

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



Key numbers



42,000 m²

Total area for first two stages



2,700

Up to 2,700 m² 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

A modern, multi-story building with a facade of white and grey panels and large glass windows. The building is surrounded by a lush green garden with many trees, including large, mature oaks. In the foreground, there is a paved area with black bollards and a basketball hoop. The sky is blue with some clouds.

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

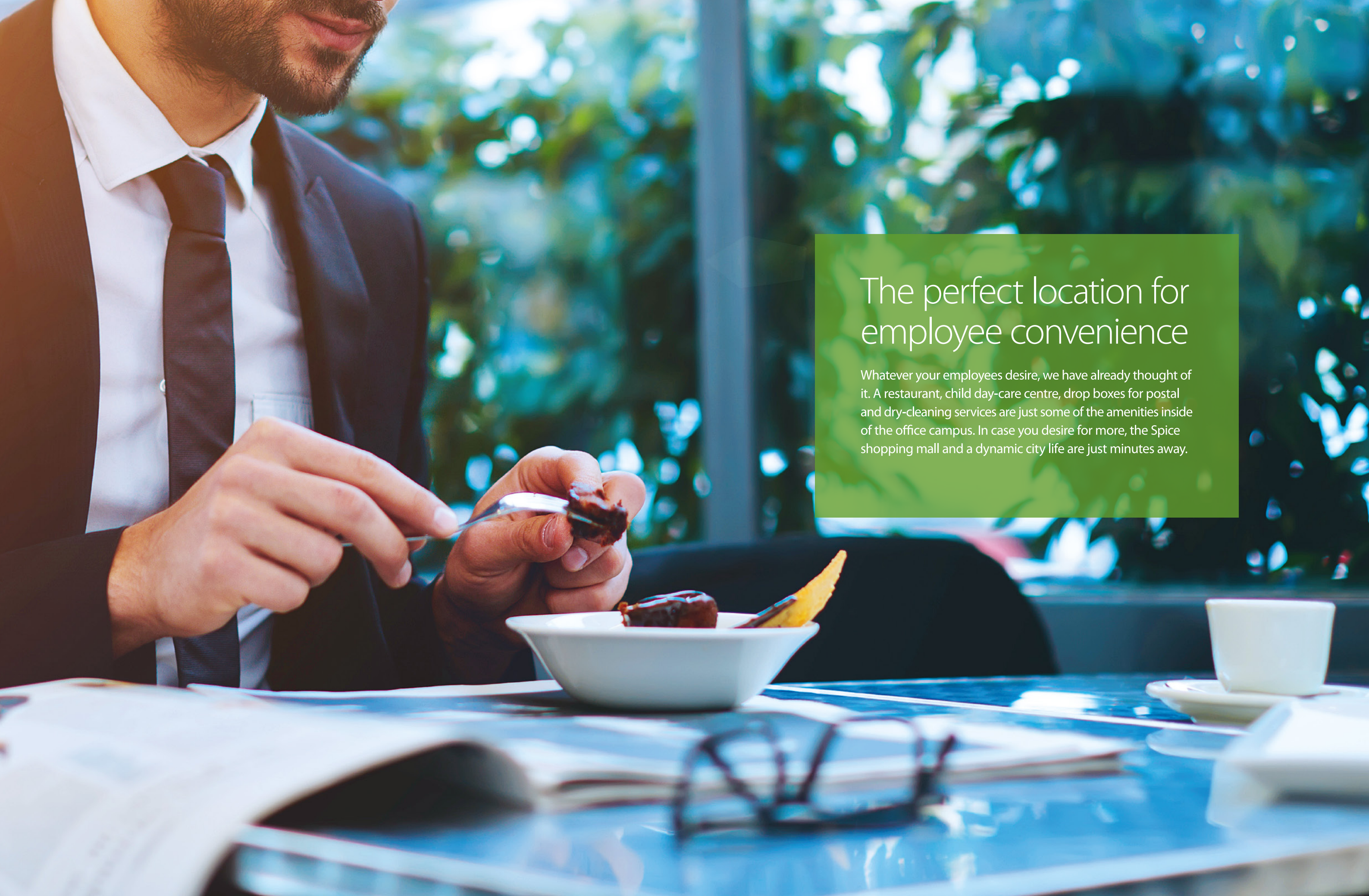
There's no need to be bound by your desk in our garden. Enjoy our active sport and recreational zones. Fancy a carless commute? It won't be a problem with over 200 bicycle racks and free-to-use showers.



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 dark suit, white shirt, and dark tie, is seated at a table. He is holding a small white bowl with a spoon and eating a chocolate dessert. On the table, there are also some papers, a pair of glasses, and a white cup. The background is a large window showing a view of green trees and foliage. A green rectangular box with white text is overlaid on the right side of the image.

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:
Baiba Saulīte
Property Manager
+371 2933 6575
baiba.saulite@vastint.eu

Building M1



Maldugu 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



Maldugu 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 equipped fit-out standard

- Class A office finishes and construction materials
- Highly flexible internal planning options - up to 2700 m² 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 m².
- 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 30 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

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Project by **VASTINT**