



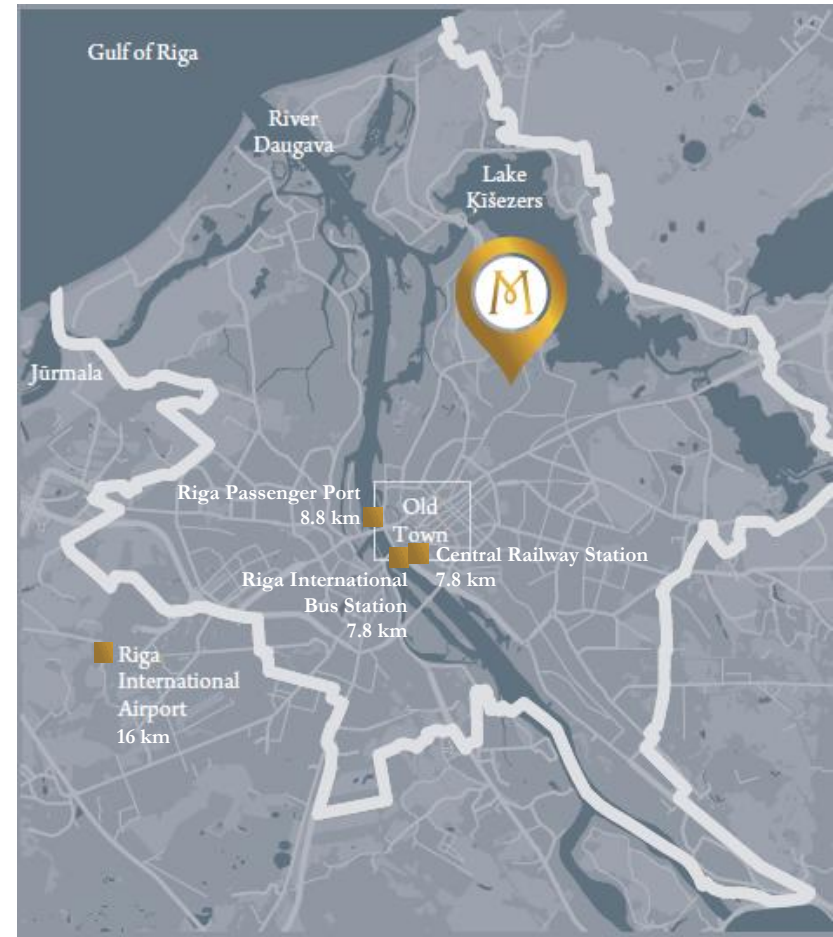
Mežaparks Offices

NEW OFFICE BUILDING IN RIGA

Mežaparks Offices Macro Location



- **Mežaparks Offices** is part of large residential development «Mežaparka Rezidences» (1st stage - 10 ha with 143 residential units within next 3 years) in one of the most beloved Riga neighborhoods – Mežaparks.
- The concept of «Mežaparka Rezidences» 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 territory – infrastructure and greening.



‘Office Building’ Layout



- Unique and green location with landscaped public area.
- 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.



‘Office Building’ Core Information



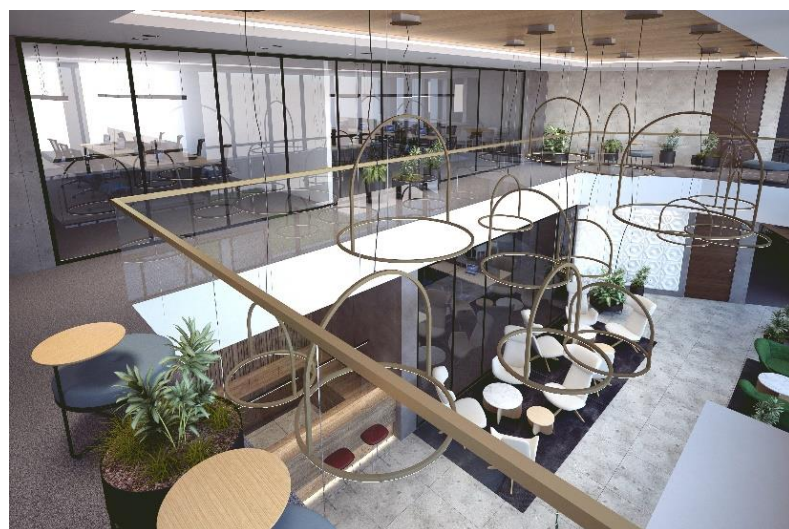
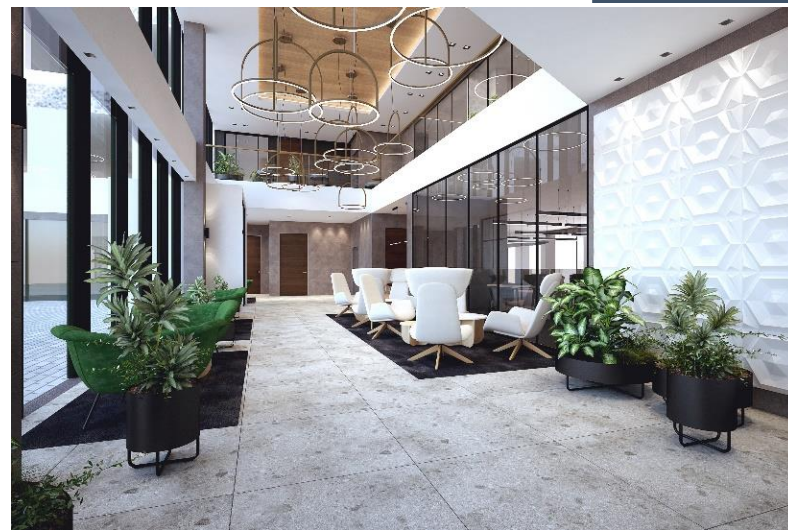
Kelnes iela 1, Mežaparks, Riga

Total land Area: 7 545 m²

- Office class: **A**
- Land: **5 061 m²**
- GBA: **4 267 m²**
- NLA: **2 194 m² Offices**
1 072 m² Retail
- Delivery: **Q3 2019**
- Floors: **3+ basement**
- Parking lots: **52 underground**
38 on ground
(additional on ground parking possible)
- **Additional expansion possible in the 2nd stage of the project (GBA - 2 400 m²)**



'Office Building' Interior



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 2018



Twin Villa Camellia
Construction started—till Q2.2018.



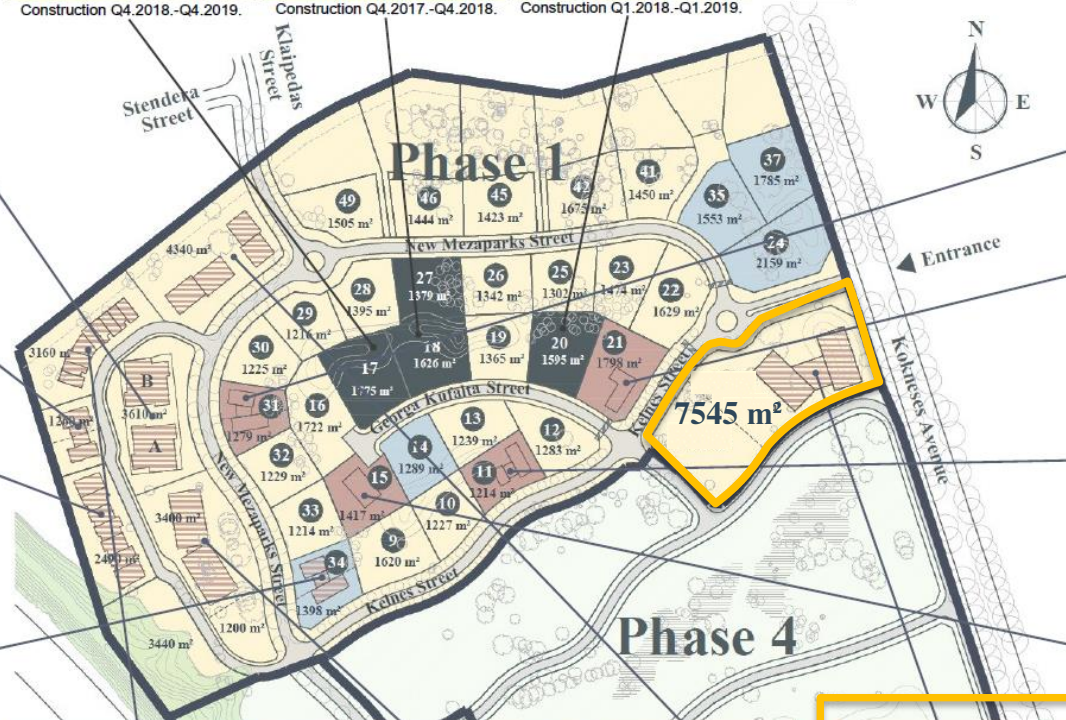
Villa Lavanda
Construction started—till Q2.2018.



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.



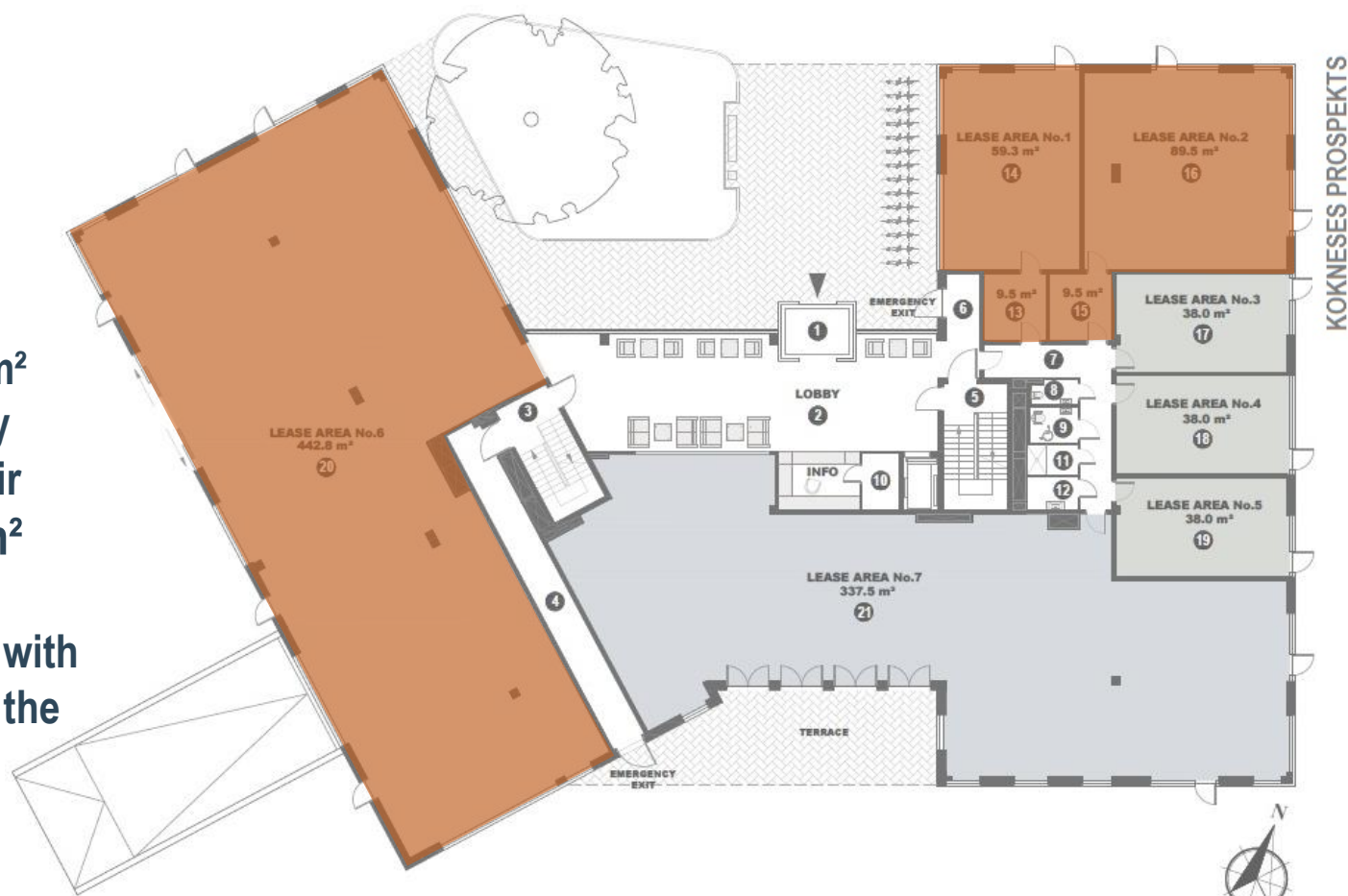
Public Building with Offices
Construction Q2.2018.-Q3.2019.

CONSTRUCTION IN 2018/ 2019

Ground Floor Layout



- **NLA: 1 072 m²**
with possibility
to built open air
terrace ~194 m²
- **Common lobby with**
receptionist for the
convenience of
tenants and
their guests



 **Reserved area**

Level 2 Layout



NLA: 1 098 m²

Flexible workspace:

- Raised floors for efficient office space planning
- Possibility to choose finishing materials and design;
- Daylight exposure
- Open-able windows
- 24/7 security services
- Professional building management



Reserved area



Level 3 Layout

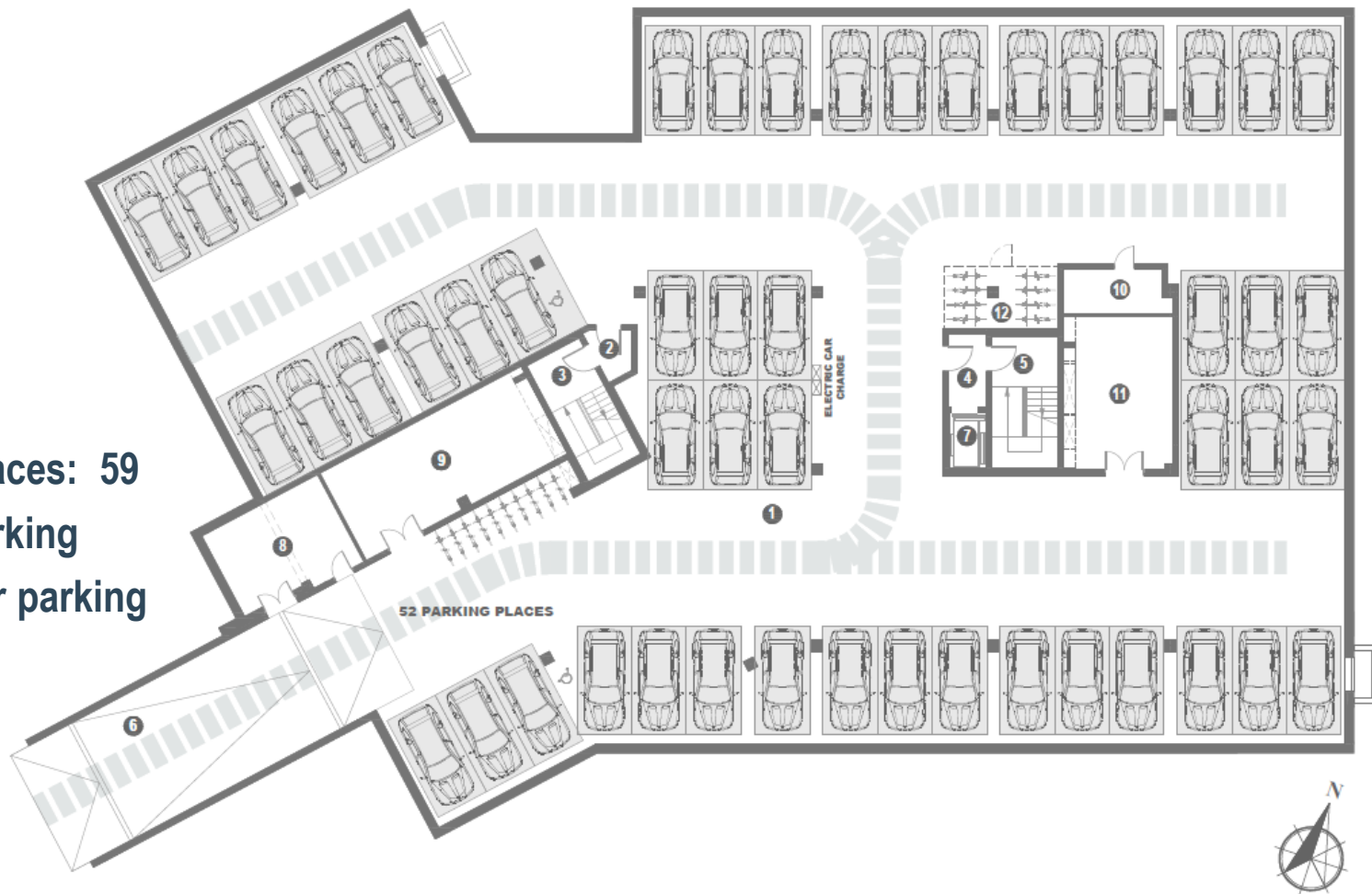


- **NLA: 1 096 m² and
Conference room: 60 m²**

Underground Level



- Parking places: 59
- Bicycle parking
- Electric car parking 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.
- 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 'Baznicas 20/22'



Fashion & shopping centre 'Riga Plaza'



A-Class office building 'Kungu str. 1'



Unique riverside apartment building complex 'Gypsum Factory'

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Address of the project

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Kokneses prospekts 1a

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