



BOULEVARD HOUSE, Brīvības bulvāris 21, LV-1050 Latvia

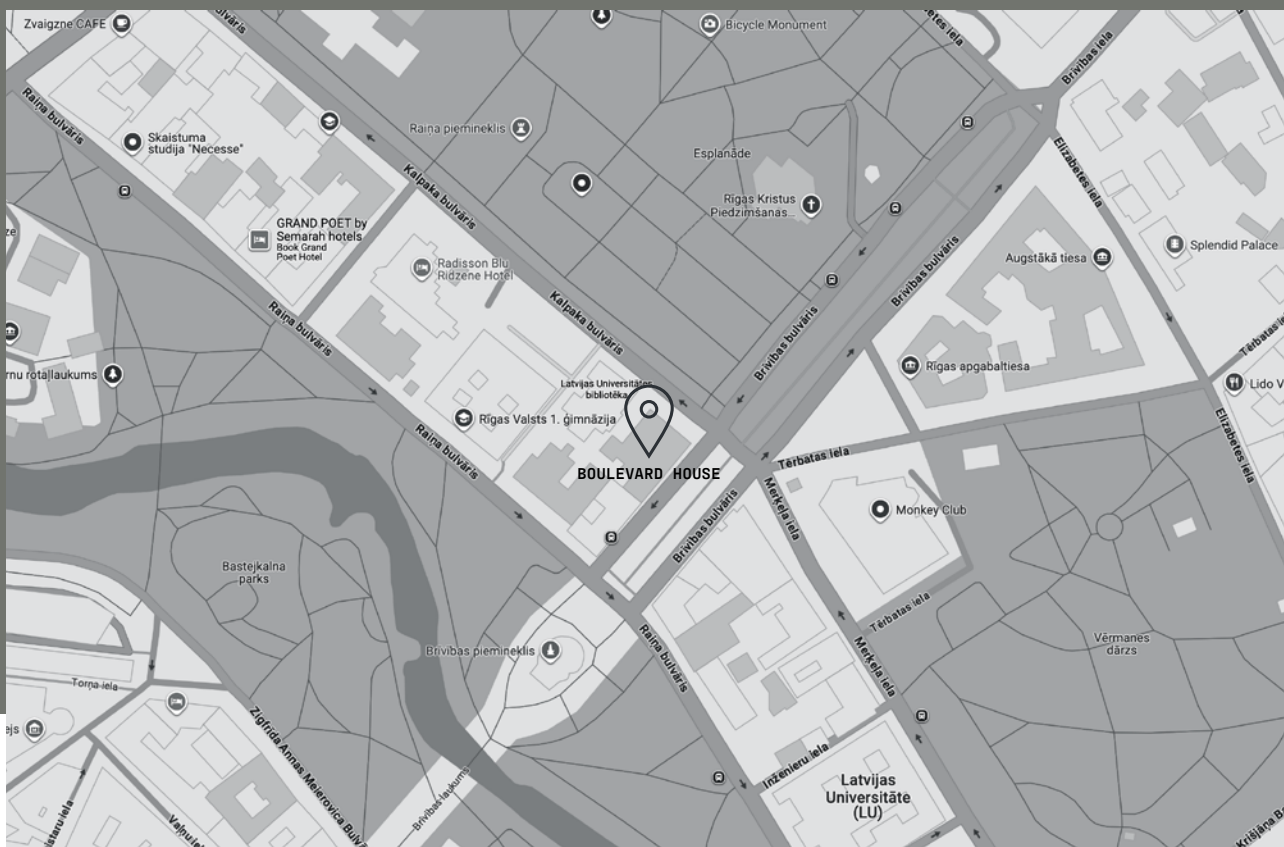
BOULEVARDHOUSE


Park view meets prestigious vibes_

The BOULEVARD HOUSE is an impressive building in the heart of Riga that preserves historical elements while combining them with modern amenities. This prime office and retail building is not only next to the lively boulevard, but also offers wonderful park views and unparalleled accessibility. The retail premises benefit from high visibility, multiple major public transportation hubs and high footfall, whereas the office areas provide representative and flexible appearance and light-filled workspaces, making it an ideal location for companies looking to establish a central presence in Riga.

WWW.BOULEVARDHOUSE.LV

VIG[®]FUND



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THE LOCATION

The BOULEVARD HOUSE is located directly in the heart of Riga, at Brīvības Boulevard, one of the most central and well-known streets of Riga. Only a stone's throw away from the famous Freedom Monument, this location combines historical elegance with excellent accessibility for pedestrians and public transportation. Surrounded by numerous business, cultural, and leisure facilities, the building offers an ideal location for companies wishing to benefit from high visibility and excellent transport links. Shops, cafes, restaurants and landmarks that shape the cityscape of Riga are in the immediate vicinity.





BUILDING_COMPETENCE

- 7 floors above ground, 1 underground level

▪ Office area	~	4.889m ²
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▪ Retail area	~	970m ²
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▪ Storage area	~	198m ²
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▪ Total leasable area	~	6.057m ²
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▪ Parking	~	18 PP
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TECHNICAL DESCRIPTION AND SERVICES:

- Year of construction: 1876
- Year of reconstruction: 2018
- Heating: Central connection to the municipality
- Water/Sewerage: Central connection to the municipality
- Electricity: One inlet situated in the basement
- Fire safety panel & announcement system
- CCTV in all common premises
- Access card system with intercom for main entrance
- 2 passenger lifts
- High speed internet
- 24/7 Security service
- BREEAM In-use Certification ongoing; targeted level - VERY GOOD
- Barrier-free access to the whole building
- Openable windows



BE INSPIRED: PARK VIEW OFFICES

- Prime retail location with flexible floor configuration, high visibility and high footfall
- Prime office location with 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. 970m² office area per floor
- Modern light concept including LED lights based on required specifications



FLOORPLAN OPTION 01

● RETAIL 235 m ²	● RETAIL 145 m ²
● RETAIL 150 m ²	● RETAIL 302 m ²

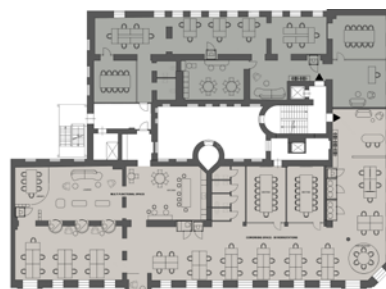
FLOORPLAN OPTION 02

● 56 WORKPLACES | 964 m²



FLOORPLAN OPTION 03

● 21 WORKPLACES | 302 m² ● 50 WORKPLACES | 662 m²





FIND YOUR PERFECT SPACE!

▪ 7 th floor (Office)	~	22m ²
▪ 6 th floor (Office)	~	810m ²
▪ 5 th floor (Office)	~	1.015m ²
▪ 4 th floor (Office)	~	1.018m ²
▪ 3 rd floor (Office)	~	1.016m ²
▪ 2 nd floor (Office)	~	1.008m ²
▪ 1 st floor (Retail)	~	971m ²
▪ Underground (Storage)	~	198m ²
▪ Total	~	6.057m ²
▪ Parking	~	18 PP



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.



OWNER

SIA KKB REAL ESTATE

Vienības gatve 87H

Rīga, LV-1004

Latvia

CONTACTS

BARBORA NOSKOVÁ

Asset Management

+420 724 033 077

barbora.noskova@vig.cz

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