

(°) TALENT HOUSE, Kaļķu iela 12, LV-1050 Latvia

TALENTHOUSE

Old town meets industrial design_

The TALENT HOUSE is a mixed-used building located in the heart of Riga's Old Town. It offers modern amenities while preserving its historical charm. The modern, open-space offices with industrial vibes and large terraces, offer the perfect surrounding for creative teams to collaborate and gather social events. The retail premises with high visibility and wide shopfront windows offer modern atmosphere in one of the busiest parts of the Old Town.

WWW.TALENTHOUSE.LV



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THE LOCATION

The TALENT HOUSE is located at Kaļķu Iela 12, close to many significant landmarks in the vibrant and historic Old Town of Riga. The building is located directly in a pedestrian zone. It is well connected by public transportation, with Riga central station, bus and tram stops nearby. The building is surrounded by a range of restaurants, cafes, retail stores, and services, making it an ideal spot for both office and retail spaces. Additionally, the area is known for its lively atmosphere, attracting both locals and tourists, which enhances foot traffic and business opportunities.





BUILDING_COMPETENCE

• 6 floors above ground, 1 underground level

• Office area	~	2.312m^2
• Retail area	~	$877\mathrm{m}^2$
• Storage area	~	165 m²
• Total leasable area	~	3.442 m²

TECHNICAL DESCRIPTION AND SERVICES:

- Year of construction: 1907Year of reconstruction: 2014
- Heating: Central connection to the municipality
- Water/Sewerage: Central connection to the municipality
- Electricity: Two inlets situated in the basement
- Fire safety panel & announcement system
- CCTV in all common premises
- Access card system with intercom for main entrance
- 1 passenger lift
- High speed internet
- BREEAM In-use Certification ongoing; targeted level VERY GOOD
- Barrier-free access to the whole building
- Openable windows
- On-site technician



BE INSPIRED: COMBINE TEAM COLLABORATIONS INDOORS WITH OPEN-AIR SPACES OUTSIDE

- Modern office spaces with industrial vibes
- Large terraces are directly accessible for most office units
- Retail spaces with high visibility and wide shopfronts
- Option 1: Single office tenant
- Option 2: Two office tenants
- Approx. 520 m² office area per floor
- Modern light concept including LED lights based on required specifications

FLOORPLAN OPTION 01

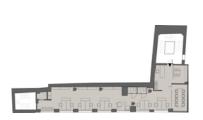
10 WORKPLACES | 131m²

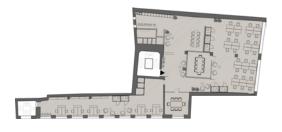
FLOORPLAN OPTION 02



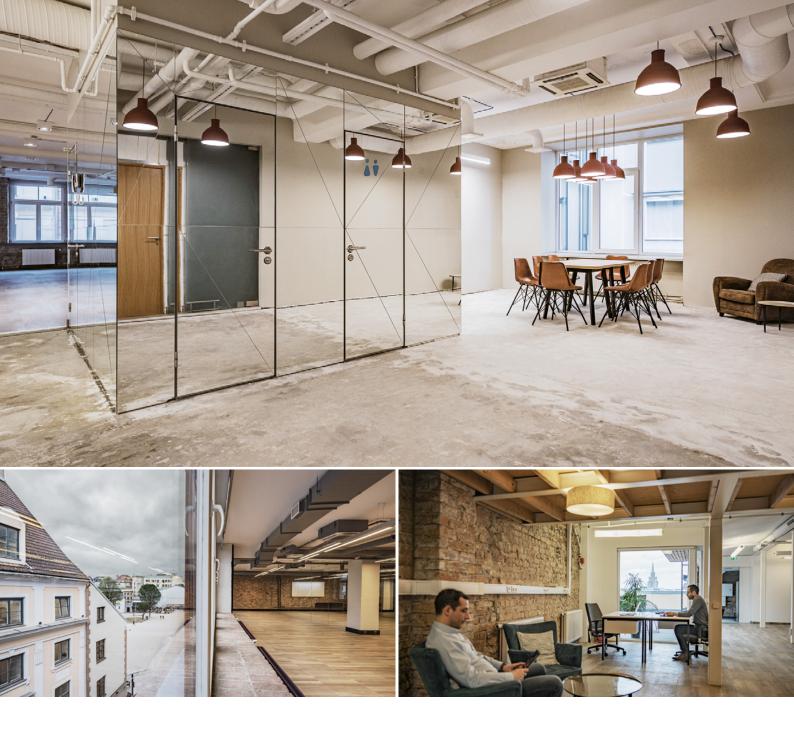
FLOORPLAN OPTION 03





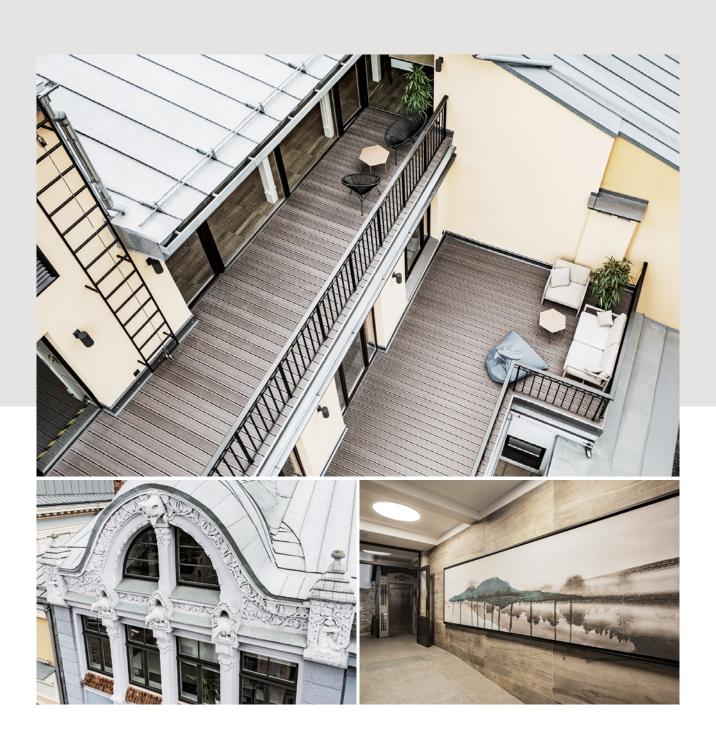






FIND YOUR PERFECT SPACE!

• 6 th floor (Office/Terrace)	~	$395\mathrm{m}^2$
• 5 th floor (Office/Terrace)	~	433 m²
 4th floor (Office/Terrace) 	~	541 m²
• 3 rd floor (Office)	~	554 m²
• 2 nd floor (Office)	~	554 m²
• 1 st floor (Retail)	~	508 m²
 Underground (Retail/Storage) 	~	456 m²
• Total	~	3.442 m²



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

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CONTACTS

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VIG"FUND