

ELEMENTAL
BUSINESS CENTRE

A place
that works



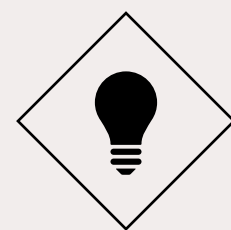


We strive to be the best in what we do



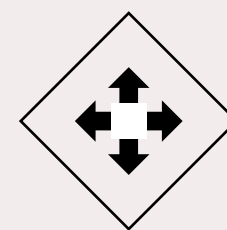
Pioneers in sustainability

Elemental Business Centre is on track to be the first office building in Latvia to receive the BREEAM Outstanding sustainability certificate.



Energy savings of at least 70%

Elemental Business Centre buildings are constructed using 240 energy piles to heat and cool the buildings. The environmentally friendly geothermal energy will cover up to 72% of the building's heating and cooling needs. The savings will be passed to our tenants.



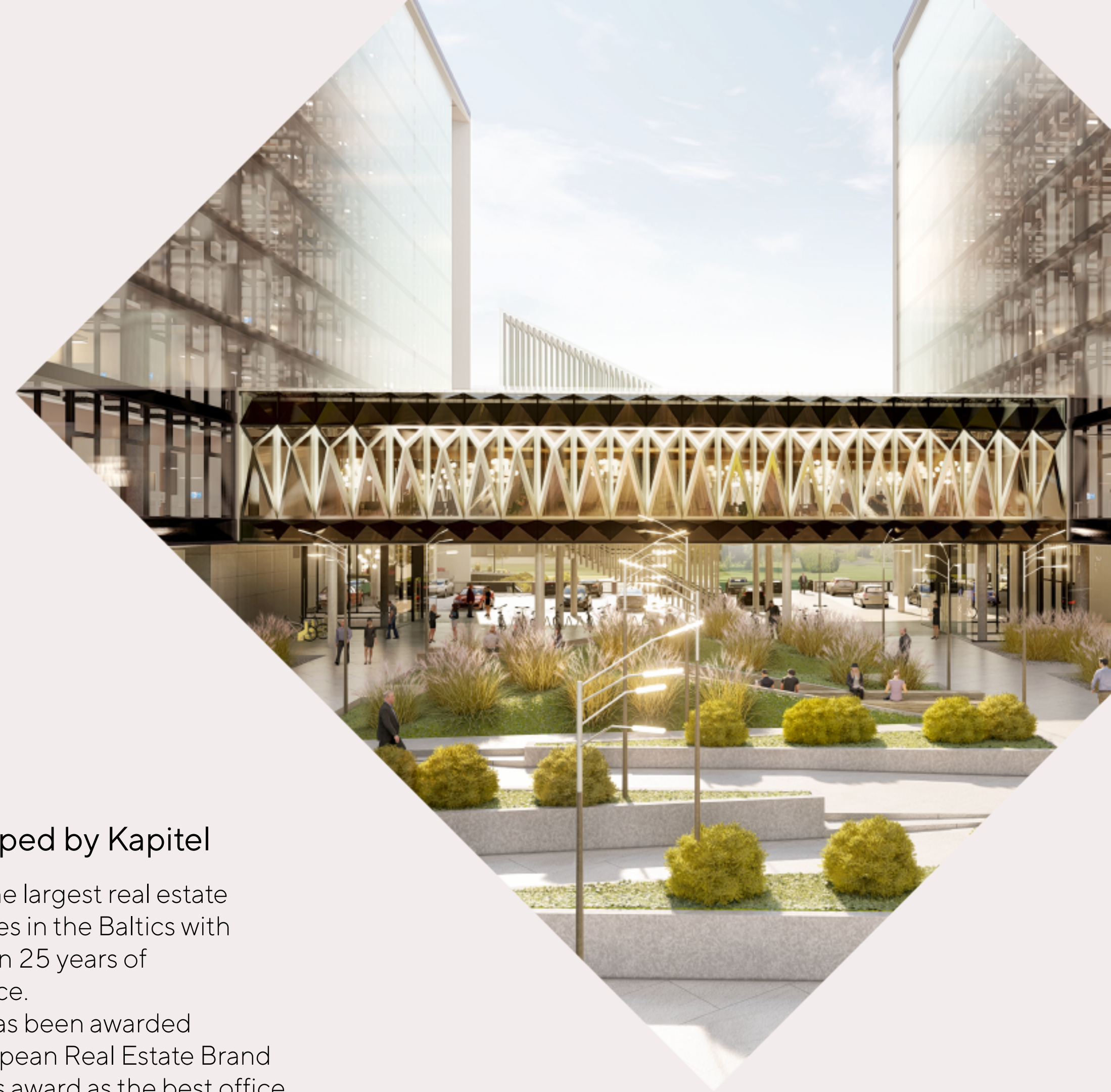
Spaciousness and office configuration opportunities

Elemental Business Centre goes the extra mile by ensuring a 3.3 metre ceiling height. Each office is equipped with raised floors and superior air quality is provided. This enables for a free flow of ideas. The rectangular shape of the floor plate allows for endless possibilities of floor layout configurations.



Developed by Kapitel

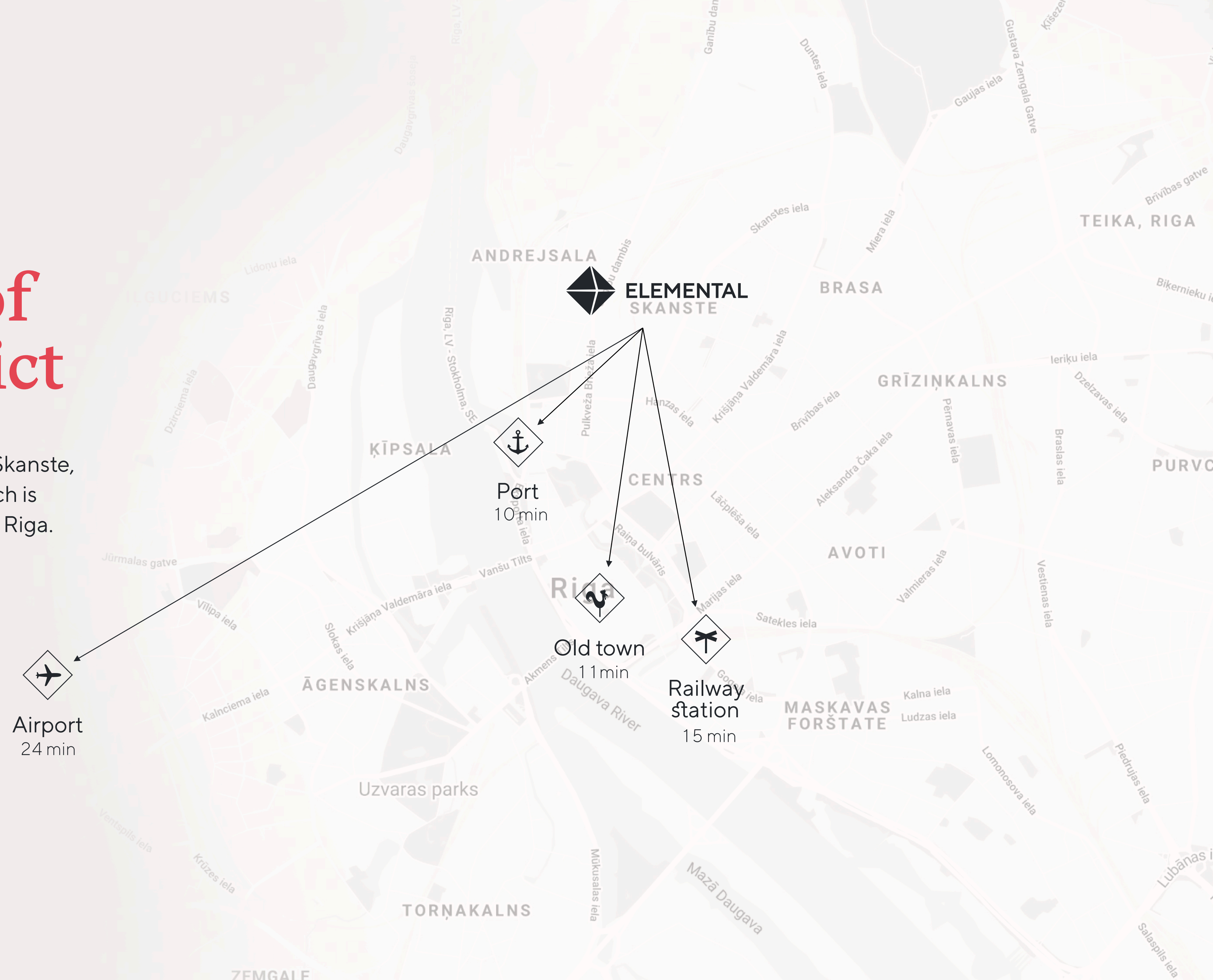
One of the largest real estate companies in the Baltics with more than 25 years of experience. Kapitel has been awarded The European Real Estate Brand Institute's award as the best office developer brand in the Baltics in 2022.





In the heart of Skanste district

Elemental Business Centre is located in Skanste, a modern and self-sufficient district, which is becoming the central business district of Riga.



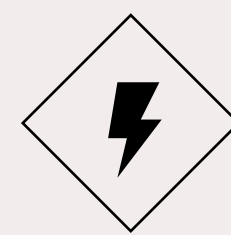


Nothing less than outstanding in sustainability



To be awarded BREEAM Outstanding certificate

Elemental Business Centre is on track to receive BREEAM Outstanding sustainability certificate, thus becoming the first and only office building in Latvia with the highest possible level of this certification.



A building that produces its energy

We use state-of-the-art technological solutions and innovative energy-efficient ideas. The building is constructed using energy piles, which enable residents of the building to use natural renewable energy resources during the heating and cooling seasons. The energy piles will provide up to 72% of the building's heating and cooling needs.



Cost-saving opportunities

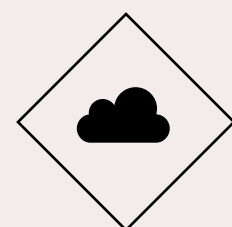
Thanks to the energy piles, Elemental Business Centre will produce its energy. What does it mean for our tenants? Significantly lower heating costs: up to 60% lower heating energy bills that corresponds to on average 1 EUR/m² savings per month during the heating season.





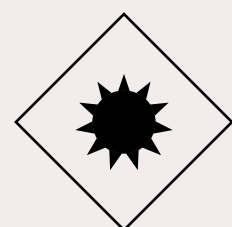
We designed the building to enhance productivity

We ensure a modern and healthy working environment for each tenant so that your talent can thrive.



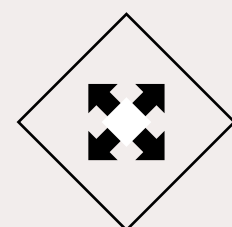
Premium indoor climate

The highest indoor climate standards throughout the business centre and demand-driven air conditioning in meeting rooms always provide fresh air and stable temperature.



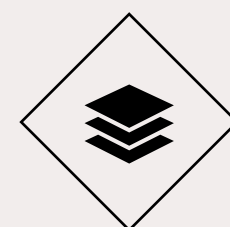
Abundance of natural daylight

The office buildings are designed to maximise natural daylight at each workplace and have a tinted glass facade for protecting against excessive sunlight.



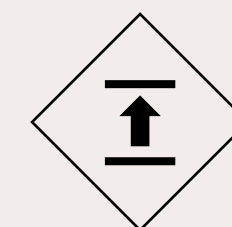
Adaptable office layout

The layout and interior design features will be adapted, based on tenants' needs and preferences.



Raised floors

Raised floors and other modern solutions provide the flexibility for the easy and quick redesign and redeployment of office spaces.



High ceilings

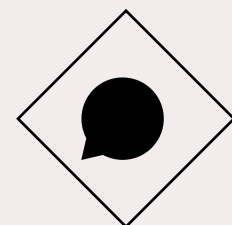
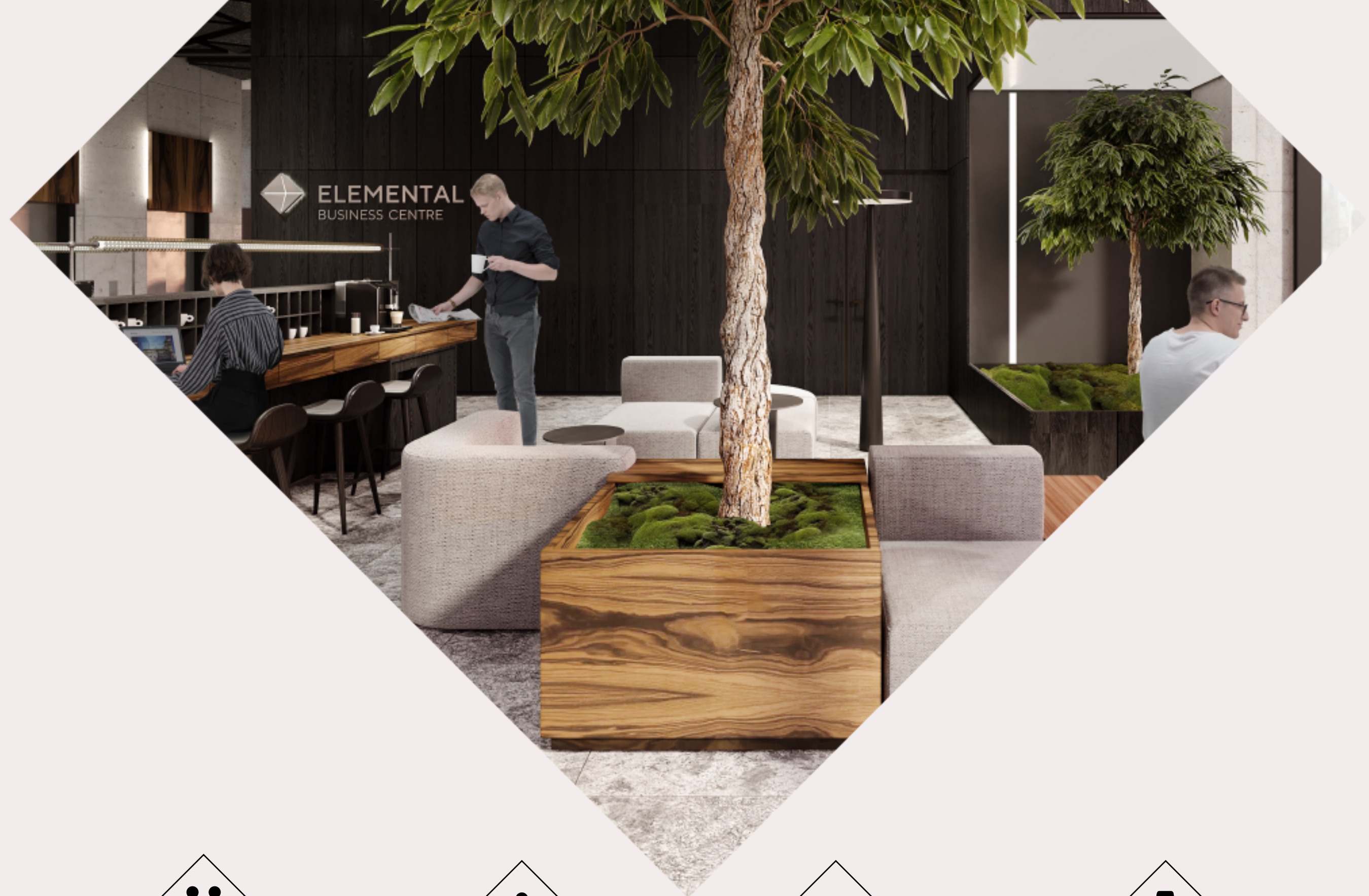
The Elemental Business Centre goes the extra mile by ensuring a 3.3 metre ceiling height in each office to ensure spaciousness and a free flow of ideas.





A timesaver office

At Elemental Business Centre, we have thought about every aspect of life, lived well.



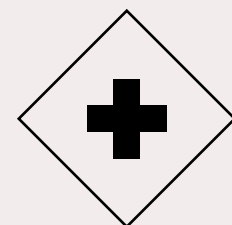
Concierge services

A concierge will help you organise meetings on your own or through our meeting-room administration services.



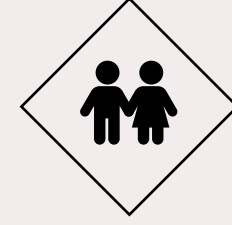
Car wash

Full-service car wash on the -1st floor of Elemental Business Centre.



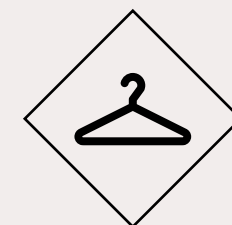
Medical and wellness services

Physiotherapy services, massage therapy or a health check-up is at your service during or after a day in the office.



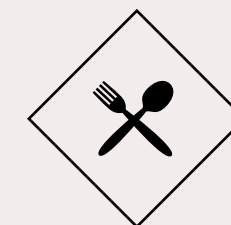
Daycare

Professional childcare services to ensure your little one's safety and entertainment.



Extra services

Dry cleaning, hair and beauty salon.



Food & Drink

Choose whether you want to grab lunch on the go from the convenience store or sit down to have a meal in the restaurant.



Co-working space and conference centre

300 co-working spaces and event hosting up to 100 people.



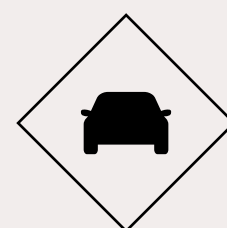
We make sure that everyone's welcome

Elemental Business Centre offers the broadest range of different working spaces and mobility options. Bikers, pedestrians and drivers, desk-sitters and those who prefer to throw their laptops on a bench outside are equally welcome here.



Bicycles

400+ storage spaces and lockers, repair stations, separated bike lanes, electric scooter charging area.



Car

185 underground and 260 ground parking places, 40+ electric vehicle power stations.



Wheelchairs

Exterior and interior are designed to be friendly for everyone.



Public transport

2-minute walking distance to the closest bus stop.





We are a landlord that cares

Elemental Business Centre offers the flexibility of terms and caters to the changing needs of our tenants.

The Developer:



We don't build to sell — our business is about building successful long-term relationships.

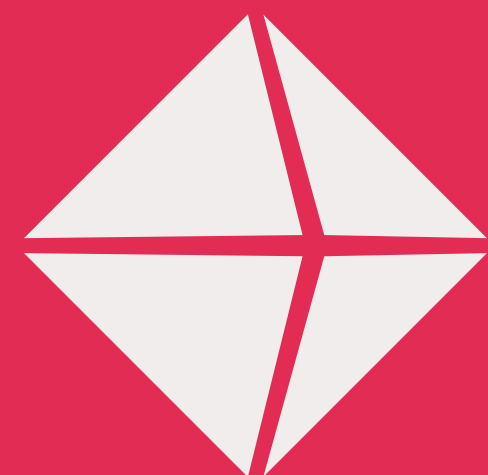
Since 1997, we have been developing and managing real estate projects and creating quality environments for working, shopping and accommodation in Tallinn, Riga, Vilnius, and Prague. We are proud that 500+ tenants already trust our quality and well-thought-through approach to managing properties.

The Builder:



Merks is one of the most well-known construction companies in the Baltics and a native to the Skanste neighbourhood. We are proud Elemental Business Centre is built by a partner we — and our tenants — can trust to the smallest detail.





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See you soon!

Contacts:

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