



SKANSTESCITY



A modern office interior featuring a wall made of large, textured stone tiles in shades of brown and grey. In the foreground, there is a glass partition with a black frame, through which a potted plant and a desk area are visible. Above the partition, several long, thin, white light fixtures are suspended from the ceiling in a crisscross pattern. The word "welcome" is overlaid on the image in a white, sans-serif font, with a thick orange diagonal line striking through the letter 'e'.

# welcome

Every opportunity for businesses of all sizes

# skanstes city

One of the largest office quarters  
in Riga comprising **8** buildings

Professional environment with industry  
leaders and potential cooperation partners

55 000 m<sup>2</sup>



Latvian Construction  
Industry Annual Award 2020





offices

suitable for businesses of all sizes  
from **2** workplaces up to **4 500 m<sup>2</sup>**



commercial premises

for trade, salons, catering,  
health care, and other services









# about the quarter

Energy efficiency, quality, sustainability

BREEAM® certified buildings

**Ventilated** facades with **SWISSPEARL** composite cement panel finish and Ruukki metal cladding sheets shading from direct sunlight

**Automated** exterior blinds on south facades

**100%** green energy throughout the quarter

After upgrade, we are able to reduce **CO<sub>2</sub>** emissions by more than **400** tons annually





# easily accessible location

In the vicinity you will find gyms, shops, ATMs,  
gas stations, pharmacies, restaurants

**Always available spot - 1300** car parking  
spaces above-ground / underground

**Public transport** right outside  
bus / trolleybus

**Free** parking for guests **1h**

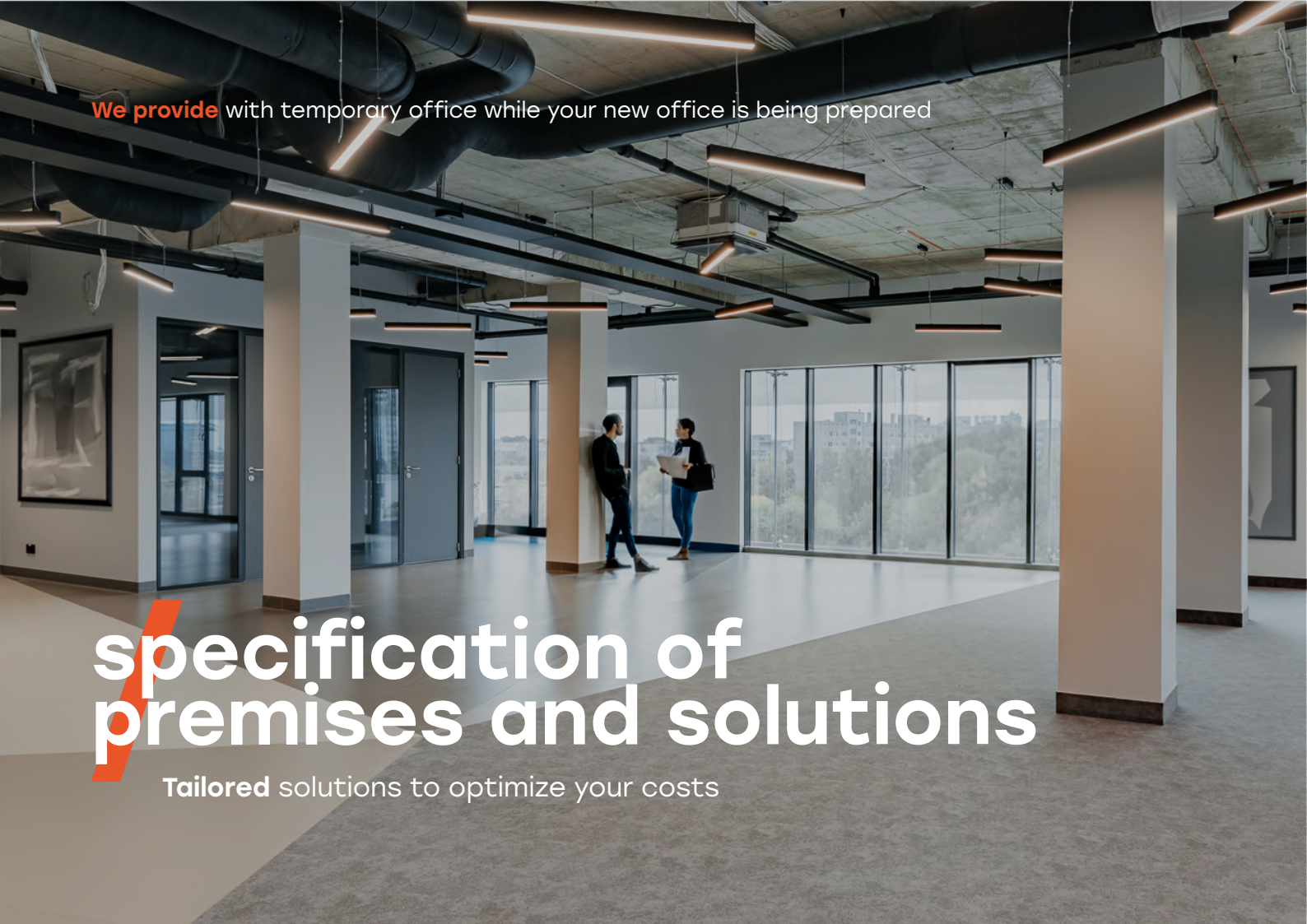
Shared “**carsharing**” parking

**Electric scooter** parking stations

Wheelchair-accessible

**24/7** access to your office



A wide-angle photograph of a modern office interior. The space features a high ceiling with exposed concrete, black ductwork, and long, linear LED light fixtures. Large windows on the right side offer a view of a cityscape. Two people are standing near the windows, looking at a laptop. The floor is a light-colored, polished material. The overall atmosphere is clean, bright, and professional.

**We provide** with temporary office while your new office is being prepared

# specification of premises and solutions

Tailored solutions to optimize your costs

**Tailoring the premises to any needs** – high-quality finishing, individual layout planning and engineering and communication systems

**Excellent climate control** – air and lighting in all premises

Opening **two-chamber** windows

Energy-efficient **LED** lighting

The new generation **KONE** elevators – quiet and energy efficient

Ceiling height **2,8 – 3,3m**

Balconies, terraces

Illuminated **space for advertising** on the façade of the building



# amenities in the quarter



**Bicycle parking stations** and shower rooms with changing rooms



**FREE** motorcycle parking stations



**High-speed Internet** - several service providers



**Access to premises** using chip cards



**Green area** with relaxation spots





**Cafes** and lunch restaurants



**Kindergarten**



**Services** - - dentistry, beauty parlour, dermatology, podology, gynaecology, etc.



**Food vending machines** - drinks, snacks, etc.



Electric vehicle **charging stations** (22 kW)







green area



for relaxation and work in fresh air



A man with short brown hair and a beard, wearing a grey turtleneck, is sitting at a desk in a modern office. He is smiling and looking towards the right. A small, light-colored dog is sitting on his lap. His hands, which have tattoos, are on a laptop keyboard. In the background, there is a wooden bookshelf filled with books and a green plant. The overall atmosphere is warm and professional.

# SKANSTES **CITY** your second home

lifestyle surroundings parks well-being

Nowadays, the office is like **second home**, a place where we spend a large portion of our daily life, therefore we take special care of well-being, comfort and practicality not only in our offices, but also in the entire surrounding area



# your second home

The Quarter has plenty of **public spaces** with modern design, relaxation areas and amenities that will make your everyday life easier

In the summer, **events such as** Street Food Festival, street markets, festivities and other activities are held here

It is an opportunity for **company teams** to come together after work and spend great time together



## STREET FOOD

summer events

SC





In order to make the work spaces as comfortable and productive as possible, the Skanstes City team **is always present** and ready to resolve any issue at a moment's notice

We are cooperating with **internationally acclaimed** service providers who are leaders in their respective industries and ensure the appropriate level of quality

- Full-service management
- Quick response
- Centralised control system BMS/VAS
- Live security and electronic system
- Access control





# green energy



reduced 

A solar park with a total area of more than **2,800 m<sup>2</sup>** with a capacity of nearly **300 kilowatts** (kW) will provide green energy for the office block and our tenants

The solar power plant produces up to **230** megawatt - hours (MWh) of electricity annually, equivalent to the annual electricity consumption of **100 households**

**Breeam certification** can be obtained when the building meets higher energy efficiency and sustainability standards, providing the friendliest solutions for the environment and its residents

**BREEAM®**



# small offices

the perfect solution for a successful beginning

**24/7** access to your office

## all included in a single fixed price



1 - 6 workplaces



15 - 30 m²



rent



utilities



cleaning services



optical internet



shared kitchen



furniture



ventilation, air-conditioning, opening windows





# conference centre

for meetings, conferences, team training,  
master classes, and other events



3 halls of different sizes – for up to 9 / 25 / 45 persons



excellent climate under any conditions –  
ventilation, air- conditioning



natural light – opening windows with blinds



technical equipment – large monitors, conference  
video camera, console for presentations, whiteboards



fast Wi-Fi connection

**FREE**

at no extra charge - coffee, tea, drinking water,  
accessories for taking notes



easy to arrange snacks or hot meal for your guests  
in collaboration with the caterers operating in the Quarter

**for reservations**

67 36 05 46  
[konferencess@skanstescity.lv](mailto:konferencess@skanstescity.lv)





# SPARK coworking

all you need to be productive in your work



private offices



flexible workplaces  
(hot desks)



call rooms



meeting rooms



quiet room



ergonomically furnished  
workplaces



kitchen, relaxation  
and shared areas

## Amenities included

1. coffee / tea / potable water free of charge
2. printer, scanner, paper
3. fast Wi-fi connection
4. cleaning services (daily)
5. quick-response management services

**for reservations**

67 36 05 46  
[spark@skanstescity.lv](mailto:spark@skanstescity.lv)



# why skanstes city?

area of 7.5 ha - advantages and opportunities

**90%** of our existing clients are expanding the cooperation

**Comfort for the employees**, convenient access and productive environment are of the highest priority

**Friendly** and flexible cooperation conditions

**Transparent** pricing

More than **EUR 15,000,000** have been invested in the Quarter in the past five years

In the next two years, we plan to invest **EUR 8,000,000** - in upgrade, energy efficiency, infrastructure and improvement of the work environment

 Evolution

 ERGO

 mintos

 Eleving<sup>GROUP</sup>

 krassky

 AstraZeneca

 CONTAINERSHIPS

 Inspecta

 kaamos

 HUAWEI

 Sun Finance

 Moller Baltic  
Import

 Creditreform

 PODOLOGIJAS  
Akadēmija

 BAYER

 Crayon

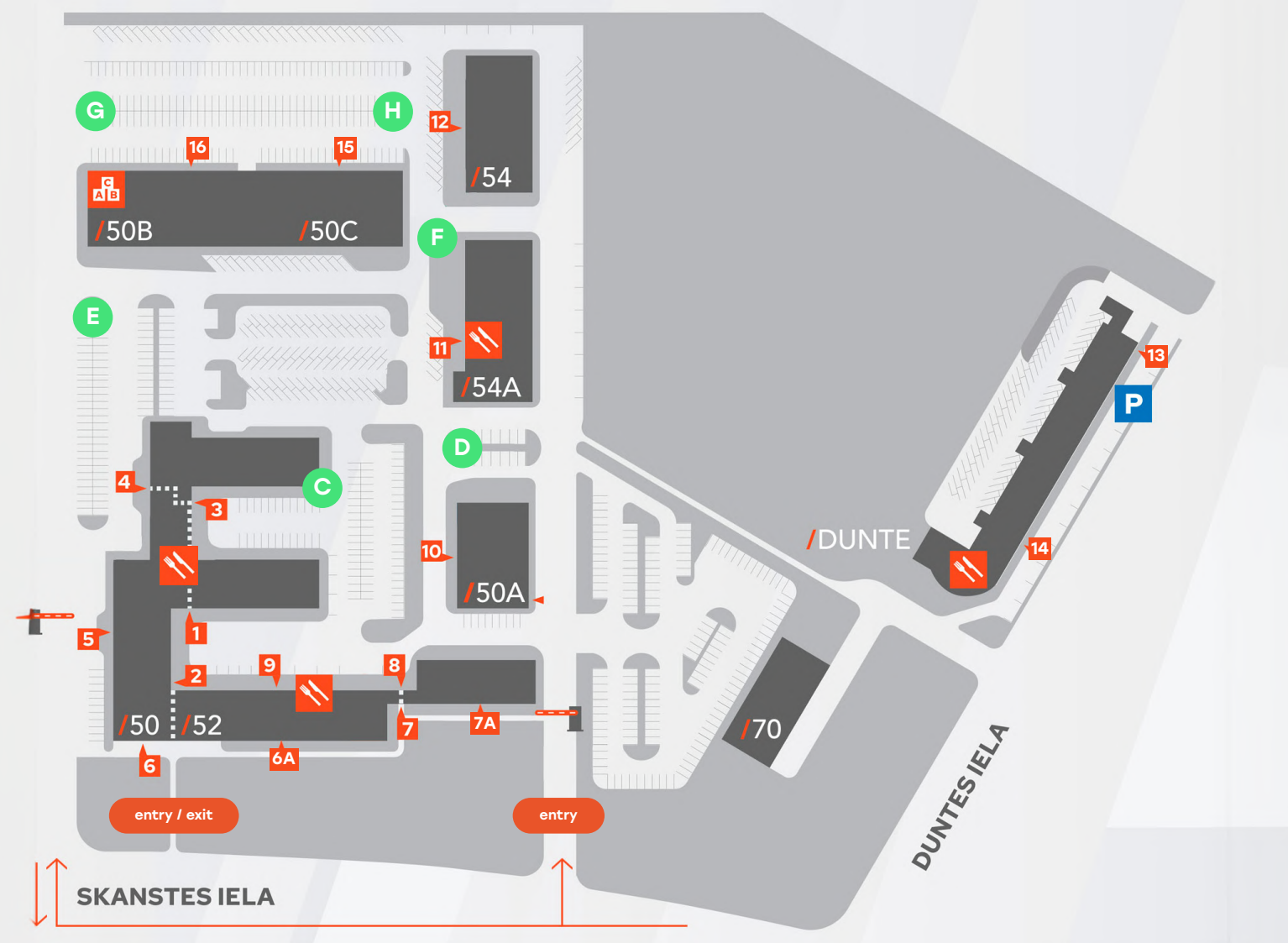
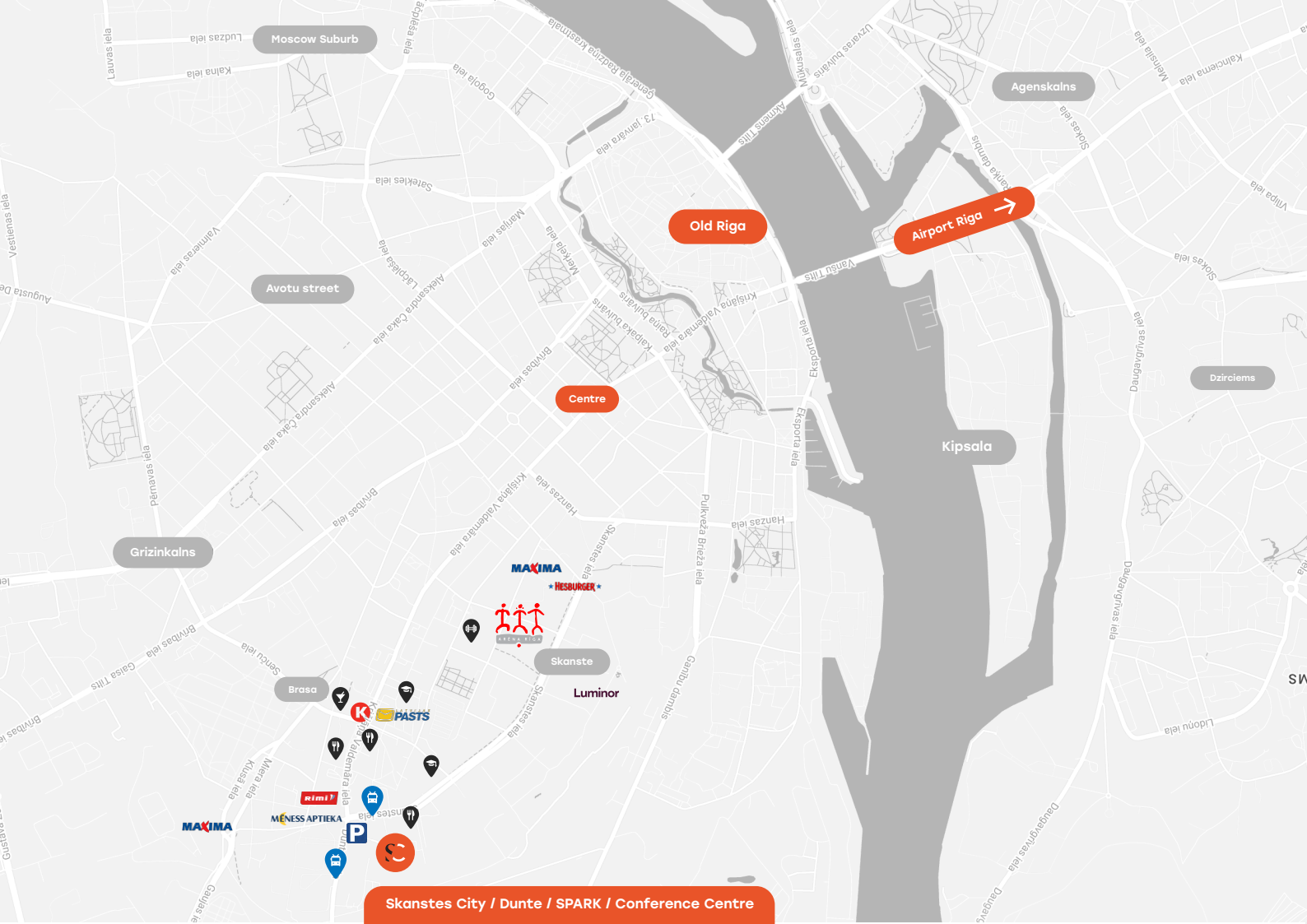
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 Moduls  
Engineering

 samskip

 VESELĪBAS CENTRS 4









see you soon

visit the premises at any time

24 44 00 21  
city@skanstescity.lv  
Skanstes iela 50