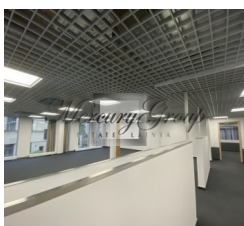


ID code: **20772**
Location: **Riga / Centre / Brivibas (Centre)**
Type: **Commercial premises**
House type: **New project**
Floor: **2/5 Elevator**
Size: **113.00 m²**
Internet: **Yes**
Parking: **Yes**
Alarm system: **Yes**
Alarm system: **Yes**
Price: **Long term rent: 1 508 EUR**



Description

Newly renovated 113.4 sqm (incl. 24.3 sqm of common area) open plan office with full interior decoration available for lease on the 2nd floor of the building. Office layout can be tailored to suit tenant requirements. The common area on the floor includes a fully equipped kitchen, four bathrooms which are shared with other tenants on the floor. The tenant of this office may lease one guaranteed underground parking space (at EUR 65.00 + VAT a month). Building amenities include security system, CCTV, Concierge services, 2 elevators, Tet and Bite fiber optics, bicycle parking, an option to place tenant's signage - lightbox on the building facade. The building has city heating, centralized cooling system with an option to maintain the required temperature in each room, as well as forced ventilation, openable windows, key card access to the premises.

In addition to the rent, building service and management fee in the amount of EUR 3.30/sqm, as well as utility payments are payable. The total pay is EUR 1,508.22 + VAT + utilities + parking rent a month. BRIVIBAS 171 is a modern office building located at the crossing of Brivibas and Indranu streets, close to the VEF Air bridge. The 6-storey building was constructed in October 2006. On the side facing Brivibas Street the curvilinear facade of the building is wrapped in aluminium and glass and reflects the huge oak tree growing close to the building. On the yard side there is a terrace-type facade that allows both extra light to the building and offers recreational facilities for office employees.

Car parking for employees is available in a covered and secured two-level parking garage. Total leasable area of the building - 3,006.4 sqm. RIMI Mini convenience store on the 1st floor of the Building! Modern and convenient spot for our tenants to take away fresh & healthy meals or snacks and fill their urgent grocery needs.

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Konsultante

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