



Mežaparks Offices

NEW OFFICE BUILDING IN RIGA

Key benefits



- Unique green location, landscaped public area.
- 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.
- Modern technology solutions, developed infrastructure, high quality of work.
- Energy efficient (A class certificate). Flexible layouts respect sustainability.
- Natural day light illuminates entire floor areas.
- Underground and open-air parking includes parking for visitors and clients.
- Additional expansion possible.

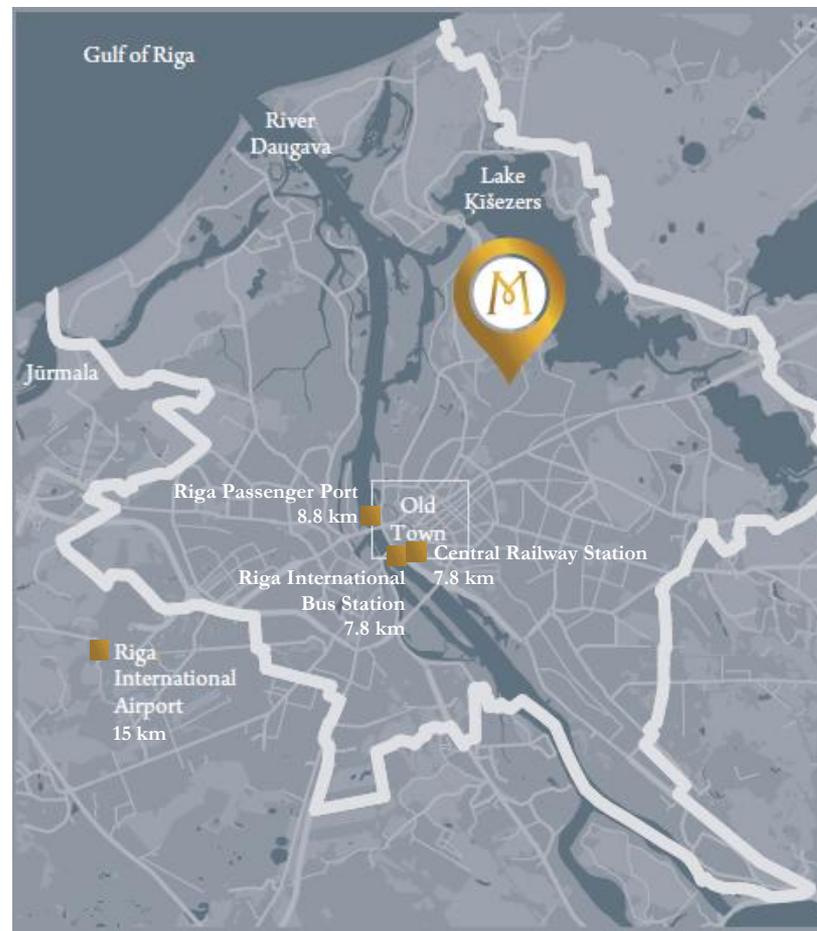


Mežaparks Offices Macro Location



- **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.



Mežaparks Offices Micro Location



DEVELOPED BY LAND BUYERS



- Available land plots
- Sold land plots
- Reserved land plots
- Construction finished
- In construction



DEVELOPED BY DOMUSS



29 apartments
Completed 1Q 2020



22 apartments
Completion 1Q 2020



Twin Villa Camellia
Completed 2Q 2019



Twin Villa Linnea
Completed 3Q 2019



Row House
Completed 3Q 2019



DEVELOPED BY DOMUSS



Mežaparks Offices
Completed Q4 2019



Twin Villa Magnolia
Completed 2Q 2019



Villa Corylus
Completed 2Q 2017



Villa Helenia
Completed 2Q 2019



Villa Lavanda
Completed 4Q 2018

DEVELOPED BY DOMUSS

'Office Building 1' Core Information



Kelnes iela 1, Mežaparks, Riga

- Commissioned: **November 2019**
- Office class: **A**
- Energy efficiency: **A**
- Land: **5 065 m²**
- GBA: **4 267 m²**
- NLA: **2 264 m² Offices**
1 074 m² Retail
- Floors: **3+ basement**
- Parking lots: **52 underground**
38 on ground
(additional on ground parking possible)

Potential development – Building 2

- Land: **2 479 m²**
- GBA: **2 400 m²**



Technical specification (core & shell)



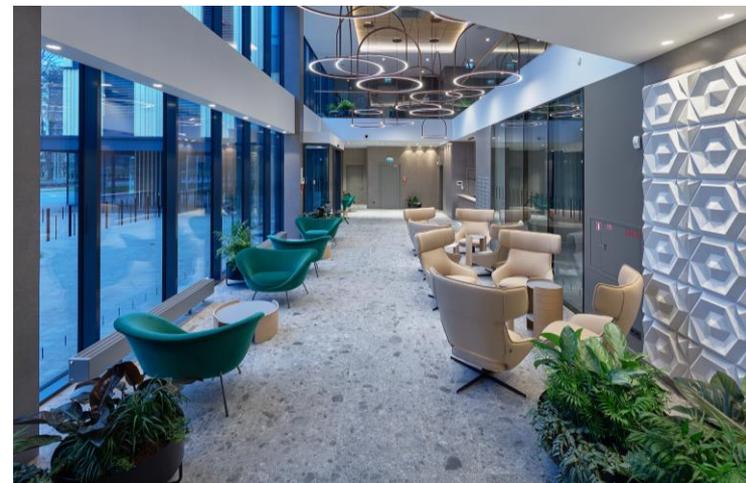
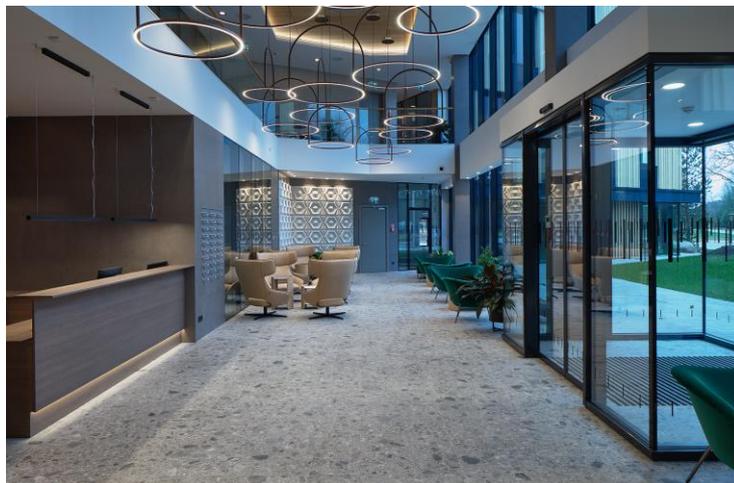
	Description – Part 1
Elevators	Energy-efficient KONE EcoSpace™ elevator. Internal size of the cabin 1.1m x 2.1m.
Public Lobby and Adjacent areas	24/7 Security at the shared reception.
Facades	<p>The building's facades are made from New Zealand pine wood Accoya boards, which are reinforced on a metal frame as a "ventilated facade."</p> <p>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.</p>
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 boiler house.
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 1' – Lobby Interior



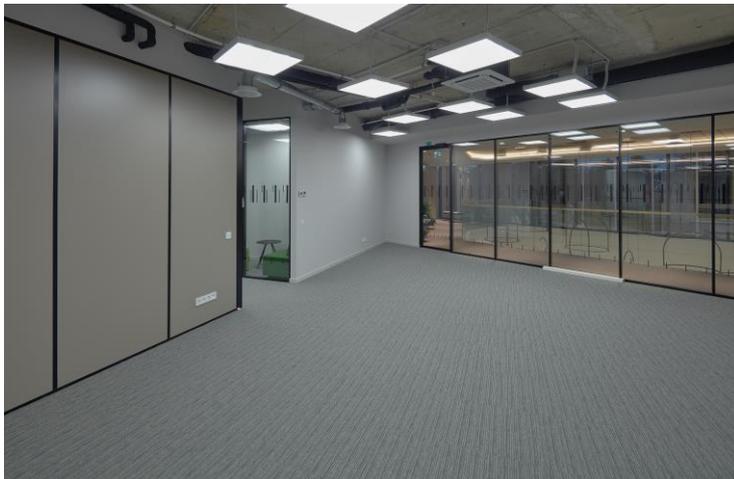
'Mežaparks Offices' - Interior



'Mežaparks Offices'



'Mežaparks Offices' – Full finish



'Mežaparks Offices' – Grey finish



'Office Building 1' Layout



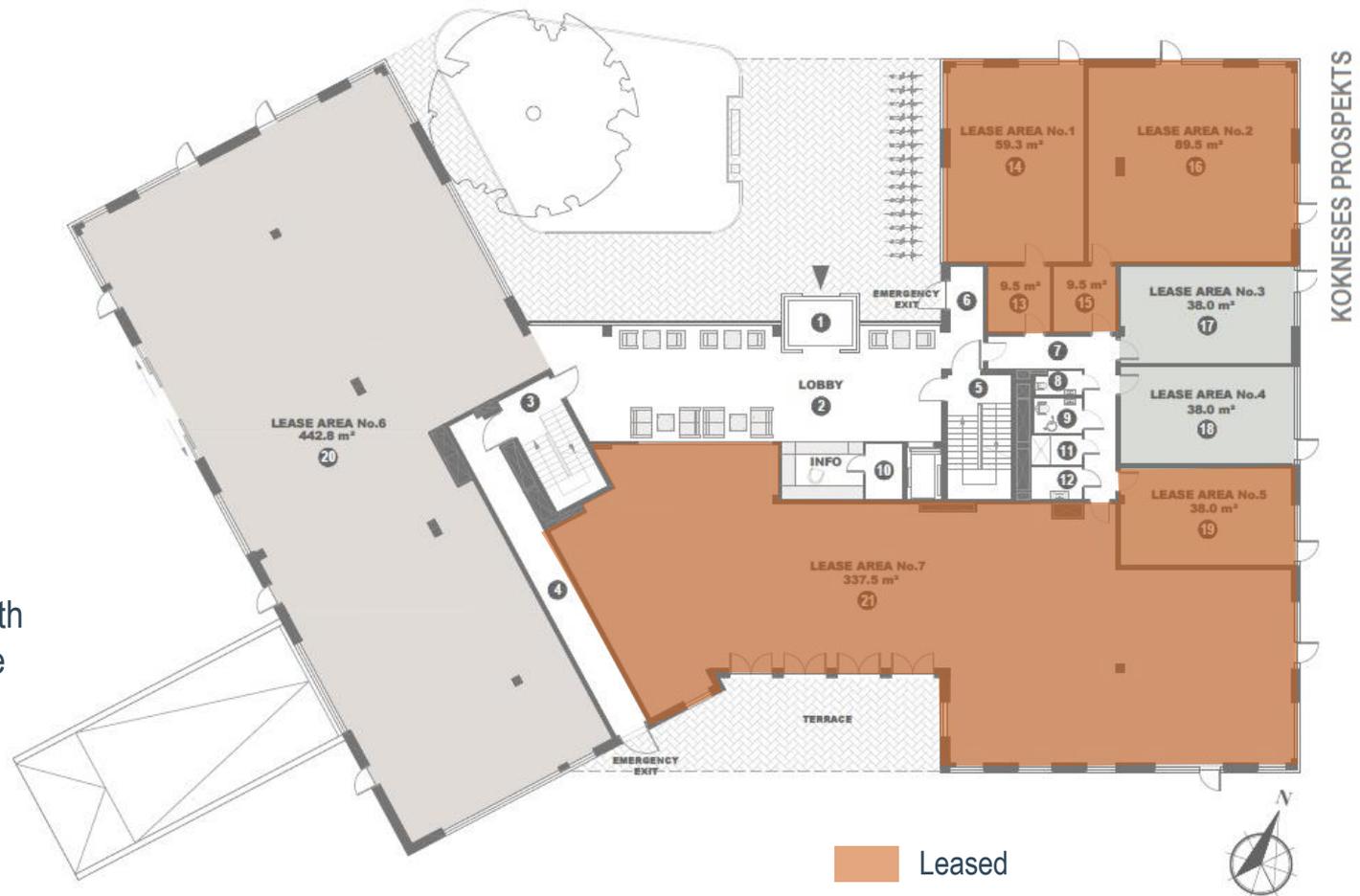
- Efficient building layout: 2 office blocks with common core (two stairs, elevator from underground parking, atrium).
- Well-considered site organization: separated transport and pedestrian flows, service zone.
- Principles of energy efficiency are considered in building location and layouts.



Ground Floor Layout



- **NLA: 1 178 m²**
with possibility
to built open air
terrace ~194 m²
- Common lobby with
receptionist for the
convenience of
tenants and
their guests



Level 2 Layout



NLA: 1 097 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



Level 3 Layout



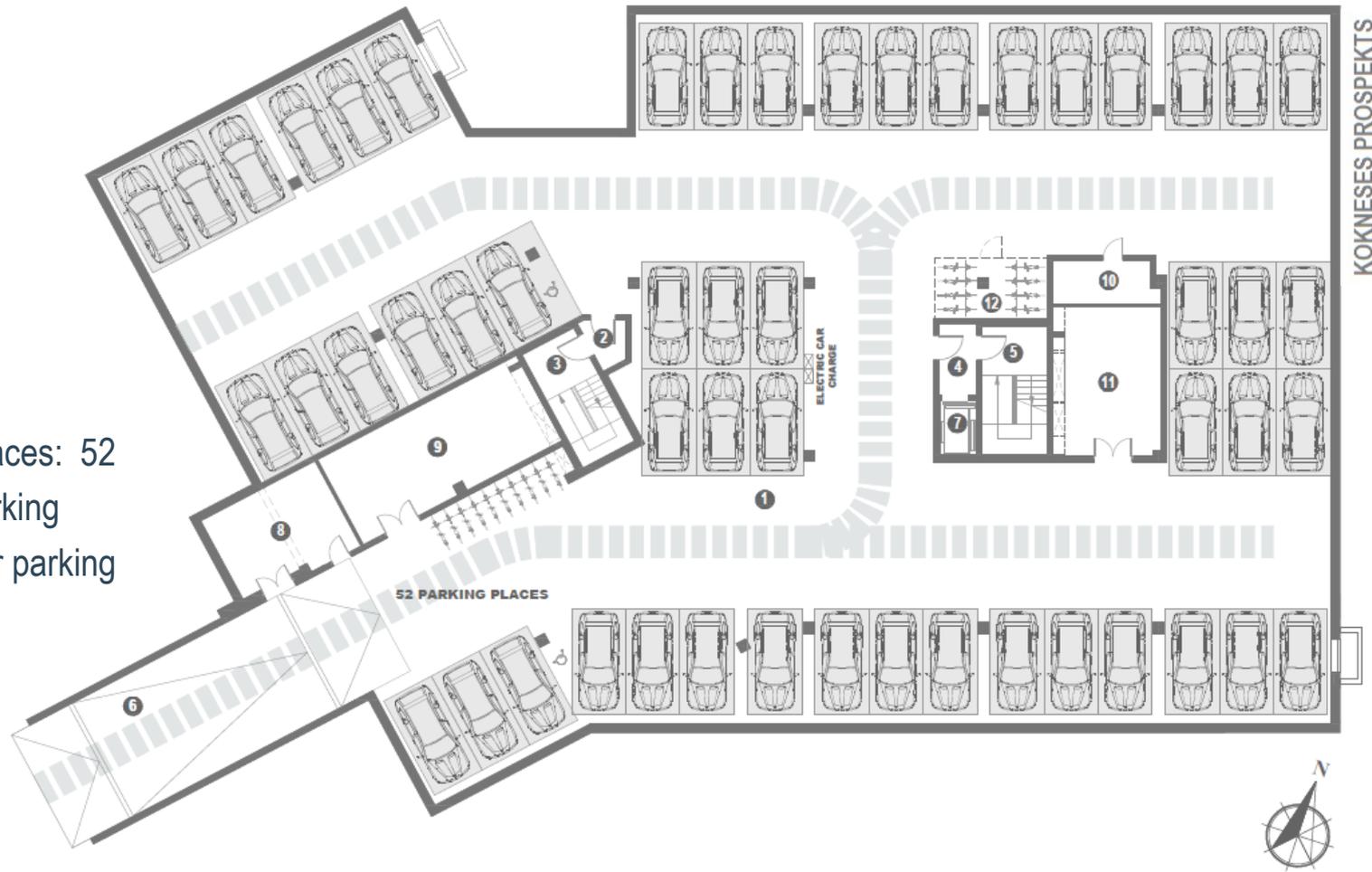
- NLA: 1 1167 m²



Underground Level



- Parking places: 52
- Bicycle parking
- Electric car parking station



KOKNESĒS PROSPEKTS

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 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 '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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