

Where talent grows!



**BUSINESS GARDEN**  
Rīga

# For the wellbeing of people

To enhance the wellbeing and performance of your employees, the physical workplace is fundamentally important. A place where talents thrive, is also a place where business prospers.

Business Garden is an innovative concept of green office parks with low-rise buildings located across Europe. The concept and the quality of the implementation have successfully empowered the development of businesses and employees.

Discover Business Garden Rīga – a place where talent grows!

[www.businessgarden.lv](http://www.businessgarden.lv)



# Key numbers

  
42,000 m<sup>2</sup>  
Total area for first two stages

  
2,700  
Up to 2,700 m<sup>2</sup> per floor


  
5  
Low rise buildings for first two stages

  
55%  
Size of plot for landscaping features only

  
1.7ha  
Spacious garden

LEED  
Designed to apply LEED certification

  
1:23  
Underground and outdoor parking ratio

  
418  
Bicycle racks for first two stages





## For the wellbeing of your employees



Spacious green  
garden



Fresh air and  
sustainable  
environment



Full day restaurant for  
healthy and delicious  
meals



Child care centre  
for employees'  
offsprings



Drop boxes for postal  
and dry-cleaning  
services



Shower amenities in  
the building for the  
cyclists



Close to shopping &  
entertainment areas



Opportunities for active  
lifestyle in the outdoor  
sport facilities



# Spacious green garden

55% of the plot is used as green space. Featuring centuries-old oaks and native Linden trees, you'll enjoy your little forest in the city.







## Active lifestyle

There's no need to be bound by your desk in our garden. Enjoy our active sport and recreational zones. Fancy a carless commute? It won't be a problem with over 200 bicycle racks and free-to-use showers.



A man with grey hair, wearing a white long-sleeved shirt, is sitting in a brown office chair at a desk. He has his hands clasped behind his head, suggesting a moment of stress or fatigue. The desk in front of him holds a small potted plant in a silver can, a white binder, and some papers. A large window in the background provides a view of greenery outside, and the scene is brightly lit with natural light.

## Fresh air

Even the indoors feel like the outdoors at the Business Garden. With openable windows, low VOC materials and heat reflective membrane on the roof, your body will appreciate the difference.

To ensure the tranquillity of your workspace, we have waste recycling facilities and a no car-traffic initiative inside the office campus. All cars are parked near or under the building.



A man with a beard, wearing a white shirt and a dark tie, is seated at a table. He is holding a small white bowl with a spoon and eating a piece of food. On the table, there is a pair of glasses, a newspaper, and a white cup. The background is a blurred view of green foliage through a window.

## The perfect location for employee convenience

Whatever your employees desire, we have already thought of it. A restaurant, child day-care centre, drop boxes for postal and dry-cleaning services are just some of the amenities inside of the office campus. In case you desire for more, the Spice shopping mall and a dynamic city life are just minutes away.



# Location with high accessibility

Malduguņu Street 1 and 2, Mārupe

Business Garden Rīga adjoins the central trunk roads, providing prominent location with fast and easy access to the main parts of the city.



Only 6 km from the historical city centre,  
next to the city's central traffic arteries.

Only 4 km from the airport with excellent  
connections to CIS, Europe.





# Business Garden Rīga

## Stage 1

The first stage of Business Garden Rīga features two low-rise office buildings with more than 14,400 m² of leasable area, 109 underground and 504 outdoor parking units.



**Don't hesitate to contact us for leasing details:**  
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## Building M1



Malduguņu Street 1, Mārupe  
GLA 7,140 m² / Minimum office space  
to let 354 m² / 58 underground  
parking units

Floor no	GLA per floor
1	leased out
2	1,475 m²
3	1,475 m²
4	1,475 m²
5	1,475 m²

## Building M2



Malduguņu Street 2, Mārupe  
GLA 7,334 m² / Minimum office space  
to let 737 m² / 51 underground  
parking units

Floor no	GLA per floor
1	1,284 m²
2	1,500 m²
3	1,500 m²
4	1,500 m²
5	leased out



# Key technical amenities

Excellent fit-out standard

- Class A office finishes and construction materials
- Highly flexible internal planning options - up to 2700 m<sup>2</sup> per one floor without obstruction from columns, 2.75-3.05m floor clear height
- Fast and efficient fit out through raised floors and completely fitted out suspended ceilings. Light, ventilation, cooling and heating for office areas included in basic fit-out
- Manually operated windows every 66 cm for comfort of your employees
- Ventilation, cooling and heating system designed with comfortable working conditions for 1 person per 6 m<sup>2</sup>.
- Shafts for server room perspective cooling system easy installation foreseen
- Location and infrastructure for perspective back-up generator connection servicing tenants foreseen
- High level of security video surveillance system and access control for common use areas, 24/7 guard posts
- LEED Platinum certified solutions implemented confirming the sustainability of the building and testifying that the management of the building ensures comfortable and safe working environment for your employees





## About us

Vastint Latvia is part of the Vastint Group, an international real estate organisation with over 25 years of experience. We have been active in the Latvian real estate market since 2003.

The cornerstones of our operations include management of portfolio properties and the development of commercial real estate, including residential development and sales.

### **VASTINT**

**Vastint Latvia SIA**

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Project by **VASTINT**