



ID code: **439**  
Location: **Riga / Centre / Kalpaka bulvaris**  
Type: **Commercial premises**  
House type: **Renovated house**  
Rooms: **2**  
Floor: **1/5 Elevator**  
Size: **64.00 m<sup>2</sup>**  
Year built: **1879/2004**  
Internet: **Yes**  
Alarm system: **Yes**  
Alarm system: **Yes**  
Intercom: **Yes**  
**Price: Long term rent: 744 EUR**



### Description

Office with 2 rooms, kitchen area with inlets, bathroom with shower, storage room, terrace, intrusion alarm system. The office is located in the renovated part of the "Kalpaka Park Residence" building. The office has been recently refurbished.

Administrator or Concierge is available in the building during the daytime on working days providing variety of services to the building's tenants and lessees. During the nighttime there are guards on site. An equipped fitness room is located on the ground floor of the building.

The nearest parking is on N. Reriha street; also there is an underground parking under the Congress Building, close to the building.

In addition to the rent, there is the Building Service and Management fee payable in the amount of EUR 4.12/sqm + VAT (the fee includes all utility payments, except electricity), as well as electricity consumed in the premises according to the meter reading.

**The total pay is 743.70 EUR + VAT a month + electricity payment.**

KALPAKA PARK RESIDENCE at Kalpaka Blvd 7 is both an apartment house and an office building located in the so-called boulevard circle of Riga, which is characterized mainly by its art nouveau architecture. The building consists of two parts — the „old” building was designed by the well-known Latvian architect J. F. Baumanis in 1874-1879 in classic style. In 2004 reconstruction of the old building and construction of a new wing were completed. Today there are 34 apartments and offices for rent. A Concierge staff and variety of services are offered to ensure the comfort and well-being of our tenants.

Apartments and offices are available in this handsome building. Total leasable area – 2,976 sqm.

**Bogdana Farafontova**  
Rental and Sales Associate  
GSM: + 37125420529,  
E-mail: bogdana@mgroup.lv