

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

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 m³

Floors: 7

Size: 9 951 m²

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.



FLOOR 2

Size: 471 m² (A21)

The floor can be configured into two separate office spaces.

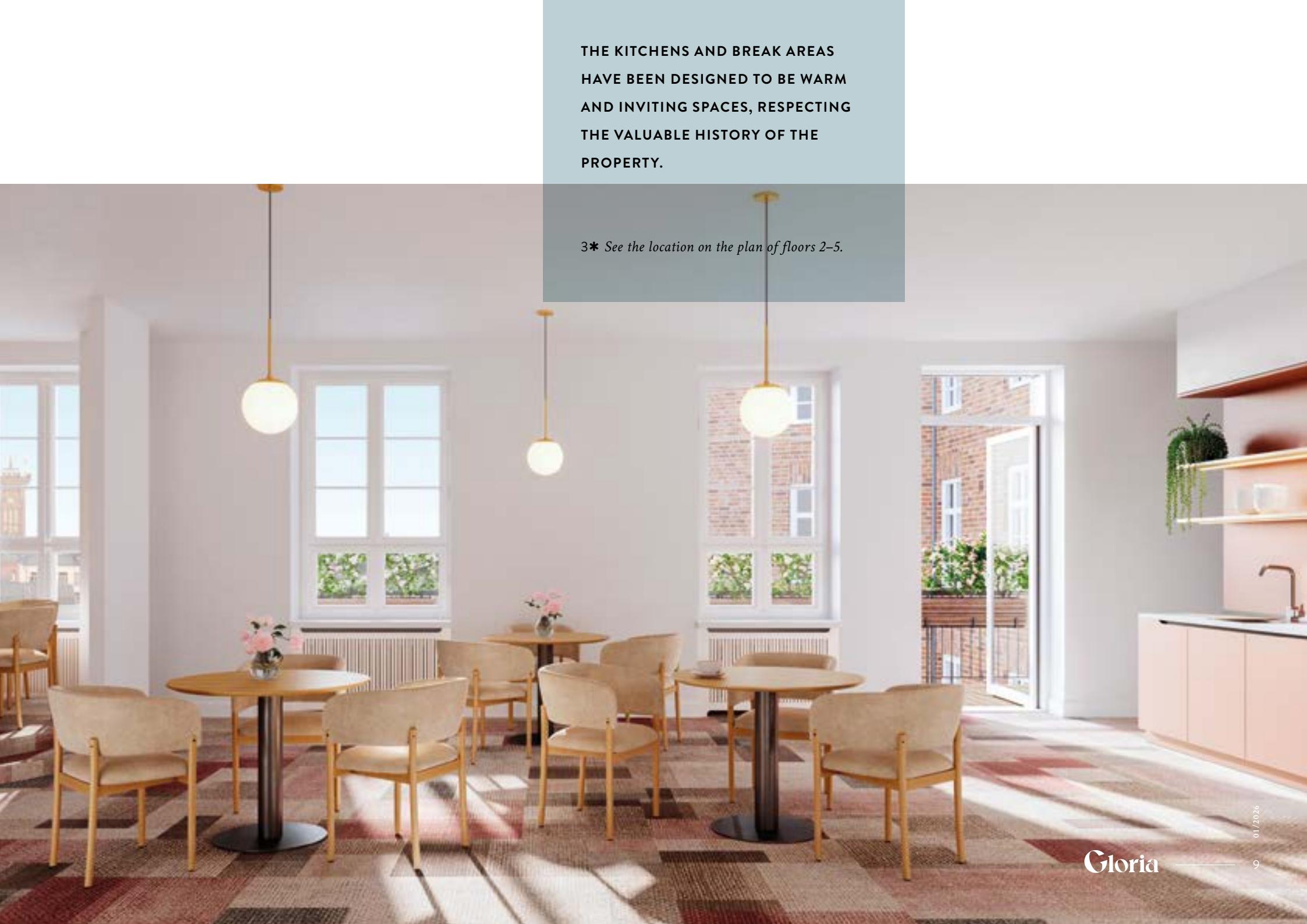


FLOOR 6

Size: 453 m² (A61)

The floor can be configured into two separate office spaces.





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

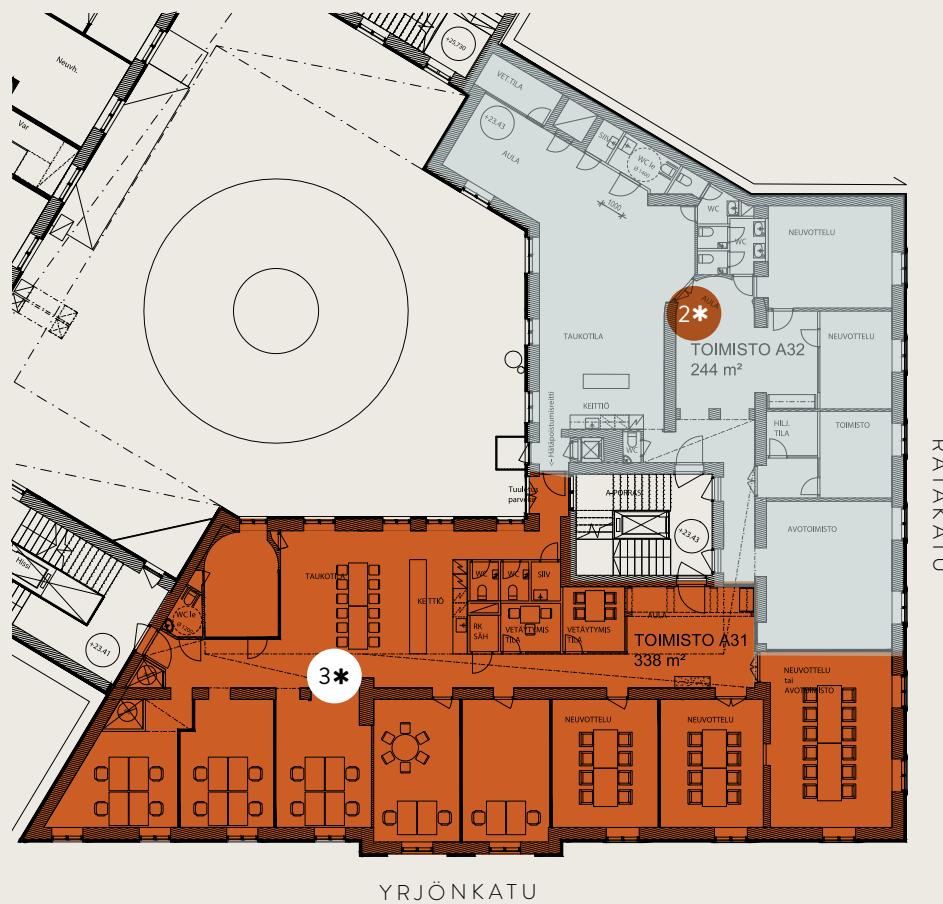
Size: 582 m²

A32

Size: 244 m²

A31

Size: 338 m²



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

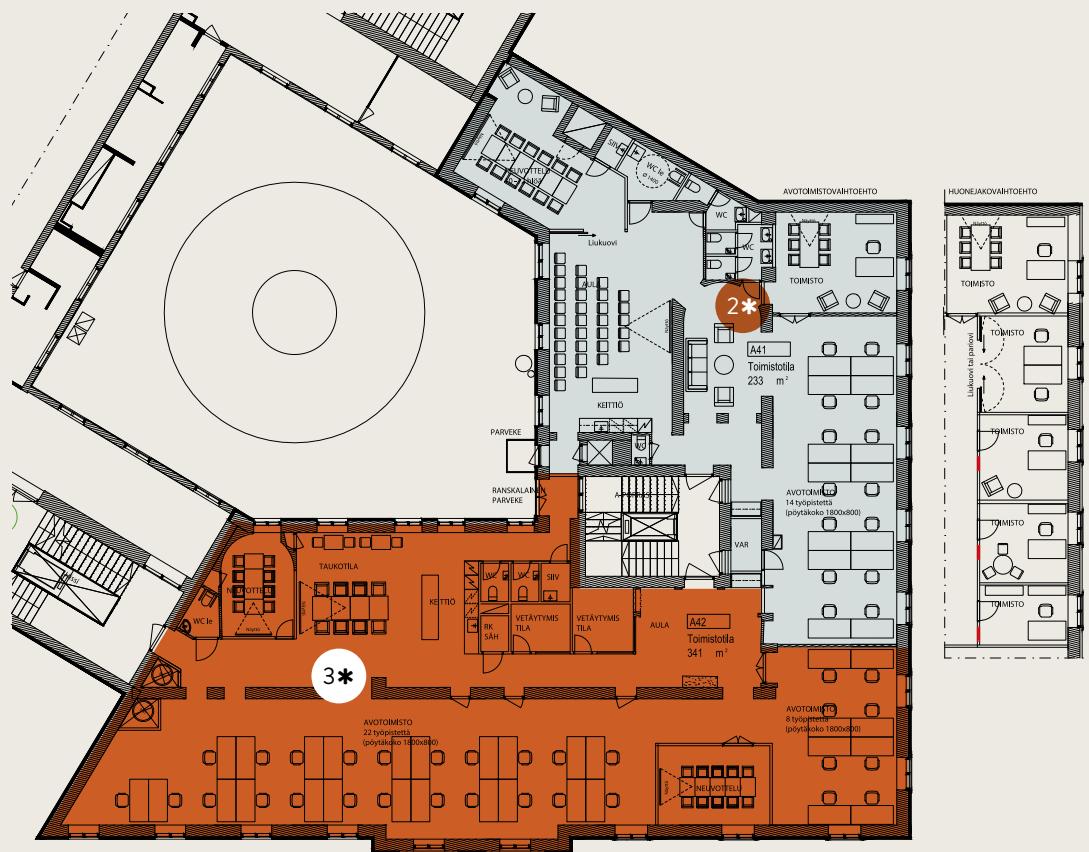
The floor can be configured into two separate office spaces or keep as one, larger unit. Both of the spaces have their own, private entrances.

FLOOR 4

Size: 574 m²

Size: 233 m²

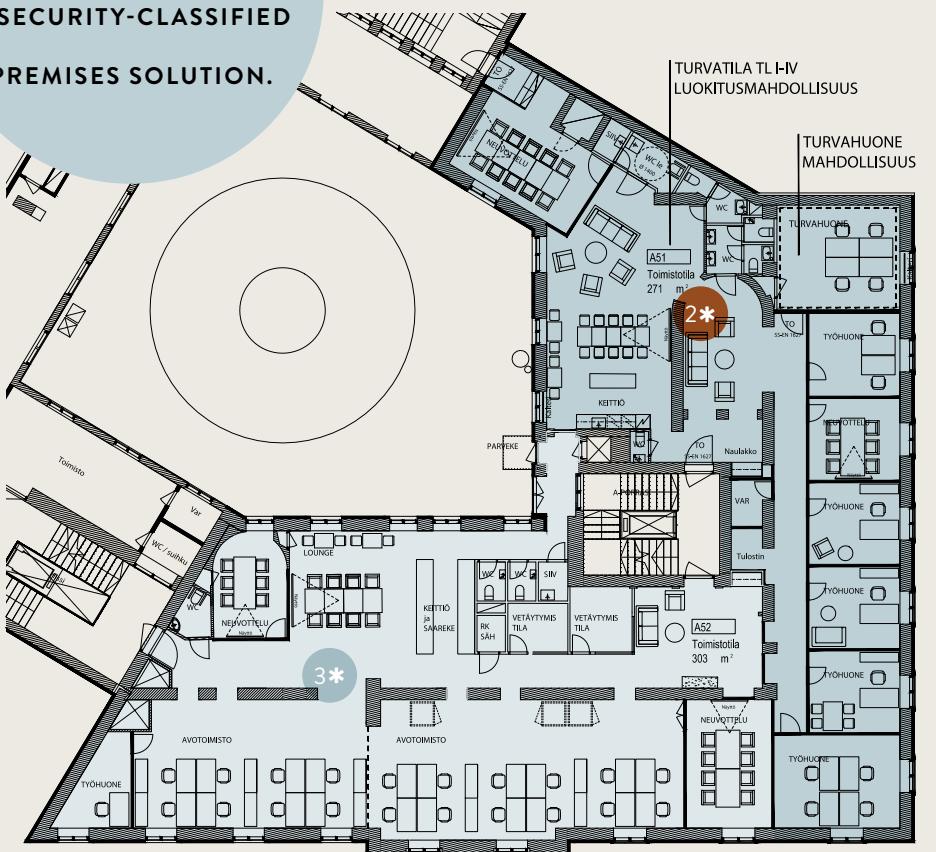
Size: 341 m²



FLOOR 5

Size: 574 m² (A51)

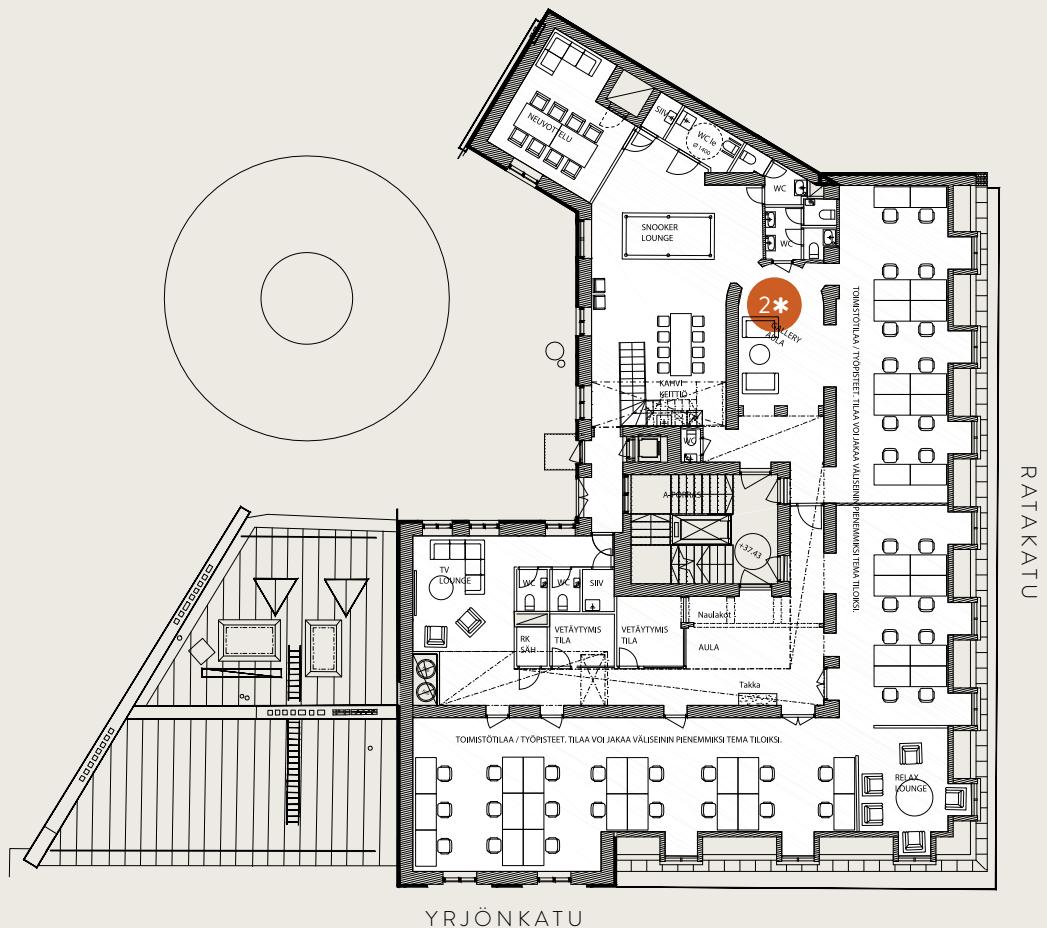
POSSIBILITY TO IMPLEMENT A SECURITY-CLASSIFIED PREMISES SOLUTION.



FLOORS 7 AND 8

Rented as an entity.

Size altogether: 722 m² (428 m² + 294 m²)



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 Roolertinkatu 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 Pikk-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

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



JUST A FEW STEPS

TO PUBLIC TRANSPORT

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



CONVENIENT CONNECTIONS

ALSO FOR DRIVERS

<i>Länsiväylä (Western Highway)</i>	10 mins
<i>Ring Road I</i>	25 mins
<i>Ring Road III</i>	30 mins
<i>Airport</i>	30 mins



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

Gloria

GRACE OF THE PAST MEETS THE COMFORTS OF THE FUTURE

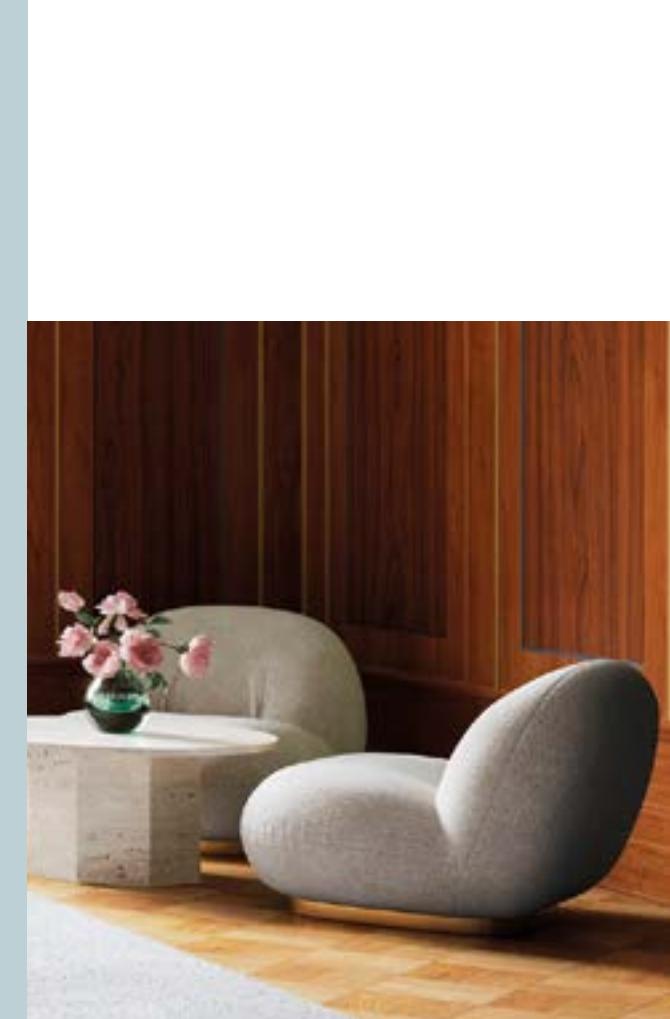
The long story of Gloria started in the same years as Helsinki got its Parliament House, and the very first swimming hall of Finland, the one on Yrjönkatu. You can still sense the breezy presence of history at the hallways, airy indoor spaces, gorgeous staircases, and the very structure itself. The monumental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



Glória

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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