# Warehouse 48 $m^2$

## Technopolis Linnanmaa, Oulu



TECHNOPOLIS




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# WAREHOUSE 48 M$^2$ | TECHNOPOLIS LINNANMAA

High-ceilinged, unheated storage space on the first floor available for rent at the Technopolis Linnanmaa campus. The stated square footage contains a share of the common areas. The property is located only about a 10-minute drive from the city center of Oulu, and there are plenty of parking spaces in front of the property.

**Area**
48 m$^2$

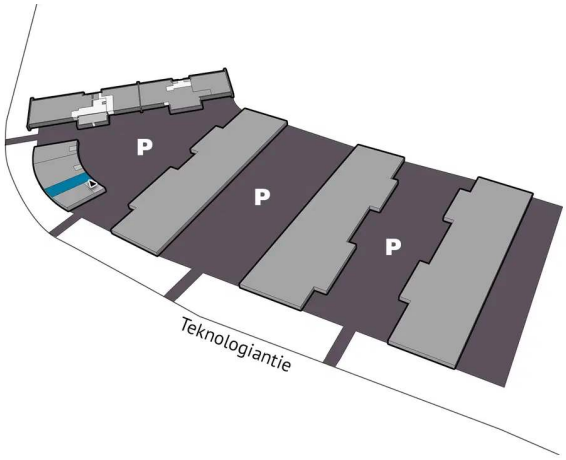
**Type**
Warehouse

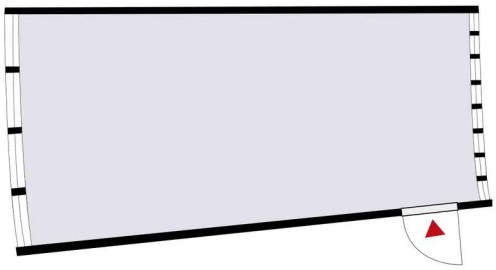
**Floor**
1st floor

**Availability**
Available

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

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









# Sustainability highlights of the campus

**100%**

Carbon-neutral electricity

**0 kg**

$CO_2$ / gross $m^2$
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

"Because we can get everything we need, the services and the service-oriented approach, as well as great and easy cooperation."

Kolster Oy Ltd

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"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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"Enough EV charging spaces, great location. Great reception service and, above all, a great restaurant. "

KL-Lämpö 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.