# Office 16.5 m$^2$

## Technopolis Linnanmaa, Oulu

TECHNOPOLIS

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# OFFICE 16.5 M$^2$ | TECHNOPOLIS LINNANMAA

**The price of the space is 335 €/month** + VAT, including rent, maintenance fee, electricity, cleaning, campus services, and a parking space.

A modern office room for rent on the second floor of Technopolis Linnanmaa Elektroniikkatie. The office is located in a small office area. The client has access to common kitchen and lounge area which are located close to the office. The stated square footage contains a share of the common areas.

The Linnanmaa campus offers comprehensive and versatile services to support clients' everyday work. The campus has a lunch restaurant, which serves lunch on weekdays, and a self-service kiosk. There are also three other restaurants within walking distance. There are meeting and training rooms of various sizes for different types of meetings and training, as well as an exquisite sauna area.

The campus is easily accessible by car and public transport, as it is located on the motorway and there is plenty of parking space. Oulu city centre is only about a 10-minute drive away, and there is also Ideapark and Prisma in the area.

**Area**
16.5 m$^2$

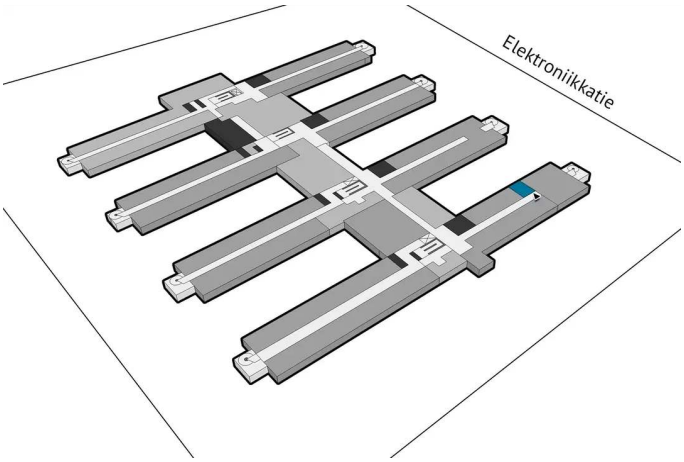
**Type**
Office

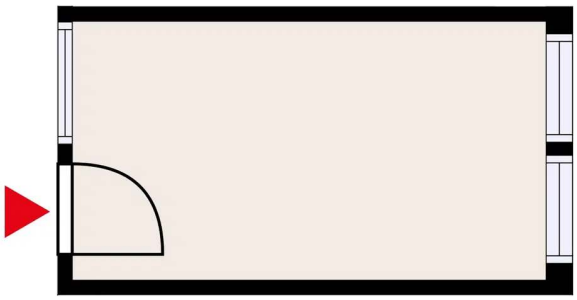
**Floor**
2nd floor

**Availability**
Available

**Parking**
Parking spaces can be found in the outdoor parking area in front of the property.

**Address**
Elektroniikkatie 3 90590 Oulu



# Technopolis Linnanmaa

Are you looking for a location for your company where you can grow? Welcome to Oulu's largest office campus, where experts in different fields meet every day.

## Office spaces in a community of thousands of professionals

The Linnanmaa campus offers flexible office spaces and is the place where Technopolis' story began. The campus is one of the world's first technology villages, and it is currently home to more than 250 companies. The campus is popular among companies in the security and defence industries, among others.

The popular Linnanmaa campus is located next to the University of Oulu, just a 10-minute drive from the city centre of Oulu. It is easy to get to the campus by bicycle, by bus and, in the winter, even by skiing via the nearby ski trail.

## We'll adapt to your needs

Our high-quality office spaces adapt to your business needs: they can be designed to support hybrid working or collaboration, combined with a dedicated space, such as a production space, or fully tailored to your needs. Our in-house design team is at your service.

For small teams of up to 12 people, Technopolis Linnanmaa offers a popular HUB small office area where companies have their own office and shared services at their disposal.

## Service highlights

Our customers appreciate the campus' comprehensive range of services. The services include a friendly reception, the city's widest range of facilities for meetings and training sessions, comfortable sauna facilities, excellent parking facilities for bicycles and cars and services for your own office space, such as cleaning. The campus also has a hair salon, a massage therapist and a dentist.

The campus has five high-quality lunch restaurants that offer options ranging from traditional Finnish dishes to international cuisine. The offering is complemented by the campus' cafés, self-service kiosks and high-quality catering services.

- Meeting rooms & catering
- Restaurants & coffee shops
- Beauty & health
- Internet connections
- Parking
- Locker rooms & showers
- Community
- Reception & security
- Cleaning & maintenance
- Workplace solutions

# Sustainability highlights of the campus

100%

Carbon-neutral electricity

0 kg

CO2 / gross m²
Carbon footprint

Scope 1 and 2 (energy), energy procured by Technopolis

6

buildings hold LEED certificates

64%

Waste recycling rate

EU target 2025 55%

# Attractive area with amenities

# Read why the customers on this campus recommend us

"Technopolis has extensive experience in constructing offices and production spaces, which is a significant advantage for us. Their broad network of experts is highly beneficial especially for small and medium-sized companies. We strongly recommend Technopolis as a professional partner."

Detection Technology Plc

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"The restaurant offering is particularly good. Overall, the best things are ease of use and the adaptability of the office spaces. We have also been able to customize our space and move from one space to another within the campus."

Vincit Plc

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"Compared with other solutions I have worked with during my career, Technopolis provides a certain kind of ease. The whole package is so easy: you don't have to worry about different contracts, and everything works as a whole. The office space is good and, if necessary, it is also possible to move to a larger space. A perfect concept for us."

Islet Group Ltd

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## At Technopolis your office space change is smooth and effortless

We have thought about every detail to make the process easy for you:

- Our sales team matches your needs and wishes with the right office space. We make sure that the total package includes the flexibility and all the services you require.
- Our trusted moving partners ensure your move is hassle-free by taking care of every detail from door to door.
- We provide tendered partners for all your needs, from space repairs to cleaning, so you don’t have to worry about everyday practical matters.
- Our in-house design team helps you to plan your new workspace, from the functionality of the layout to choosing the right materials.
- Our comprehensive furniture selection offers high-quality products, with the option to buy, rent, or even choose recycled furniture.