



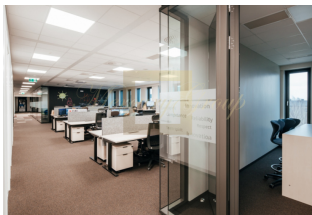
ID: LV-38013  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+ 37125420529



**We offer for rent office space close to the airport**

*Latvia, Riga district*

|                        |                             |
|------------------------|-----------------------------|
| <b>Price:</b>          | <b>€ 5 250</b>              |
| <b>Object type</b>     | Commerce property, Commerce |
| <b>House type</b>      | New project                 |
| <b>Market</b>          | New building                |
| <b>Number of rooms</b> | 0                           |
| <b>Area</b>            | 350 m2                      |
| <b>Category</b>        | For rent                    |



We offer to rent office space in complex Business Garden what consist of five high-class office buildings with more than 42,000m<sup>2</sup>.

- 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 m<sup>2</sup> 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

• *We work for You!* •



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largest shopping centres.

At the moment, it is possible to rent premises from 350 m<sup>2</sup>. The rental price is 14-16 euros / m<sup>2</sup>, 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/m<sup>2</sup> 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/m<sup>2</sup> 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.**

**Contacts:**

**Bogdana Farafontova**

**GSM:** + 37125420529

(Viber, WatsApp)

**E-mail:** bogdana@mgroup.lv