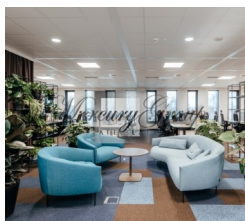




ID code: **9938**
Location: **Riga district / Marupe district / Marupe**
Type: **Commercial premises**
House type: **New project**
Floor: **1/5 Elevator**
Size: **1306.00 m²**
Year built: **2020**
Maintenance: **EUR 2,30/m2**
Internet: **Yes**
Parking: **Yes**
Alarm system: **Yes**
Alarm system: **Yes**
Price: **Long term rent: 20 896 EUR**



Description

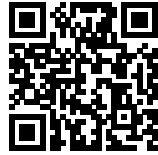
We offer to rent office space in complex Business Garden what consist of five high-class office buildings with more than 42,000m².

- 1,7 ha spacious garden
 - Full day restaurant
 - Childcare centre for employees`s children
 - Designed to apply LEED certification
 - 1:23 underground and outside parking ratio
 - 418 bicycle racks
 - Shower amenities in the building for the cyclists
 - Energy-saving electrical equipment and LED lighting
-
- Priority parking spaces and charging outlets for electrical cars

An open-floor layout allows for the creation of an office up to 2,700 m² in size on one floor. Efficient layouts, abundant daylight, and well-considered finishing solutions will allow for quick and effective adjusting to fit the needs of your business.

Business Garden offers a prominent location – just 6 km from the historical centre of Riga, 4 km from Riga International Airport, and features quick access to other parts of the city. Across the road is Spice - one of Riga's largest shopping centres.

At the moment, it is possible to rent premises from 350 m2. The rental price is 14-16 euros / m2, depending on the



selected premises. The landlord makes the necessary investments to adapt the premises to the needs of the tenant (decoration + construction of utility networks) using standard finishing materials.

Service charge: 2,30 EUR/m2 per month. Service charge includes security, technical system maintenance, common use area cleaning, real estate tax, property management costs, etc.

Common use utilities: 0,73 EUR/m2 per month. The actual costs of electricity, heating and water consumption for common building systems and common areas. Revised annually considering actual costs.

Additional costs: individually metred electricity and water consumption inside tenant's premises.

* All the prices are indicated without VAT.

Standard rental period is 5 years.

Security deposit is 3 months rent + VAT.

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