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 «Mežaprka 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

Ķelnes 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)

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Mežaparks Offices Micro Location
Ground Floor Layout

- NLA: 1 072 m² with possibility to build open air terrace ~194 m²
- Common lobby with receptionist for the convenience of tenants and their guests
NLA: 1098 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
• NLA: 1 096 m² and
  Conference room: 60 m²
Underground Level

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

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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.
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