



Mežaparks Offices

NEW OFFICE BUILDING IN RIGA

Core Information



Address: Kēlnes iela 1, Mežaparks, Riga

Office class: Corresponds to A-class technical standards

Commissioned: Q4 2019

Land: 5 065 m²

GBA: 4 267 m² on 3 floors + underground

NLA: 3 338 m² Offices, Retail

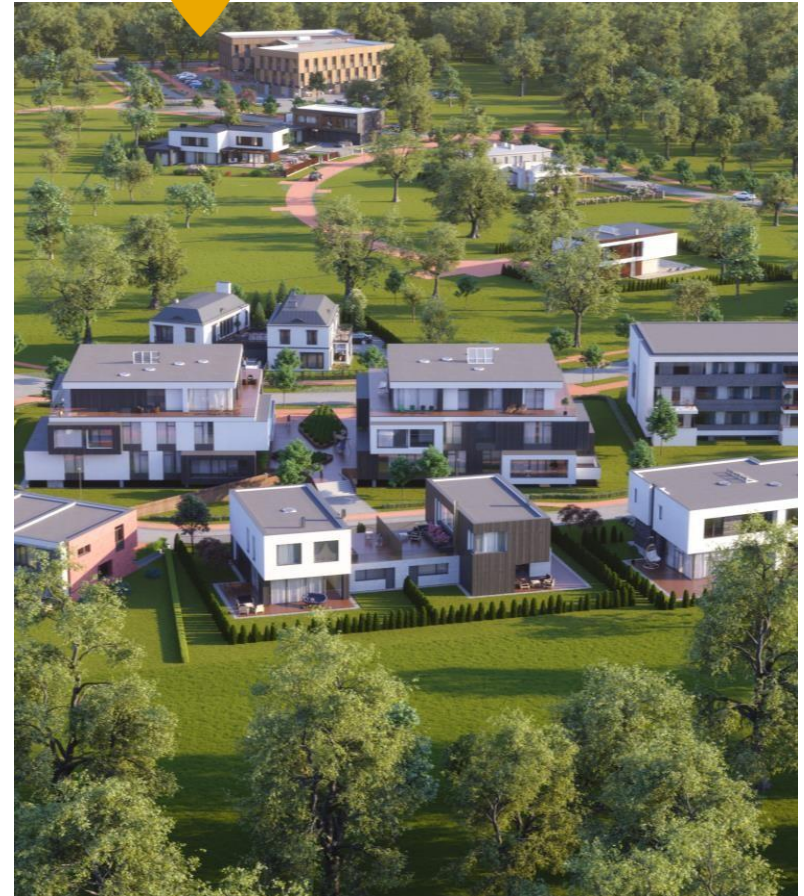
Parking lots: 52 underground;
38 on – ground parking spaces



Key benefits



- Unique green location, landscaped public area.
- Excellent public and private transport accessibility. Location next to a tram stop, only 5 km from the city center; 15 km from Riga International Airport.
- Modern technology solutions, developed infrastructure, high quality of work.
- Energy efficient (A class certificate). Flexible layouts respect sustainability.
- Natural day light illuminates entire floor areas.
- Underground and open-air parking includes parking for visitors and clients.
- Additional expansion possible.

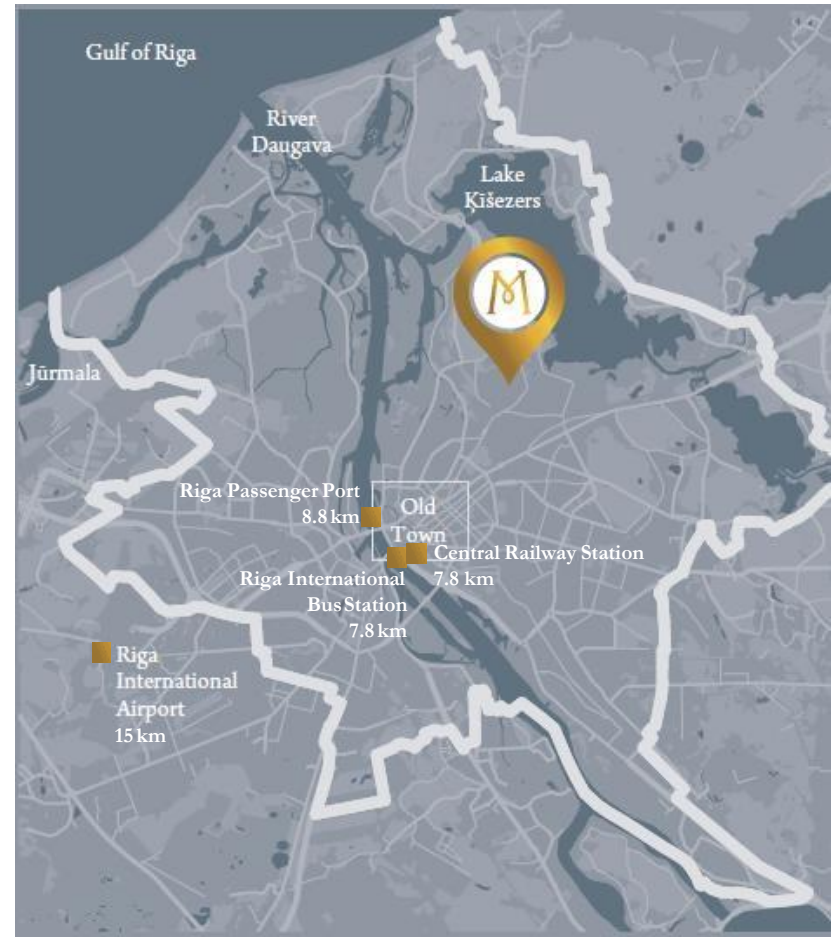


Mežaparks Offices Macro Location



- **Mežaparks Offices** is part of large residential development (1st stage - 10 ha with 143 residential units) in one of the most beloved and greenest Riga neighborhoods – Mežaparks.
- **The concept of 1st stage** includes the creation of exclusive villas, twin-villas, row houses, premium apartments in low rise buildings.

Special attention has been paid to the development of the park territory – infrastructure and greening.



Technical specification (core & shell)



| | Description – Part 1 |
|---|--|
| Elevators | Energy-efficient KONE EcoSpace™ elevator. Internal size of the cabin 1.1m x 2.1m. |
| Public Lobby and Adjacent areas | 24/7 Security at the shared reception. |
| Facades | The building's facades are made from New Zealand pine wood Accoya boards, which are reinforced on a metal frame as a "ventilated facade." Window openings in the facade are alternated in a chess-type of pattern, thus not emphasizing the vertical lines and visually minimizing the amount of the building. The central part of the building facade is designed as a glazed façade system clearly indicating the main entrance. |
| Sun protection | All south and west oriented windows are intended to be fitted with external window blinds, which not only reduces the power required for cooling the building (and electricity consumption), but also significantly increases the comfort of the building's users. The blind mechanism is fully integrated into the facade structure. |
| Fire Safety and Fire Extinguishing Systems and Security | Requirements will be addressed as per local code, including protection of ground floor space in every room. Smoke detections, internal fire hydrants. |
| Water and sewerage | Connected to the electric grid. Water/sewage/rain drainage system and will have natural gas connection. |
| WC | Available in common use area. |
| Ventilation | 4 Air Handling Units. Ventilation system with high efficiency heatrecovery. |

Technical specification (core & shell)



| | Description – Part 2 |
|---|---|
| Conditioning | Air cooled chillers |
| Heating | External gas supply connected to the individual gas boilerhouse. |
| Power supply | Un=400/230V; Pa=678.21kW; Pu=237.37kW; Building will have automatic reactive power compensation units. |
| Reserved Power supply | Not available |
| Security system | 24/7 security-person on duty. CCTV in the common use area and territory. Fire detection and security system, including security alarm announcement system. |
| BMS | Building Management System will switch, control and monitor the building's heating, ventilation, cooling systems and associated back-up systems. The BMS is routed to a front-end PC located in the building management suite. |
| Telecommunications/ Data | Communication Room on the basement is provided with dual entry available and additional entry for further service providers with local infrastructure. Optical cable as connection to the building. CAT 6 cable in office area; WLAN for whole rental area. |
| Additional infrastructure in the building | Possibility to build open terraces (~160 m ²) for restaurant/cafeteria if necessary. |

Office Building Layout



- Efficient building layout: 2 office blocks with common core (two stairs, elevator from underground parking, atrium).
- Well-considered site organization: separated transport and pedestrian flows, service zone.
- Principles of energy efficiency are considered in building location and layouts.



Ground Floor Layout



- **NLA: 1 074 m²**
- Common lobby with receptionist for the convenience of tenants and their guests



Level 2 Layout



NLA: 1 097 m²

Flexible workspace:

- Efficient office space planning (adjustable for tenants needs)
- Daylight exposure
- Open-able windows
- 24/7 security services



Level 3 Layout

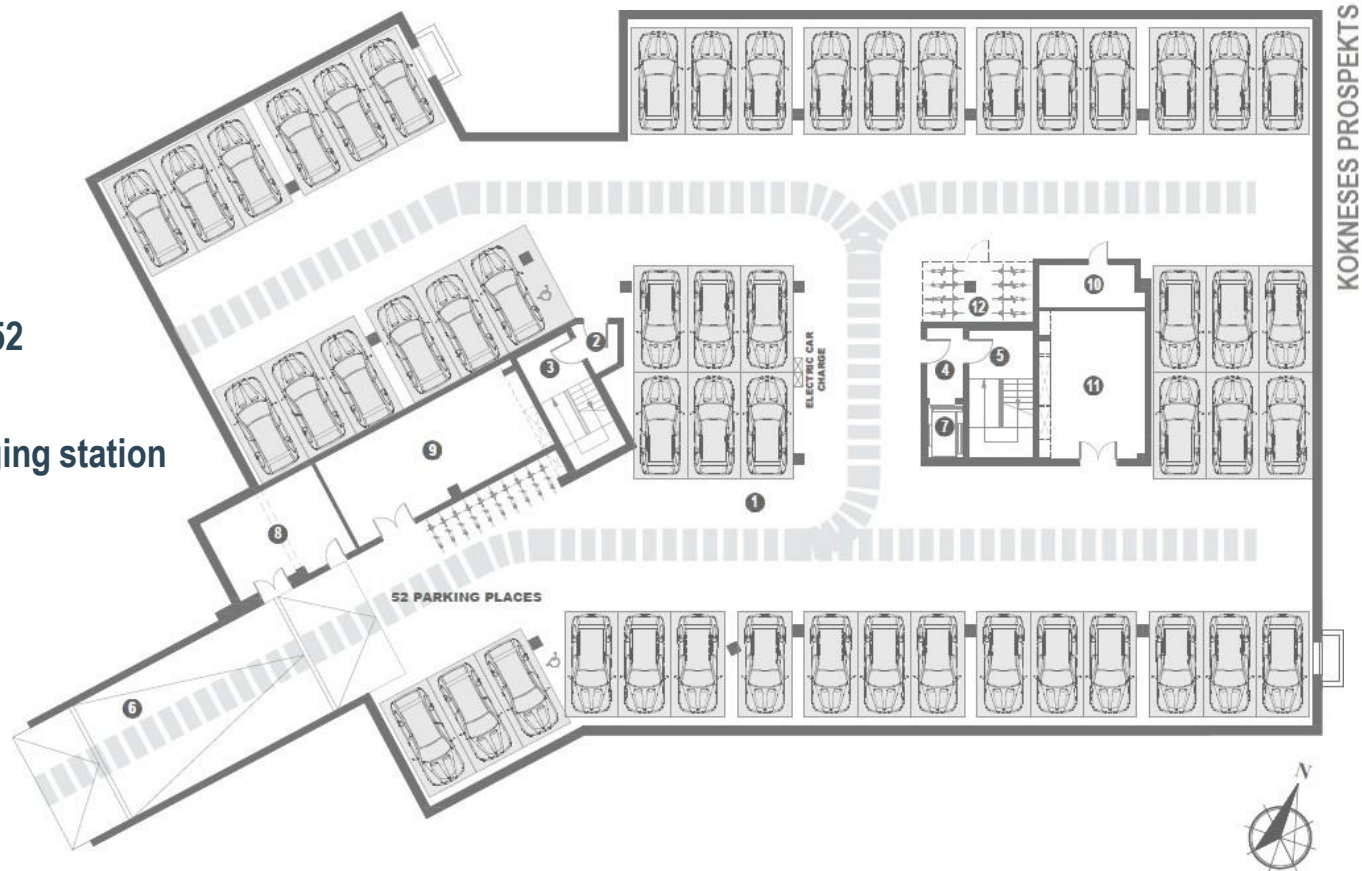


- **NLA: 1 167 m²**
(including conference room 64 m²)

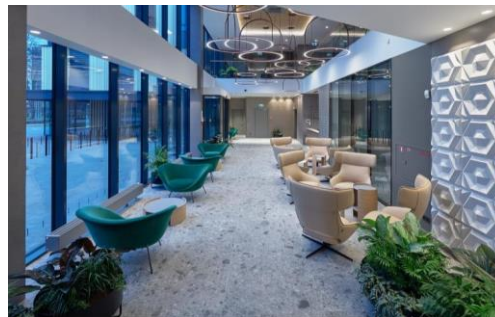
Underground Level



- Parking places: 52
- Bicycle parking
- Electric car charging station



Property Photographs



Property Photographs



Professional Developer



- Domuss (www.domuss.lv) is part of the US-based Group of Investment Funds NCH Capital, Inc., with investments in Eastern Europe exceeding 3 billion USD including over 450 million USD investments in Latvia.



A-Class office building 'Baznicas 20/22'



Fashion & shopping centre 'Riga Plaza'

- Domuss has more than 23 years of experience in Design, Development, Management, and Leasing of Real Estate. Our projects include many modern office buildings, retail and industrial facilities, as well as a wide range of residential projects – from villages to luxury condo's.



A-Class office building 'Kungu str. 1'



Riverside apartment building complex 'Gypsum Factory'

Contacts



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