



Riga, 17 November, 2021

Press Release

“L.SN” WINS THE DESIGN COMPETITION OF THE UPCOMING SATEKLES BUSINESS CENTER

The design competition for the upcoming Satekles office building complex of the *Linstow Baltic* group company has ended with the contract being awarded to the partnership *L.SN* (SIA *Lauder Architects*, SIA *Sarma&Norde*). The jury considered their proposed vision the closest to the business center in this city block as envisaged by the customer, architects and city planners. The office center will be located in the vicinity of the Riga Central Railway Passenger Station and the *Origo One* business center between Elizabetes, Ernesta Birznieka-Upīša, Dzirnavu and Satekles streets.

A total of 6 design proposals were submitted. In evaluating applications, several relevant criteria were taken into account, including innovation and originality of the architectural idea, relevance of the site to the quality of the public space, public accessibility and the benefits to the society this block may provide to the city, architectural compatibility with existing infrastructure, cultural context, urban integration and others. The winners of the competition will receive the main prize of EUR 15,000. The winners of the 2nd (SIA *MARK ARHITEKTI*) and 3rd (SIA *ARPLAN*) places will receive cash prizes worth EUR 10,000 and EUR 5,000 respectively.

Chairman of the Board of *Linstow Baltic*, **Frode Gronvold**:

“We are pleased with the visions and ideas obtained from the design competition. Both the participants and the jury have done a great job. The *L.SN* solution is fully in line with our vision of a sustainable business center in the city heart. Satekles business center will complement our real estate portfolio in the neighbourhood of Riga Central Railway Passenger Station.”

The purpose of the design contest was to obtain a design for the new sustainable office building complex that is well thought-out in terms of urban planning and architecture. The design should include architectural solutions and the site’s joint master plan for the creation of a complex of office buildings on three interlinked plots in Riga between Elizabetes, Birznieka-Upīša,



Dzirnavu and Satekles streets. Construction of the Satekles business center is expected to start in the 1st quarter of 2023. In October 2021 a lease agreement was signed with AS *SEB banka* as the key tenant, who will relocate their present headquarters to the new business center.

The submitted design ideas were evaluated by a group of 10 urban planning experts, architects and real estate specialists led by architect Dr.arch. Jānis Dripe: Head of the Architecture and Art Department of the National Culture and Heritage Board, architect Anna Ancāne; Riga City Architect, Gvido Princis; Head of the Cultural Heritage Protection Division of the Architecture and Urban Design Department of the Riga City Development Department, architect Viesturs Brūzis; Expert of Riga City Development Department Urban Development Board in charge of issues of Riga Historical Center UNESCO World Heritage Management Planning, architect Aigars Kušķis; certified architect and urban planner Edgars Bērziņš; certified architect Ventis Didrihsons; certified architect Vilnis Šlars; real estate market expert Ēriks Bergmans; city planner, project director of *Linstow Baltic* Andis Kublačovs.

About SIA "Linstow Baltic" (LB)

"Linstow Baltic" (LB) is one of the leading developers of long-term real estate projects in various segments in the Baltics, including office buildings, shopping malls, hotels, parking lots and others. LB has been operating in this sector since 1996. In Latvia, LB manages and develops the "Origo" shopping center, in Estonia – the largest shopping center in the country – "Ülemiste". In the center of Riga, LB is developing a modern, environmentally and socially friendly business center "Origo One", as well as a dynamic city quarter "Sporta 2". More information: www.linstowbaltic.lv.