



**Kasarmikatu 21 development prepares for roofing ceremony
- “Topping out” celebration on schedule, property already boasts 94% occupancy**

Construction work on the upscale commercial real estate development project at Kasarmikatu 21 in Helsinki has progressed to the stage of installation and finalization of the roof.

“It is impossible to overlook the massive office building complex bordering Kasarmitori Square. The construction site has harmonized with the surrounding Kaartinkaupunki district and during the past year the development has become an integral part of it. The revival of the Kaartinkaupunki district is a central aspect of the city’s strategy and we believe that the new office complex will draw attention to the Kasarmitori area from the perspective of residents and tourists,” says Helsinki deputy mayor **Anni Sinnemäki**.

The Kasarmikatu 21 office development will have seven floors, two rooftop terraces and two basement floors, one of which will provide parking facilities for bikes and cars, while the other will accommodate the property’s technical building management systems. The complex will house two dining establishments run by the Juuri catering group -- a lunch restaurant and a bistro, both of which will also be open to the public.

Building almost fully occupied

High quality travertine stone, oak and glass will be the main building materials used in the project. The completed structure will feature four landscape elevators providing views of the atrium. The facility already boasts almost full occupancy - of 16,000 square metres of space, just about 1,000 square metres is still available.

“At the end of April, we concluded a rental agreement for the fourth floor. Just 400 square metres of office space is left as well as retail space, some 700 square metres, on Kasarmikatu. The occupancy rate is now an outstanding 94 percent,” explains **Kari Helin**, chief executive of HGR Property Partners.

The Kasarmikatu 21 development is proceeding on schedule and tenants will be able to move into the new building on completion. Occupants of the new office premises include well-known law firm Roschier Attorneys and Danske Bank.

“The most challenging phase of the project was the demolition, which we concluded last summer. The slowest phase of construction was completing the foundation. We were then able to execute the most prominent phase, installing the structural elements, which we completed one week ahead of schedule. We began installing the roof around Easter and internal finishing has already begun. Masons are working on the top floors while on the lower floors, painting and installation of internal wall elements and building tech services are underway,” notes YIT construction site manager **Tero Ahonen**.

During the construction phase contractors will lay some 250 km of electrical wiring and fibre optic cables as well as 15 km of heating, water and air conditioning pipes.

“The “topping out” ceremony will take place on schedule, so our construction team won’t be nailing the branch on upside down,” Ahonen quips.

Topping off or topping out

In building construction, topping out (sometimes referred to as topping off) is a builders' rite traditionally held when the last beam (or its equivalent) is placed atop a structure during its construction. Nowadays, the ceremony is often parlayed into a media event for public relations purposes. The practice of "topping out" a new building can be traced to the ancient Scandinavian religious rite of placing a tree atop a new building to appease the tree-dwelling spirits displaced in its construction. Long an important component of timber frame building, it migrated initially to England and Northern Europe, thence to the Americas. A tree or leafy branch is placed on the topmost wood or iron beam, often with flags and streamers tied to it. A toast is usually drunk and sometimes workers are treated to a meal. In Finland pea soup accompanied by beer is traditional fare at a topping off ceremony. If construction workers believe that the topping off is running late, they will nail the roofing on upside down as a reminder to the customer.

Source: Wikipedia

PROJECT INFORMATION

Ahlström Capital, YIT Corporation and HGR Property Partners are developing a new property on the corner of Kasarmitori Square in the Kaartinkaupunki district of downtown Helsinki. Due for completion by the end of 2017, the seven-storey complex will accommodate up to 750 employees in 16,000 square metres of business premises. Replacing the former City of Helsinki Public Works Department building, the new one has been designed by **SARC Architects** with **Antti-Matti Siikala** serving as Chief Designer. The development encompasses two adjacent sites and will comply the requirements of the highest **LEED Platinum certification** for green buildings. The construction partner is YIT Construction Ltd.

Some 220 employees of anchor tenant **Roschier, Attorneys Ltd** will move into the new building on completion. Roschier will have its own entrance at the corner of Kasarmikatu and Pohjoinen Makasiinikatu.

Besides offices, the Kasarmikatu 21 property will also house two restaurants. A luncheon restaurant will incorporate a café and salad bar, and a bistro-style urban restaurant will open in the evenings on the Pohjoinen Makasiinikatu side of the complex. **Zipuli Oy**, the parent company behind the nearby Juuri restaurant establishment, will also take charge of catering and function room hiring operations in the office complex.

PRESS CONTACTS

Kari Helin, CEO, HGR Property Partners
040 579 0570 / kari.helin@hgrpp.fi

Images and other background information:
Riitta Heikkuri, HGR Property Partners Oy
040 521 5179 / riitta.heikkuri@hgrpp.fi

Track the progress of the development and restaurant project on social media:

Facebook: Kasarmikatu 21

Instagram: @Kasarmikatu21

#Kasarmikatu21

Restaurant project:

Facebook: Kasarmi21