



Business Garden Rīga

Office fit-out standard

Project by **VASTINT**





Open-space premises



Open-space premises

A natural light-filled, comfortable and thought-out open space premises layout is the most popular choice of our tenants. Today, Class A office technical solutions are included in our fit-out standard in open-space and all other premises.

1

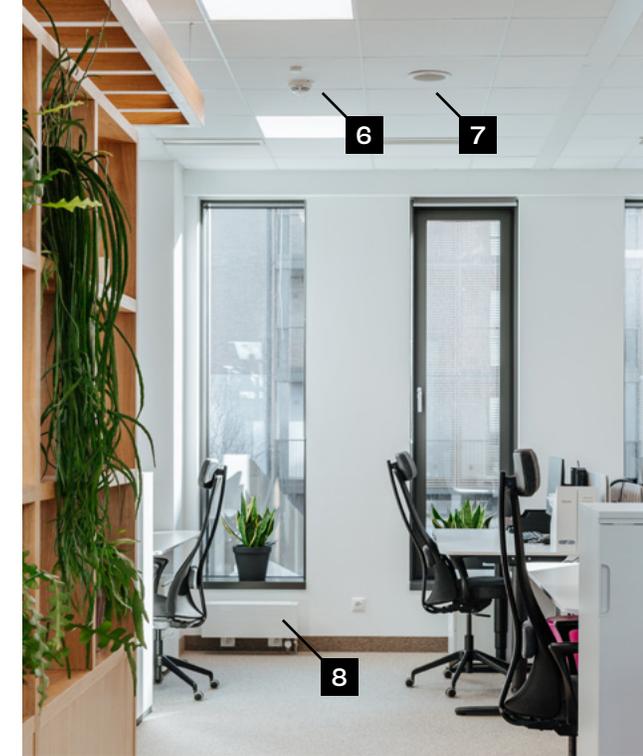
Ventilation – Swegon COLIBRI diffusers are built into the ceiling for even air distribution.

2

Lighting – Fagerhult Multilume Slim Delta LED luminaires are installed providing 500 lux per workplace.

3

Completely fitted-out Knauf AMF Topiq Prime 600x600 acoustic mineral board ceiling with Bandraster profile. Ceiling height: 2.75 m.



4

Intercom system 2N is installed in chosen place according to tenant's requirements.

5

Synchronised control of cooling and heating system via Siemens thermostats. Temperature regulation in the premises is within the range of a few degrees.

6

Detectors of the automatic fire detection systems are installed in the ceiling, in the space above the ceiling, and under the raised floor if required.

7

Public announcement system speakers are installed in the ceiling.

8

Heating – Lyngson Lisa Integra convectors are installed along the external walls of the building.





9

Supply/exhaust ventilation system – fresh air supply: 1.8 l/s per m². Ventilation air ducts are installed above the ceiling. Large diameters of incoming and outgoing air ducts ensure quiet operation of the system.

10

WiFi coverage in all tenants office areas – data and EL sockets above the ceiling for router connection. Several points are installed considering the office layout and size.

11

Raised floor system Lindner type NORTEC L 36xM with fibre-reinforced sulphate boards. Allowed floor load – 4 kN/m² or 407 kg/m². Carpet tile flooring producers to choose from – Interface, Modulyss.

12

Two power sockets per workstation are installed in Schneider OptiLine 45 ISM51624 stainless steel floor boxes. Placement of the floor boxes according to the tenant's office layout.

13

Triple-glazed aluminium frame windows provide a rich amount of daylight in the premises. One in every two windows is openable. Niches above the window aisles for the blind installation.

14

Walls – KNAUF GKB 12.5 mm gypsum board system with two layers from each side painted in the colour of choice of the tenant.

15

Cooling system – RHOSS YARDY EV3 IXP 55 fan coils are installed above the ceiling. Grilles are built into the ceiling for cooled air circulation. Grilles are adjustable in four directions for desired airflow adjustments and a comfortable climate.



Cabinets

Separate rooms



Cabinets – separate rooms

Regular 14 m² modules for efficient and flexible office planning.

1

Maars Horizon system partition walls – aluminium frames in RAL 7022, 88.2 glass, and sound insulation of up to 39 dB.

2

Partition walls – KNAUF GKB 12.5 mm gypsum board system with two layers from each side. Sound insulation – 53 dB. Painted in the colour of choice of the tenant.



3

Per each cabinet two triple-glazed aluminium frame windows provide a rich amount of daylight in the premise. One in every two windows is openable.

4

In order to prevent sound movement in the space above the ceiling, 2x40 mm Parafor Decibel Barrier panels are installed for additional sound insulation of up to 36 dB above partition walls.



Kitchen

premises



Kitchen premises

1

Power outlets in the kitchen area according to tenant's needs.

2

Water and sewerage connections to the kitchen are provided.

3

LVT or vinyl tile flooring in kitchen areas as standard. A wide range of collections is available for the tenants to choose from.



Meeting rooms



Meeting rooms

1

Data sockets and HDMI connectivity are ensured according to tenant requirements.

2

Dimming function provided.

3

CO₂ sensors controlling air supply valves.

4

Power and CAT 6A network sockets are installed in Schneider OptiLine 45 ISM51624 stainless steel floor boxes. Placement of the floor boxes according to the tenant's office layout.



Internal engineering systems



Internal engineering systems

Ventilation

Mechanical supply and exhaust ventilation system are powered by two air handling units (AHU) in each building, equipped with heat recovery elements (heat exchangers) and cooling sections.

Supply/exhaust ventilation system – fresh air supply: 1.8 l/s per m².

Heating

Heat supply is provided from an autonomous gas boiler house built in each of the buildings.

Cooling

Cooling of the premises is ensured via fan coils and cooling sections of air handling units. Cooling source – water-cooled chillers and dry coolers ensuring the possibility to implement a “free-cooling” system, which provides cooling of buildings in the summertime by using the low-temperature air during the night.

Capacity of the installed mechanical systems (ventilation and cooling) ensures possibility to plan up to 1 workplace per every 6 m².

Installed heating, ventilation and cooling system ensures 21–22 °C inside the office premises in winter, and 23–25 °C in the summer.

Access control system

Main entrance doors of the buildings and doors to the tenant premises are equipped with an access control system.

Entrance door to the tenant premises

Glazed aluminium frame doors are equipped with a contactless door opening mechanism.

Fire safety systems

Automatic fire detection and alarm system as well as public announcement system are installed in the buildings. Each floor of the building and each tenant premises has been built as a separate fire-proof compartment. For evacuation, fire-protected staircases equipped with smoke discharge systems.

Fire extinguishing systems

Fixed internal firefighting hose system is installed in the building incl. underground parking. Water supply for fire extinguishing system is ensured from two independent connections to the municipality water network.

Water supply and sewerage

Water supply is ensured from municipality network via two newly built connections. Household sewerage of the buildings is connected to the city household sewerage network. Water heating is provided from the gas boiler house (in building A*) and electric boilers installed inside the tenant premises (in building B**).

Video surveillance

Video surveillance cameras have been installed in the common-use areas and in the territory around the buildings for monitoring and provision of public order. Monitoring of cameras is ensured by a 24/7 on-site security post.

Intercom system

From the intercom system it is possible to call the office from the entrance of the office, from the entrance of the building, and underground parking driveway.

Telecommunications

Fibre-optic internet connections from the largest communication providers are available.

Power supply

Reactive power compensation units are installed on the main distribution boards.

Backup power supply

CBS (central battery system) and generator provide an uninterrupted power supply for emergency lighting and exit luminaires for at least 60 minutes.

Lifts

4 lifts in building A* and 3 lifts in building B**. Maximum capacity – 13 persons, maximum lifting capacity – 1,000 kg. Equipped with access control system.

* Building A at 2 Malduguşu Street

** Building B at 4 Malduguşu Street



The Lounge

The Lounge is an extension of the Vastint office. It is a personality-filled, flexible space that our tenants can use to hold meetings, events, work and connect with one another. It offers a vibrant and informal working space and versatile meeting rooms.



The largest room, **Multispace**, gives the possibility to organise various events for up to 50 persons – meetings, conferences, training, parties, team building activities, and sports activities.

The Project Room – for productive project work, conference calls, and online meetings for up to 10 persons.



The Snug – for more informal and cosy meetings for up to 6 persons in an easy manner.



The Pod – three mini coupe-type rooms for your focused work.



BUSINESS GARDEN
Rīga

Jurģis Buliņš
Property Manager

+371 2880 0570
jurgis.bulins@vastint.eu

Vastint Latvia SIA
4 Malduguņu Street, Mārupe, LV-2167

www.vastint.eu

Project by **VASTINT**