



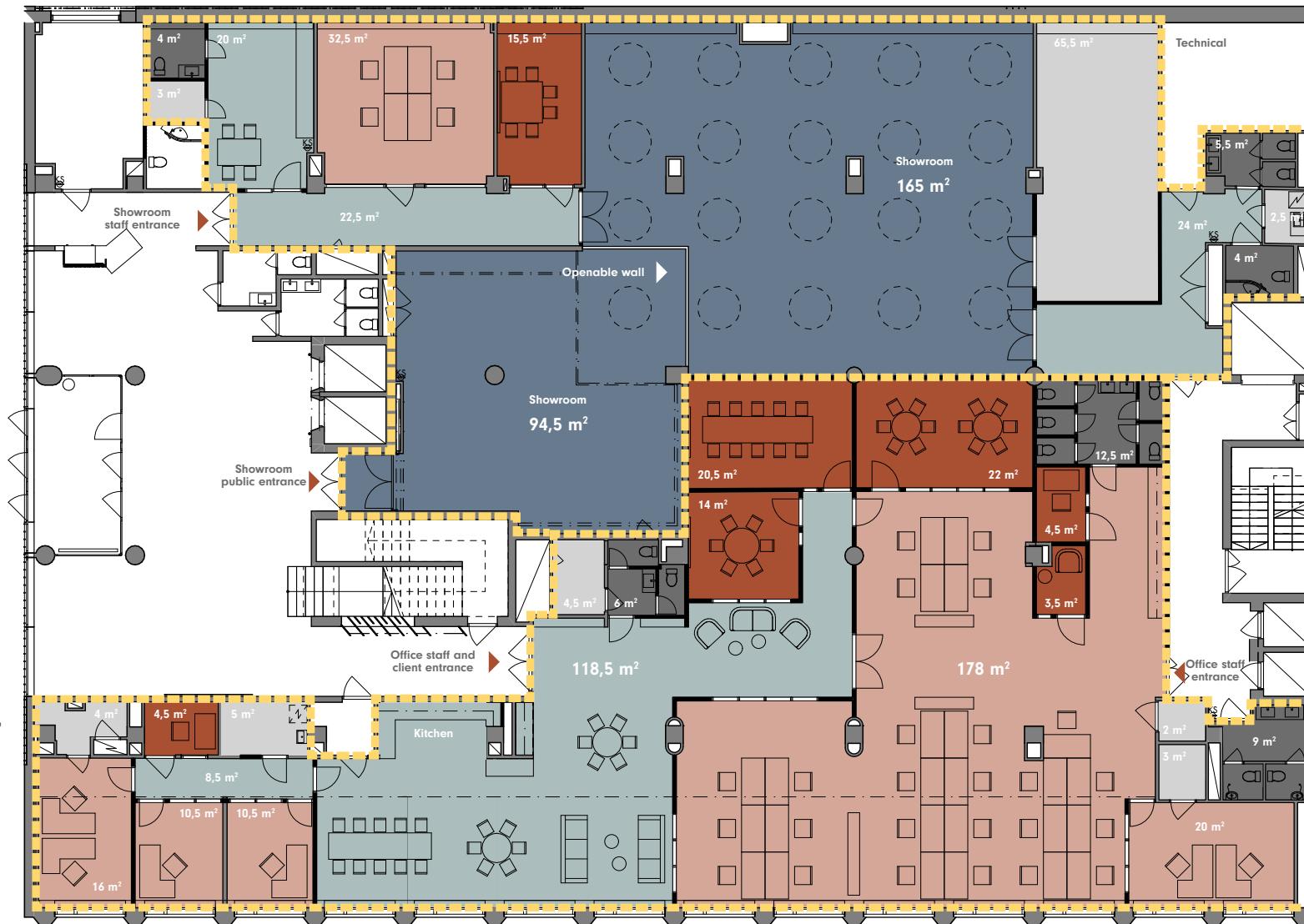
# Kanavaranta 1

**Alvar Aalto's masterpiece – Kanavaranta 1 and its modern office spaces**

Combines user-friendly space solutions and a wonderful seaside location. Become part of the story of this unique office building.

# 1st FLOOR: Office layout option **Workspaces and Showroom**

2.



Example layouts:

## 1. Office 499 m<sup>2</sup>

(net surface areas)

● Meeting rooms  
(for 31 persons,  
includes 3 workpods)

● Workspaces  
(for 31 persons,  
table size 800 x 1600)

● Working cafe  
and low intensity

● Toilets

● Storages

## 2. Showroom 443 m<sup>2</sup>

(net surface area)

● Showroom

● Meeting rooms  
(for 6 persons)

● Workspaces  
(for 4 persons,  
table size 800 x 1600)

● Working cafe  
and low intensity

● Toilets

● Storages

The layouts contained in this promotional material are preliminary floor plans for illustration purposes only. Changes may be made during the further planning and development. The final design and execution may deviate substantially from the preliminary drawings. To the declared floor area of the premises is added the proportional part resulting from the distribution of common areas, which is approximately 7% of the floor area.

Kanavaranta 1

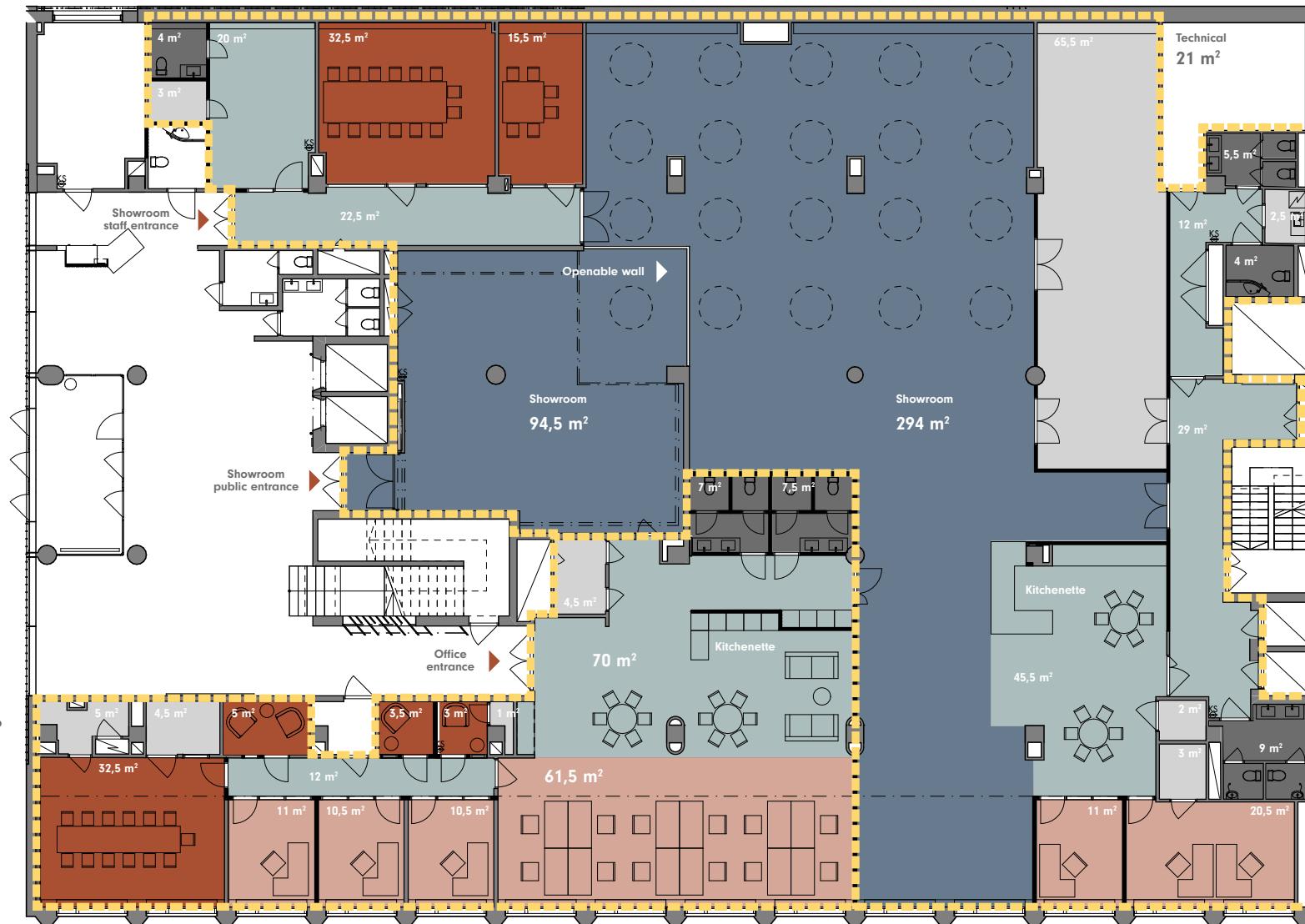
0

10 m



# 1st FLOOR: Office layout option Workspaces ja Showroom

2.



1.

Example layouts:

## 1. Office 260 m<sup>2</sup>

(net surface area)

● Meeting rooms  
(for 17 persons,  
includes 3 workpods)

● Workspaces  
(for 15 persons,  
table size 800 x 1600)

● Working cafe  
and low intensity

● Toilets

● Storages

## 2. Showroom 711,5 m<sup>2</sup>

(net surface area)

● Showroom

● Meeting rooms  
(for 20 persons)

● Workspaces  
(for 3 persons,  
table size 800 x 1600)

● Working cafe  
and low intensity

● Toilets

● Storages

The layouts contained in this promotional material are preliminary floor plans for illustration purposes only. Changes may be made during the further planning and development. The final design and execution may deviate substantially from the preliminary drawings. To the declared floor area of the premises is added the proportional part resulting from the distribution of common areas, which is approximately 7% of the floor area.

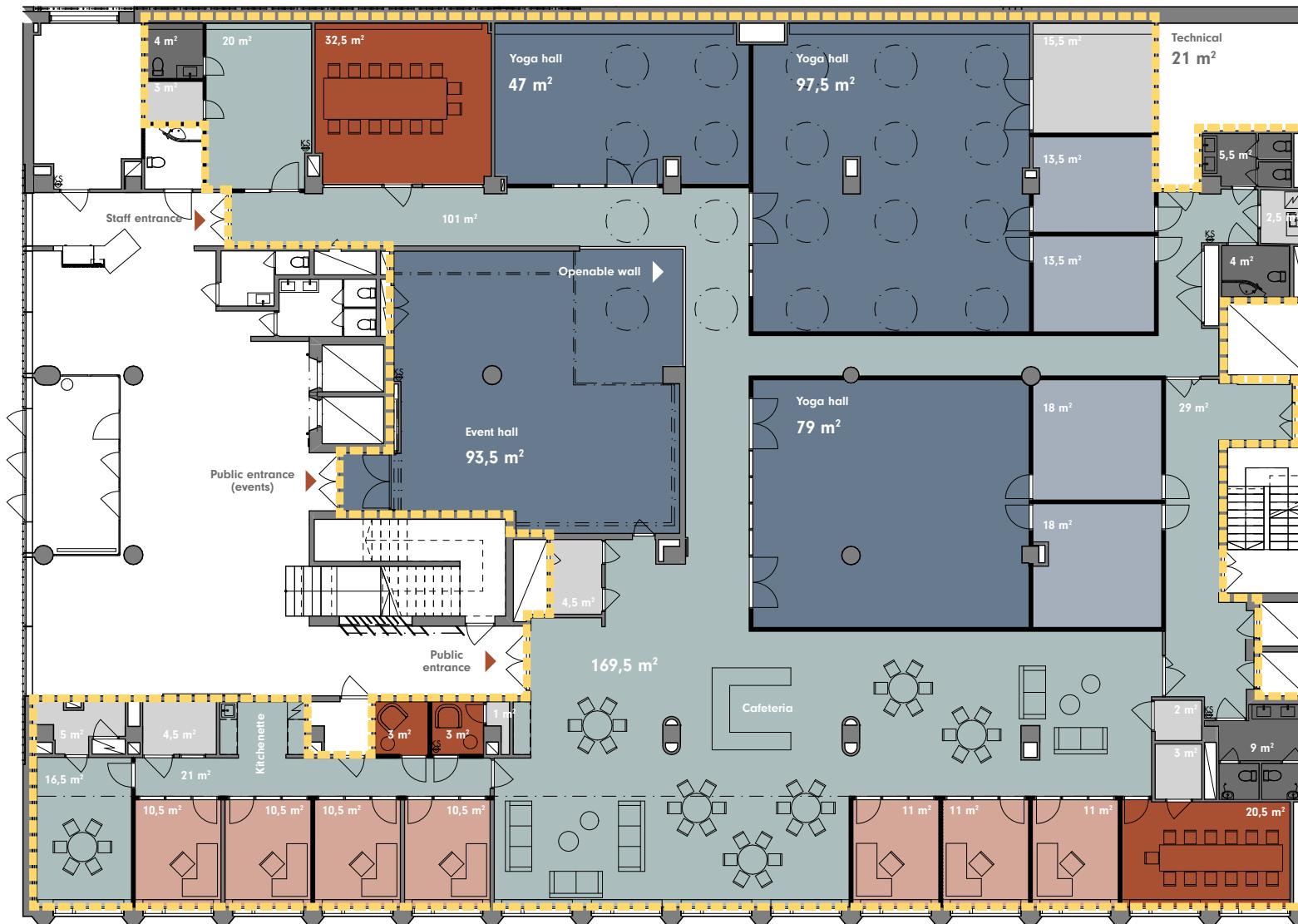
Kanavaranta 1

0

10 m



# 1st FLOOR: Office layout option **Wellness**



Example layout:

Net surface area **971,5 m<sup>2</sup>**

- Event and Yoga halls
- Changing rooms
- Meeting rooms (for 29 persons, includes 2 workpods)
- Consultation
- Customer lounge and circulation
- Toilets
- Storages

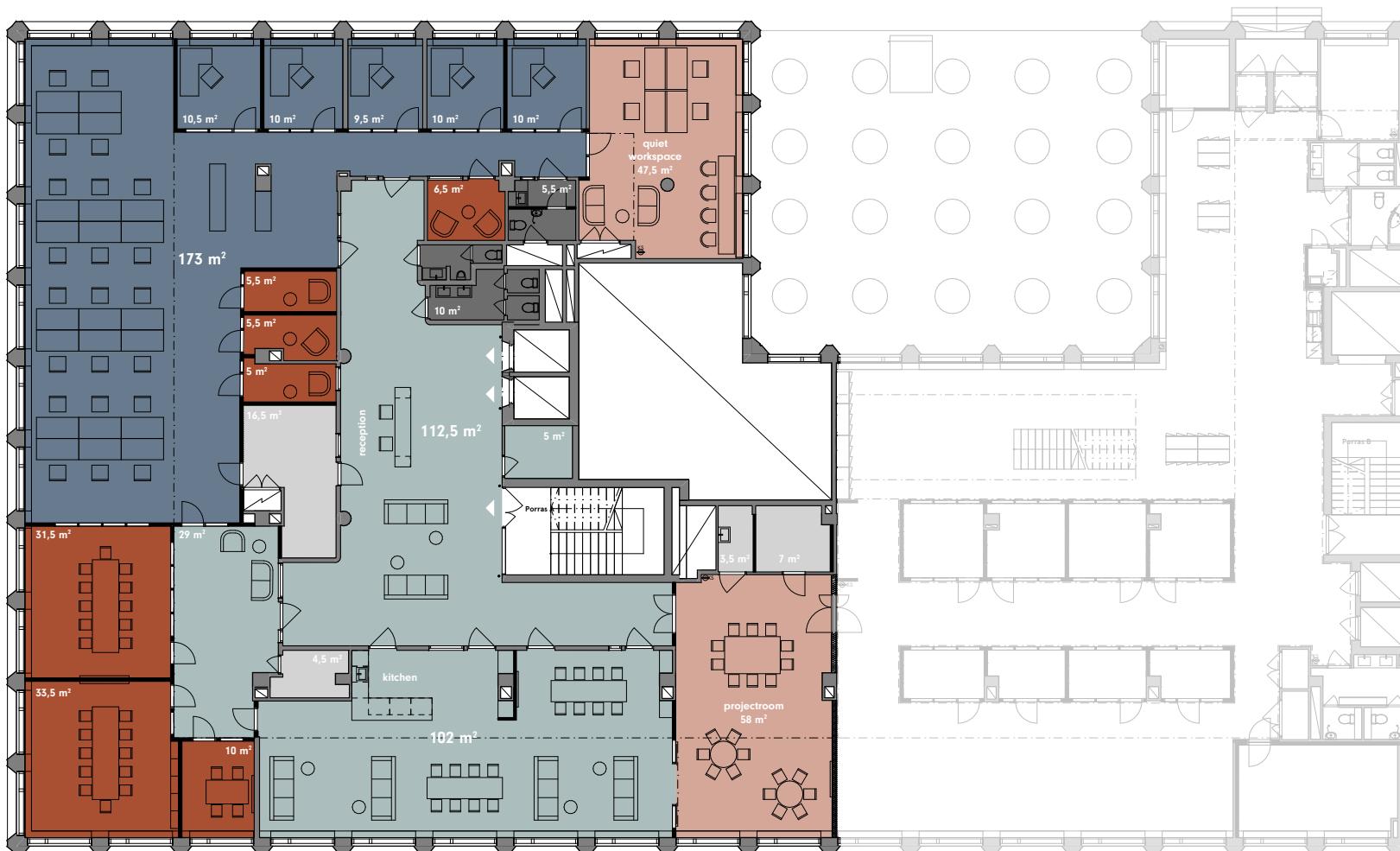
The layouts contained in this promotional material are preliminary floor plans for illustration purposes only. Changes may be made during the further planning and development. The final design and execution may deviate substantially from the preliminary drawings. To the declared floor area of the premises is added the proportional part resulting from the distribution of common areas, which is approximately 7% of the floor area.

Kanavaranta 1

0 10 m



# 2nd FLOOR: Office layout option Workspaces



- Workspaces (61 workstations, table size 800 x 1600)
- Meeting rooms (5 rooms and 4 workpods)
- Divisible project room

- Working cafe & low intensity
- Toilets
- Storages

The layouts contained in this promotional material are preliminary floor plans for illustration purposes only. Changes may be made during the further planning and development. The final design and execution may deviate substantially from the preliminary drawings. To the declared floor area of the premises is added the proportional part resulting from the distribution of common areas, which is approximately 7% of the floor area.

Kanavaranta 1



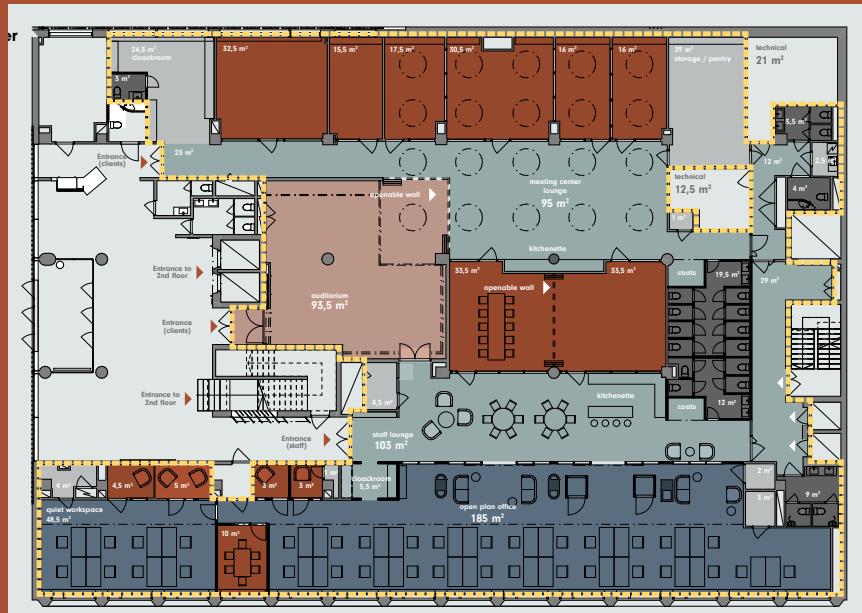
# OFFICE LAYOUT OPTION

## A combination of two floors:

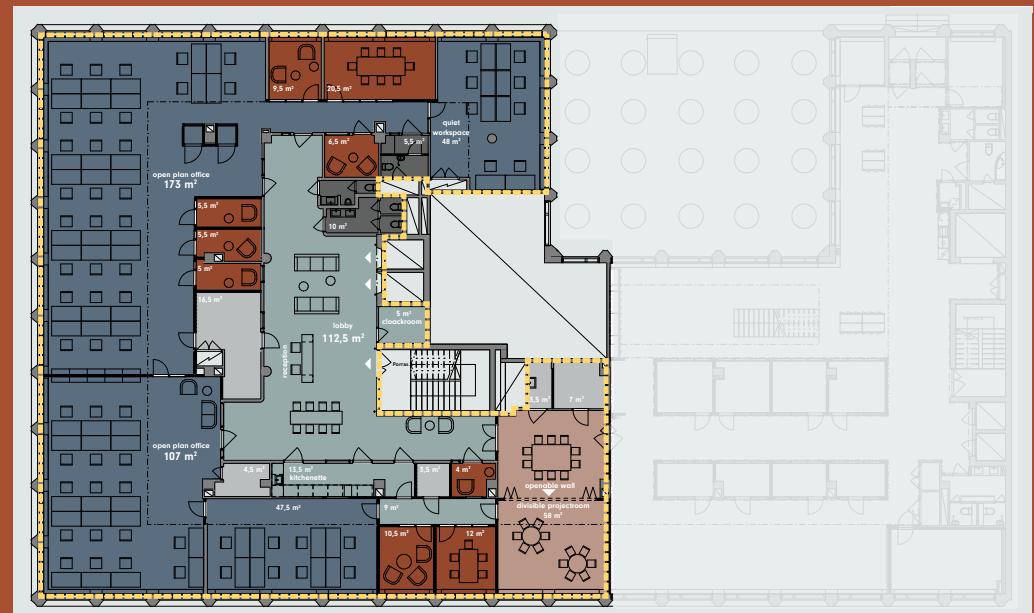
Floor area  
1st floor **959 m<sup>2</sup>**  
2nd floor **751,5 m<sup>2</sup>**

Total 1710,5 m<sup>2</sup>

## 1st FLOOR



**2nd FLOOR**



95 workstations (table size 800 x 1600)  
14 meeting rooms + 8 work pods

# 1st FLOOR: A combination of two floors **Office and meeting space**



- Workspaces (34 workstations, table size 800x1600)
- Meeting rooms (9 rooms and 4 workpods)
- Auditorium

- Working cafe & low intensity
- Toilets
- Storages

The layouts contained in this promotional material are preliminary floor plans for illustration purposes only. Changes may be made during the further planning and development. The final design and execution may deviate substantially from the preliminary drawings. To the declared floor area of the premises is added the proportional part resulting from the distribution of common areas, which is approximately 7% of the floor area.

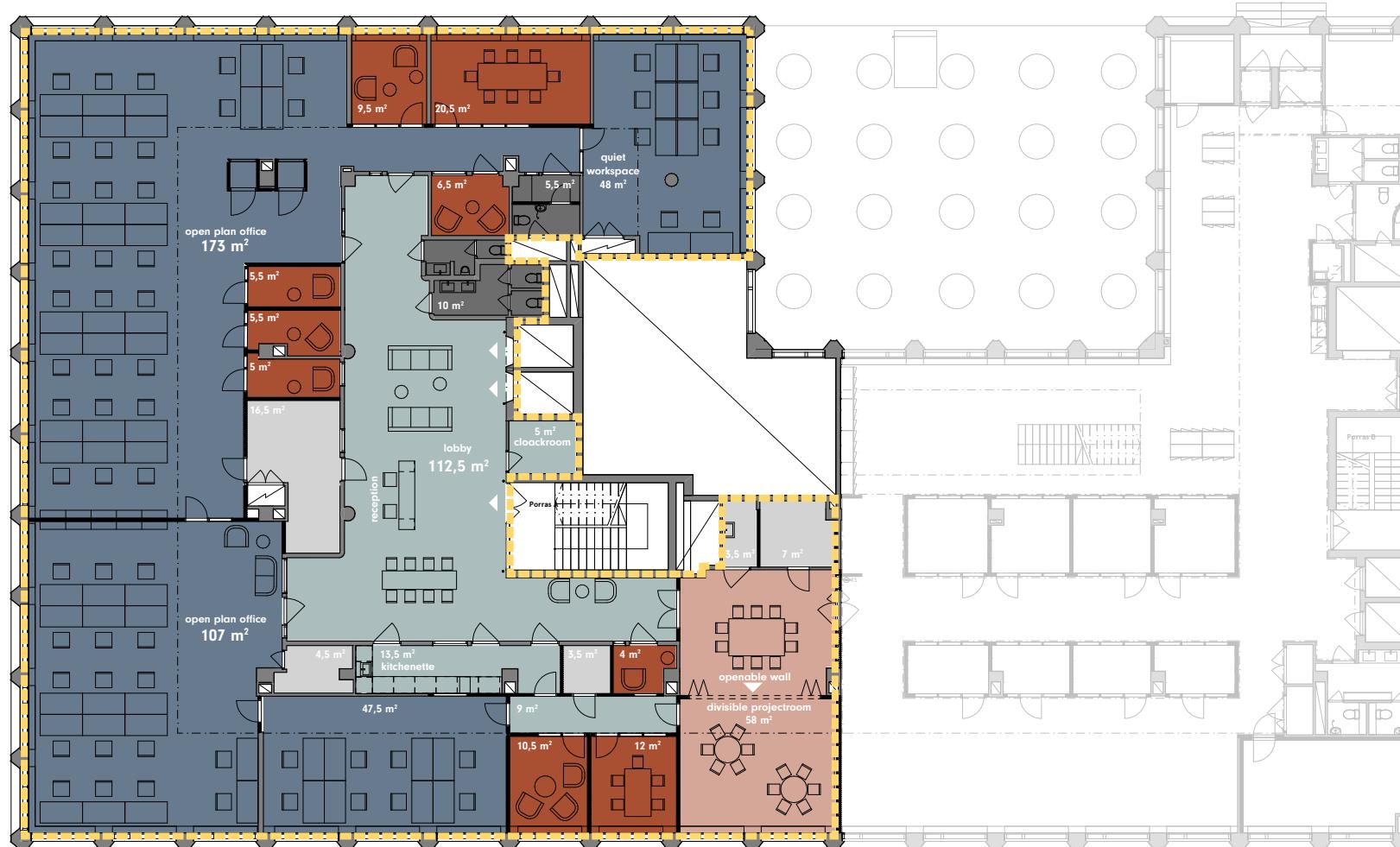
Example layout:

Net surface area  
1st floor **959 m<sup>2</sup>**

Kanavaranta 1



# 2nd FLOOR: A combination of two floors **Workspaces**



- Workspaces (61 workstations, table size 800x1600)
- Meeting rooms (5 rooms and 4 workpods)
- Divisible projectroom

- Working cafe & low intensity
- Toilets
- Storages

The layouts contained in this promotional material are preliminary floor plans for illustration purposes only. Changes may be made during the further planning and development. The final design and execution may deviate substantially from the preliminary drawings. To the declared floor area of the premises is added the proportional part resulting from the distribution of common areas, which is approximately 7% of the floor area.

Example layout:  
Net surface area  
2nd floor **751,5 m<sup>2</sup>**

0 10 m



Kanavaranta 1

# Kanavaranta 1

Kanavaranta 1  
00160 Helsinki, Finland

[www.kanavaranta1.fi](http://www.kanavaranta1.fi)

# Total work of art

**newsec**



Lena Schreiber

Senior Leasing Manager,  
Newsec

+358 50 350 5981

[lena.schreiber@newsec.fi](mailto:lena.schreiber@newsec.fi)



Deka Immobilien Investment GmbH

Lyoner Str. 13  
60528 Frankfurt am Main  
Germany

[www.deka-immobilien.de](http://www.deka-immobilien.de)