

# Mainor Ülemiste

## CORE COMPETENCIES

- Office space, facilities and business services for ICT, pharmaceutical, high-tech sector and other knowledge-based innovators.

## OPPORTUNITIES

- Office space
- Conference facilities
- Smart production
- Sport & entertainment
- Health care
- Education

## CUSTOMER PORTFOLIO

- Ericsson
- Nortal
- Tele2
- Nordea
- Kühne+Nagel
- Skeleton
- Playtech

## Want to know more?

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## BUSINESS OVERVIEW

Ülemiste City is the largest business campus in the Baltics, located in Tallinn, the capital of Estonia. 170,000 square meters of rentable office space have been built on the 30 hectares of the campus. Ülemiste City is home to nearly 400 companies and a working, learning and living environment for 18,000 people.

Ülemiste City has a prime location with Tallinn Airport and the future Rail Baltic main railway hub only a few steps away. The campus can be accessed via public transport routes from all the districts of Tallinn, with the city centre and harbour a mere 10-minute car drive away.

Situated in the territory of a former military factory, Ülemiste City's 36-hectare area has developed into Ülemiste Smart City — the largest knowledge-based economic environment of the Baltic countries.

Ülemiste City is a community focused on innovation and collaboration, offering tenants opportunities to grow faster, find good partners and be conveniently connected with foreign partners. There are several new office buildings in planning and building phases that are planned to support growth, with flexible office space, natural and responsible design and smart building solutions.

The development of the campus began in 2005 and today it holds ca. 170,000 m<sup>2</sup> of modern office premises with around 400 enterprises. The campus has a full range of services for both companies and individuals, including a large nearby shopping centre as well as the on-campus kindergarten, Tallinn International School and the Estonian Entrepreneurship University of Applied Sciences.

Ülemiste City will soon have the largest privately funded health campus in the Baltics, with a total area of over 27,000. There are already two health centres,

and the third one will be completed in 2027. Today, nearly 40 different healthcare providers operate across the two existing Health Centres.

For an invigorating workout you can hit the gym, pool or the biggest indoor beach in Estonia. You will also find numerous conference facilities, cafes, restaurants, a health clinic and fully automated rental smart-apartments.

For experiencing the e-state of mind you can visit the e-Estonia Briefing Center or get all the many benefits from our e-government in the International House of Estonia.

Ülemiste City is developed by Mainor Ülemiste AS, a subsidiary of Mainor AS.

