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# Katajanokan Laituri | Stora Enso Head Office Helsinki, Finland

Welcome to Katajanokan Laituri, the landmark urban redevelopment significantly contributing to Helsinki's net zero future. Sensitively regenerating the historic marine area, the placemaking development provides Finland's capital with new biophilic amenities, including a hotel, event space, open-plan offices, restaurants, cafés, and a rooftop terrace for everyone to enjoy for generations to come.

This is Finland's largest mass timber building and home to Stora Enso's new head office and Solo Sokos Hotel Pier 4. A scheme of this scale and ambition requires bold collaborative vision. Katajanokan Laituri was spearheaded by the investor Varma in partnership with Anttinen Oiva Architects and Stora Enso.

From the outset, there was a commitment to inspire wellbeing and let only resource-efficient methods and materials inform the design. Adapting to the marine climate and accounting for inevitable rising sea levels, the end result is and astounding landscraper in both its visual appeal and engineering.

The sense of wonder and awe Katajanokan Laituri evokes is best experienced in person to fully appreciate the acoustics, sensory touch, and resinous smell of natural wood. After only a few moments of being inside the building, visitors remark on the sense of calm and wellness all around them. The space is nothing short of a modern day tribute to Finland's finest artisans and craftspeople and an ode to what is possible when there is an unwavering commitment to climate-aligned design.

Read more about the architectural design

**Low-carbon materials**

The structural frame consists of over 7,600 cubic meters ($m^3$) of wood, prefabricated into over 2,000 bespoke load-bearing elements. Each individual piece was manufactured with millimeter precision and delivered as a kit of parts - Sylva™ by Stora Enso.

Even the window fixtures are wooden. The 700 wrap-around windows offering never-seen-before views of Helsinki that bathe occupants in Nordic light are supported entirely by engineered wood components-Effex® Dura.

The structural supports were further processed by specialist, Finnish carpenters, Punkaharjun Puutaito Oy (PPT). Stora Enso manufactured the LVL at their mill in Varkaus and then delivered them to PPT, who cut them to shape and block-glued them to their final dimensions before sanding and treating them with UV and moisture protection for long-term durability.

As you enter the building, you are intuitively invited to rest on a signature circular seating area that encapsulates the concept of the infinite potential of renewable materials. The bench is made entirely from laminated veneer lumber (LVL). As your eyes naturally gaze upwards into the curved central core of the building, you will find yourself immediately reaching for your camera to capture the incredible sculptured curvatures of the cross-laminated timber (CLT). Both of these features were crafted by Finnish timber specialists, Raision Puusepät Oy.

Learn more about the well-being benefits of wooden buildings

**Environmental impact**

The wood for the structure originated in sustainably managed Nordic forests that use third-party traceability certifications.

While the trees were growing they are estimated to have removed 6,000 tonnes of carbon dioxide ($CO_2$) from the atmosphere which is now stored in the building itself as carbon for at least the next 100 years. The trees that were harvested to build Katajanokan Laituri have since been replanted and are already growing back in sustainably managed forests across Finland and Sweden.

Learn more about biodiversity management in our forests

**Circular design**

Given the building is designed to last until at least 2125, it's predictable that its use could change over time. Taking this into consideration, a circular design approach based on a mixed-use concept means that should the hotel or offices need to be converted for another commercial use this option will be available to the owners and will avoid any unnecessary climate-damaging demolition.

Learn more about circular design concepts

**Building at scale first-right-time and on-time**

From the ground to the finish, including the façade, everything was completed in just seven months and perfectly on schedule. The timber framing started in March 2023 and rooftop height was reached in October 2023. The entire frame schedule was accurate within two days.

The kit of parts was delivered using 171 just-in-time deliveries, which greatly reduced the need for on-site labour and storage and shortened the window of time for the investors to start actualizing their return on investment.

This level of accuracy and speed demonstrates that building with mass timber is a not only a viable alternative to steel and concrete, it's also now one of the best architectural examples in the world that those new to building with mass timber can develop utterly unique and complex structures from a prefabricated and standardized kit of parts and achieve outstanding, first-time-right results.

**PUBLICATIONS**

Explore how **LCA-led design**, **carbon counting**, and **rapid on-site assembly** shaped this landmark project.

Hear directly from the architects and developers behind the vision. **Download the in-depth case study**

**AWARDS:**

**Finlandia Prize for Architecture 2025** Finalist for Finland's most prestigious architectural award. Winner to be announced on October 6, 2025

**International Award for Wood Architecture 2025** Recognized globally for excellence in wood architecture

**Wood Award 2024 - PuuInfo, Finland** Winner for outstanding use of wood in Finnish architecture

**RIL Award 2024** Awarded by the Finnish Association of Civil Engineers for engineering excellence

**Tekla BIM Awards Suomi 2024** Winner of the Public Vote and received an Honorary Mention for exceptional BIM modeling and collaboration

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Dezeen 2025 Shortlisted

Finlandia Prize for Architecture 2025 Winner

International Wood Award 2025

2024 Wood Award, PuuInfo, Finland

RIL Award 2024

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## General

**Delivery year**

2024

**Building type**

Office

StoraEnso

### Area (m²)

23,000

### Storeys

4

Photo credit: Stora Enso/©Kalle Kouhia

Photo credit: Stora Enso/©Kalle Kouhia

## Products

### Products and Services

Sylva™ CLT Floors and Roofs, Sylva™ CLT Stairs, Sylva™ LVL Beams and Columns, Window and Door Components, Sylva360™

### Product quality

Combination of Visual quality and Non-Visual quality

### Product volume (m³)

7,630

### Product delivery duration (weeks)

30

### Number of deliveries

171

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## Team

### Developer

Varma Mutual Pension Insurance Company

### Architect

Anttinen Oiva Arkkitehdit Oy

### Structural Engineer

Sweco Rakennetekniikka Oy

### MEP Designer

Granlund Oy

### Main contractor

Project management: Haahtela Oy
Specialist Timber Contractor (structural frame installation): Puurakentajat Rakennus Oy
Specialist Timber Contractor (lobby CLT structures and LVL bench): Raision Puusepät Oy

### Specialist Timber Subcontractor

Further processing of LVL columns and beams: Punkaharjun Puutaito Oy
Further processing of LVL facade structures: Timberpoint Oy
Prefabricated facade elements: Haka pks Oy

## Others

### Construction duration (months)

24

### Timber superstructure erection duration (weeks)

28