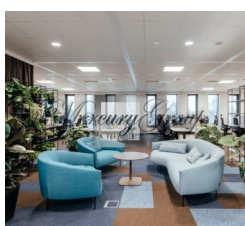




ID code: **9936**  
Location: **Riga district / Marupe district / Marupe**  
Type: **Commercial premises**  
House type: **New project**  
Floor: **2/5 Elevator**  
Size: **350.00 m<sup>2</sup>**  
Year built: **2020**  
Maintenance: **EUR 2,30/m2**  
Internet: **Yes**  
Parking: **Yes**  
Alarm system: **Yes**  
Alarm system: **Yes**  
**Price:** **Long term rent: 5 250 EUR**



## Description

We offer to rent office space in complex Business Garden what consist of five high-class office buildings with more than 42,000m<sup>2</sup>.

- 1,7 ha spacious garden
- Full day restaurant
- Childcare centre for employees`s children
- Designed to apply LEED certification
- 1:23 underground and outside parking ratio
- 418 bicycle racks
- Shower amenities in the building for the cyclists
- Energy-saving electrical equipment and LED lighting
- Priority parking spaces and charging outlets for electrical cars

An open-floor layout allows for the creation of an office up to 2,700 m<sup>2</sup> in size on one floor. Efficient layouts, abundant daylight, and well-considered finishing solutions will allow for quick and effective adjusting to fit the needs of your business.

Business Garden offers a prominent location – just 6 km from the historical centre of Riga, 4 km from Riga International Airport, and features quick access to other parts of the city. Across the road is Spice - one of Riga's largest shopping centres.

At the moment, it is possible to rent premises from 350 m2. The rental price is 14-16 euros / m2, depending on the selected premises. The landlord makes the necessary investments to adapt the premises to the needs of the tenant



(decoration + construction of utility networks) using standard finishing materials.

Service charge: 2,30 EUR/m2 per month. Service charge includes security, technical system maintenance, common use area cleaning, real estate tax, property management costs, etc.

Common use utilities: 0,73 EUR/m2 per month. The actual costs of electricity, heating and water consumption for common building systems and common areas. Revised annually considering actual costs.

Additional costs: individually metred electricity and water consumption inside tenant's premises.

\* All the prices are indicated without VAT.

**Standard rental period is 5 years.**

**Security deposit is 3 months rent + VAT.**

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