



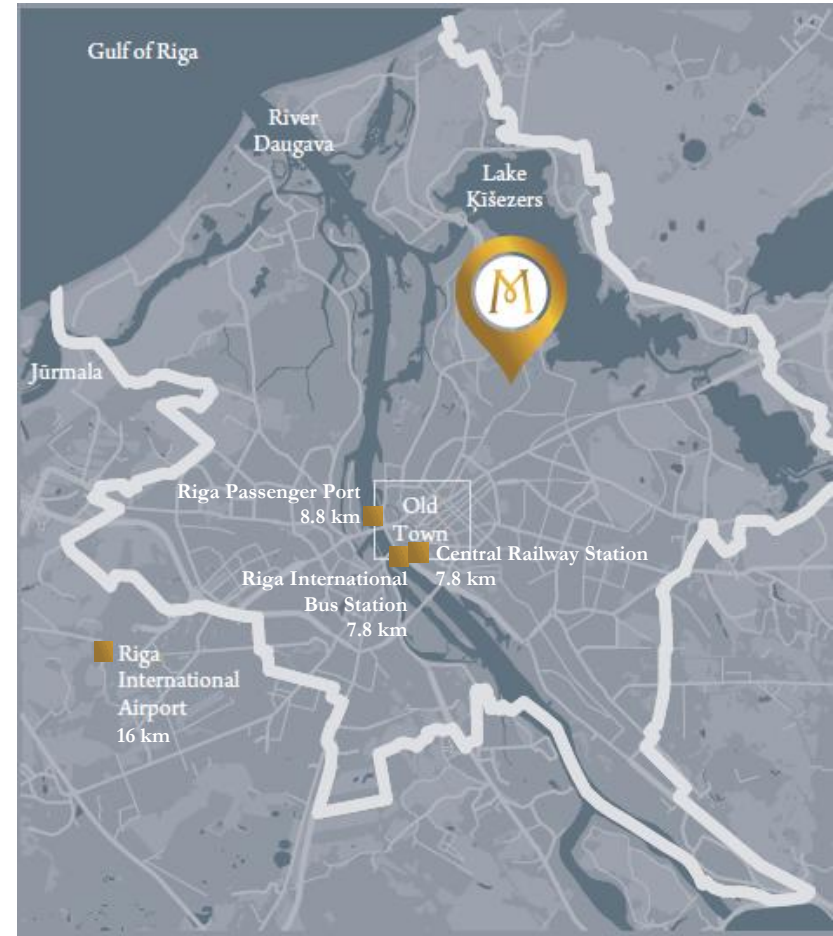
# Mežaparks Offices

NEW OFFICE BUILDING IN RIGA

# Mežaparks Offices Macro Location



- **Mežaparks Offices** is a part of Mežaparka Residences development - one of the largest real estate projects (31 ha) in Riga; in one of the most beloved Riga neighborhoods – Mežaparks with excellent public transport availability.
- **The concept of the project Phase 1 includes** the creation of exclusive villas, twin-villas, row houses, premium apartments in low rise buildings **and the office building**, as well as 48 land plots are offered to purchase for the building of private houses.
- Special attention has been paid to the development of the territory – infrastructure and greening.





# Mežaparks Offices Micro Location



## CLIENTS DESIGNS



Construction Q4.2018.-Q4.2019.



Construction Q4.2017.-Q4.2018.



Construction Q1.2018.-Q1.2019.

## LEGEND

- Reserved landplots
- Sold landplots
- Construction in 2017/ 2018
- Construction in 2018/ 2019

## CONSTRUCTION IN 2018



Apartment House (22 apartments)  
Construction Q4.2017.-Q4.2018.



Twin Villa Linnea  
Construction Q4.2017.- Q4.2018.



Row House (7 sections)  
Construction Q4.2017.-Q4.2018.



Twin Villa Magnolia  
Construction Q4.2017.- Q4.2018.

## CONSTRUCTION IN 2017/ 2018



Twin Villa Camellia  
Construction started—till Q2.2018.



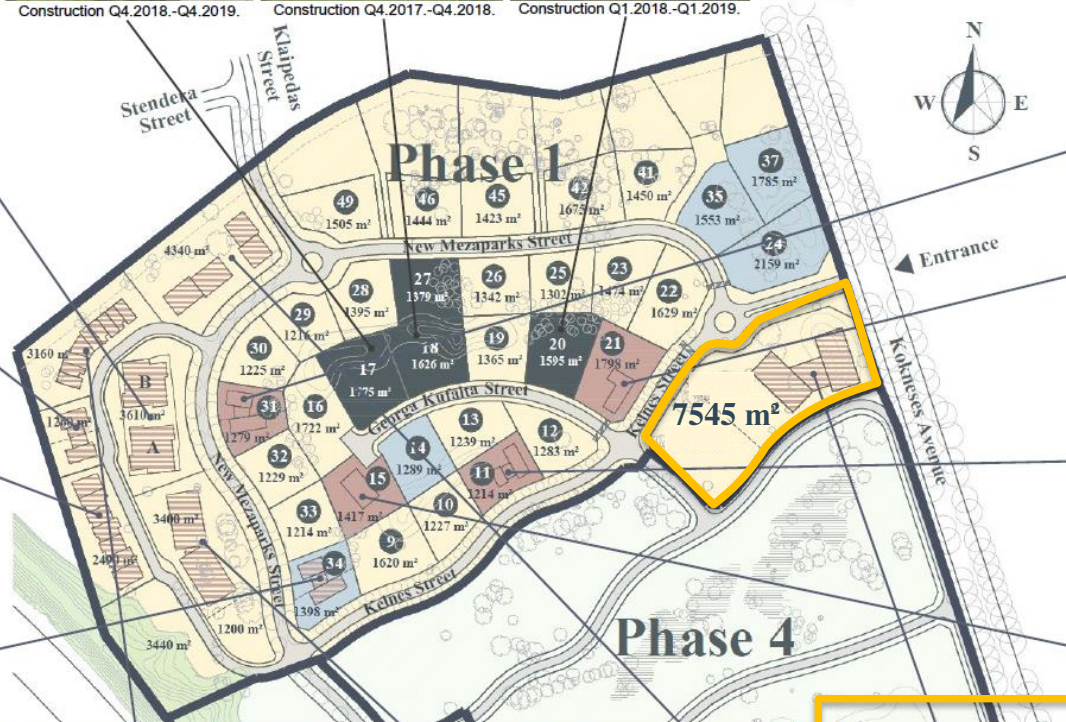
Villa Lavanda  
Construction started—till Q2.2018.



Villa Helena  
Construction started—till Q2.2018.



Villa Corylus  
Construction finished.



Row House (9 sections)  
Construction Q3.2018.-Q3.2019.



Apartment House (27 apartments)  
Construction Q3.2018.-Q3.2019.



2 Apartment Houses (29 apartments)  
Construction Q2.2018.-Q2.2019.



Public Building with Offices  
Construction Q2.2018.- Q2.2019.

## CONSTRUCTION IN 2018/ 2019

# ‘Office Building 1’ Core Information



**Kokneses prospekts 1a, Mežaparks, Riga**

**Total land Area: 7 545 m<sup>2</sup>**

## ‘Office Building 1’

- Office class: **A**
- Land: **5 061 m<sup>2</sup>**
- GBA: **4 267 m<sup>2</sup>**
- NLA: **3 266 m<sup>2</sup> Offices, Retail**
- Delivery: **Q2 2019**
- Floors: **3+ basement**
- Parking lots: **52 underground**  
**38 on ground**  
(additional on ground parking possible)

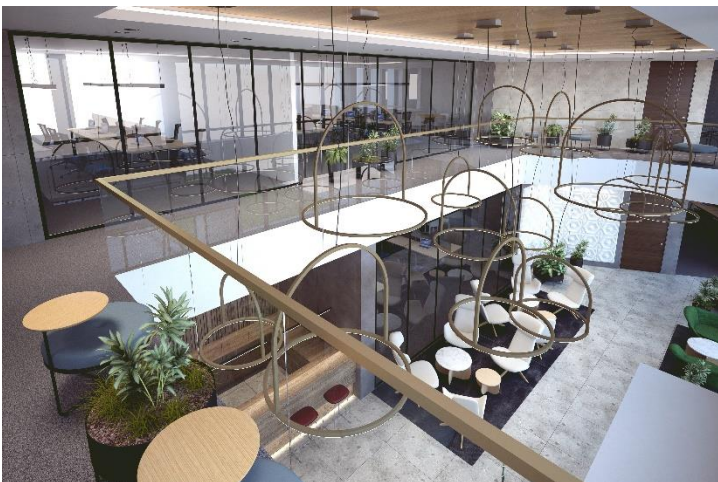
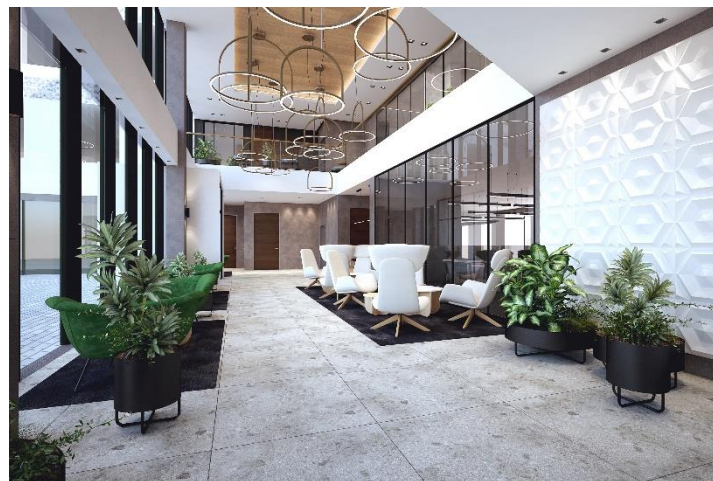
## Development potential ‘Office Building 2’:

- Land - 2 482 m<sup>2</sup> ; GBA - 2 400 m<sup>2</sup>
- Possible delivery – Q2 2020





# 'Office Building 1' Interior



# ‘Office Building 1’ Layout



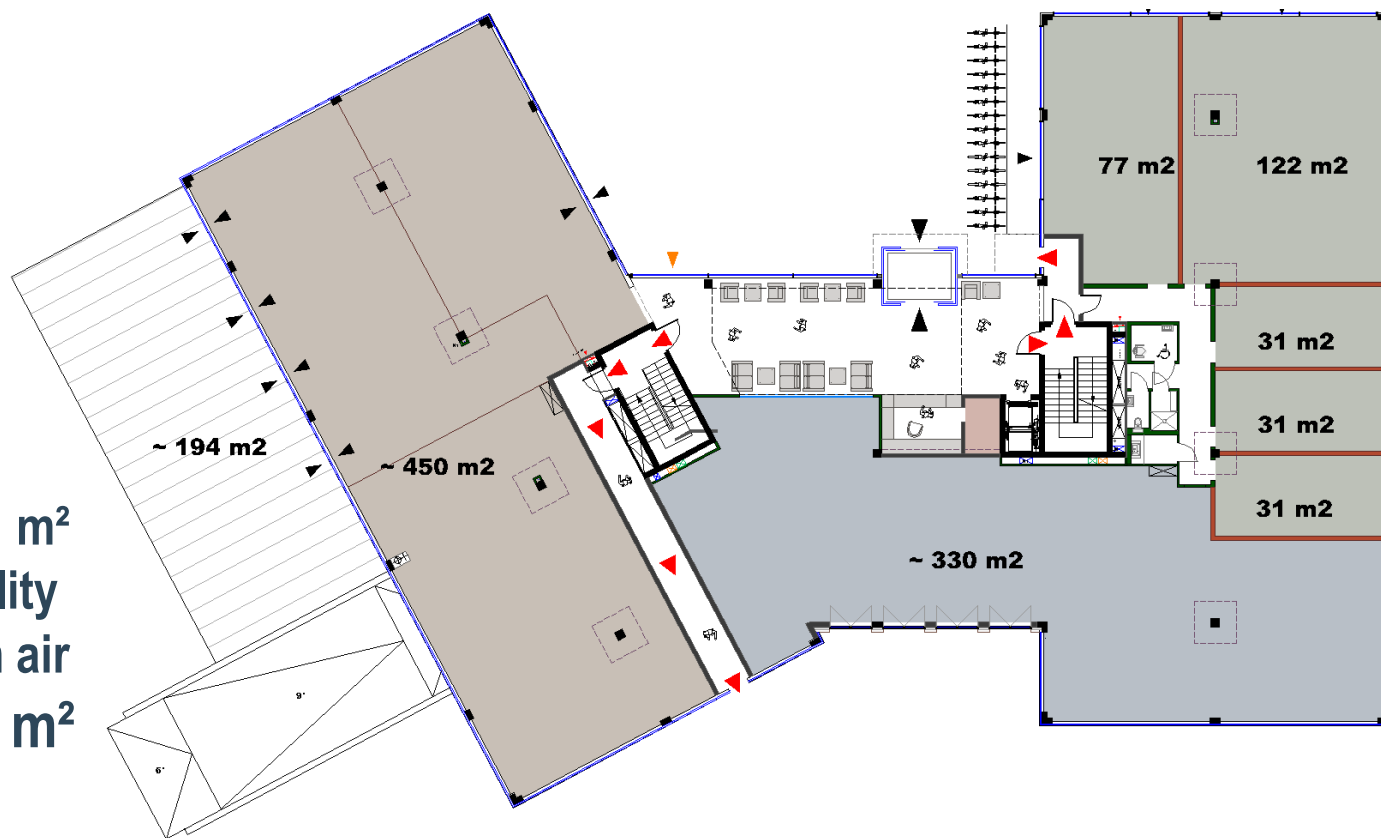
- Efficient layout: 2 office blocks with common core (two stairs, elevator from underground parking, atrium).
- Well-considered site organization: separated transport and pedestrian flows, service zone. Indoor area linked with landscaped public area: environmental design, terraces, galleries.
- Principles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



# Ground Floor Layout



- **NLA: 1 072 m<sup>2</sup>**  
**with possibility**  
**to built open air**  
**terrace ~194 m<sup>2</sup>**





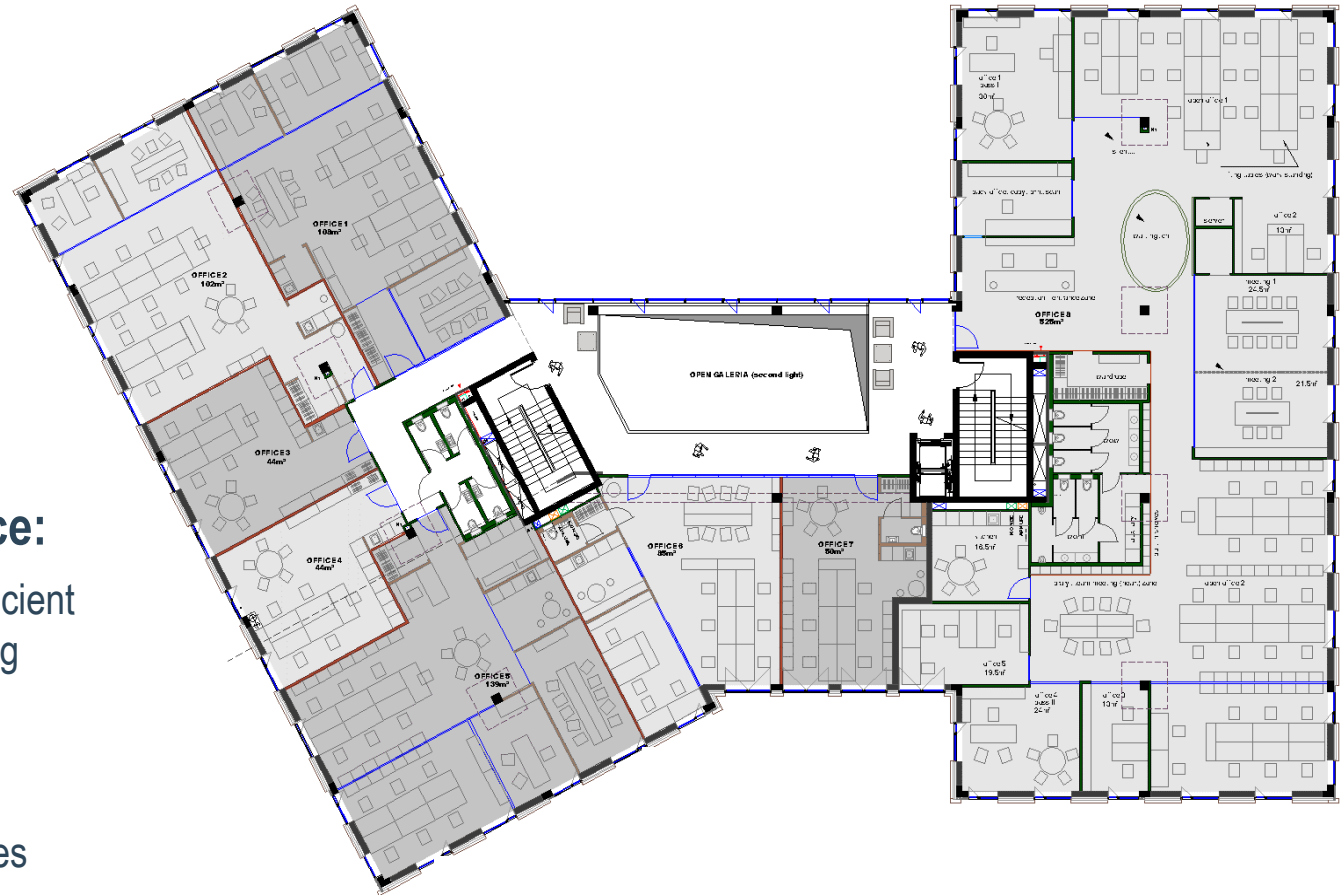
# Level 2 Layout



**NLA: 1 098 m<sup>2</sup>**

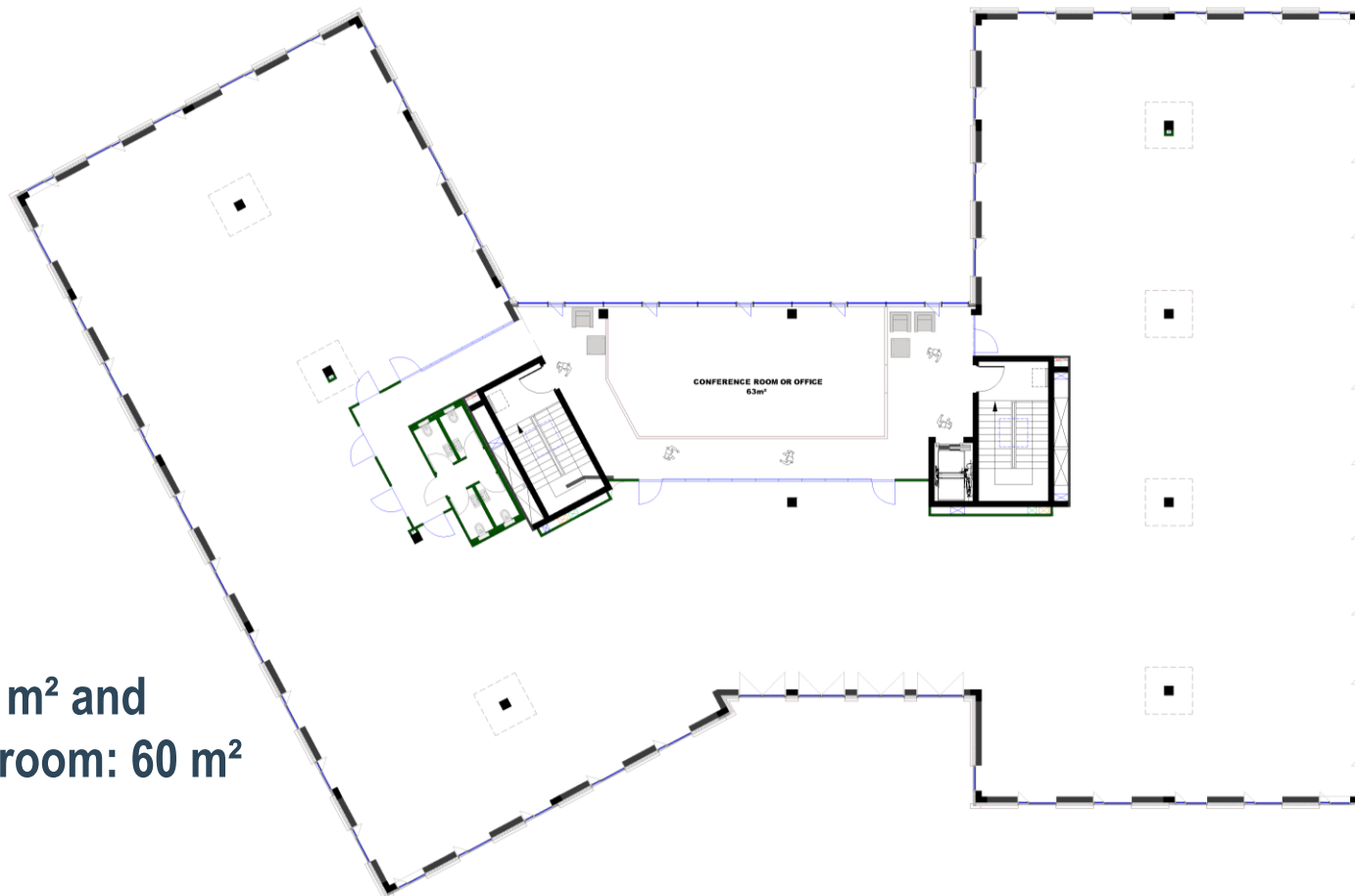
## **Flexible workspace:**

- Raised floors for efficient office space planning
- Daylight exposure
- Open-able windows
- 24/7 security services
- Professional building management





# Level 3 Layout

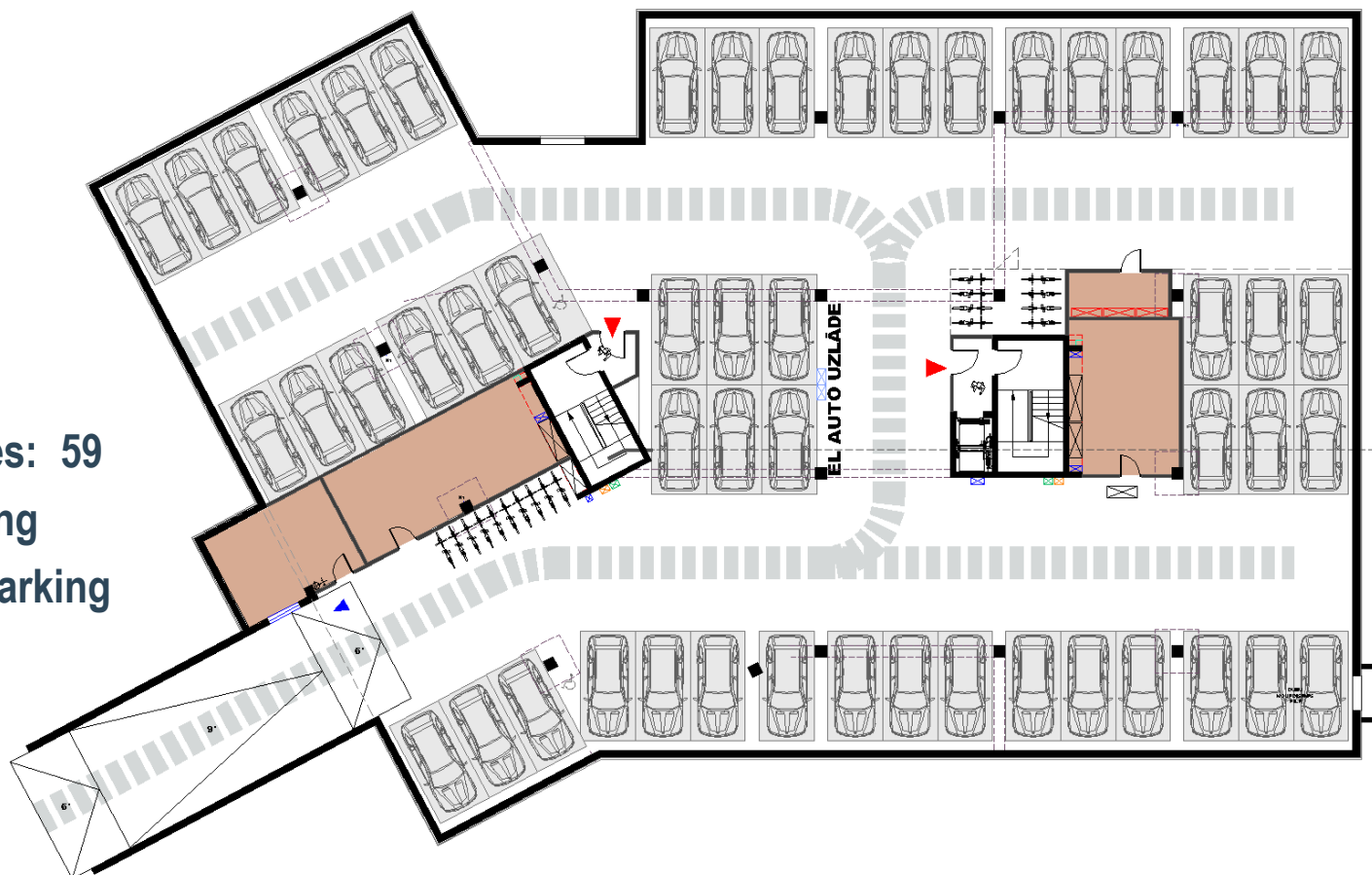


- NLA: 1 096 m<sup>2</sup> and  
Conference room: 60 m<sup>2</sup>

# Underground Level



- Parking places: 59
- Bicycle parking
- Electric car parking station





# Professional Developer



- Domuss ([www.domuss.lv](http://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 19 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



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Address of the project

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