



PRIME BUILDING, Kaļķu iela 15, LV-1050 Latvia

## PRIMEBUILDING

# Your new prime location in Riga\_


The PRIME BUILDING RIGA was originally designed by the renowned architect Jānis Alksnis. This architectural landmark boasts a prestigious setting: located on an iconic corner in the lively part of Old Town, the spacious street-level retail space is clearly dedicated to intended to serve as imposing flagship store. On the top floors, the elegant surroundings and panoramic views provide distinguished companies a fitting and suitable office environment, making it the perfect location for their company headquarters.

[WWW.PRIMEBUILDING-RIGA.LV](http://WWW.PRIMEBUILDING-RIGA.LV)

**VIG<sup>®</sup>FUND**





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## THE LOCATION

The PRIME BUILDING RIGA is located at Kalķu iela 15, right in the heart of Riga's Old Town. With its historic, charming architecture and narrow, cobbled streets, Riga's Old Town has been a UNESCO World Heritage Site since 1997.

The building is easily accessible and just a short walk from the city's main attractions. Nearby, you'll find a variety of cafés, restaurants, supermarkets, and shops. Public transport connections are excellent, with Riga central station, tram and bus stops just a few minutes away on foot.





## BUILDING\_COMPETENCE

- 6 floors above ground, 1 underground level

▪ Office area	~	3.383m <sup>2</sup>
▪ Retail area	~	1.633m <sup>2</sup>
▪ Storage area	~	188m <sup>2</sup>
▪ Total leasable area	~	5.204m <sup>2</sup>

### TECHNICAL DESCRIPTION AND SERVICES:

- Year of construction: 1913
- Year of reconstruction: 2013
- Heating: Central connection to municipality
- Water/Sewerage: Central connection to the municipality
- Electricity: Two inlets situated in the basement
- Fire safety panel & announcement system, smoke detectors
- Doorman service from 08:00 till 18:00 every workday
- CCTV in all common premises and outside territory
- 2 passenger lifts
- High speed internet
- Access control system with security card
- Spacious and welcoming staircase
- 24/7 Security service
- BREEAM In-use Certification ongoing; targeted level – VERY GOOD
- Openable windows



## BE INSPIRED: OFFICE AREAS

- Flexible floor configuration – openable office space with possibility of partitions allows the implementation of modern office concepts within a historical building
- Option 1: Single office tenant per floor
- Option 2: Two office tenants per floor
- Approx. 700m<sup>2</sup> office area per floor
- Modern light concept including LED lights based on required specifications
- External storage space available in the building
- Attractive ceiling height of approx. 3,30m

### FLOORPLAN OPTION 01

67 WORKPLACES | 726m<sup>2</sup>



### FLOORPLAN OPTION 02

26 WORKPLACES | 325m<sup>2</sup>

32 WORKPLACES | 401m<sup>2</sup>





## PRIME AREAS: FIND YOUR PERFECT SPACE!

▪ 6 <sup>th</sup> floor [Office]	~	646m <sup>2</sup>
▪ 5 <sup>th</sup> floor [Office]	~	745m <sup>2</sup>
▪ 4 <sup>th</sup> floor [Office]	~	709m <sup>2</sup>
▪ 3 <sup>rd</sup> floor [Office]	~	737m <sup>2</sup>
▪ 2 <sup>nd</sup> floor [Office]	~	739m <sup>2</sup>
▪ Mezzanine floor [Storage]	~	188m <sup>2</sup>
▪ 1 <sup>st</sup> floor [Retail]	~	743m <sup>2</sup>
▪ Underground [Retail]	~	697m <sup>2</sup>
▪ Total	~	5.204m <sup>2</sup>





## OUR TARGETS

We work continuously to improve our buildings, hence we are analyzing optimization possibilities and invest in measures to reduce energy consumption. As a result, we are aiming for BREEAM Certification already in 2025!



But not only the quality of the building counts for us, but also the well-being of our tenants! Therefore, we will be offering various events, vouchers, sport classes and workshops throughout the year to our clients.



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## OWNER

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**SIA KKB REAL ESTATE**

Vienības gatve 87H

Rīga, LV-1004

Latvia

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## CONTACTS

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