



## We aim higher than just a building

As the developer, we aim higher than just an office building - the highest quality building is a standard for us. We create a complete office complex, a multi-functional environment, which helps to grow the business of the companies located here.

We are your professional partner, sharing our know-how in the process of planning and designing and providing the needed services to support your everyday business. We are flexible in offering a smaller or a bigger space in our complex according to the tenants' growth phases.

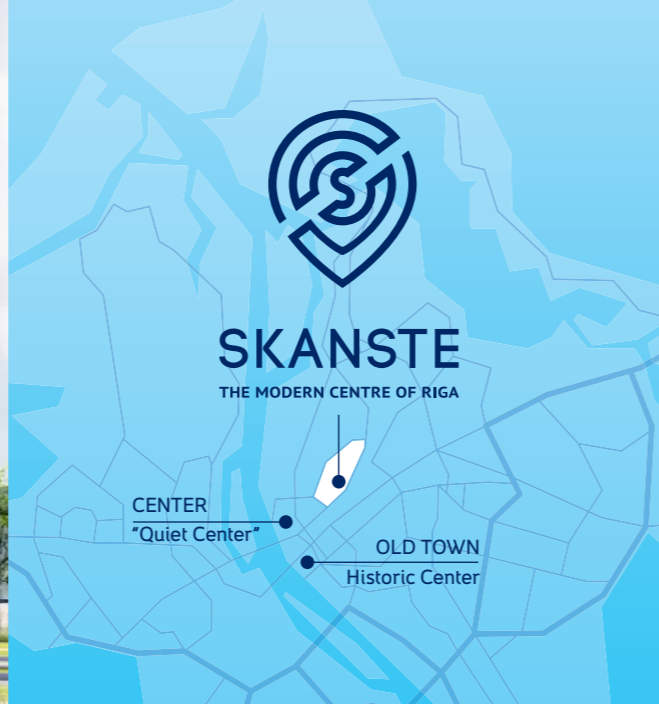
[www.skanstesbc.lv](http://www.skanstesbc.lv)

We are one of the leading Baltic real estate developers and one of the largest real estate holding companies. Our current real estate portfolio has over 190,000 m<sup>2</sup> to let, including 4 shopping centres, 3 office buildings and 3 hotels.

Developed by:



[www.ell-realestate.com](http://www.ell-realestate.com)



## Location

The project is located in Skanste, the most modern part of Riga. According to the Sustainable Development Strategy of Riga until 2030 the rapidly developing new district is the priority area of the commercial real estate development.

Skanste is the new CBD (central business district) of Riga. The whole area is developed by the contemporary standards – being here is being the part of the future success story of Riga.

Skanstes Biznesa Centrs has a prime location inside Skanste district, being in the middle of the district near the multifunctional centre "Arena Riga", the residential buildings of „Merks“ Ltd. and parks in a close vicinity. The main entrance to the complex and the twin-tower face the central traffic artery of the neighbourhood, Skanstes Street, which is also planned to be the route for the new tram line. In addition, Riga Conference and Concert Center is planned to be located just across the street opposite the complex.

# Skanstes Biznesa Centrs

Being here is being the part of the future success story of Riga





## More than just an office or a building

The whole complex is developed basing on the needs of every single individual working here. Wisely planned and functional working environment inside and outside of the buildings inspires people and keeps them healthy and motivated.

The office buildings, designed digitally in BIM\* environment and according to BREEAM\*\* standards, are energy efficient and sustainable, helping to control costs in a long-term perspective.

\*BIM (Building Information Modeling) is an intelligent 3D model-based process that equips architecture, engineering, and construction professionals with the insight and tools to more efficiently plan, design, construct, and manage buildings and infrastructure.  
\*\*BREEAM (Building Research Establishment Environmental Assessment Method) is the United Kingdom developed standard and certification system for sustainable buildings. BREEAM certification is granted to the buildings that account for the least adverse impact on the environment. The assessment involves all the building development stages starting from the project design throughout the entire construction process.

### 1<sup>ST</sup> DEVELOPMENT PHASE

features a twin 11-storey tower office building with the office gross area of over 28,000 m<sup>2</sup> and a parking space for 420 cars. The project is launched in 2016 and will be completed at the end of 2018.

### 2<sup>ND</sup> DEVELOPMENT PHASE

includes three office buildings with the total office gross area of over 25,000 m<sup>2</sup> and the parking house. The second phase will be launched in 2017. In case of interest we are ready to launch and complete the whole stage or one of the buildings earlier.

## For companies with the highest standards

Skanstes Biznesa Centrs is a prime destination for the companies who wish to make a statement of treasuring their partners and clients and caring of their employees.

The location of the complex guarantees a great visibility and a good accessibility from both sides of Skanstes Street. We have the highest ratio of the parking spaces per each leasable square metre – thanks to the underground parking lots and the multi-storeyed parking house. All the employees and the guests have a comfortable access in any weather conditions.

SKANSTES STREET – CENTRAL  
TRAFFIC ARTERY

NEW TRAMLINE  
IN 2021

OFFICE GROSS AREA  
55,000 m<sup>2</sup>

2,000  
PARKING SPACES

