

Media information

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The “Origo One” business centre office spaces fully leased out

After opening a year ago, the new Class A business centre “Origo One” has leased all office spaces. The existing tenants will be joined by the Rail Baltica joint venture “RB Rail” in the autumn.

“Linstow Baltic” and the “Origo” shopping centre’s commercial director **Evija Majevska** admits: “Last year has been a challenge to our industry. Our understanding of what a modern, sustainable development-based office space should be has changed significantly during this period. First, companies expect environmentally and employee-friendly solutions. Secondly, the switch to remote work has changed the habits of office workers – a change that must be considered in office design. Solutions must be dynamic, technically perfect, and adjustable. We are pleased to have succeeded in this, and excellent companies have appreciated it. The business centre has a unique design and interior: combined areas provide graphic navigation, distinctly delineating the neutral-professional and the active areas, focusing on environmental accessibility for people with disabilities. The BREEAM certificate we were awarded in the spring has also allowed us to meet sustainability objectives. We are pleased to have fully leased all the office areas available in the business centre during the year and will be happy to welcome the Rail Baltica joint venture “RB Rail” in our midst.”

The business centre “Origo One” obtained the world’s leading building sustainability assessment method’s BREEAM certification in the spring of this year, gaining the highest final rating among all business centres in Latvia. The project emphasises high standards of energy efficiency, working environment and sustainability to, with the help of nature and environmentally friendly solutions, provide a healthy and comfortable environment for office workers and visitors alike. As a result, seven companies, including “Enlabs Group”, the digital content studio “TheSoul Publishing”, “Narvesen & Caffeine”, “Hills Properties”, “Colliers International”, “LETA” and “TVNET Group” have found their space in the “Origo One” Class A offices, summing up to a total area of 11 500 m².

In March of this year, the newly constructed “Origo” building, which includes the “Origo One” business centre, was awarded 1st place in the “Latvian Construction Annual Awards 2020” in the “New Public Building” category. As part of the ambitious project, visitor amenities have been extended to an underground parking area, providing space for up to 130 cars, including electric vehicles, as well as a large, secure, and easily accessible bicycle accommodation for 72 bicycles (in addition to the availability of bicycle racks for 50 bikes in the public outdoor area), as well as free self-service bicycle repair stations.

The involvement of the international real estate services company “Colliers” has also contributed to the attraction of tenants to the business centre. “We have been working together with the developers of the “Origo One” business centre since the very beginning of this project, from a time when all this was just an idea. Even back then, we had great confidence in the viability of this idea – office workers want to work in modern and high-quality offices, and these factors contribute to their well-being and productivity, yet Riga lacks high-quality office spaces. Despite the pandemic and the switch to remote work, the business centre’s spaces were leased out in the previously set deadlines, attracting world-class brands that appreciate the higher quality standards of the “Origo One” business centre. Moreover, the business centre is in a strategically beneficial place – close to the railway station and the bus station, Old Town, surrounded by well-developed infrastructure (public transport, cycling, catering and household services); there are not many such places left in Riga, and good quality offices in the city centre will always be in demand. Furthermore, companies are increasingly paying attention to the well-being of their employees. Therefore, their office spaces must serve as a magnet that attracts employees, motivates them to work effectively and



with high returns. Due to this, today, particular attention is paid to the quality and sustainability of office spaces,”– adds **Ēriks Bergmans**, Partner at “Colliers” and head of the Agency.

Publicity photos: <https://failiem.lv/u/vcpc8sutm>

Linstow Baltic (LB) is one of the leading long-term real estate project developers in various segments in the Baltics, including office buildings, trade centres, hotels, parking lots and others. LB has been operating in this field since 1996. In Latvia, LB develops and manages the “Origo” multifunctional commercial centre and the largest shopping centre in Estonia - “Īlemiste”. In Riga, LB is developing a modern, socially and environment-friendly “Origo One” business centre and city quarter. More information is available at: www.linstowbaltic.lv.

More information

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