

Note. This is a translation of Finnish original. If there are any discrepancies in the materials, the Finnish version shall prevail.

TIPOTIE SOCIAL SERVICES & HEALTH CENTRE



Key information

Modern single tenant Asset with long WAULT and high net operating income.

~2.5m€
NOI

20-years
WAULT

2013
Year built

B₂₀₁₈
Energy class

13,467sqm
Leasable
area

Investment highlights



Excellent location close to the city centre

The Asset is located in the district of Amuri, just outside the city centre of Tampere. The Tampere light-rail, bus stops, a city bike station and a large parking area offer excellent accessibility by all modes of transport.



100% public cashflow

The Asset is fully leased to Pirkanmaa Welfare Region on a long-term 20-year lease.



A versatile and modern health campus

The Asset provide a high-quality, modern facilities for social and health services, and is designed to serve a wide range of activities under one roof. Built in 2013, it is also in first-class technical condition.

SÄRKÄNNIEMI

TAMPERE CITY CENTRE

TIPOTIE SOCIAL SERVICES &
HEALT CENTRE

RAITIOTIE



Location - Micro

Tipotie social services & health centre

Tampere city centre

< 2km

The Asset is located in the district of Amuri in Tampere, less than two kilometres from the city centre. The location is easily accessible by car and public transport. The nearest tram stop is less than a ten-minute walk away and the nearest bus stops are directly in front of the Asset.

- Train
- Light-rail



Sales process

The object of the sale is the leasehold of the property 837-104-67-13 and the building located on it. **The property is being sold based on offers received.** The Seller is the City of Tampere.

Indicative offers are asked to be submitted by **4.2.2025 at 15.00** by e-mail to **kirjaamo@tampere.fi**. Please include reference "Tipotie Social Service & Health Centre" in your e-mail.

Detailed instructions on the sales process and the required content of the offers can be found in the annex **Instructions_Tipotie4_Sales process.pdf**.

INDICATIVE TIMELINE

MONTH

SITE VISITS



Additional information

The additional material mentioned below has been compiled in a dataroom, to which access is granted by signing the confidentiality undertaking:

- **Instructions for sales process**
- **Energy certificate**
- **Databook**
- **Technical due diligence report**
- **Floor plans**

The confidentiality undertaking to be used is distributed with this brochure. Signed confidentiality undertakings are asked to be sent by e-mail to **tutta.makinen@newsec.fi**.

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Contacts

Please submit all inquiries related to the sales process to the City of Tampere:



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TAMPERE