



Mežaparks Offices

MODERN A CLASS OFFICE FOR LEASE | DECEMBER 2020



Core Information



Address: **Kelnes iela 1, Mežaparks, Riga**
Old City Riga (7 km), airport (16 km)

Public transport: **in ~100 m there is tram (No 11)**

Office class: **Corresponds to A-class technical standards**

Energy efficiency: **A class**

Commissioned: **Q4 2019**

Land: **5 065 m²**

GBA: **4 267 m² on 3 floors + underground**

NLA: **3 367 m² Offices, Retail**

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

Target rent rate: **14 - 17 EUR/m² + VAT**



Building has a diverse mix of tenants: international companies 3M, IT company, NCH Capital, landlord Domuss and children day care center Lauminas Residences.

Leased-up (as of 01.12.2020): **54% or 1 817 m²**



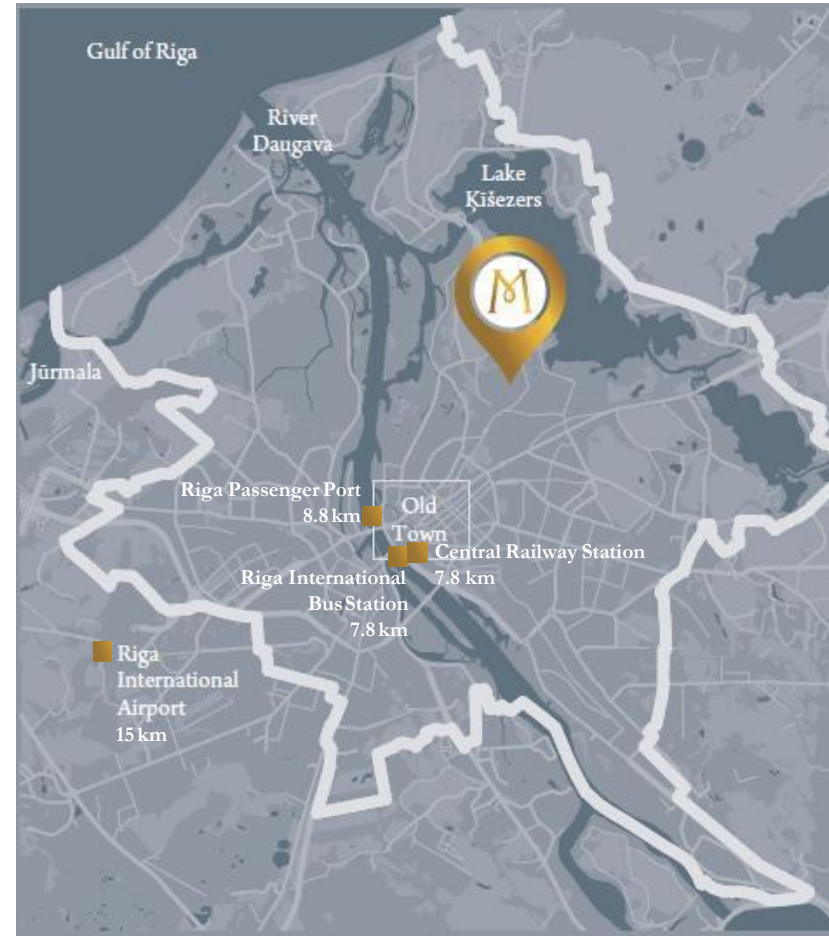
Property Photographs



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.
- Excellent public and private transport accessibility. **Location next to a tram stop**, only 5 km from the city centre and 15 km from Riga International Airport.



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 heat recovery.

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



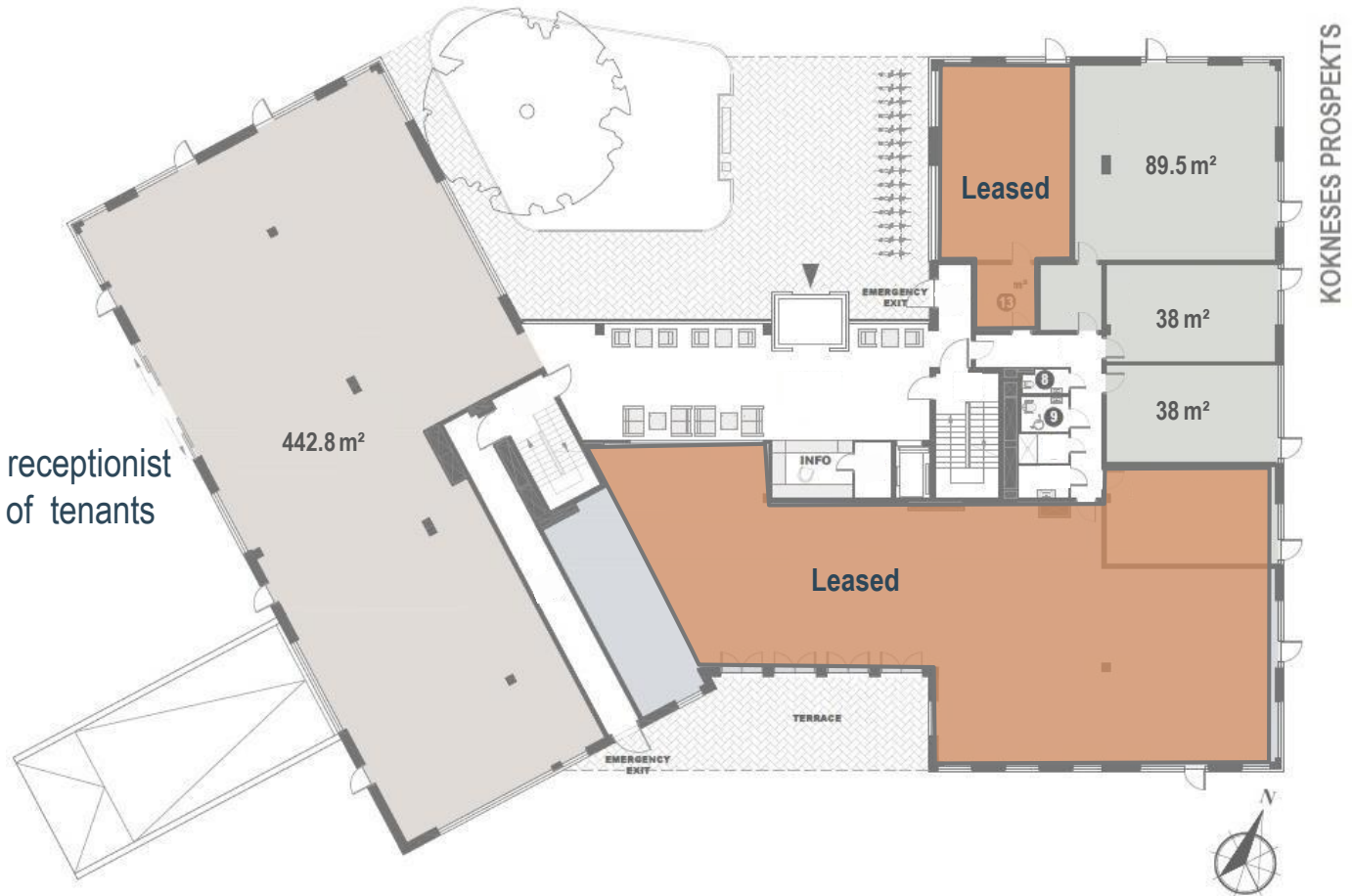
- Efficient building layout: 2 office blocks with common core (two stairs, elevator from underground parking, atrium).
- Well-considered site organization: separated transport and pedestrian flows, service zone.
- Principles of energy efficiency are considered in building location and layouts.



Ground Floor Layout



- **NLA: 1 080 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



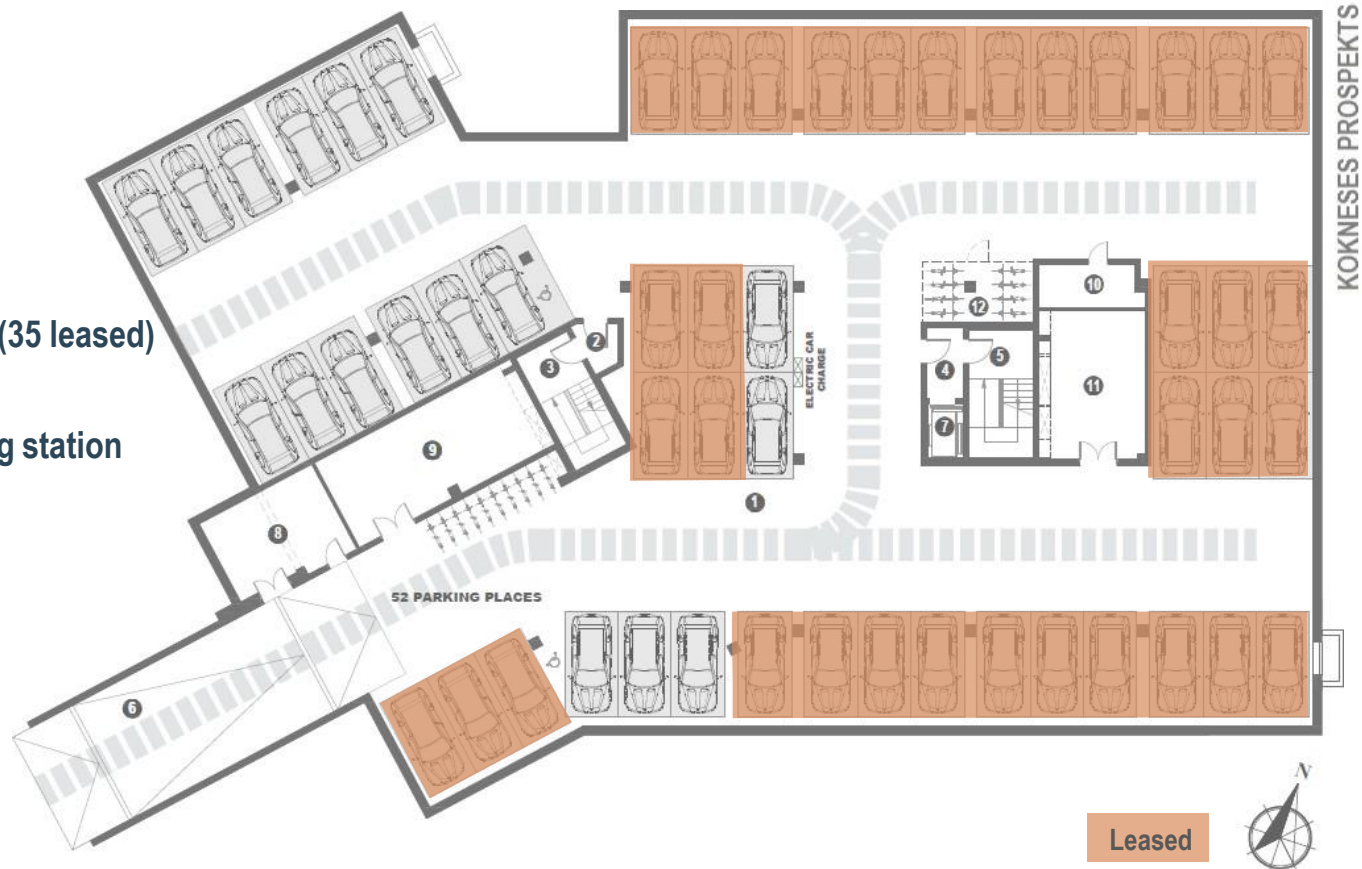
- NLA: 1 190 m²



Underground Level



- Parking places: 52 (35 leased)
- Bicycle parking
- Electric car charging station



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'



Unique riverside apartment building complex 'Gypsum Factory'

Contacts



Armands Plaudis

Development Project Director

Phone: +371 29209007

E-mail: armands.plaudis@domuss.lv

Address of the developer:

SIA Domuss

Ķelnes iela 1

Rīga, LV-1014

www.domuss.lv



Address of the project

SIA Mežaparka Birojs

Ķelnes iela 1

Rīga, LV-1014

www.mezaparks.lv