now available in Gloria overlook Yrjönkatu and Ratakatu. Flexible floor plans, tailored to the tenant's needs, offer a wide range of possibilities for bespoke solutions. For example, interior finishes and spatial divisions created with lightweight elements can be executed exactly according to individual preferences.

**ASK US FOR MORE DETAILS, OUR EXPERTS ARE LOOKING FORWARD  
TO HEARING FROM YOU!**



THE RENOVATED GLORIA HAS ONE-OF-A-KIND ELEGANCE, UNIQUE NUANCES, AND IS THE MEETING POINT OF TRADITION AND CONTEMPORARY STYLE.

2\* See the location on the plan of floors 3–7.



Size: 471 m<sup>2</sup> (A21)

*The floor can be configured into two separate office spaces.*



Size: 453 m<sup>2</sup> (A61)





THE KITCHENS AND BREAK AREAS  
HAVE BEEN DESIGNED TO BE WARM  
AND INVITING SPACES, RESPECTING  
THE VALUABLE HISTORY OF THE  
PROPERTY.

3\* See the location on the plan of floors 2–5.



## FLOOR 3

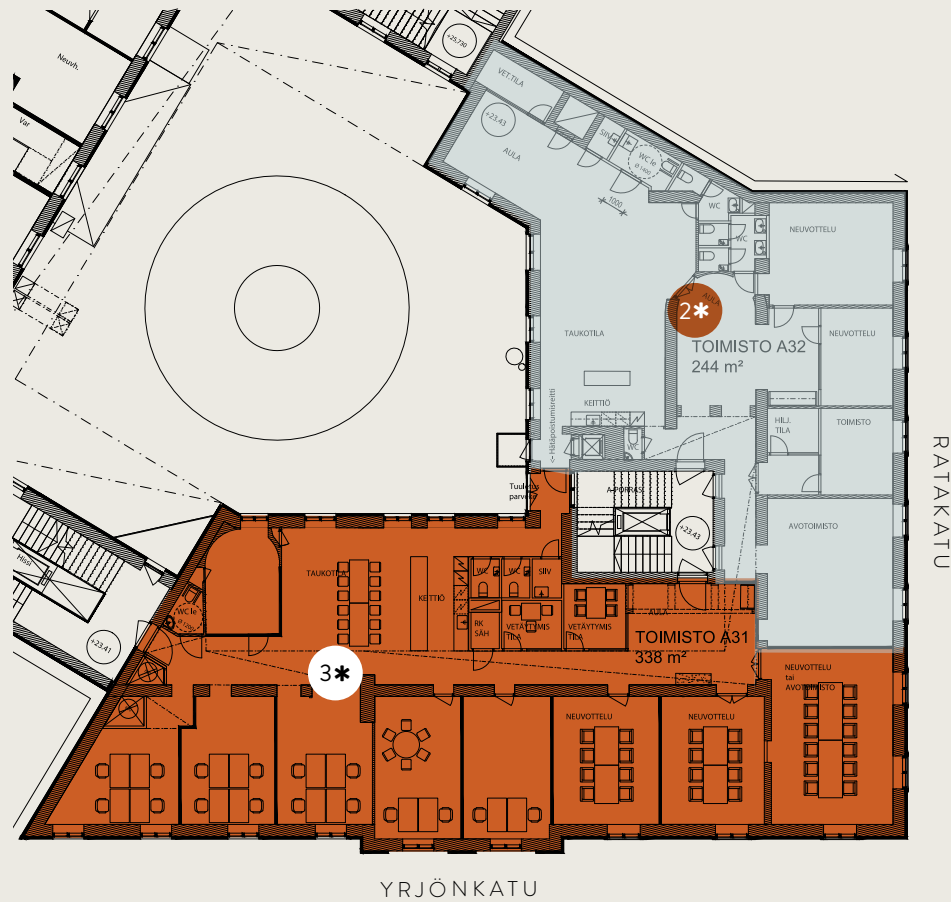
Size: 582 m<sup>2</sup>

A32

Size: 244 m<sup>2</sup>

A31

Size: 338 m<sup>2</sup>



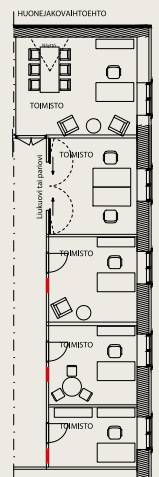
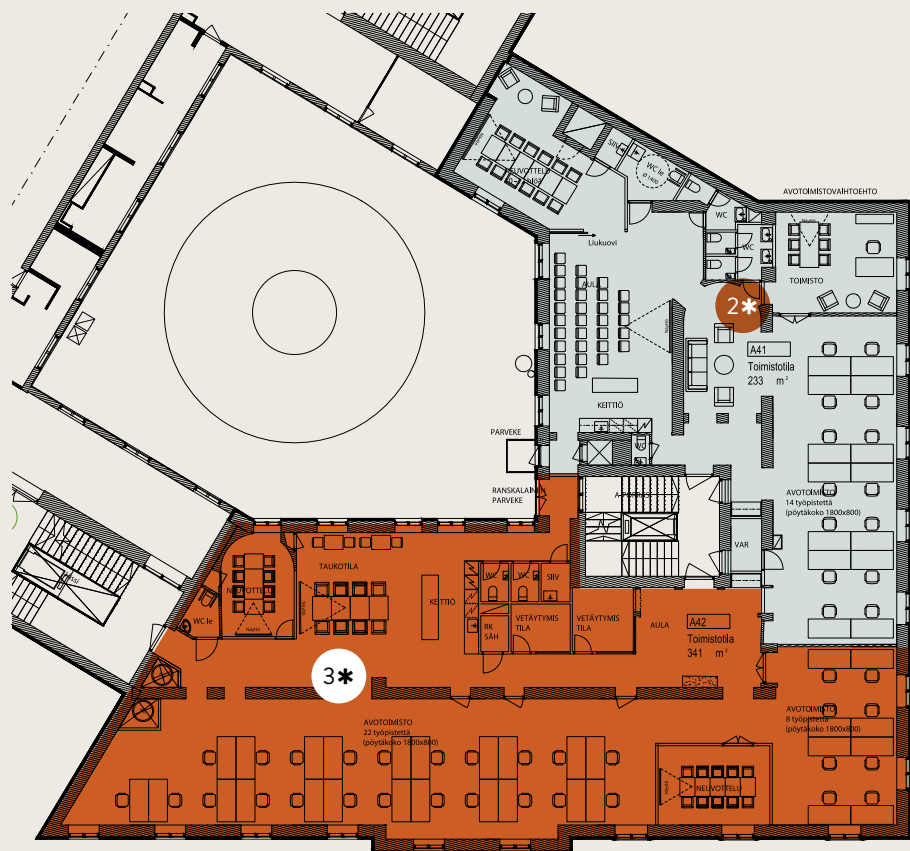
ALL FLOOR PLANS  
AT GLORIA ARE  
CUSTOMISABLE TO SUIT  
YOUR NEEDS AND VISION.

The floor can be configured into two separate office spaces or keep as one, larger unit. Both of the spaces have their own, private entrances.

Size: 574 m<sup>2</sup>

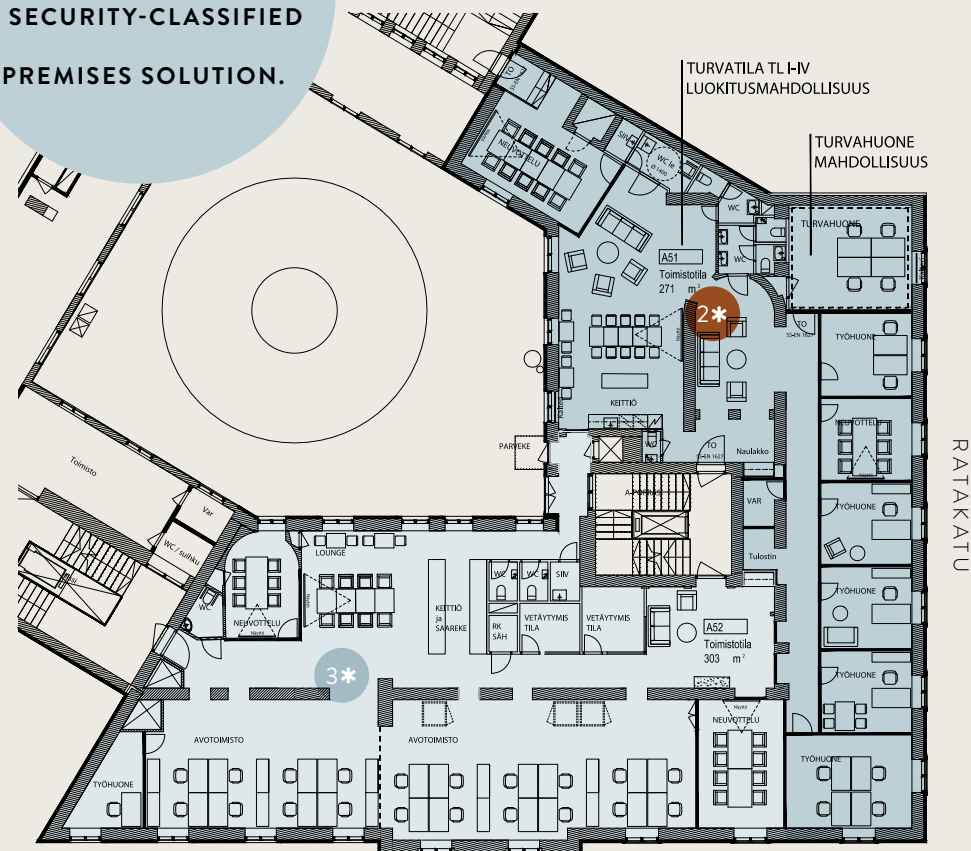
Size: 233 m<sup>2</sup>

Size: 341 m<sup>2</sup>



Size: 574 m<sup>2</sup> (A51)

**POSSIBILITY  
TO IMPLEMENT  
A SECURITY-CLASSIFIED  
PREMISES SOLUTION.**



YRJÖNKATU

*Rented as an entity.*

*Size altogether:*  $722 \text{ m}^2$  ( $428 \text{ m}^2 + 294 \text{ m}^2$ )



ALL FLOOR PLANS  
AT GLORIA ARE  
CUSTOMISABLE TO SUIT  
YOUR NEEDS AND VISION.



Internal stair connection between floors.



THE UNIQUE ATTIC OFFICE OFFERS  
FANTASTIC VIEWS OVER THE ROOFTOPS  
OF THE CITY CENTER.







## OPPORTUNITY FOR AUDITED HIGH-SECURITY PREMISES

Gloria provides an excellent foundation for the realisation of high-quality office premises also for organisations working with, for example, government materials, trade secrets, or other information requiring a high level of security.

The building's castle-like character, flexible floor plans and modern building services make it possible to create high-security environments within the structure in accordance with the Finnish National Security Auditing Criteria (KATAKRI).

Solutions can range from a single secure room to configurations covering almost an entire floor, implemented in accordance with Security Classifications TL 1–4 and always audited on a case-by-case basis.

### **SECURE FACILITIES TAILORED TO YOUR NEEDS INCLUDING, FOR EXAMPLE:**

- companies cooperating with public authorities
- companies operating in specific sectors such as security, cybersecurity, defence, technology, ICT, finance, legal services, etc.
- companies whose business is based on protected trade secrets

ONE ROOM OR ALMOST A FULL  
FLOOR – CUSTOM-BUILT SECURE  
WORKSPACES.





## AT THE PEACEFUL EDGE OF THE CENTER

Gloria's location is ideal for any office space. The property is located at the prestigious block framed by Yrjönkatu, Pieni Roobertinkatu and Ratakatu.

The multitude of services of the city center are within short walking distance: restaurants, malls, corner stores, and other options to spend quality time. As you step outside of Gloria to Ratakatu, you can step right in the verdant Koulupuistikko park to see the famous Topelius and children statue by Ville Vallgren.

People who commute with their own car easily find parking space in Aimo Park Pikku-Erottaja, which offers also charging stations for electric vehicles. Most of the tram and bus lines have their stops just a block or two away.

Commuters who prefer biking or favor fresh air in other ways have their own amenities and services available.

**WE HAVEN'T YET FINALIZED THE FULL OFFERING OF GLORIA'S SERVICES  
AND AMENITIES – ANY SUGGESTIONS OR REQUESTS?**



### CITY CENTRE SERVICES IN NEARBY BLOCKS

Dozens of lunch restaurants within	2–15 mins
Stockmann department store	10 mins
Market Square	15 mins
Other city centre services approx.	10 mins



### JUST A FEW STEPS TO PUBLIC TRANSPORT

Tram stop (nearest, line 10)	1 min
Metro station (nearest: Rautatientori)	13 mins
Bus stop (nearest, lines 10 and 20)	10 mins
Central Railway Station	15 mins



### CONVENIENT CONNECTIONS ALSO FOR DRIVERS

Länsiväylä (Western Highway)	10 mins
Ring Road I	25 mins
Ring Road III	30 mins
Airport	30 mins



GLORIA SITS COMFORTABLY AMONG  
ITS PEERS: AMONG VALIANT JUGEND  
STYLE HOUSES AND RIGHT NEXT TO  
S:T JOHN'S CHURCH.





# GRACE OF THE PAST MEETS THE COMFORTS OF THE FUTURE

The long story of Gloria started in the same years as Helsinki got its Parliament House, and the very first swimming hall of Finland, the one on Yrjönkatu. You can still sense the breezy presence of history at the hallways, airy indoor spaces, gorgeous staircases, and the very structure itself. The monumental façade is adorned by arcade windows, and art deco paintings enrich the staircases.

On the Yrjönkatu side of the property overlooking the rooftops is the Gloria tower, that catches the eye on the hillsides of the city. The height of it is accentuated by tall bow windows, which let the rooms bathe in natural light.

**GET IN TOUCH WITH US TO ARRANGE A DEMONSTRATION TOUR  
TO THE PREMISES!**





GLORIA-TOIMITILAT.FI



# Gloria

WE INVITE YOU TO EXPLORE THE REFINED AND  
INDIVIDUAL SPACE POSSIBILITIES OFFERED BY GLORIA.

GET IN TOUCH WITH US, AND WE'LL START PLANNING TOGETHER!

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