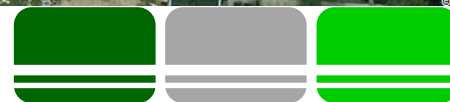
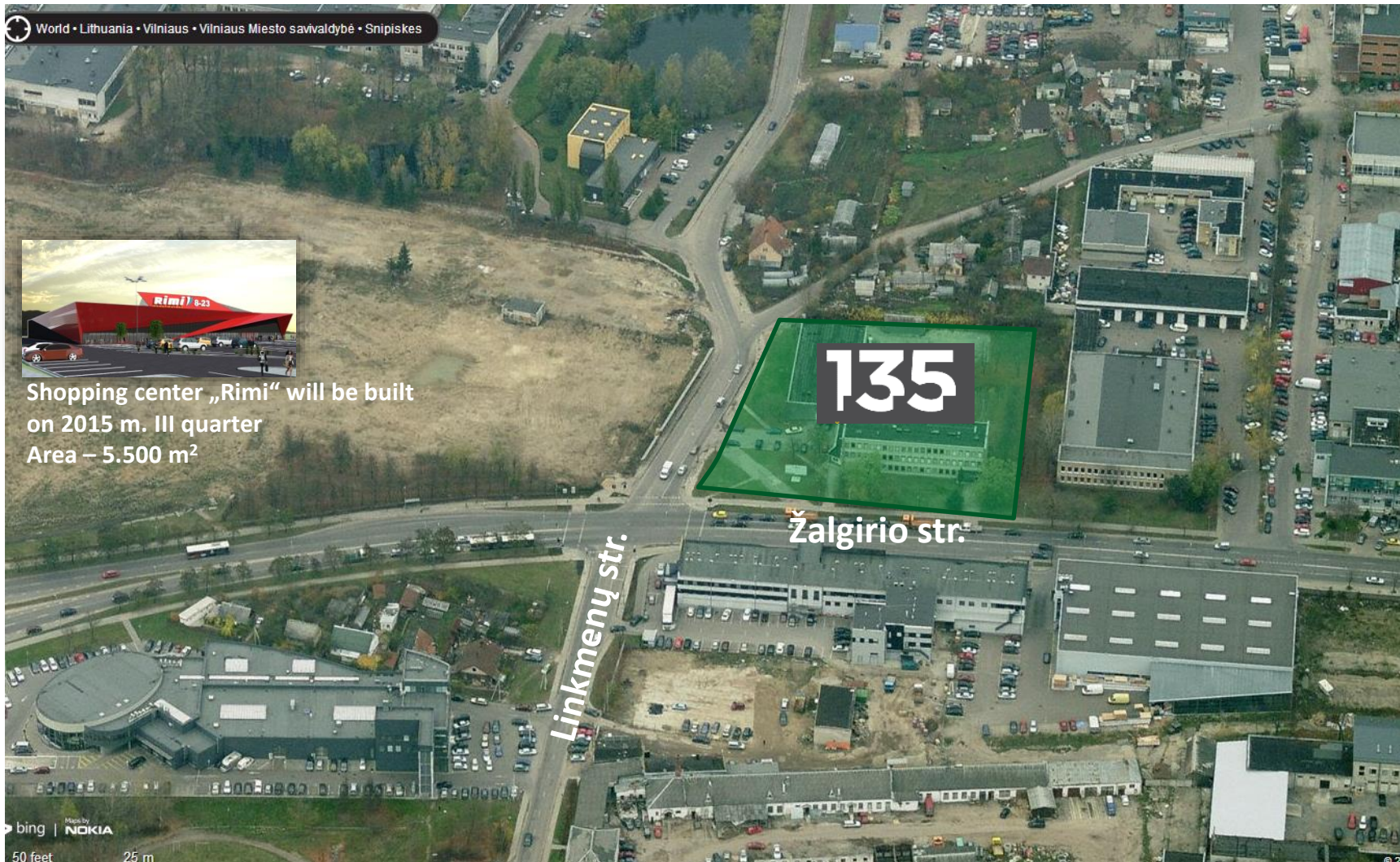


135 Business Center in Zalgirio str., Vilnius



The Site

8400 sq.m., regular shape of the landplot



Location



Convenient access by private and public transportation:

Many ways to get in/out to/from business center „135“ and to avoid traffic jams in main streets.

Linkmenu bus station is in front of the building.

Broniaus Laurinavičiaus skvero bus station is 950 m from the building

Rimi shopping center will be open in 2015 III qt. Maxima store is 750 m from the building.

Main shopping centers are 1,5 km radius distance

Vilnius Japanese garden will be open in 2016 m. III qt.

Cyclo city bicycle station is in distance of 900 m

Transport Infrastructure Development

Kernaves Bridge

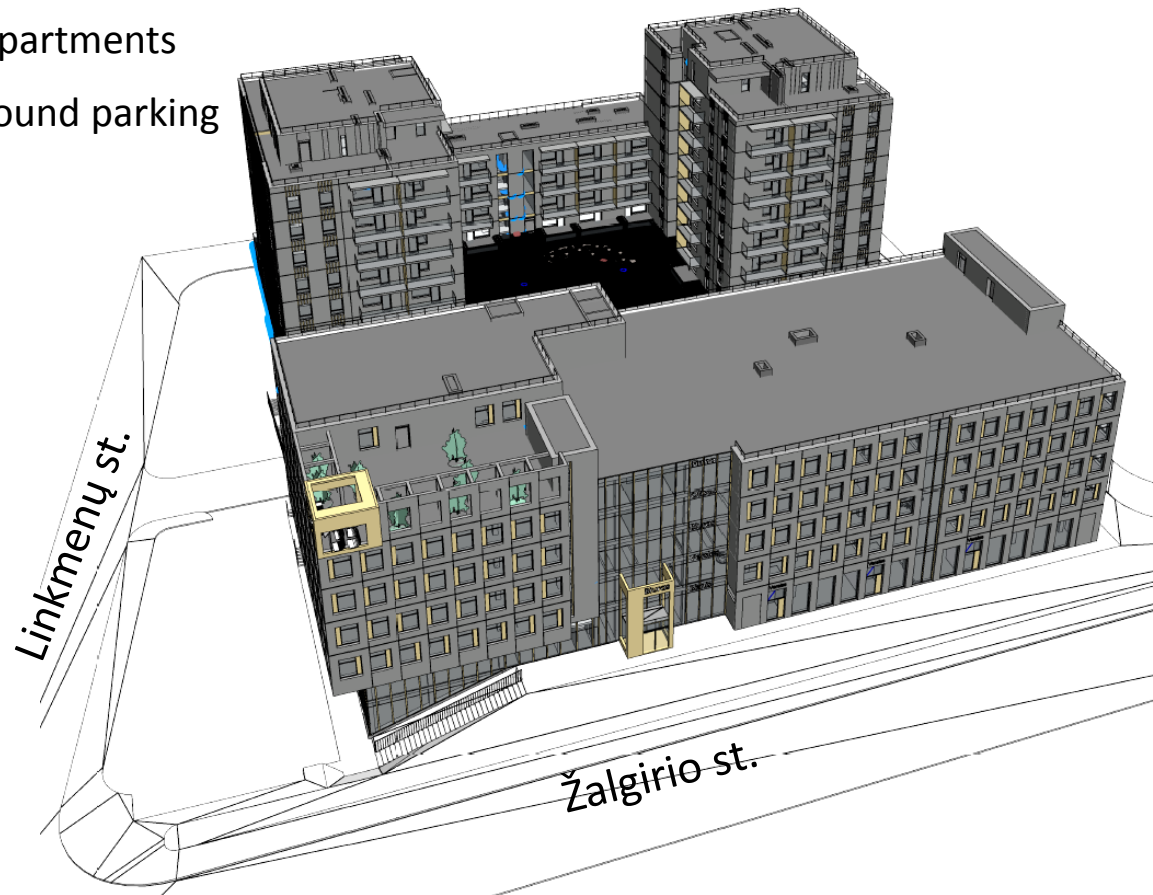
- It is planned by municipality that new constructed Kernaves Bridge next to Baltasis Bridge will connect Mecetes St. and Kernaves St.
- It is projected that the bridge will jump-over the river Neris by a trestle and will pop-under the ground in front of National Gallery, also crossroad of two levels will be connected to Konstitucijos Av.



Project in figures

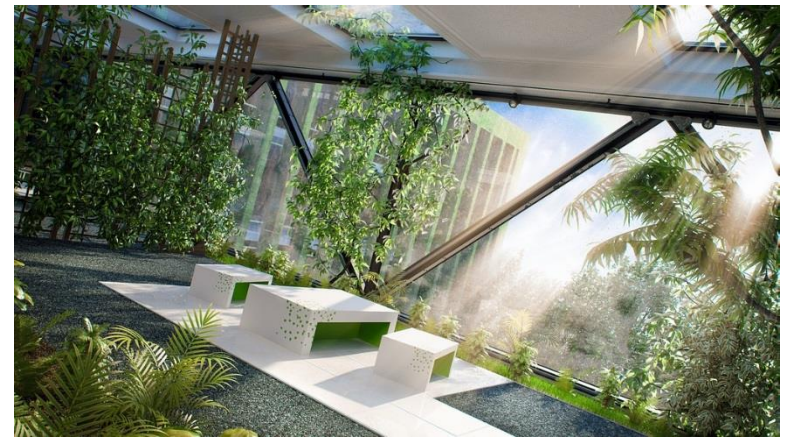
A complex of residential and B+ class business center „135“ buildings with ca. 15,000 sq. m total area:

- 8.400 m² office and retail space
- 6.500 m² residential area or 125 apartments
- 285 car parking spaces in underground parking
- Start of construction: Q2 2015
- End of construction: Q4 2016



Core advantages of „135“ business center

- Functional and energy efficient B+ class building
- More than 1400 sq. m. per floor
- Flexible layout and individual interior design
(*built-to-suit*)
- Modern parking system
- 150 secure bicycle parking spaces
- Convenient access by public as well as private transport
- A cozy inner courtyard with recreation area
- Developing neighborhood (Hyper Rimi shopping center, Vilnius Japanese garden, etc.)



Vizualization (1)

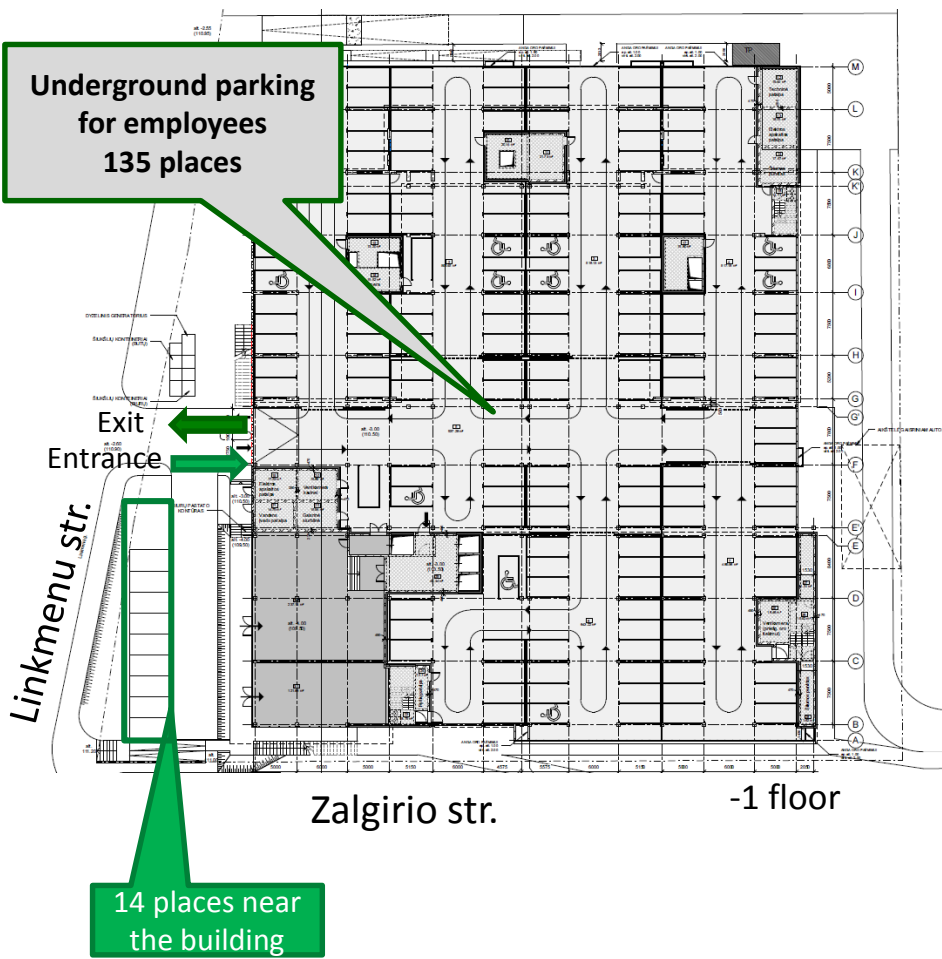


Vizualization (2)



Parking – separated flows of employees and residents

 Elevator goes straight from parking to the office, no need to go outside.

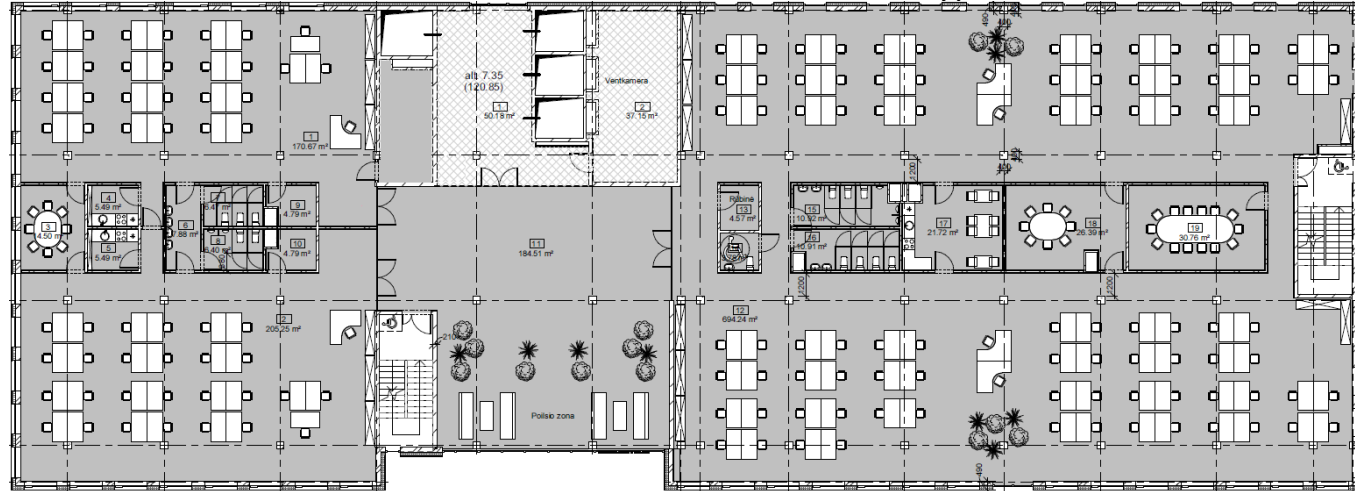


Typical floor layouts

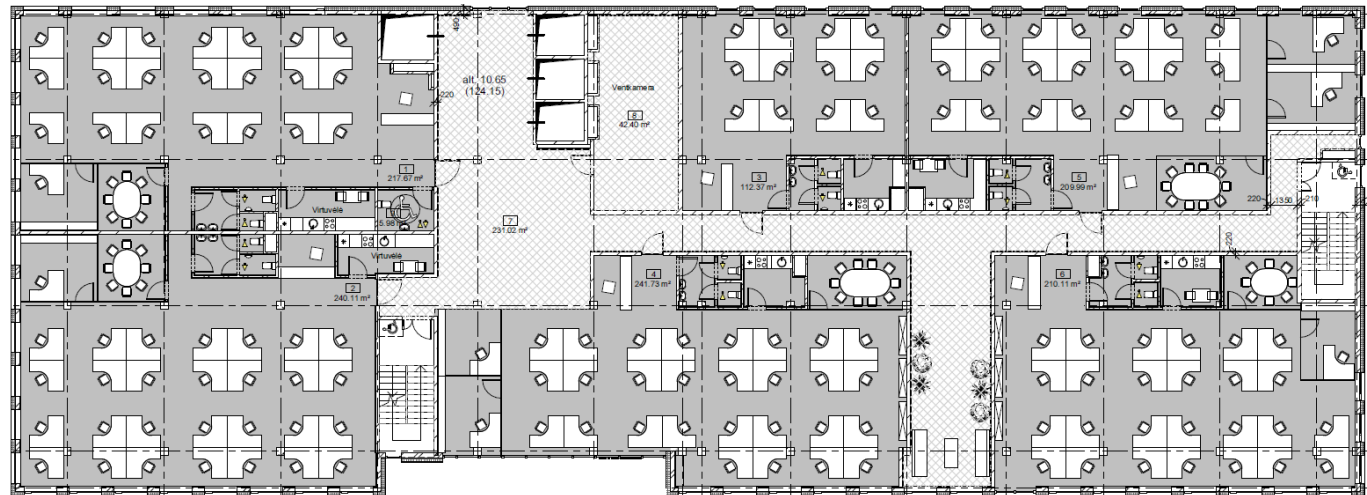
Flexible layout and individual interior design (*built-to-suit*)

- Typical floor ~1430 sq. m
- Opportunity to lease from 200 sq. m office premises

Typical floor for 1 tenant



Typical floor for 4–6 tenants



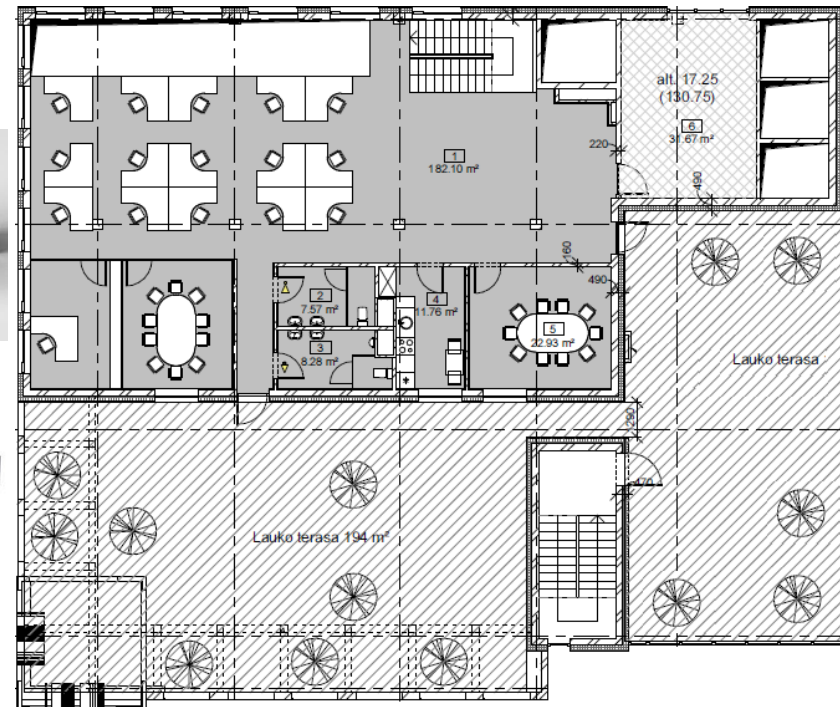
Inner courtyard

- More than 1000 sq. m inner courtyard
- Recreation area for employees
- Access to the courtyard directly from the second floor hall
- Security will be guaranteed - access only with office cards or magnetic key



Outdoor terrace

- Two outdoor terraces will be installed on 6th floor:
 - ~200 sq. m private outdoor terrace only for 6 floor office premises
 - ~150 sq. m outdoor terrace for common use
- Entertainment area with outdoor table tennis, table football and etc.
- Recreation area with benches and hammock



Engineering solutions

- Building management systems (BMS)
- Humidity control system
- Comfort microclimate and cost regulation on floor level
- Separate ventilation unit on every floor
- Heating/Cooling systems based on South/North directions



Project developer: track record



Eika Business Centre, Vilnius
A class offices, 15.000 m², ca. 80 tenants.
Year 2003-2006.



PUPA Shopping Centre, 6300 m²,
ca. 36 shops and service providers.
Year 2008.



Baltijos Business Centre, Klaipeda,
office premises 2000 m²,
Year 2009 m.



Settlement in Santariškės, Vilnius –more than
1150 apartments.
Year 2008-2015.



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