

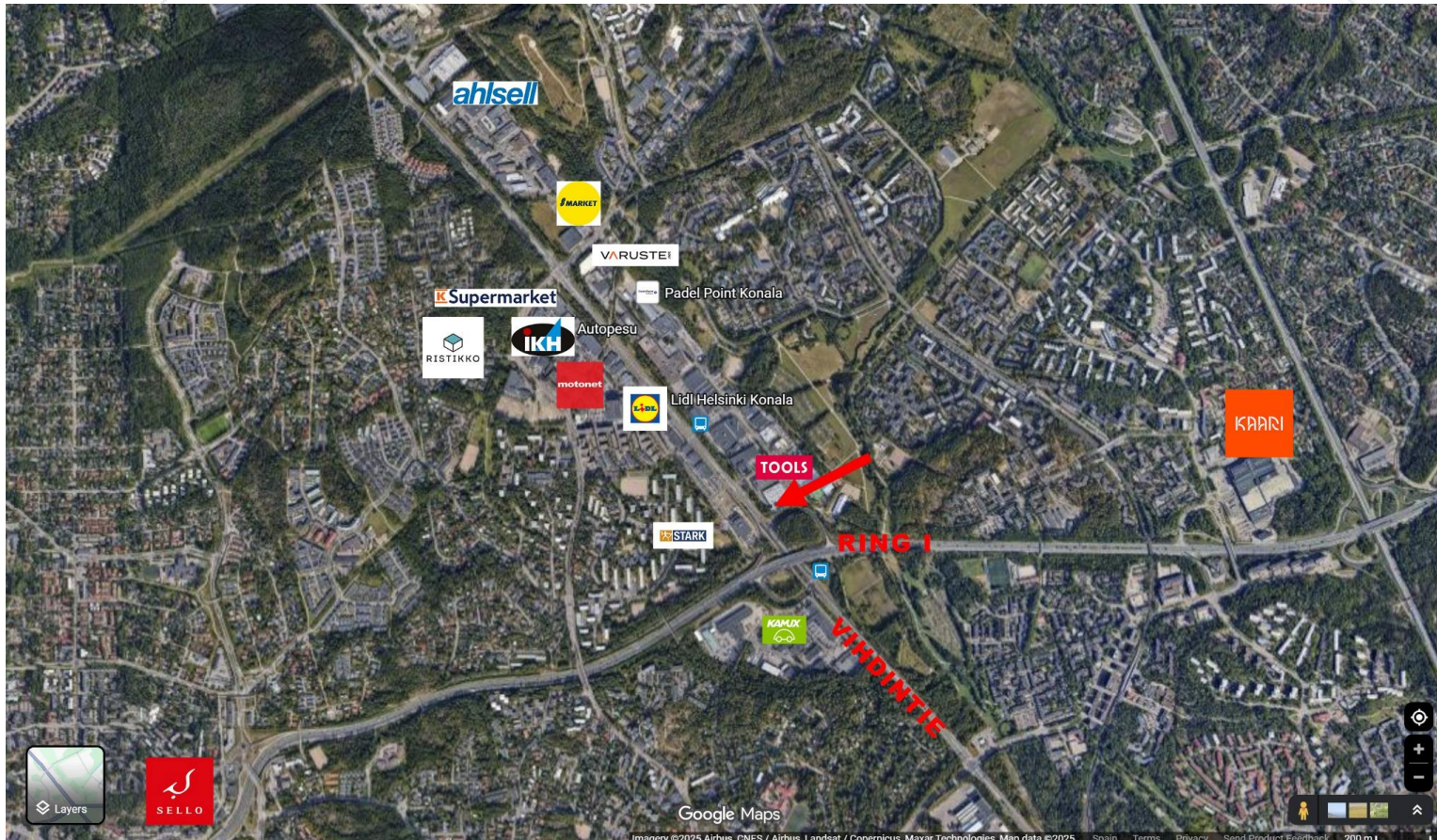
# Prime 1188 m<sup>2</sup> Retail Opportunity in Helsinki

Central high-visibility corner location at Kehä I and Vihdintie



Ruosilankuja 3, Helsinki | Rent directly from the owner

# Central location & exceptional visibility



## Key facts

- Intersection of Kehä I and Vihdintie
- Over 100,000 cars pass daily
- Great visibility to Vihdintie
- Easy access for customers and deliveries

# Why this space is becoming available



## Tenant transition

- Rexel was acquired by Ahlsell
- They are relocating into Ahlsell's larger nearby store
- Opportunity: secure a proven retail/wholesale location
- Well maintained property and professional private ownership

# Space at a glance



## Highlights

- Store / showroom space: 1,188 m<sup>2</sup>
- Flexible layout suitable for retail, showroom, or trade counter
- Good customer access and loading practicality
- Air conditioning
- Great staff break room
- Possible to expand with 180 m<sup>2</sup>
- Office space also available in same building.,

# Interior



Bright sales floor and modern lighting



Huge customizable open plan

# Operations & storage

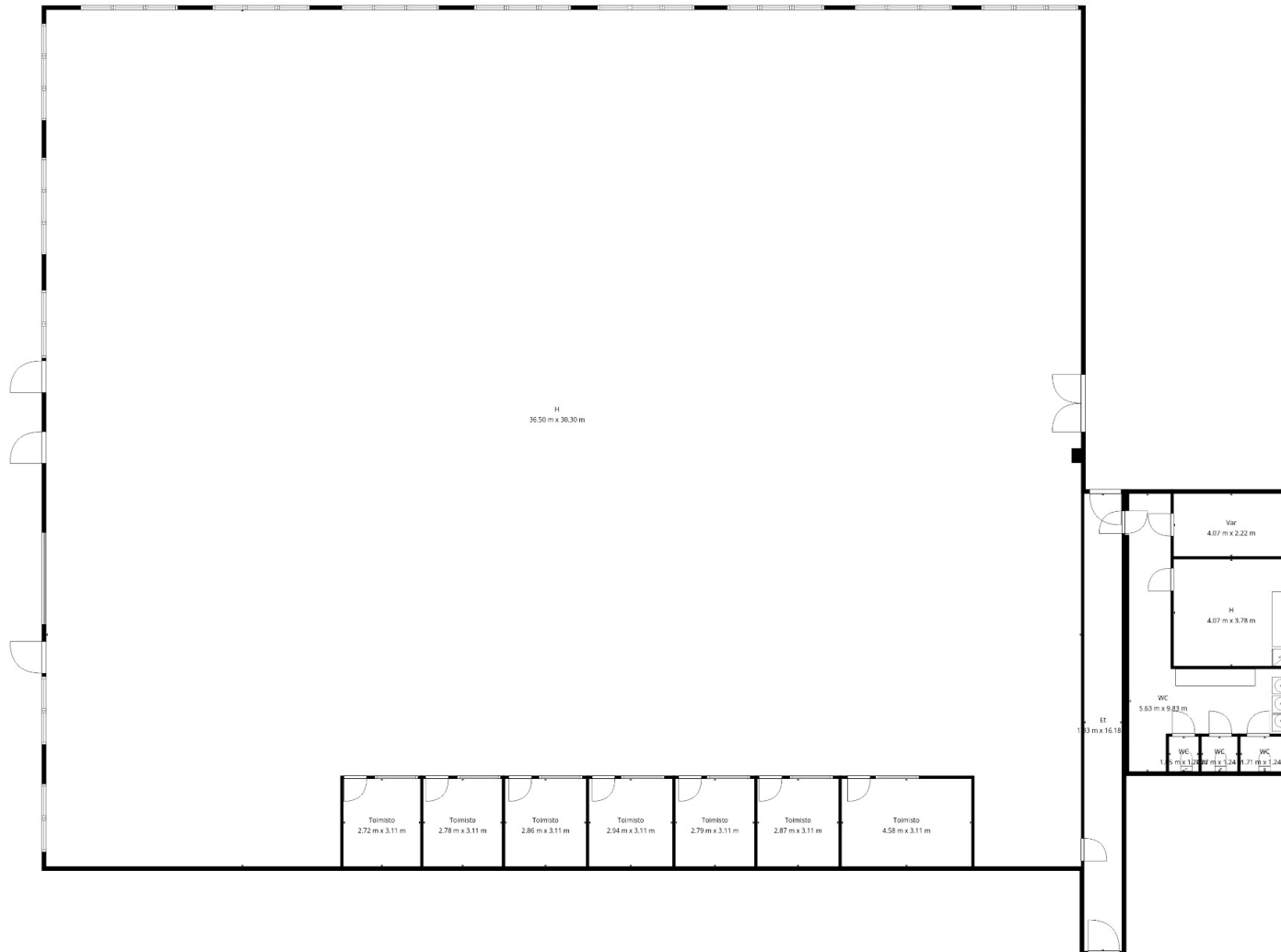


Full wall large windows towards Vihdintie



Space to support daily logistics

# Amenities & commercial terms



## On-site advantages

- Free parking
- 15 × 22 kW EV charging stations
- Modern yard security system
- Well maintained property
- Popular lunch café in building

Monthly rent

**€ 20,900**

Rent directly from the owner

# Book a viewing

Gallery & details

<https://www.bk-group.com/konala/gallery-1188.html>

## Contact

**Sebastian Koreneff**

seba@bk-group.com

+ 358 500 643 500

Ruosilankuja 3, Helsinki

Corner visibility to Vihdintie | 120,000 cars/day | Free parking + EV charging