



VEIDAMA
KVARTĀLS

VEIDAMA QUARTER NEW / old Ganību dambis

Modern quarter with a richly historical atmosphere at Ganību dambis 17A



TECHNICAL
SOLUTIONS

Veidama Quarter is a multifunctional business complex, which combines shop, office and warehouse functions in one place. The complex is comprised of two buildings –

**V1 OFFICE AND WAREHOUSE BUILDING
AND V2 RETAIL BUILDING.**

V1 OFFICE AND WAREHOUSE BUILDING

- Premises can be combined
- Various sized shop, office and warehouse premises
- Office premises starting from 98 m², warehouse premises starting from 270 m²
- Shop premises on the 1st floor with a ceiling height of 3.4 m
- Office premises on the 2nd floor with a ceiling height of 3.2 m
- Warehouses with a ceiling height of 6 m – 7 m
- The width of the warehouse space is from 9570 mm to 10800 mm

V2 RETAIL BUILDING

- 3 different shop premises with delivery zones and office premises on the 2nd floor
- Store premises areas from 303 m²
- Office premises on the 2nd floor starting from 111 m² to 222 m²
- Shop premises with a ceiling height of 6 m – 7 m in the single storey section and at a height of 3.4 m beneath the offices
- Office premises with a ceiling height of 3.2 m



INDOOR CLIMATE

HEATING

Radiators/convectors in shops and offices. Warehouse with air blowers, controlled by remote control or manually. Heating supplier: AS RĪGAS SILTUMS. Hot water in shops and offices is provided by an electric flow heater, whereas in the shower rooms next to the warehouses, it is provided by electric boilers.

COOLING

Each block of shops/offices is equipped with an individual direct cooling system, coolers – ceiling cassettes or wall conditioners. Warehouse without cooling equipment.

VENTILATION

Individual ventilation system for each shop/office block with heat recovery and CO2 sensors that will operate in VAV (variable air volume) mode, BMS control system, with natural ventilation in the warehouse area. Air exchange in offices corresponds to the B class office standard. In shops – two air exchanges per hour.



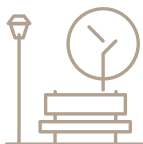
BUILDING CONSTRUCTION AND FACADES

- The external walls of the warehouse and office buildings are made of sandwich panels combined with cement fibre boards and metal panels in shops and offices, and in part – with granite plaster. Shop entrance areas are highlighted with champagne-coloured frames. Above the windows of the 2nd floor, horizontal aluminium blinds.
- In the warehouse section – concrete plinth with sandwich panels.
- The retail building's external walls are made of sandwich panels combined with metal panels and granite plaster, in part – with concrete imitation tiles. Part of the building will be fitted with vertical metal blinds.
- Drilled concrete pile foundations, reinforced concrete columns and floor.
- The permissible load of the warehouse floor ranges from 7 kN/m² to 10 kN/m², in shops – from 5.0 kN/m² to 7 kN/m²; in the offices – up to 3 kN/m².
- Steel roof frame for the warehouse section and 2nd floor offices; for the covering of the 1st floor of offices – reinforced concrete panels.
- Aluminium glass showcases on the 1st floor and PVC windows for the office premises on the 2nd floor.
- Aluminium entrance door.



ENGINEERING

- Heating – AS RĪGAS SILTUMS connection.
- Water and sewerage – SIA Rīgas ūdens connection.
- Rainwater collection, partly with infiltration cassettes.
- Low voltage – optic internet cable (SIA Tet) to premises, CAT6 internal cables.
- Electricity – Sadales tīkls connection and solar panels.
- Electric power 400/230 V; 3F and 2F power in the warehouse (16 A, 25 A, 32 A).
- All meters remotely read with the M-BUS system.



COMMUNAL TERRITORY AND CAR PARKING

- Parking spaces for 95 vehicles, including five for persons with special needs, three parking spaces with electric car charging (this number can be increased), 42 bicycle spaces.
- Car parking in the quarter territory is controlled by the Mobilly integrated system, which ensures free parking of cars registered by independent employees, visitors are provided with two hours of free parking.
- Each tenant will be able to extend the parking time of individual visitors if necessary.
- Several outdoor seating areas.
- Bicycle racks near the buildings and in the territory.
- Designated location for Wolt and Bolt food delivery vehicles.
- Shower rooms.



LOGISTICS

- Easy access for trucks, the length of which does not exceed 13 m, without height restrictions from the side of the Ganību Dambis and with the exit to Lugažu Street.
- Separately separated flows of delivery transport and visitors' road transport.
- Warehouse gate height: 2.8–3.5 m.
- Remote access to open/close the gate.
- Warehouse column spacing >9.5 m to accommodate four rows of Europallets with 2.2 m distance between the centres.



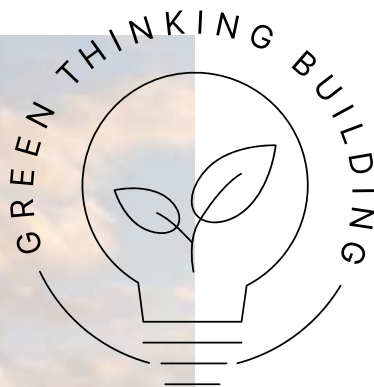
SECURITY

- Automatic fire detection and alarm system in each block.
- Video surveillance 24/7 along the perimeter of the buildings, at the entrances, in the territory. Data storage period: 30 days.
- The entrances to the office stairwells are equipped with video domophones connected to the office rooms.
- Security alarm.
- Individual security control system in each rental room.
- Door access control system (incl. for warehouse doors).
- Mutually compatible security systems.





NEW / Old Ganību
dambis



ADDITIONAL SOLUTIONS

- BREEM certificate, with a “Very Good” level for both buildings.
- Class A energy certificate for both buildings.
- Easy access for visitors both from the Ganību dambis side and from Lugažu Street.
- Spacious green territory.
- Pedestrian-friendly landscaping.
- Elegant facade solution.
- The territory contains a large tree that has been preserved and is at the heart of one of the recreation areas.
- Option to park additional cars in the adjacent area (within the quarter).

PROJECT DEVELOPER

hepsor