



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](http://WWW.TALENTHOUSE.LV)

VIGFUND





 TALENT HOUSE, Kaļķu iela 12, LV-1050 Latvia

## 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 <sup>2</sup>
▪ Retail area	~	877m <sup>2</sup>
▪ Storage area	~	165m <sup>2</sup>
▪ Total leasable area	~	3.442m <sup>2</sup>

### TECHNICAL DESCRIPTION AND SERVICES:

- Year of construction: 1907
- Year 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. 520m<sup>2</sup> office area per floor
- Modern light concept including LED lights based on required specifications

### FLOORPLAN OPTION 01

10 WORKPLACES | 131m<sup>2</sup>



### FLOORPLAN OPTION 02

28 WORKPLACES | 519m<sup>2</sup>



### FLOORPLAN OPTION 03

38 WORKPLACES | 388m<sup>2</sup>







## FIND YOUR PERFECT SPACE!

▪ 6 <sup>th</sup> floor (Office/Terrace)	~	395m <sup>2</sup>
▪ 5 <sup>th</sup> floor (Office/Terrace)	~	433m <sup>2</sup>
▪ 4 <sup>th</sup> floor (Office/Terrace)	~	541m <sup>2</sup>
▪ 3 <sup>rd</sup> floor (Office)	~	554m <sup>2</sup>
▪ 2 <sup>nd</sup> floor (Office)	~	554m <sup>2</sup>
▪ 1 <sup>st</sup> floor (Retail)	~	508m <sup>2</sup>
▪ Underground (Retail/Storage)	~	456m <sup>2</sup>
▪ Total	~	3.442m <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.



---

## 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



---

**TALENTHOUSE**

---

---

[WWW.TALENTHOUSE.LV](http://WWW.TALENTHOUSE.LV)

---

VIG<sup>®</sup>FUND