

INNOVATIVE  
OFFICE CAMPUS  
FOR GROWING  
YOUR BUSINESS



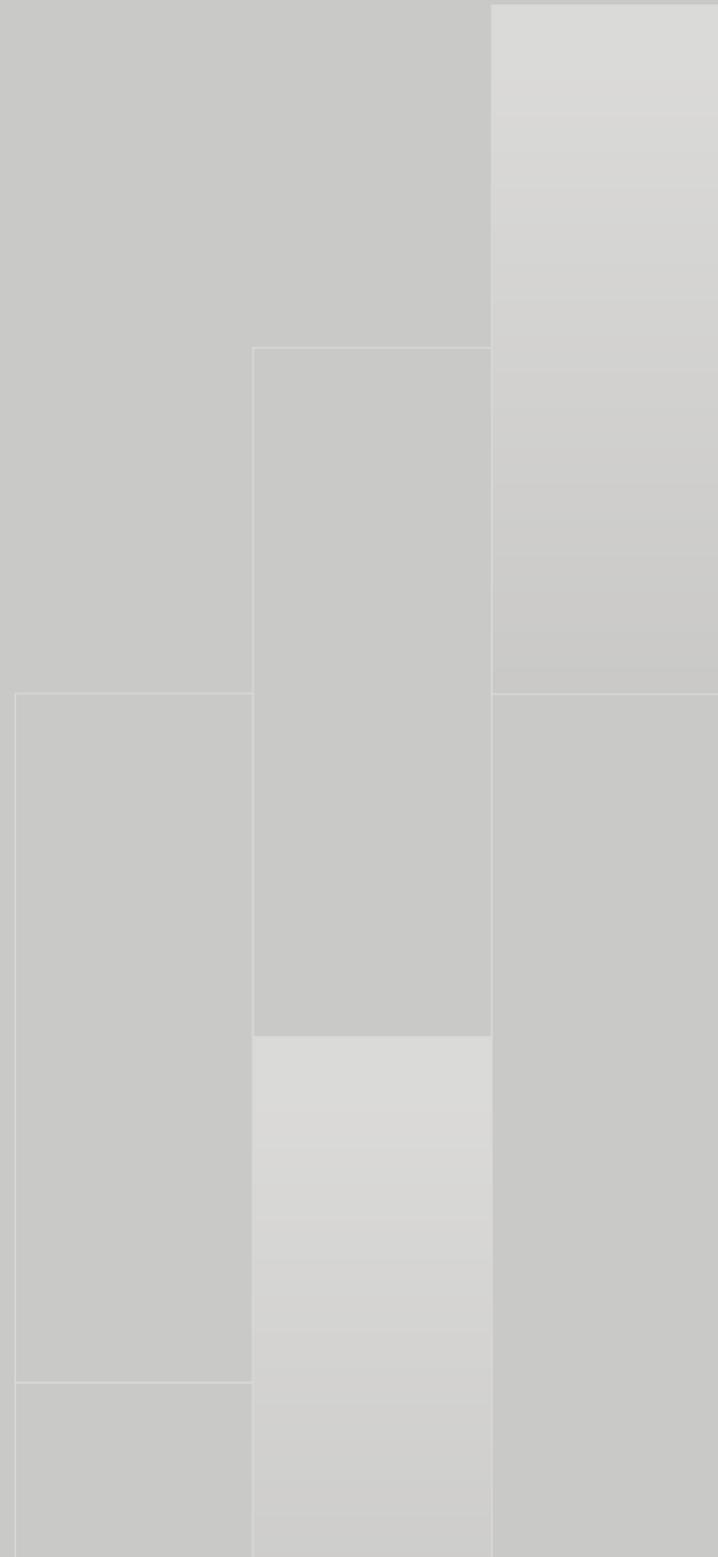
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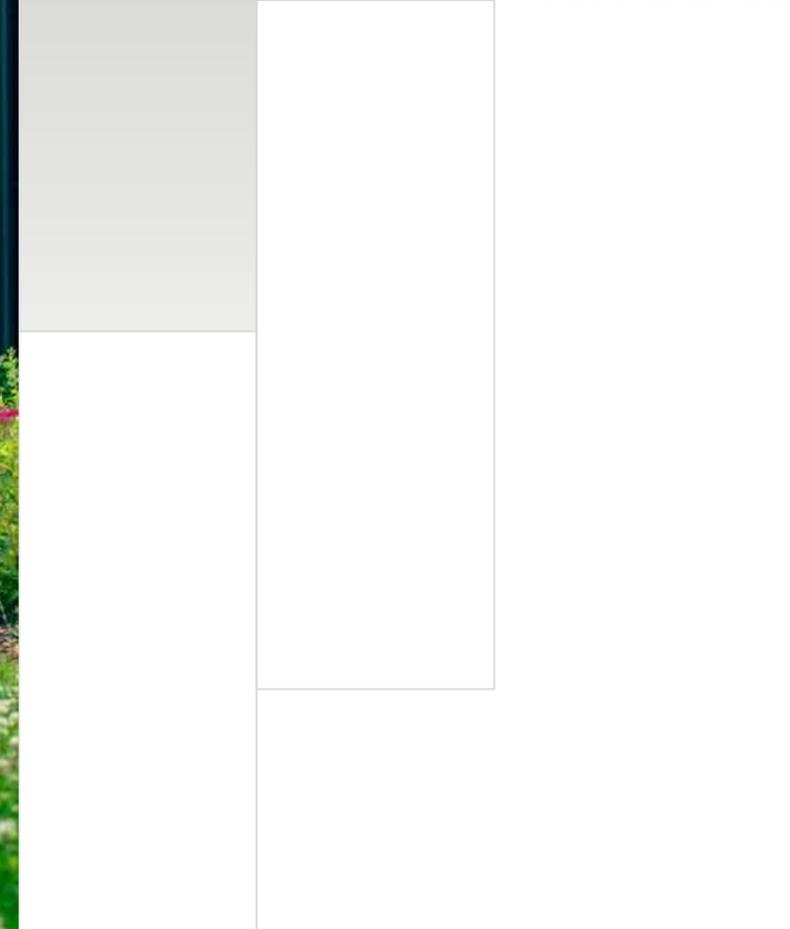
# WELCOME TO BUSINESS GARDEN RĪGA



# Business Garden Rīga

A SPACE TO GROW

An innovative office campus for growing your business.  
Designed by people for people. A space to develop, create  
and thrive.



# Business Garden story

All Business Garden offices are located close to the main airport and city centre. Each campus likewise boasts a spacious garden, recreation areas and green spaces for recharging.

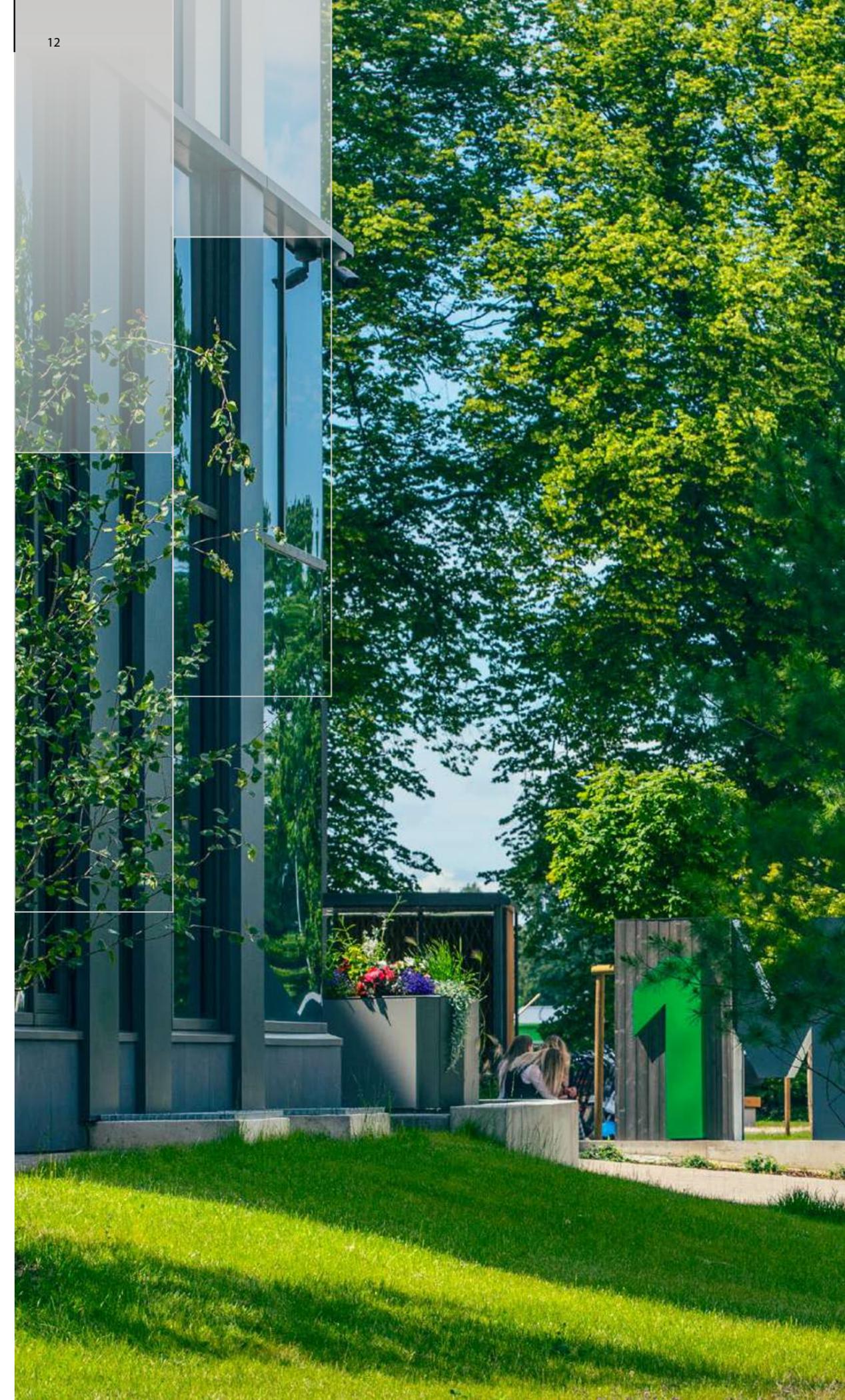
The building's human-friendly proportions and technical solutions create a comfortable and safe environment for Business Garden's tenants. Natural light, spacious floor plans and easily-adaptable workspaces are only some of the benefits tenants experience daily.

All campuses have received platinum LEED certification that testifies to their flawless quality, sustainability and energy efficiency.

Business Garden operates in Latvia, Poland, Lithuania and Romania.

RIGA  
WARSAW  
WROCLAW  
POZNAN  
BUCHAREST  
VILNIUS

SUCCESSFUL  
INTERNATIONAL  
OFFICE CAMPUS  
PROJECT



## Tree-friendly office campus

In Business Garden Rīga, trees are treated with respect. Before starting the construction of Business Garden Rīga, Vastint Latvia invited a team of arborists to conduct a thorough tree inventory on a 13 ha plot of land, appraising the number, types, varieties and value of the trees. It was discovered that a significant number of trees were especially valuable and in excellent condition. Some trees were even estimated to be 120-140 years old and three of them of national importance.

Vastint Latvia paid close attention to the arborists' report and the office campus was literally built around the valuable trees. The trees that were impossible to maintain in their original locations were carefully replanted nearby. In total, 67 trees were preserved during the construction process and more than 100 new trees were planted.

140-YEAR-OLD TREES  
3 TREES OF STATE IMPORTANCE  
110 NEW TREES PLANTED



# Highest quality standards

Business Garden Rīga is built to the highest global standards with international and regional recognition. It is the first building in Latvia to receive the LEED Platinum certification – the most widely used sustainability assessment system in the world. Business Garden Rīga office campus received the highest acclaim from industry professionals winning 1st place in the “New public building” category in the Latvian Construction Annual Awards of 2019 and 3rd place in the “Best Building of the Year in Latvia 2019” competition.



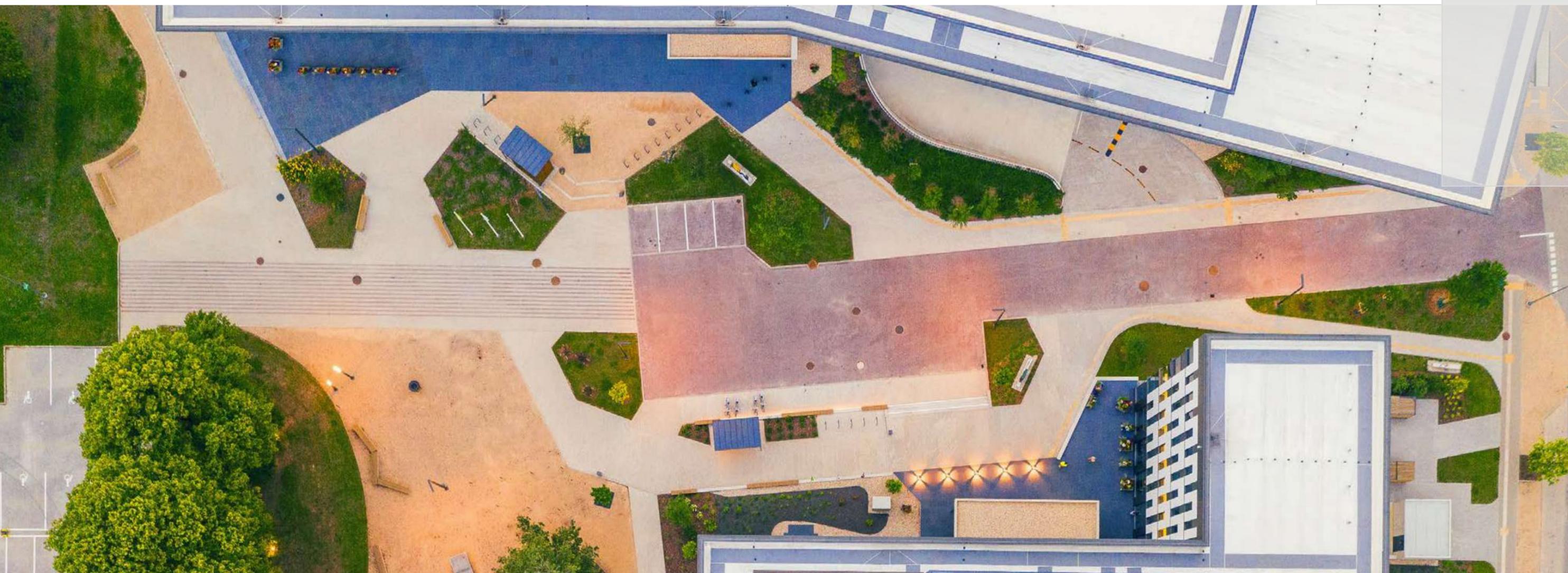
LEED PLATINUM  
CERTIFICATION



LATVIJAS BŪVNICĪBAS  
GADA BALVA



GADA LABĀKĀ BŪVE LATVIJĀ



# Reliable Partner

Established in 1989, Vastint is an international real estate organisation with 30 years of experience. Vastint is active in many countries across Europe, with a Latvian division founded in 2003. The company aims to create long-term value through property investments. The cornerstones of Vastint's operations are the management of portfolio properties, as well as the development of commercial real estate, including residential development and sales.

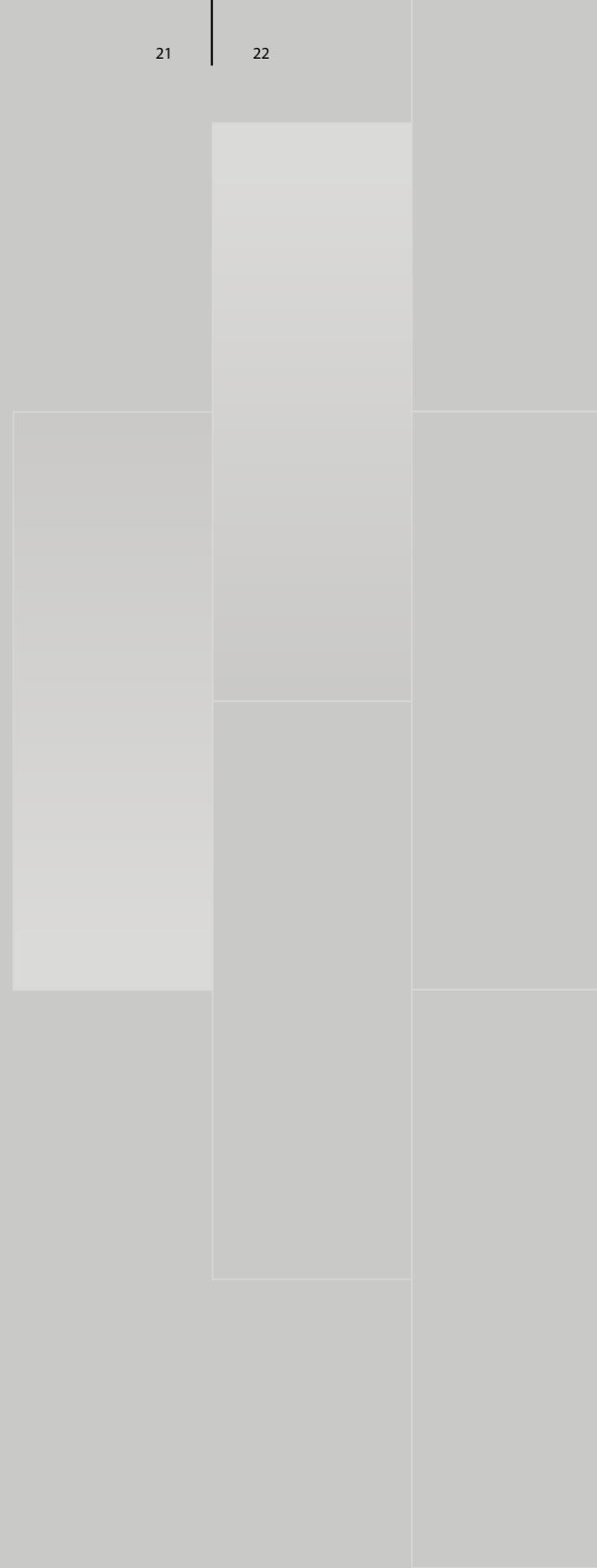
MORE THAN  
30 YEARS OF  
EXPERIENCE  
IN OFFICES

HIGHEST  
QUALITY  
STANDARDS





# EVERYTHING YOU NEED TO GROW YOUR BUSINESS



# Convenient location

The office campus is neatly situated between Riga's International airport and the city centre and is within walking distance of shopping and recreation centres. Located next to one of Riga's central avenues, Kārļa Ulmaņa gatve, Business Garden's office campus likewise borders Mārupe – a prominent residential area with expanding infrastructure of transport, cafes, schools and sports facilities.

7 MINUTES TO RIGA INTERNATIONAL AIRPORT

15 MINUTES TO THE CITY HISTORICAL CENTRE

>> DYNAMIC CITY MEETS RESIDENTIAL EASE



## Rail Baltica 2026

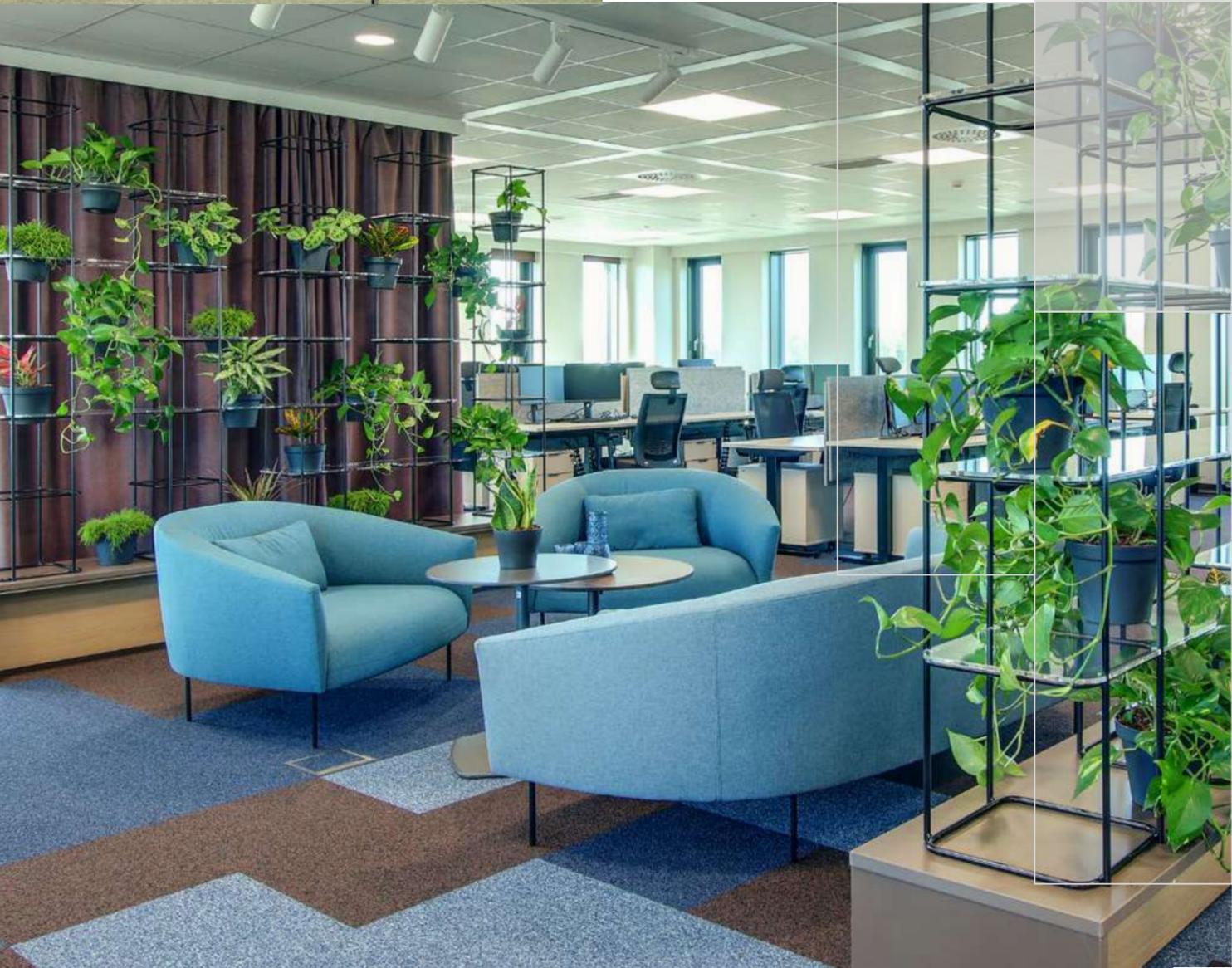
A new railway line will soon connect Tallinn - Riga - Kaunas - Warsaw - Berlin.

15 minutes to the main station of Rail Baltica.

7 minutes to the railway station at Riga International Airport.



MOVE-IN  
READY WITHIN  
4 MONTHS



## Premises built for you

At Business Garden, your business needs are our priority. Our spacious office premises can be converted to an open-space office, a traditional office or a contemporary agile workspace, meeting every client's specific business requirements.

Office premises can effectively be adapted to any tenant requirements and will be move-in ready within 4 months.

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**Up to 1500 m<sup>2</sup> per floor**

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**No obstructions from columns**

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**Raised floors**

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**Completely fitted-out suspended ceilings**

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**Pre-installed HVAC system (designed for 1 person per 6 m<sup>2</sup>)**

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**Manually openable windows**

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**Fully equipped WCs inside tenant premises**

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# Professional property management

Business Garden office campus is maintained to the highest standards, ensuring a comfortable and safe working environment for your employees. Implemented technical and energy efficiency solutions allow for cost-efficient building system operations.

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**24/7 guard post**

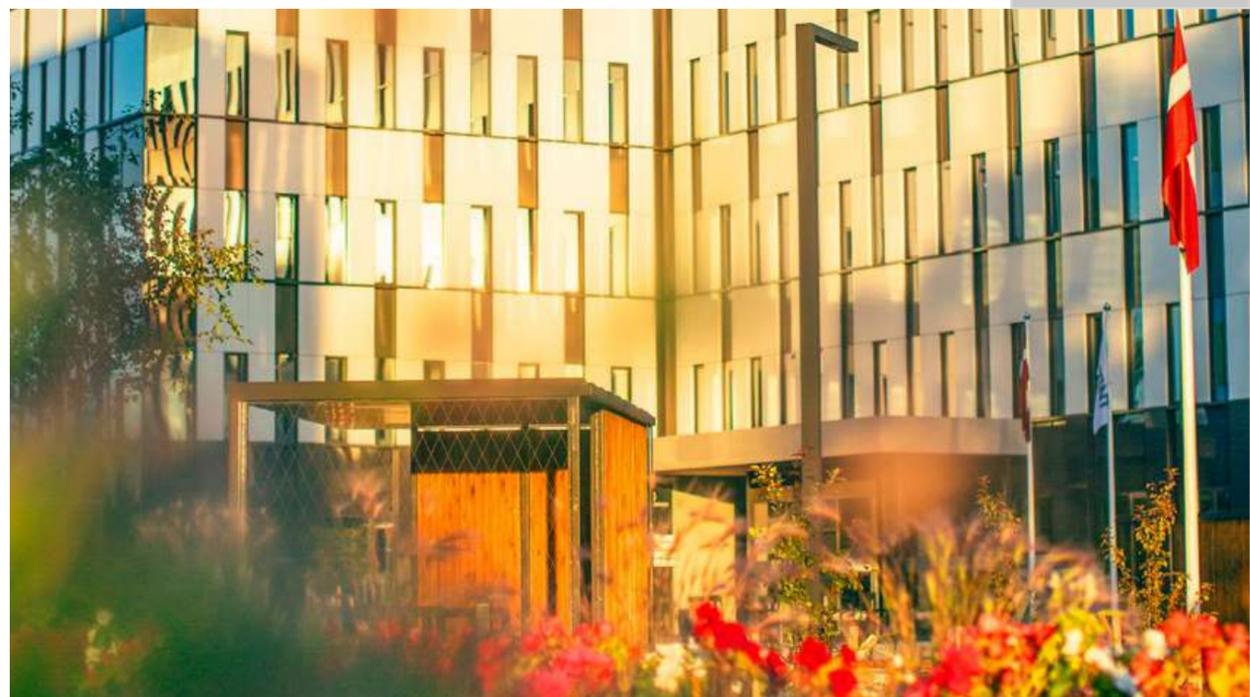
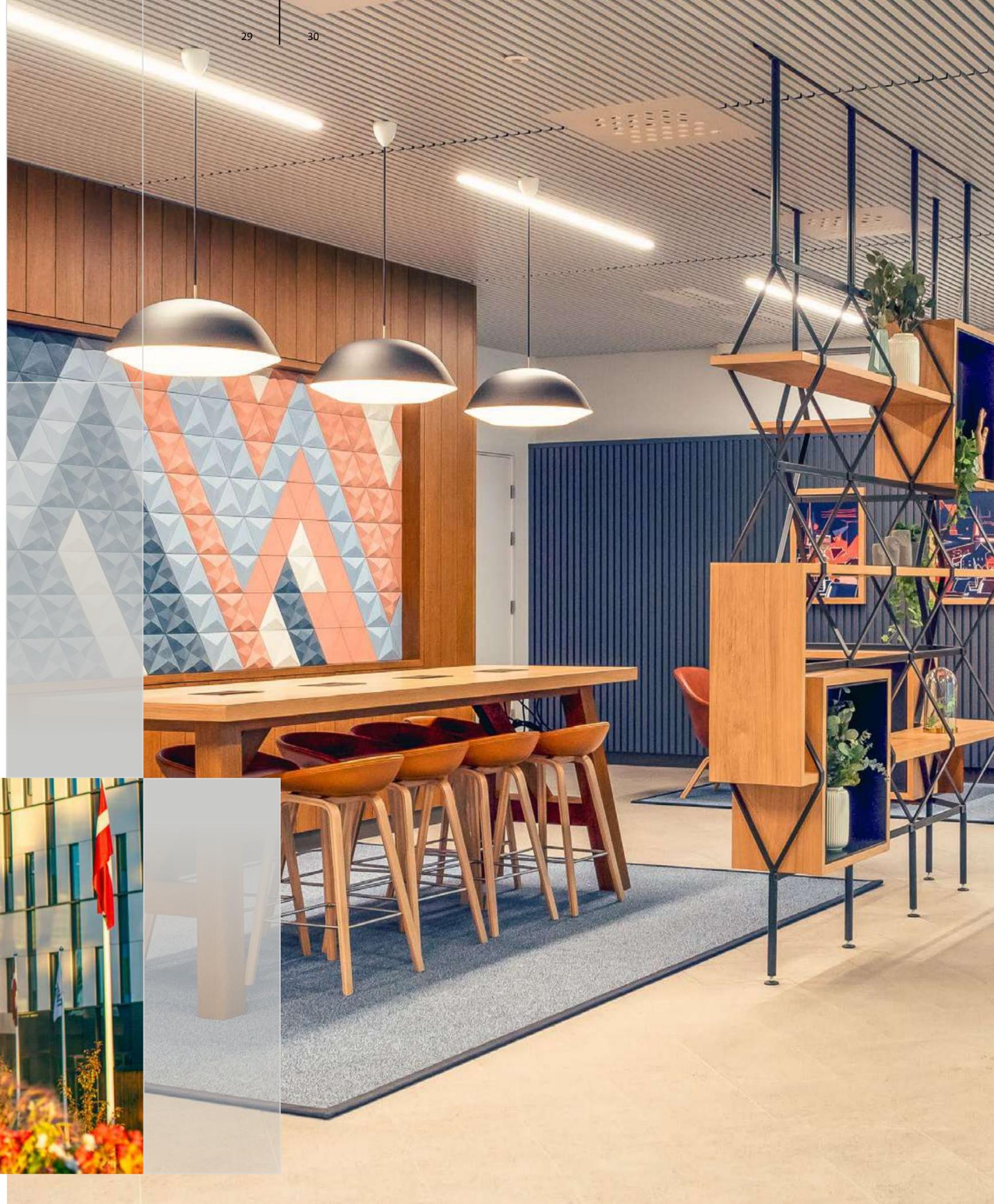
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**On-site technician**

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**On-site cleaning and janitorial staff**

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# Developing micro-mobility

Business Garden offers parking for all types of personal vehicles – cars, bicycles, and electric scooters. The office campus is on the way to becoming a central micro-mobility hub of Pārdaugava, supporting the city’s efforts to decrease traffic, increase parking spaces and reduce car-emissions.

## Car parking

**500+**  
above-ground

**100+**  
underground

## Bicycles

**200+** underground  
& above-ground

Shower amenities  
& locker rooms

## Mobility hub

for sharing electric scooters,  
bicycles and cars.

Business Garden Rīga tenants and guests already have easy access to a bike and electric scooter sharing point, car sharing and rental as well as taxis.

# Place to meet & collaborate

All tenants have full access to The Lounge, a spacious and comfortable multipurpose premises designed for business, socialising and networking. The functional spaces are easily adaptable for any purpose – meetings, independent work, lectures, conferences and presentations, as well as relaxing, socialising and hosting corporate events such as company celebrations and team building events.

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**Multispace with a  
capacity for 50 people**

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**Meeting rooms of  
various sizes**

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**Breakout zones**

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**Open social  
space**

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# Grow together with the campus

Business Garden supports local and international business growth in the very heart of the Baltics. The first stage of the office campus is already open for business. The construction of the second stage of the Business Garden campus is planned in 2021. Growing businesses can rely on Business Garden for additional space to grow, expand and develop.

**1ST STAGE**  
**(commissioned) – 14,344 m<sup>2</sup>**

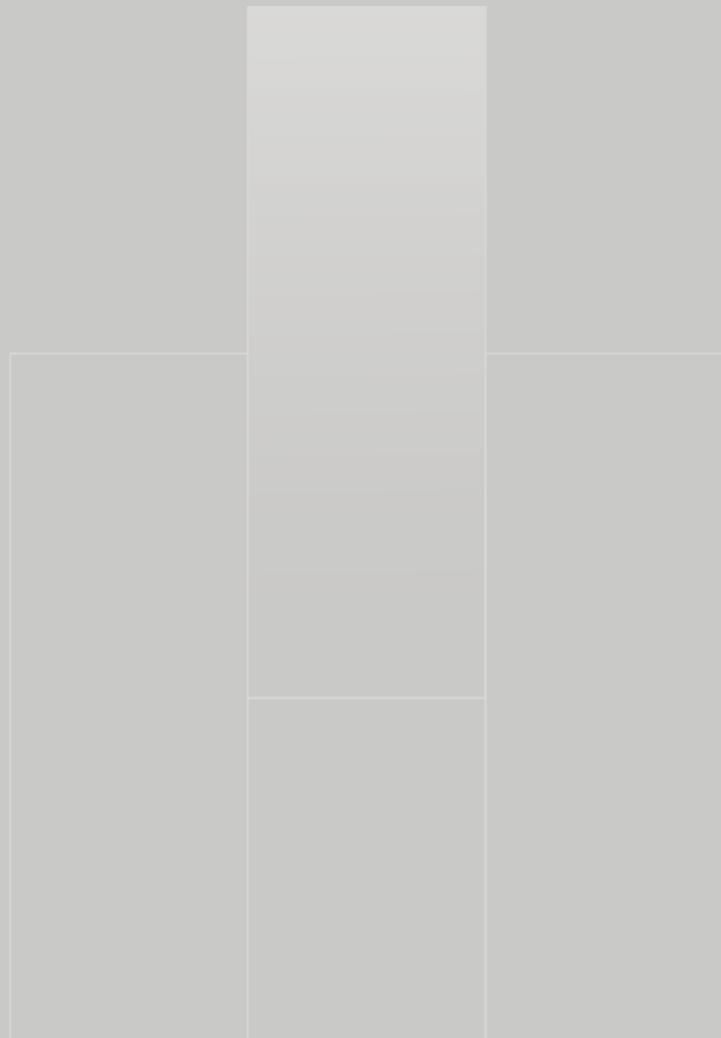
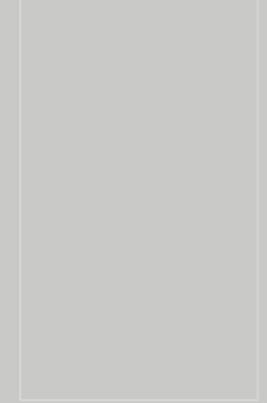
**2ND STAGE**  
**(available as of 2022) – 27,200 m<sup>2</sup>**

**3RD STAGE**  
**(design stage) – 28,500 m<sup>2</sup>**





# AN ENVIRONMENT FOR WELL-BEING AND PRODUCTIVITY



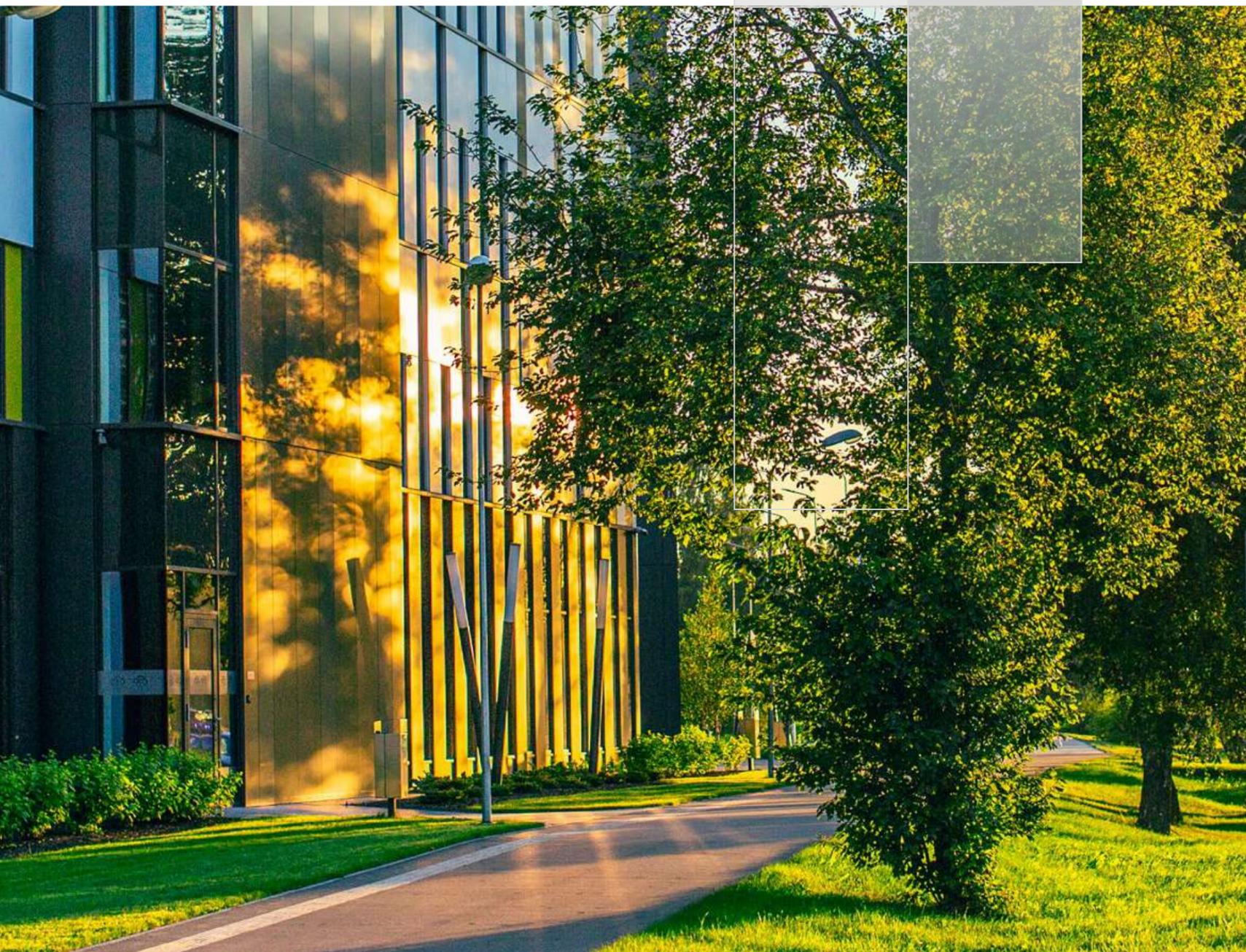
# Environment for business and leisure

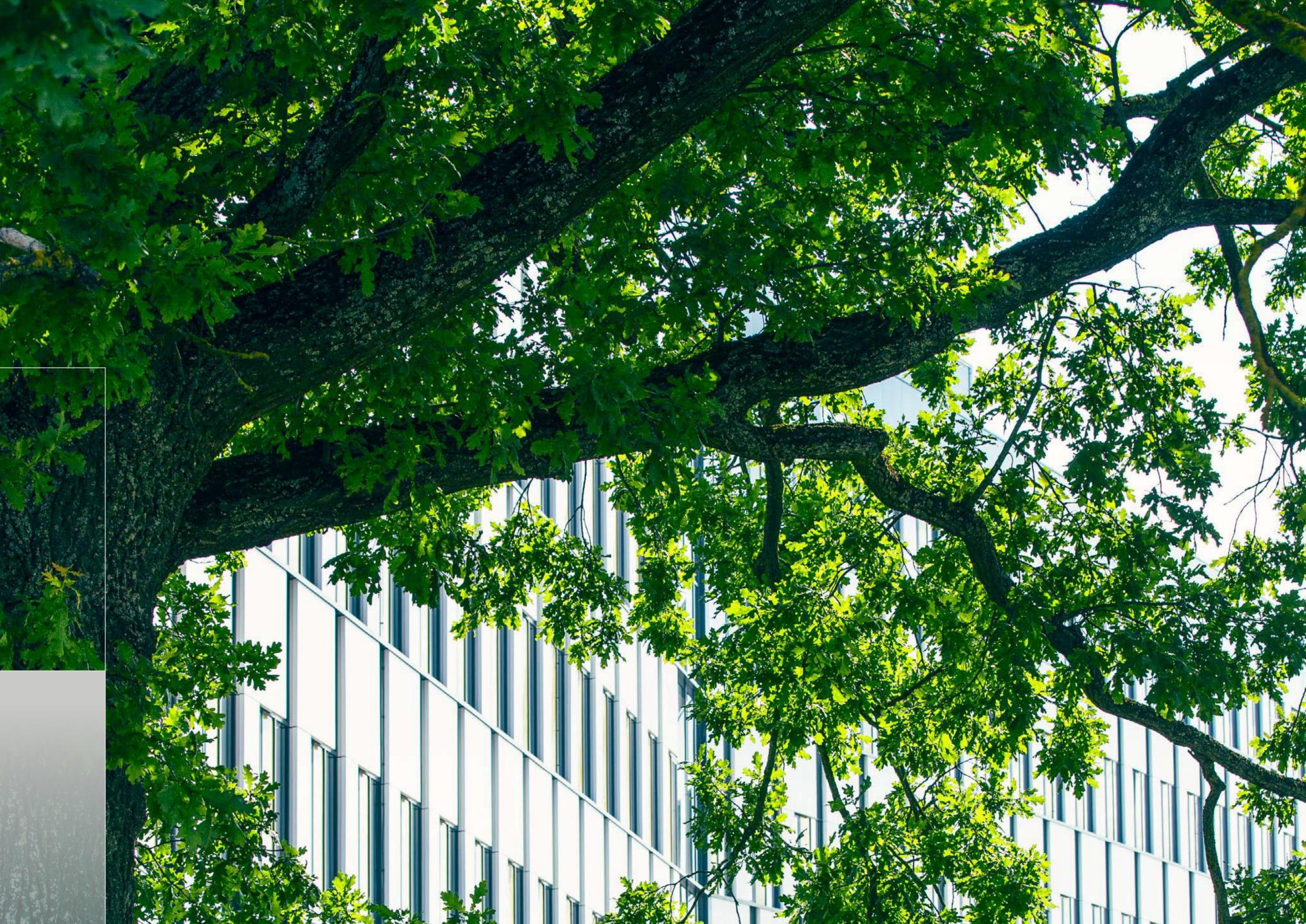
At Business Garden, equal attention is paid to the garden as well as the layout and functionality of the buildings. The campus is planned to ensure that being at Business Garden Rīga is a pleasant experience from start to finish and that the surrounding area can be fully utilised in the morning, during lunch breaks and after work. The outdoor areas of the office campus are divided into various functional zones, providing a place for sports activities, recreation and lunch. Separate areas are also foreseen for organising various events like fairs, concerts, etc. The territory is open so that it is available not only to office workers, but also to the local residents.

Studies show that looking at nature and changing one's work environment not only increases productivity but also improves overall focus and work satisfaction. The spacious garden houses more than a hundred trees including centuries-old oaks and large Holland lindens of state importance. As the campus grows and develops, so will the garden, imbuing the entire complex with strength, vitality and joy.

SPACIOUS  
FUNCTIONAL  
GARDEN

MORE THAN  
160 TREES



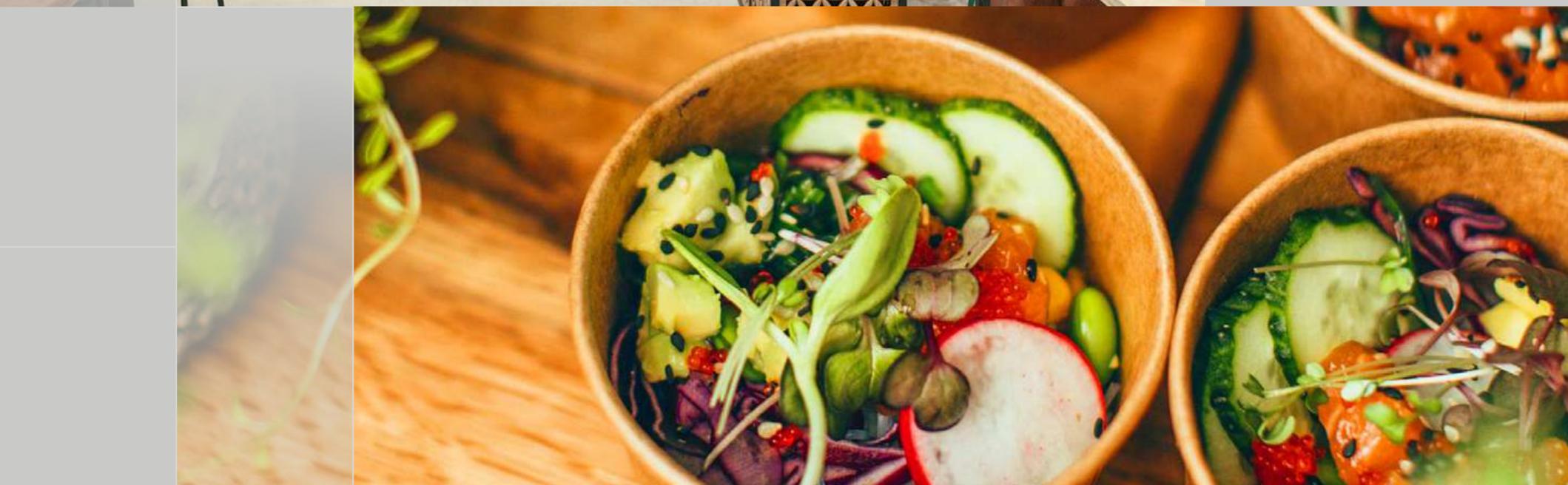




## Brunch Garden

With a contemporary view on catering, Business Garden offers tenants a new, full-day restaurant experience at the Brunch Garden. Developed by experienced hospitality leaders, Brunch Garden serves an assortment of seasonal local and international dishes for breakfast, lunch, brunch and dinner.

ALL-DAY-DINING RESTAURANT EXPERIENCE



600 M<sup>2</sup>  
SET MENU  
À LA CARTE  
CATERING  
FOR EVENTS

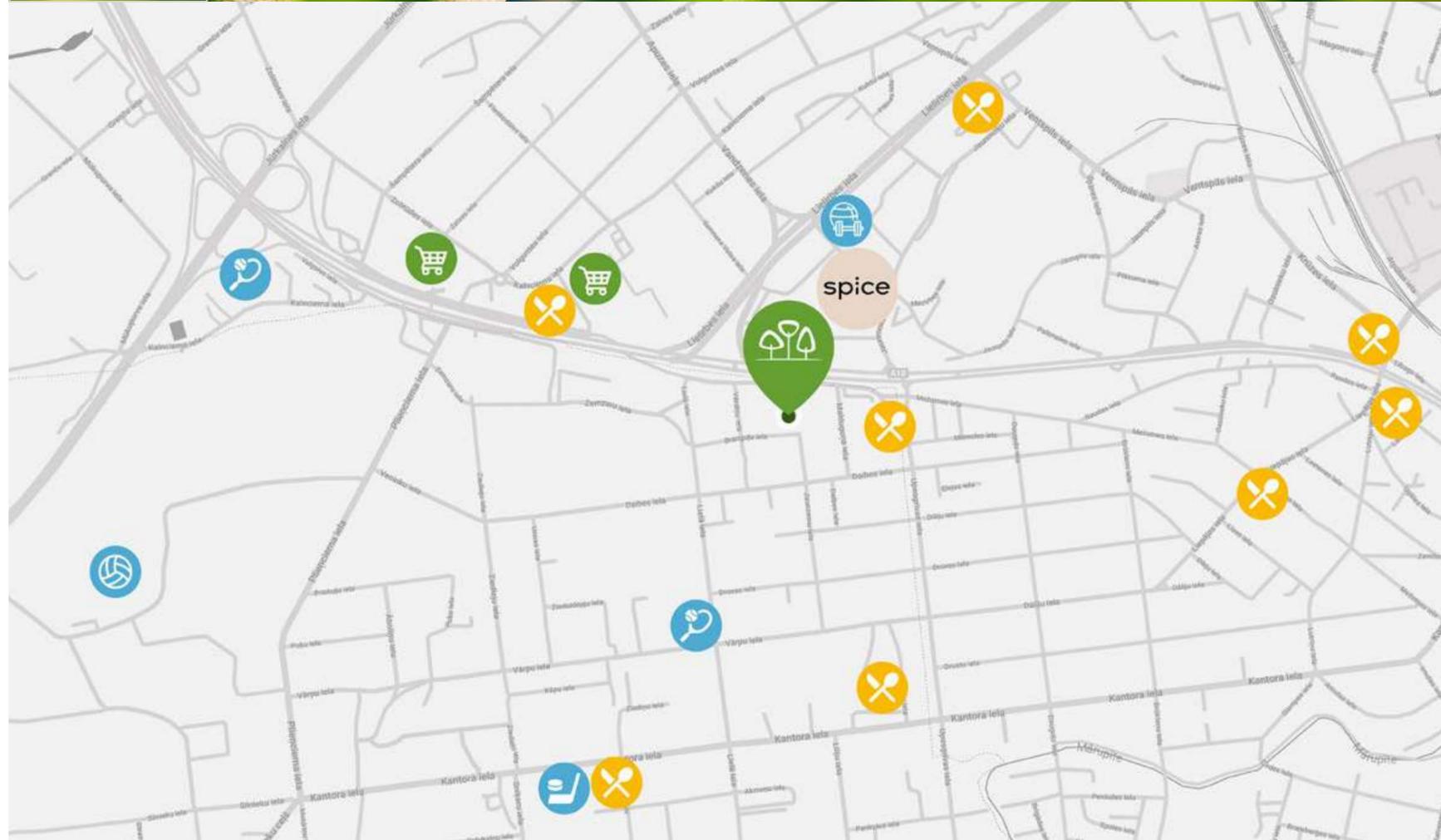


# Amenities

The campus is home to a variety of sports, lifestyle and entertainment facilities.

When it comes to sports, all tenants have access to basketball courts, an outdoor volleyball field and table tennis. Business Garden is five minutes away from the gym, tennis courts, beach volleyball centre, as well as an ice rink and other sports facilities.

The area is also home to a variety of grocery stores, restaurants and lunch cafes – all located within walking distance from the campus. Spice – the nearby shopping centre offers visitors a wide variety of dining, daily services and shopping options.



## Shopping

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## Sports facilities

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## Restaurants

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# EXPLORE YOUR NEW OFFICE!

## **Business Garden Rīga**

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Project by **VASTINT**