



NEW  
HANZA

# New Hanza Offices

1 Mihaila Tāla Street



NEW HANZA  
BIROJI M.TĀLA 1

..location matters





# A-class office building

1 Mihaila Tāla Street

Planned **BREEAM Excellent certificate**  
Almost **zero-energy building**

**16 700 m<sup>2</sup>** total area

**12 680 m<sup>2</sup>** leasable area

**6 floors** in section A and B

**12 floors** in section C



# Surroundings



## History

Close to the historic centre of Riga



## Hospitality

Hotels, restaurants, leisure facilities nearby



## Airport

25 minutes away



## Central railway and bus terminals

10 minutes away

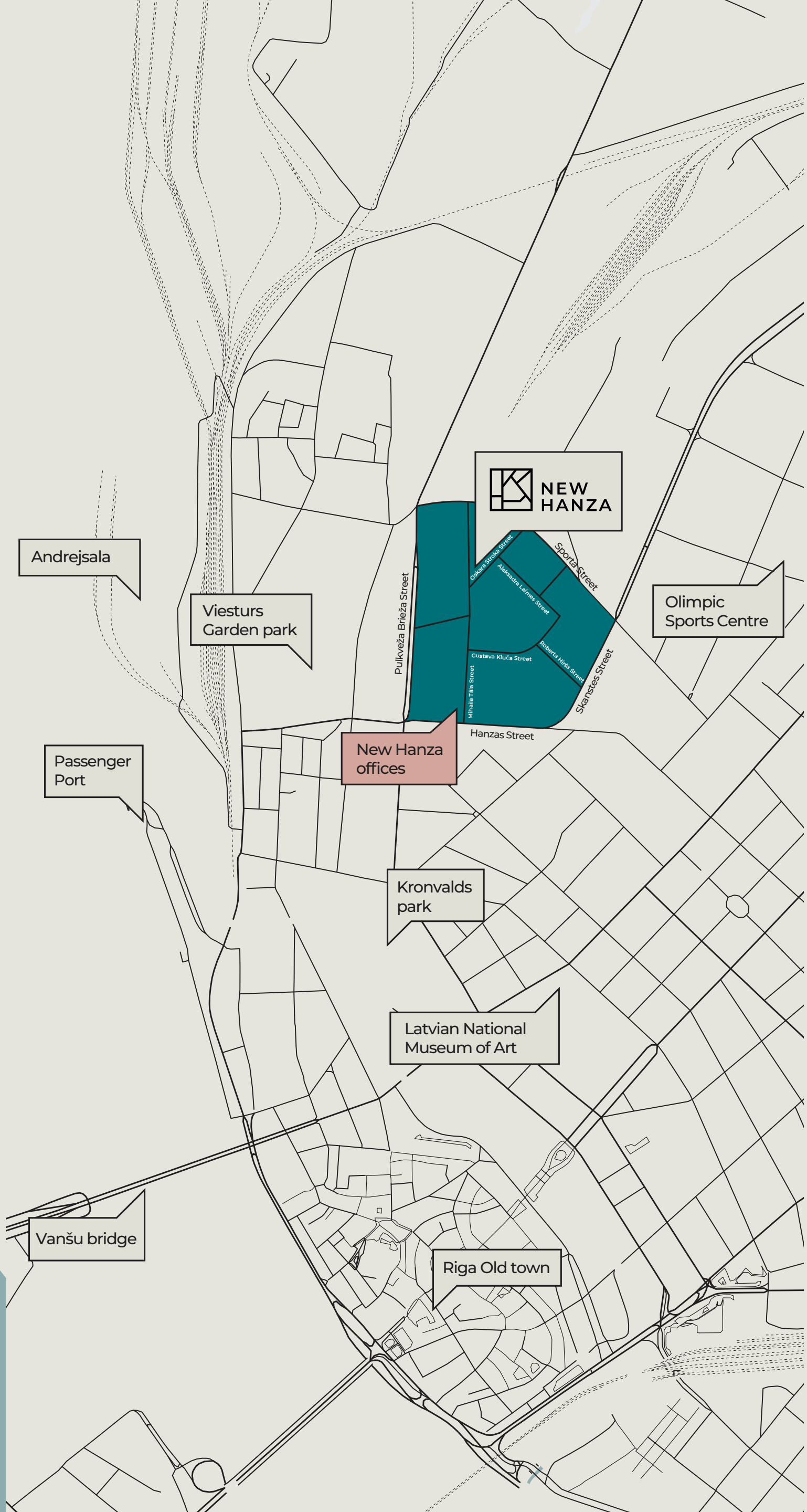


## Riga passenger terminal

5 minutes away



## Convenient public transport



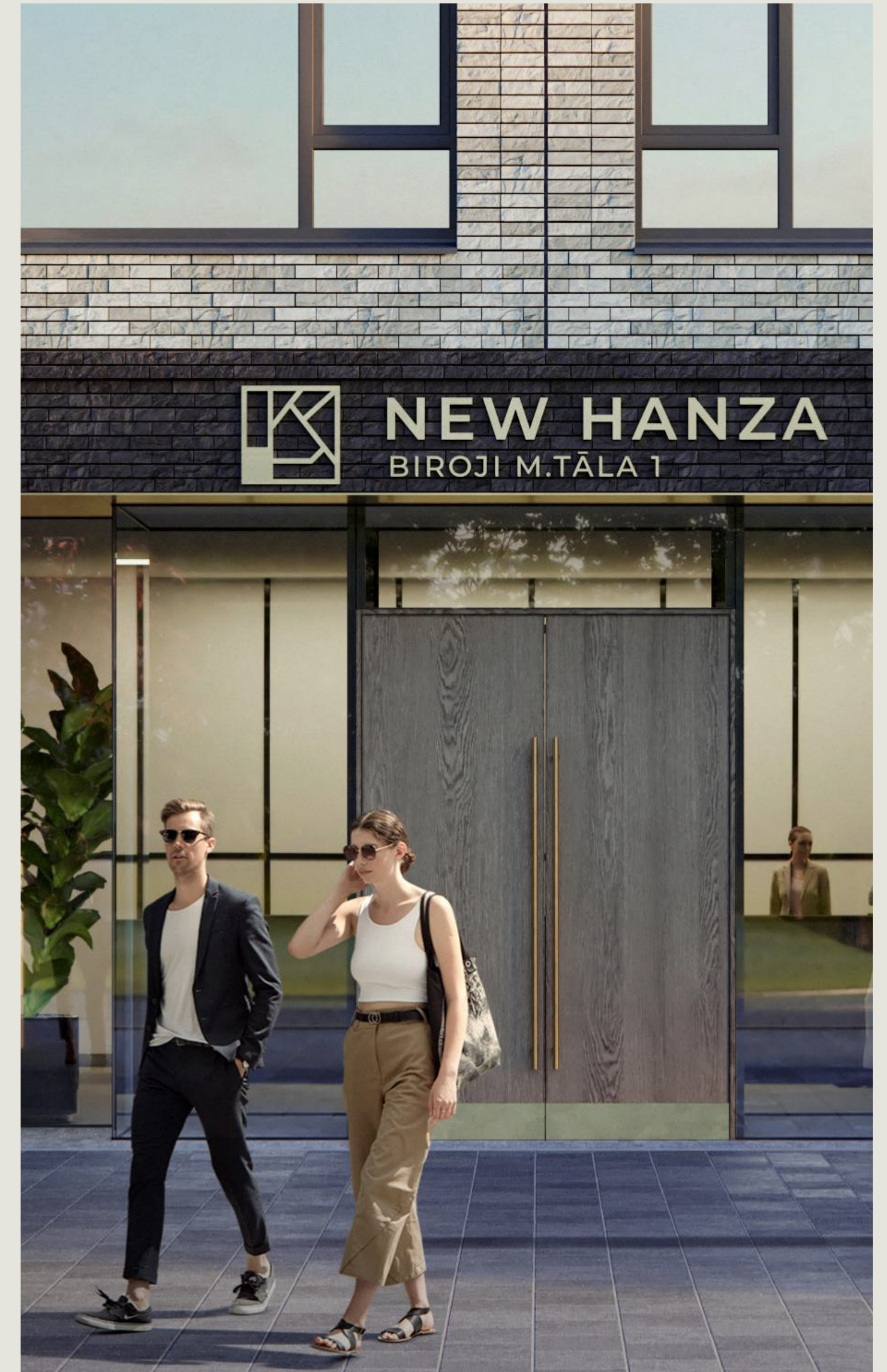
The office building is located in New Hanza area, in the Skanstes neighbourhood. It is a unique place next to the historic and quiet city centre. The central neighbourhood street is Skanstes Street, while the neighbourhood boundaries are marked by Pulkveža Brieža, Hanzas, Vesetas and Duntē Street, as well as Ganību dambis and the railway. The adjoining neighbourhoods are Centra, Pētersala, Andrejsala, Brasa and Sarkandaugava.

New Hanza is the gateway to the vast Skanste area, currently being developed to become one of the most modern neighbourhoods in Riga. The new office building will be located right next to Hanzas Perons, a culture venue that has won numerous architecture and construction awards.



# At New Hanza, every detail matters

As they started designing the first A-class office building at New Hanza, the leading construction engineers and architects of Pillar were focused on offering to the market not only aesthetically pleasing, but also highly energy-efficient building, which would be like no other. In the construction of the building, they used cast reinforced concrete slabs, widely used in Scandinavian architecture, covered in brick – a natural clay material, which is a centuries old value that is still proving its durability and sustainability in the walls of Old Riga's houses. The buildings at New Hanza territory are continuing the story of Riga's historical centre in a new, modern shape. It is with special care and attention to every detail the main entrance doors of the office building were made. Experienced craftsmen created this masterpiece from a 700-year-old bog oak that was found on the bottom of the Daugava River. And this is another detail that represents the value of history at New Hanza territory and demonstrates that historical elements do not interfere with the modernity. On the contrary, they complement each other and provide a new experience to every visitor of New Hanza.











When thinking about the improvement of the territory, we were striving to add value to it not only for the future generations, but also to the ones who will enjoy it today. One of the biggest trees planted in Riga so far, a 12-metre high and about 50-year-old oak given by New Hanza developer Pillar on Latvia's Independence Day in 2022 is now sitting between culture venue Hanzas Perons and the office building. Other 8- and 10-metre-high trees around it will also provide a nice shade for the visitors of New Hanza already this season.







# For tenants

-  Individual floor plan offices starting from 150 m<sup>2</sup>
-  Reception area in the lobby
-  500 m<sup>2</sup> of coworking space
-  Increased comfort ventilation system
-  Lunch restaurant on the first floor
-  Opening windows





## Car parking

500+ within New Hanza area  
65 spaces underneath the office building  
Electric charging stations available



## Bicycle parking

300+ within New Hanza area  
175 spaces in the building under canopy



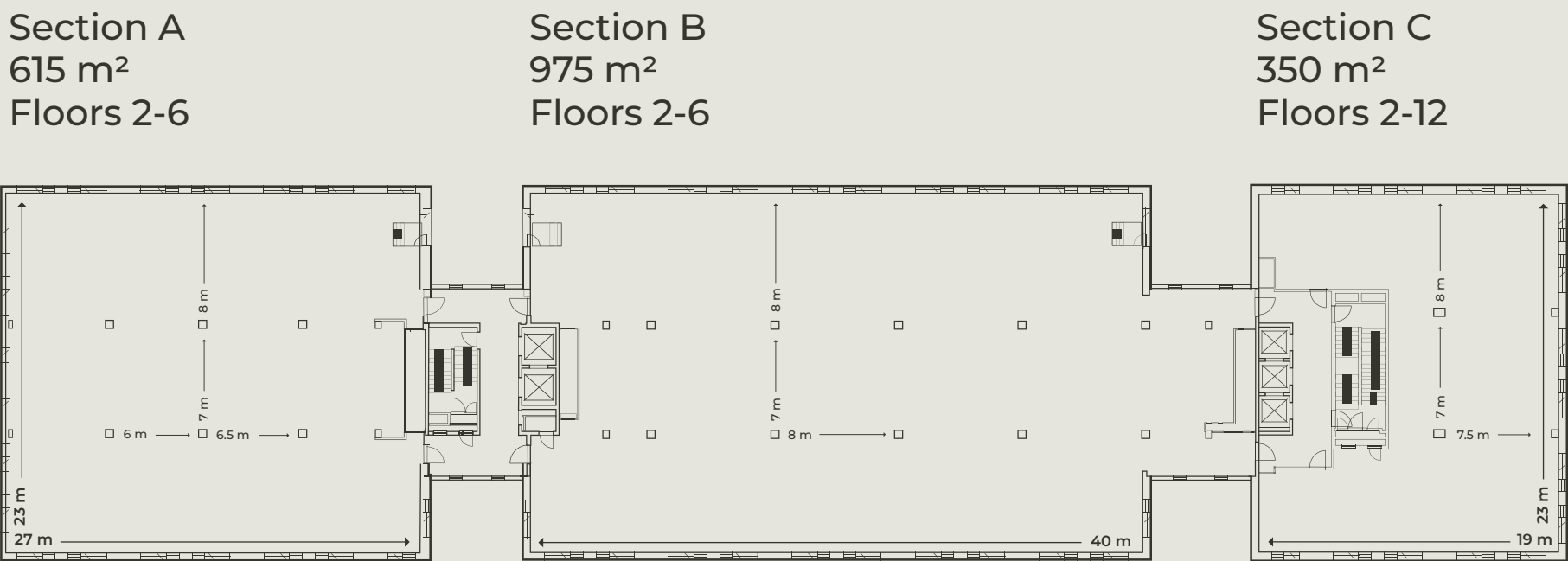
Shared changing rooms  
and showers for staff





# Office building floor plan

The rectangle shape of the building allows for optimal use of each square metre of the premises, ensuring everything necessary for a modern office: reception area, open office workspaces, individual offices, meeting rooms, kitchen and lounge area, archive and server units, as well as locker rooms.



Total area of the floor: 1940 m<sup>2</sup>







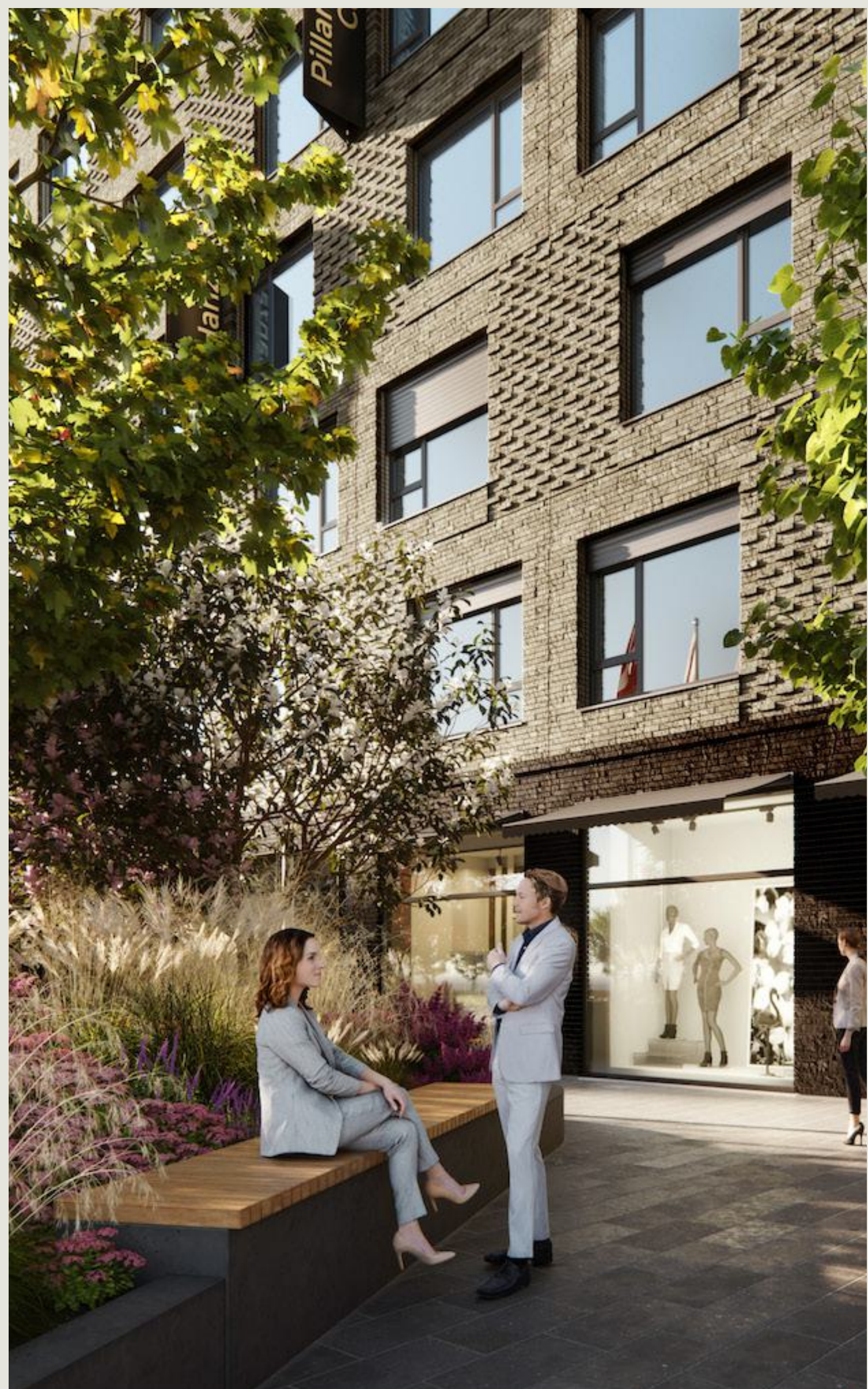














# High-quality technical solutions and services



**High-capacity ventilation**  
4.5 air changes per hour, CO2 sensors



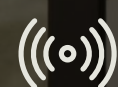
**Modern cooling and heating systems**



**Security system**  
Access control, security, video surveillance, 24/7 territory video surveillance



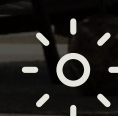
**Building Management System (BMS)**  
Individual power consumption meters



**Telecommunication**  
Fibre optic internet, weak current



**Modern lift systems**



**Solar batteries**  
Ensure electricity consumption in the common areas of the building



**Automatic outdoor blinds**  
Ensure comfort and reduces electricity consumption



# New Hanza territory development



New Hanza is designed to make everyone feel like they belong - whether at home, relaxing or working. In the coming years, the 24-hectare site will be developed on a large scale, with new office and residential projects, creating a modern urban environment.

The first phase of the development has started with the construction of New Hanza office building at 1 Mihaila Tāla Street, which is scheduled for completion in the first quarter of 2023. The next phase will include the construction of an office complex at 3 Mihaila Tāla Street, which will provide 16 500 m<sup>2</sup> of offices and commercial space for various daily services. In addition, a sports club with a 25-meter swimming pool and a surface-level car park with more than 400 parking spaces are also in the pipeline. The third phase will be the development of an office complex on Pulkveža Brieža Street, where two buildings will be constructed with an area of 16 000 m<sup>2</sup>. The planned development of the territory provides tenants with opportunities for growth and development, with the flexibility to expand or change space if necessary. In addition to the office complex, New Hanza area is going to include apartment buildings, the Latvian Museum of Contemporary Art, Hanza Park for recreation activities,

an educational institution, as well as commercial buildings for various service providers. Hanzas Perons is already a functioning culture venue here.

The development of the area is supported by investments that have been made over the last few years, including newly built utilities, such as water supply, sewage works, heating and electricity systems, as well as a unique rainwater harvesting reservoir.





# Cultural venue Hanzas Perons

In August 2019, a former Riga cargo railway station warehouse at the corner of Hanzas and Pulkveža Brieža streets was reinvented as the Hanzas Perons cultural venue. Combining the building's more than 100-year history with a modern approach, it has become an efficient, functional space to organise and hold events. Soon enough Hanzas Perons has become a significant landmark of Riga and a true crown jewel of the New Hanza neighbourhood.





# Developer and property manager

Since 2006, Pillar Group companies have been active in the real estate sector and have significant experience and expertise in all types and scales of development and construction projects. Pillar's mission is to create a high quality and safe environment where everyone can enjoy living, working and relaxing. Pillar prioritises quality, including attention to detail because no detail is too small. The quality of Pillar's work is evidenced by a number of top construction awards in Latvia, earned by Pillar-developed and built projects such as Hanzas Perons, logistics park A6, New Hanza infrastructure development projects and more.

Pillar Property Management will provide full-cycle management of the office building, following the best management practices in Latvia.





## **Elīna Ozola**

Pillar Capital, AS  
Head of Sales and  
Lease Department

Mob.: +371 25 633 133  
Phone.: +371 67 015 631  
Email: [elina.ozola@pillar.lv](mailto:elina.ozola@pillar.lv)  
[www.pillar.lv](http://www.pillar.lv)



## **Pēteris Guļāns**

Pillar Capital, AS  
Head of Development

Mob.: +371 29 184 820  
Phone.: +371 67 005 667  
Email: [peteris.gulans@pillar.lv](mailto:peteris.gulans@pillar.lv)  
[www.pillar.lv](http://www.pillar.lv)