

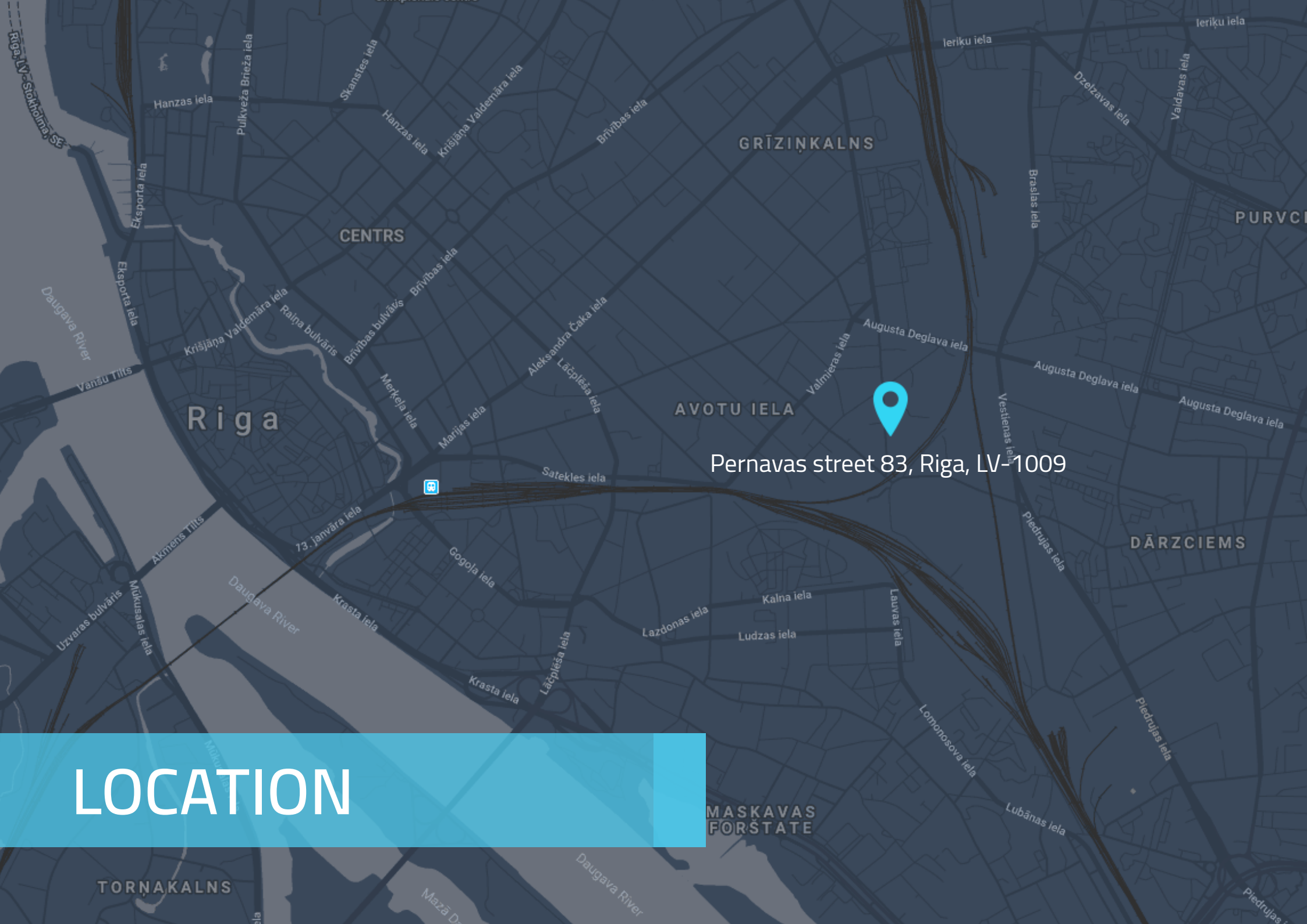
A wide-angle photograph of a modern office interior. The ceiling is a complex, multi-level grid of white panels, some of which are recessed, creating a dynamic architectural feature. The walls are light-colored and feature a series of large windows with horizontal blinds. The floor is a smooth, light-colored material with some faint markings. The overall atmosphere is clean, bright, and professional.

# P83 BIROJU CENTRS

+371 67317702

[info@p83.lv](mailto:info@p83.lv)

Pernavas street 83, Riga, LV-1009



# LOCATION

Pernavas street 83, Riga, LV-1009

# P83 OFFICE BUILDING

P83 Office Building is a modern five-floor office complex with a total rentable area of 4,560m<sup>2</sup>. Throughout the design and construction process of the object special attention was paid to the quality of construction works and materials while using modern construction technologies, that provide additional comfort and reduce operating costs.

## Main information

Start of exploitation: December 2018

Total space area: 7,003 m<sup>2</sup>

Number of floors: 5

Rentable area: 4,560 m<sup>2</sup>

Rentable area (kitchen): 295 m<sup>2</sup>

## Parking space:

- Closed underground parking: 24 lots
- Surface parking: 20 lots
- Visitor parking: 6 lots
- Other: 48 lots



# MORE INFORMATION

- Bearing structures of the building: prefabricated and monolithic reinforced concrete
- Aluminum windows and glazed facade structures
- Open space planning with transformation options
- Ceiling height: 3.3 m
- Closed underground parking
- 3 elevators
- Separated meeting rooms, office kitchen areas, sanitary facilities, other utility rooms
- Completed interior finish
- Acoustic ceiling panels



# ENGINEERING EQUIPMENT AND SOLUTIONS

## **Heating, ventilation, cooling**

Considering the P83 Office Building's design solutions and evaluating the performance of the building, TermoDeck air heating, cooling and ventilation system is installed which uses ceiling and floor coverings as energy accumulators with large cooling and heating surfaces. Depending on season, heated or cooled air is supplied to the rooms through hollows of the reinforced concrete panels, providing the necessary air exchange in the rooms. The operation of TermoDeck system is controlled by BMS system and its main advantage is low energy consumption.

## **Electricity supply, communications, lighting**

An individual electricity consumption metering is available for different office areas of the building. All communication connections are placed on the floor, which allows workplace layouts to be flexible. The facility is equipped with modern LED luminaires.

## **Access control and safety**

The building and surrounding area is equipped with a modern video surveillance system. Building is equipped with access control system and fire alarm.



# RENT OFFER

Whole building

Rental fee: 9 EUR/m<sup>2</sup>/month + VAT

## Rental fee includes:

- Office area (4,560 m<sup>2</sup>)
- All parking lots allocated to rentable areas (50 lots)
- Additional parking lots in the surrounding area (about 48 lots)

## Rental fee does not include:

- Utilities (electricity, gas, communications, water).
- Space transformations and improvements etc.
- Service costs\* (administrative expenses, waste management, maintenance and operation of all engineering systems of the building, cleaning of the territory, twenty-four-hour physical and technical security, cleaning of common areas etc.) 2 EUR/m<sup>2</sup>/month + VAT.

\* Service costs must be specified in the Contract. When renting the entire space, it is possible to delegate separate service duties, thus reducing the rental fee.

# RENT OFFER

## Separate floors

### 1st floor

- Office area: 375 m<sup>2</sup>
- Allocated parking lots: 4
- Rental fee: 9,5 EUR/m<sup>2</sup>/month + VAT

### 2nd floor

- Office area: 1,003 m<sup>2</sup> (min. rentable area 501.5 m<sup>2</sup>)
- Allocated parking lots: 10
- Rental fee: 9,5 EUR/m<sup>2</sup>/month + VAT

### 3rd to 5th floor

- Office area: 1,060m<sup>2</sup> (min. rentable area 530 m<sup>2</sup>)
- Allocated parking lots: 12
- Rental fee: 9,5 EUR/m<sup>2</sup>/month + VAT

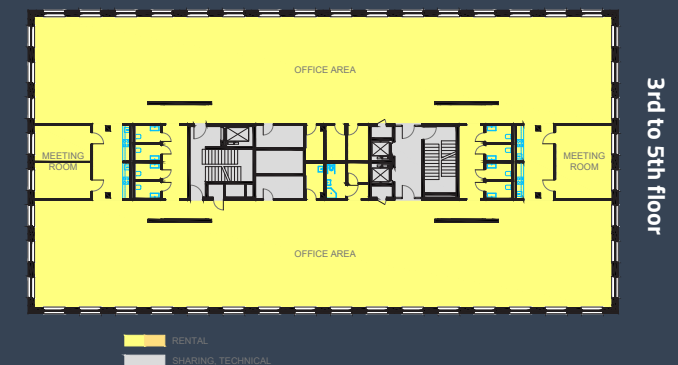
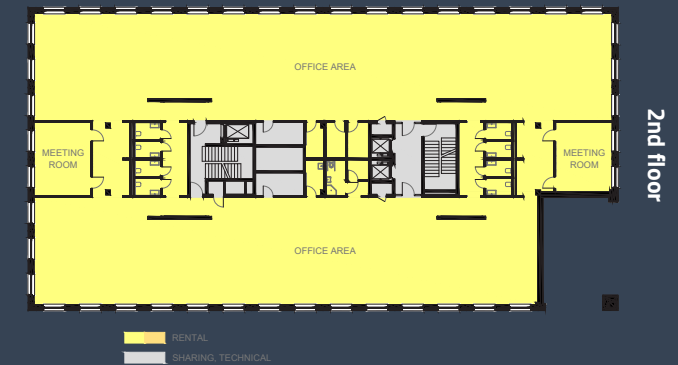
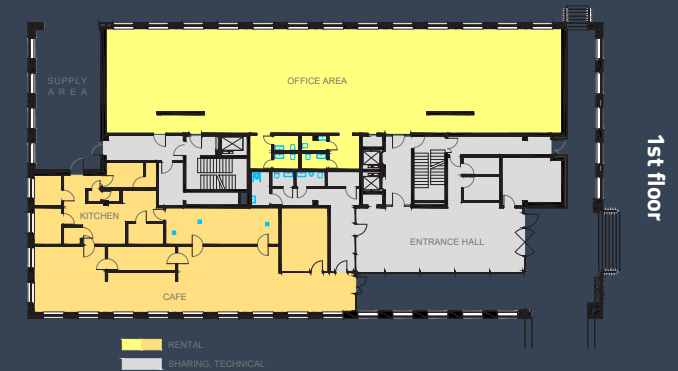
### Rental fee includes:

- Office space on a particular floor.
- Parking lots allocated to the particular office area.
- Additional parking lots in the surrounding area.

### Rental fee does not include:

- Utilities (electricity, gas, communications, water).
- Space transformations and improvements etc.
- Service costs\* (administrative expenses, waste management, maintenance and operation of all engineering systems of the building, cleaning of the territory, twenty-four-hour physical and technical security, cleaning of common areas etc.) 2 EUR/m<sup>2</sup>/ month + VAT.

\* Service costs must be specified in the Contract. When renting the entire space, it is possible to delegate separate service duties thus reducing the rental f

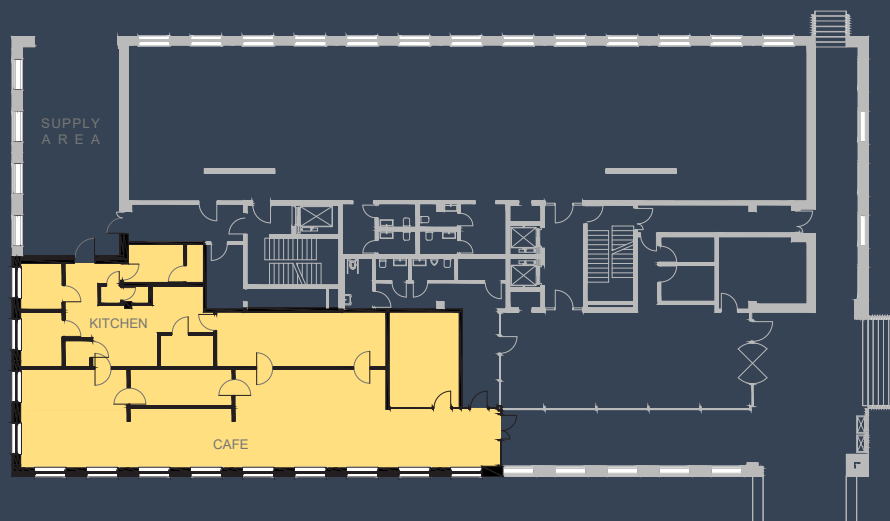


# RENT OFFER

Cafe

Rentable area (including kitchen space): 295 m<sup>2</sup>.

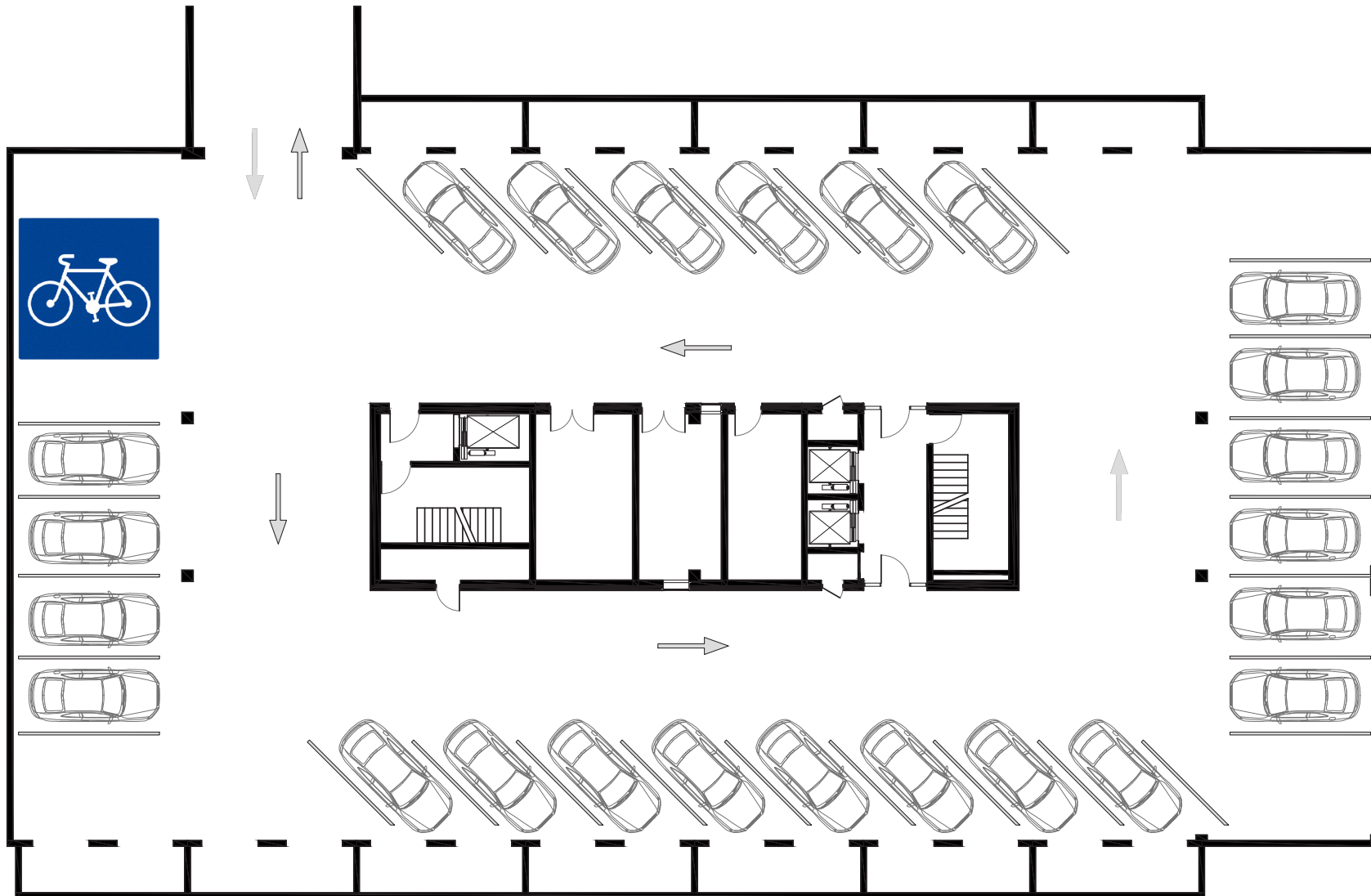
Rental fee to be specified by separate agreement.





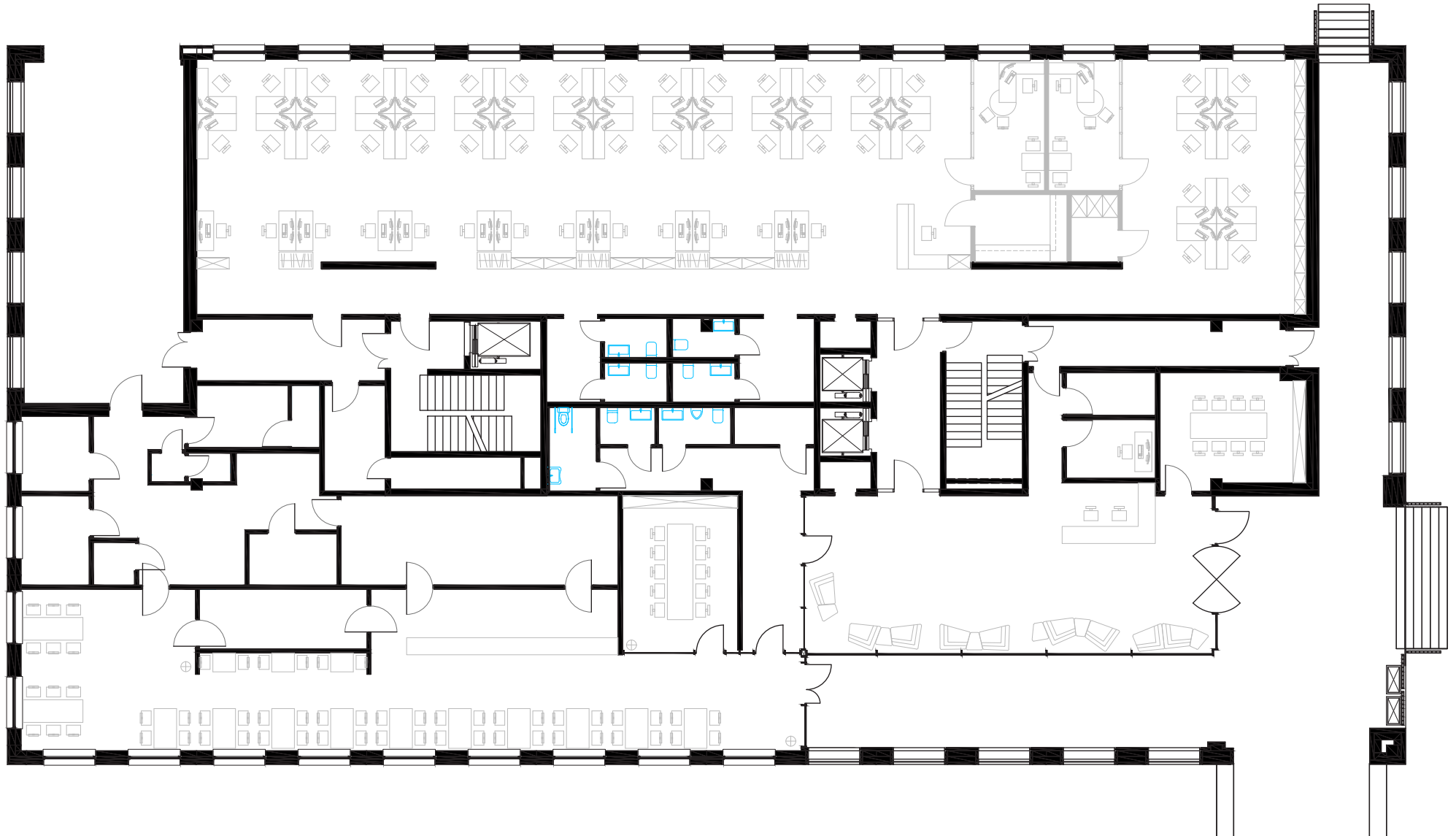
# LAYOUT OF PREMISES

Underground parking



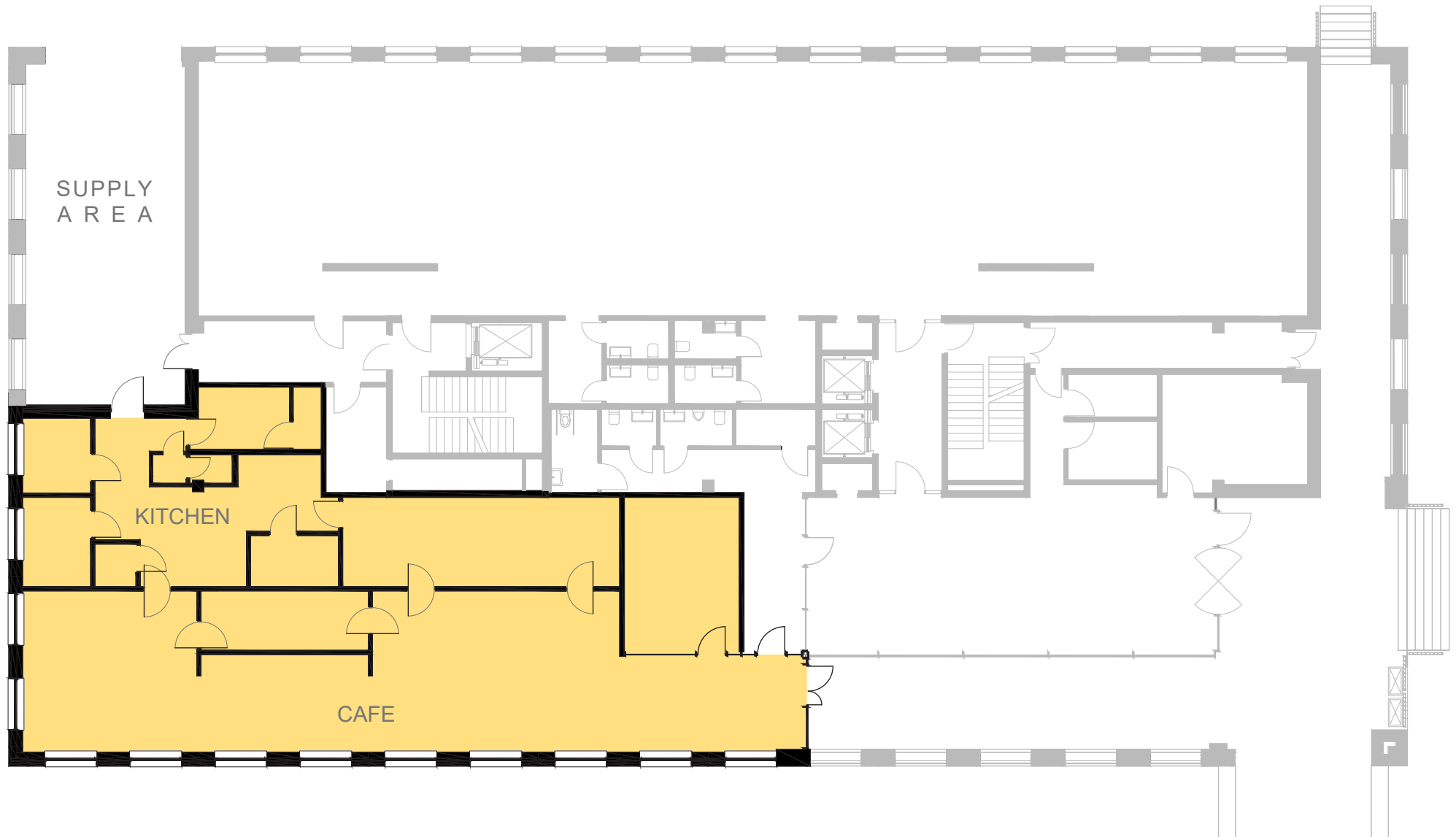
# LAYOUT OF PREMISES

1st floor



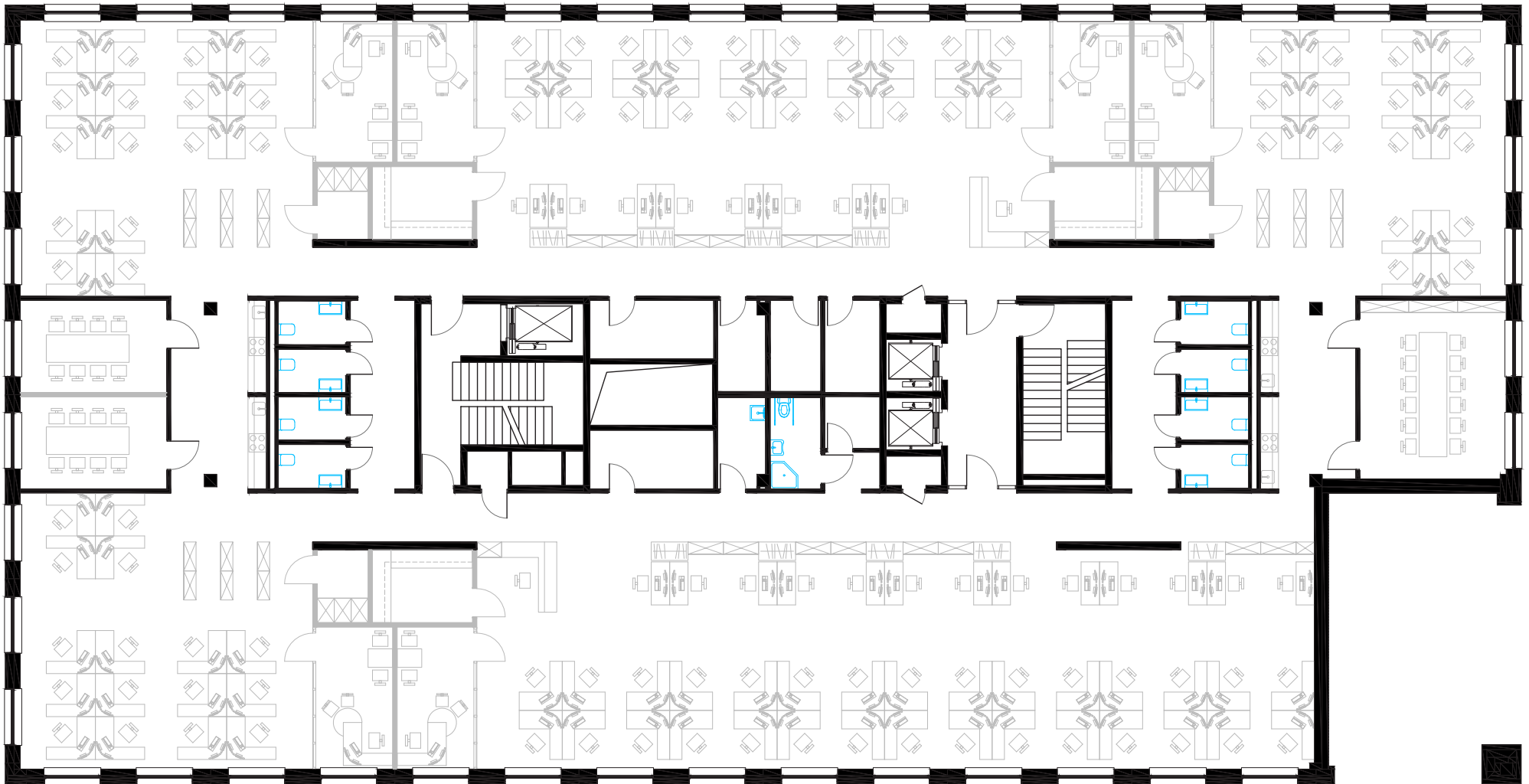
# LAYOUT OF PREMISES

Cafe



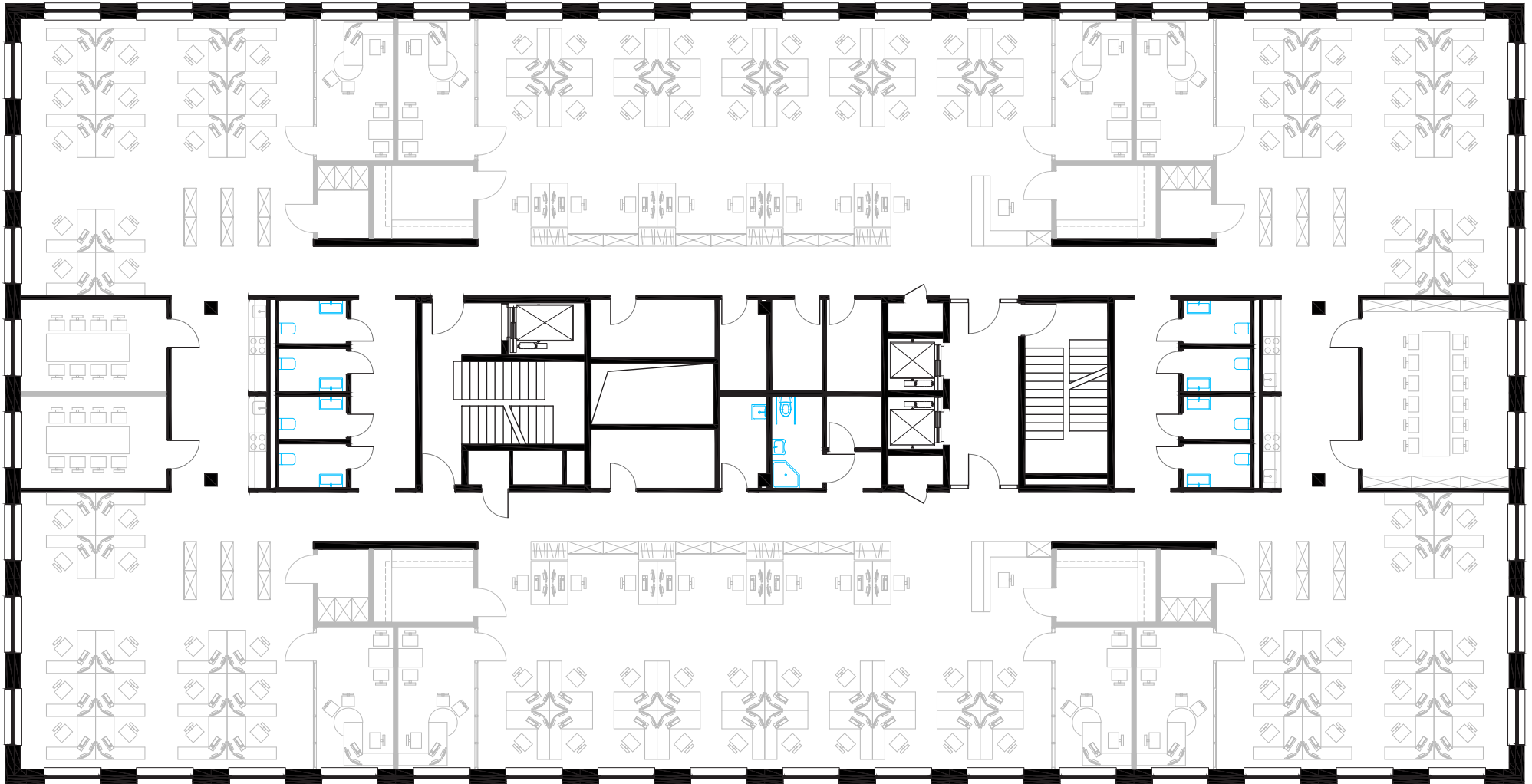
# LAYOUT OF PREMISES

2nd floor



# LAYOUT OF PREMISES

3rd to 5th floor



# CONTACTS

+371 67317702

info@p83.lv

Pernavas street 83, Riga, LV-1009

p83.lv

