



 **SATEKLES
BIZNESA
CENTRS**

**Opening –
summer 2025**



More than just
an office

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Located in the heart of Riga city and at central multi modal transportation hub, the strategic location of SATEKLES BUSINESS CENTER ensures an easy access to all city locations, as well as allows to experience Riga city.

A short walk away from Old Town, Opera house, shopping centres, fine dining restaurants, hotels with conference facilities, museums, theatres, parks, leisure, medical and wellness facilities.

Location



Location

Old Town

// SBC

// SBC2

200 m

Map: georiga.eu/3d-riga/
Centre



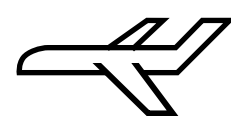
Location

Latvia – Riga – Center
Central Business
district



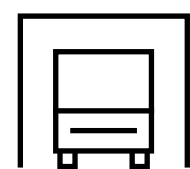
Railway

Riga Central
Passenger Railway
Station – 200 m



Airport

Riga International
Airport – 5 km



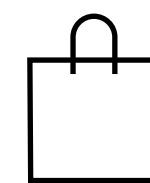
Transport

International bus
terminal – 700 m



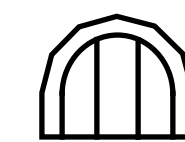
History

Close to the
historic centre of
Riga Old Town –
700 m



Shopping

Multifunctional
shopping centre
Origo across
the street



Market

Riga
Central Market –
600 m



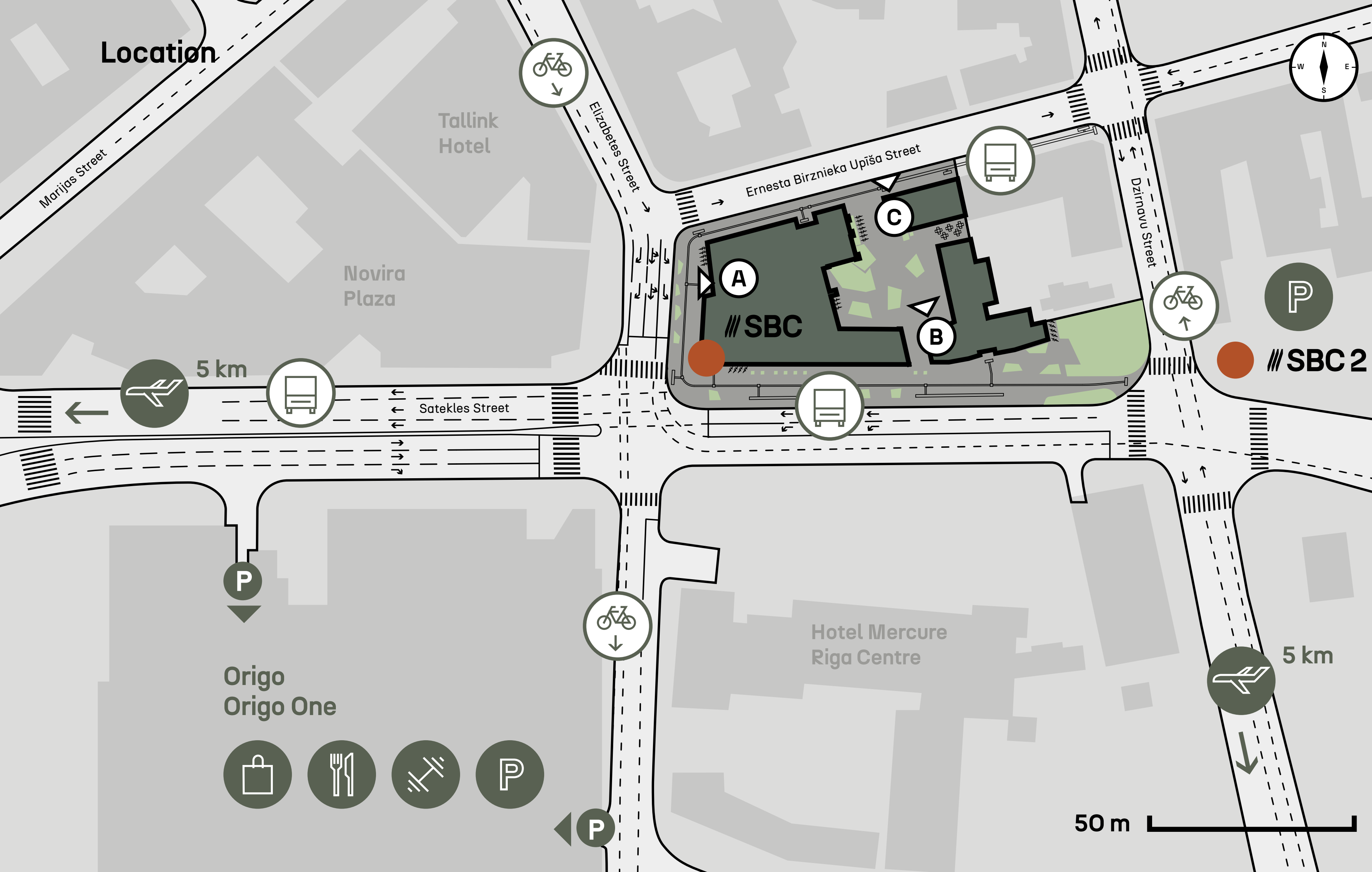
Promenade

Riverside
promenade –
1 km



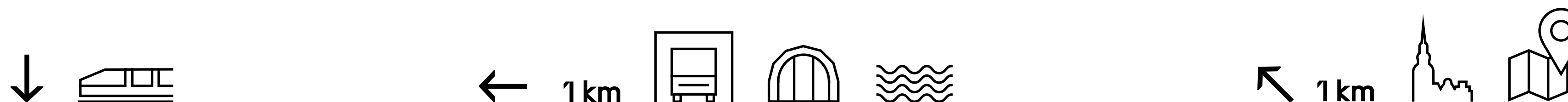
Amenities

Hotels, restaurants,
parks and squares, gym,
leisure and medical
facilities nearby



Central Business District. Perfect office space for foresighted companies.

The new office complex is surrounded by Elizabetes Street, Ernesta Birznieka-Upīša Street, Dzirnavu Street and Satekles Street, next to the Origo One business centre and Riga Central Passenger Railway Station, where the Rail Baltica station is being constructed, providing more convenient connections to Riga International Airport and a fast rail connection between the Baltic capitals in the future.

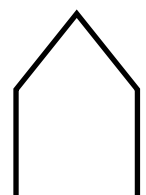




The 12 000 m² large Satekles Business Center is a complex of newly built buildings integrating also a wooden building that architecturally is a part of the city's cultural and historical heritage.

Project

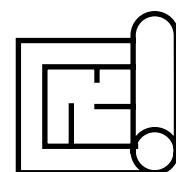
Project



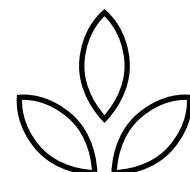
Office Environment
Class A

BREEAM®

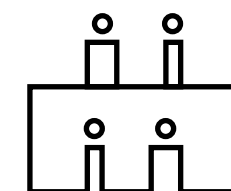
Certificate
BREEAM New Construction
certificates with level
“Outstanding”



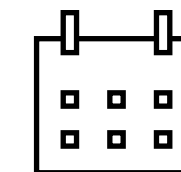
Area
12 000 m²



Landscaped areas
Landscaped terraces and
landscaped semi-public
inner-yardyard



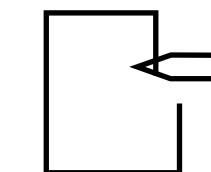
Working spaces
Up to 550



Opening
Project becomes reality
in summer 2025!



Anchor tenant
AS SEB banka



Architects
PS SN&L: Sarma&Norde
Arhitekti and
Lauders Architects

Sustainable working environment for employees' well-being and productivity:

Flexible planning and individual approach

Office spaces from 120 m² / up to 400 m² per floor

Raised floors

Adaptable climate system

BMS managed buildings

Environmentally friendly and sustainable solutions

Convenient location in the city center

Facade solutions designed to neutralise traffic noise

Adaptive shading system for Southern facades

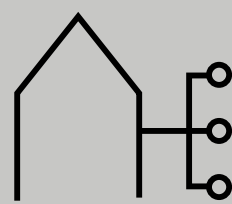
Energy efficient facades to insulate from heat and cold

Landscaped terraces

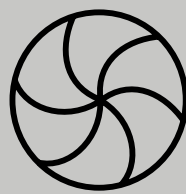
Sophisticated technical solutions and services



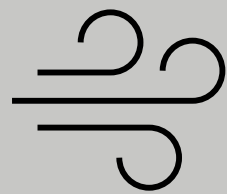
Nearly zero energy building
High level of energy efficiency
Less expenses for the tenants



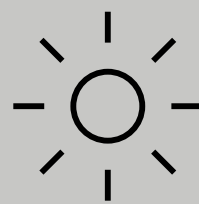
Building management system



A-class ventilation
2.5 air changes per hour



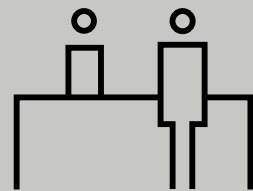
Humidified air supply except wooden building



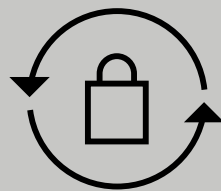
Solar batteries



Modern cooling and heating systems
Chilled-beam climate system



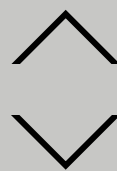
Help desk
Easy reporting of problems in the “help-desk” application Dalux FM



Security systems
Access control, security and video surveillance for common areas and territory



Telecommunications
Optic cable CAT6A



Regenerative drives elevators



Landscaped areas
Landscaped private terraces
Landscaped semi-public inner-yard
Landscaped streetsides with additional greenery and a new green square with 2 large oak trees

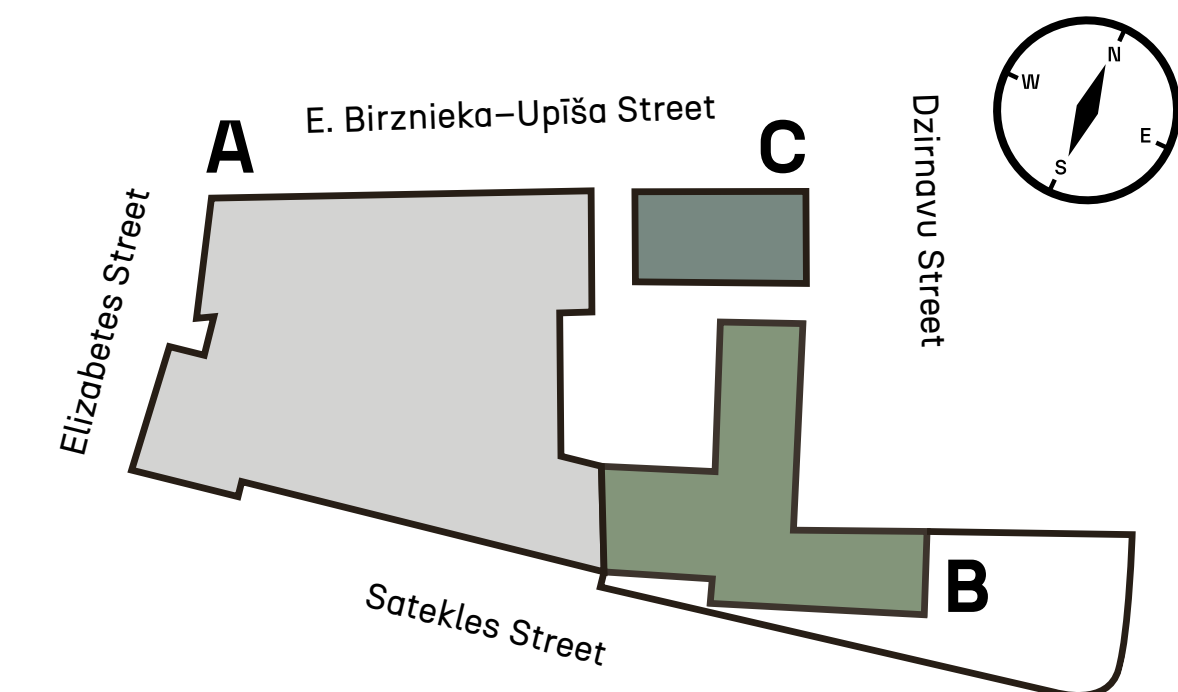
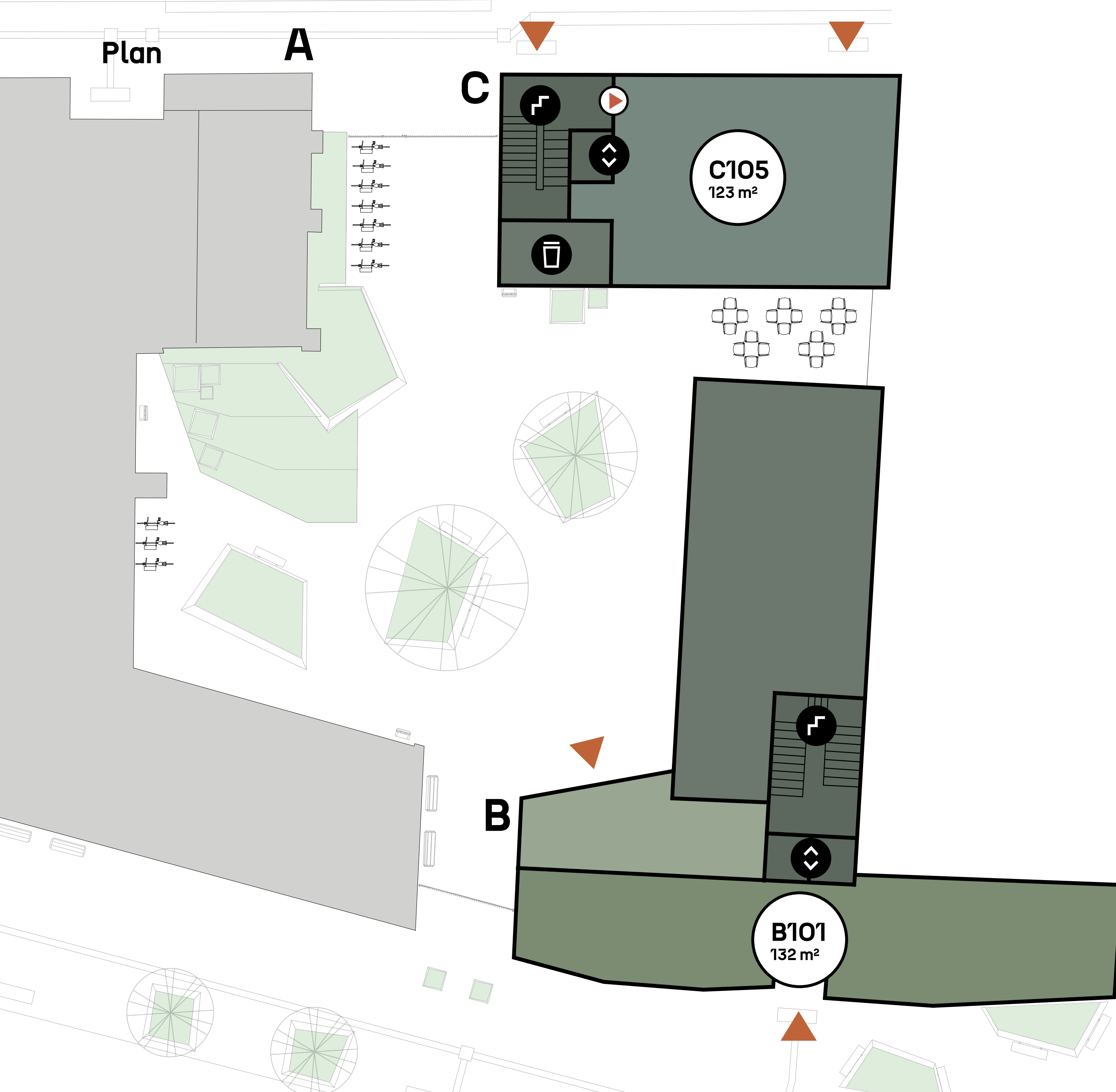


Floor plans within the office complex will be functionally tailored to the needs of each tenant.

Floor plans

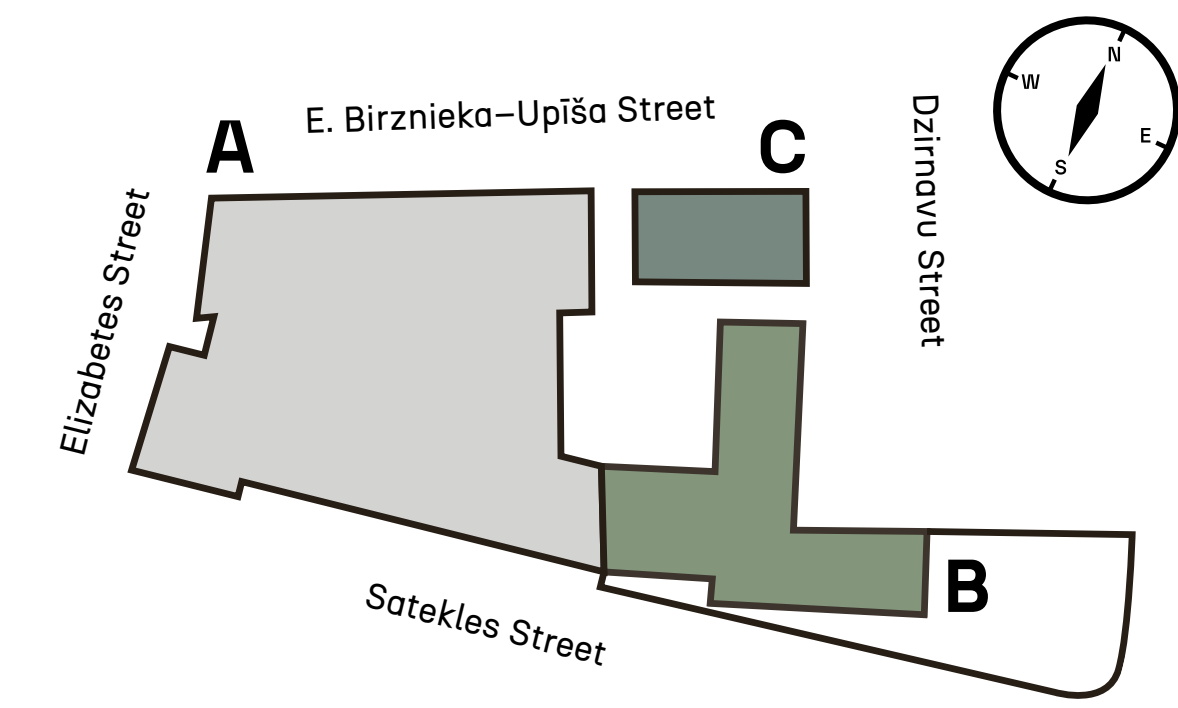
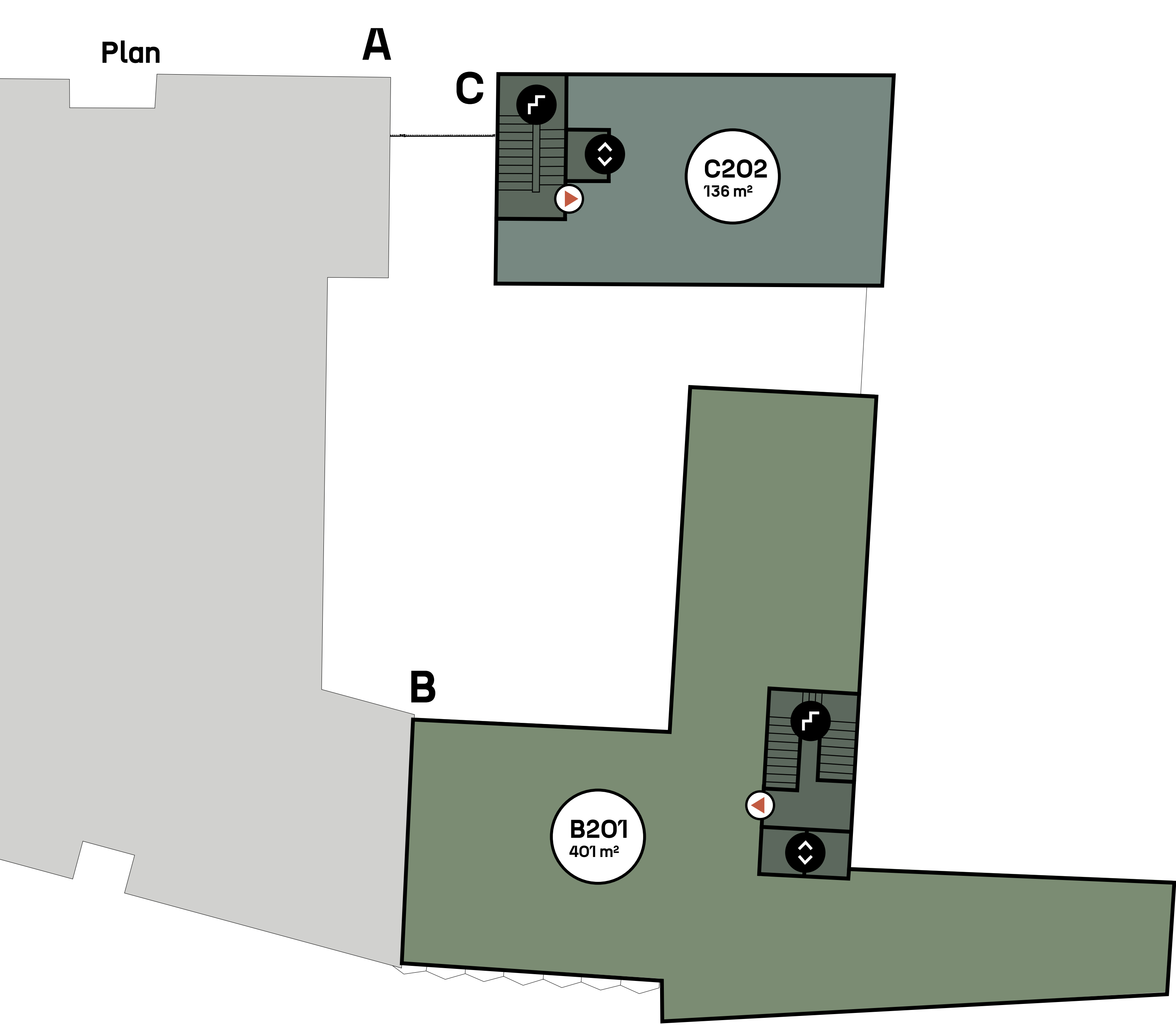


Floor plans option 1










Level 1

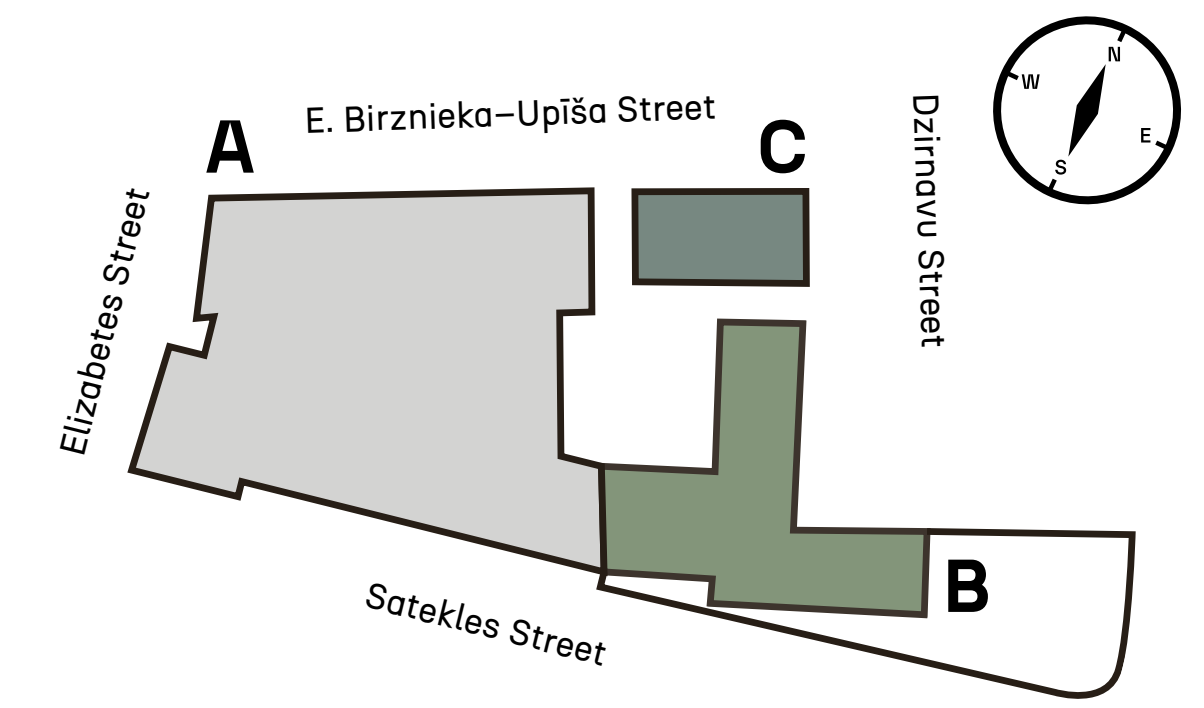
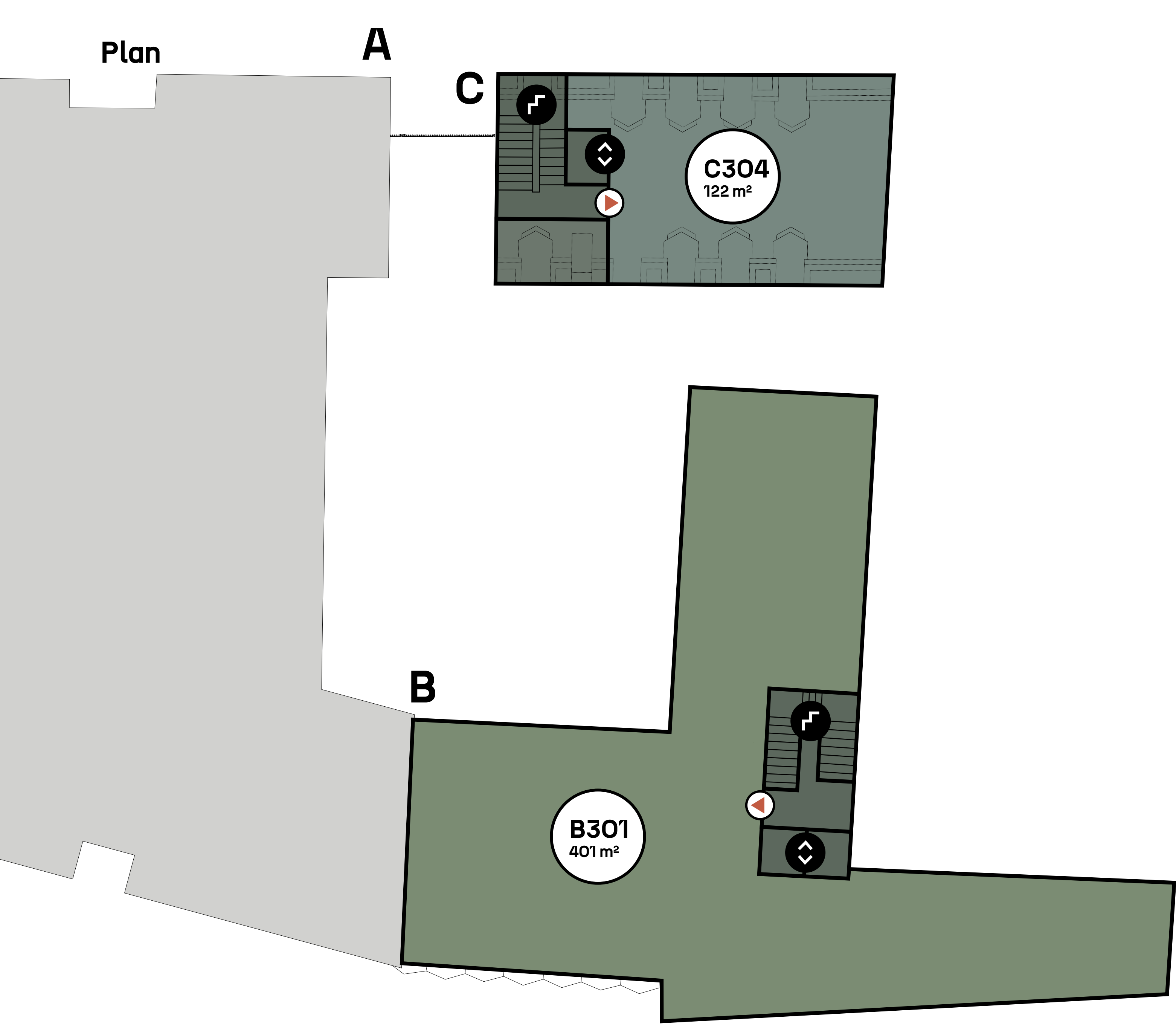
Designations	
entrance	
building sectors	
vertical communications (elevators, stairs, transit area)	
technical rooms, common area	
waste container room	



Level 2








Designations

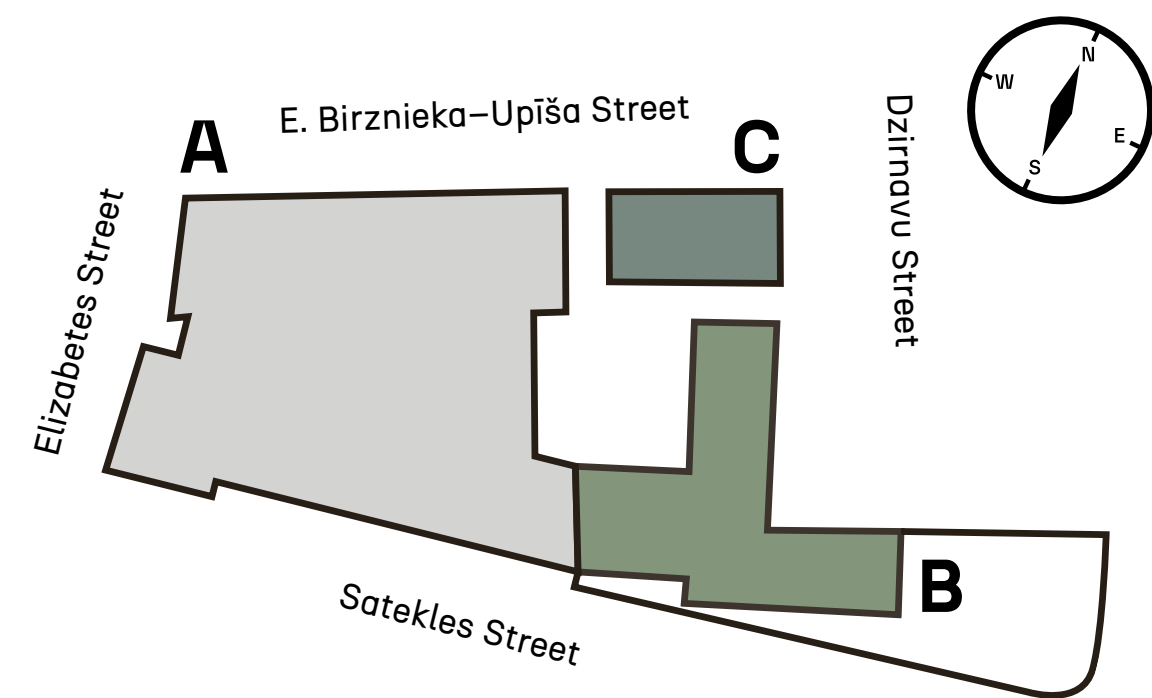
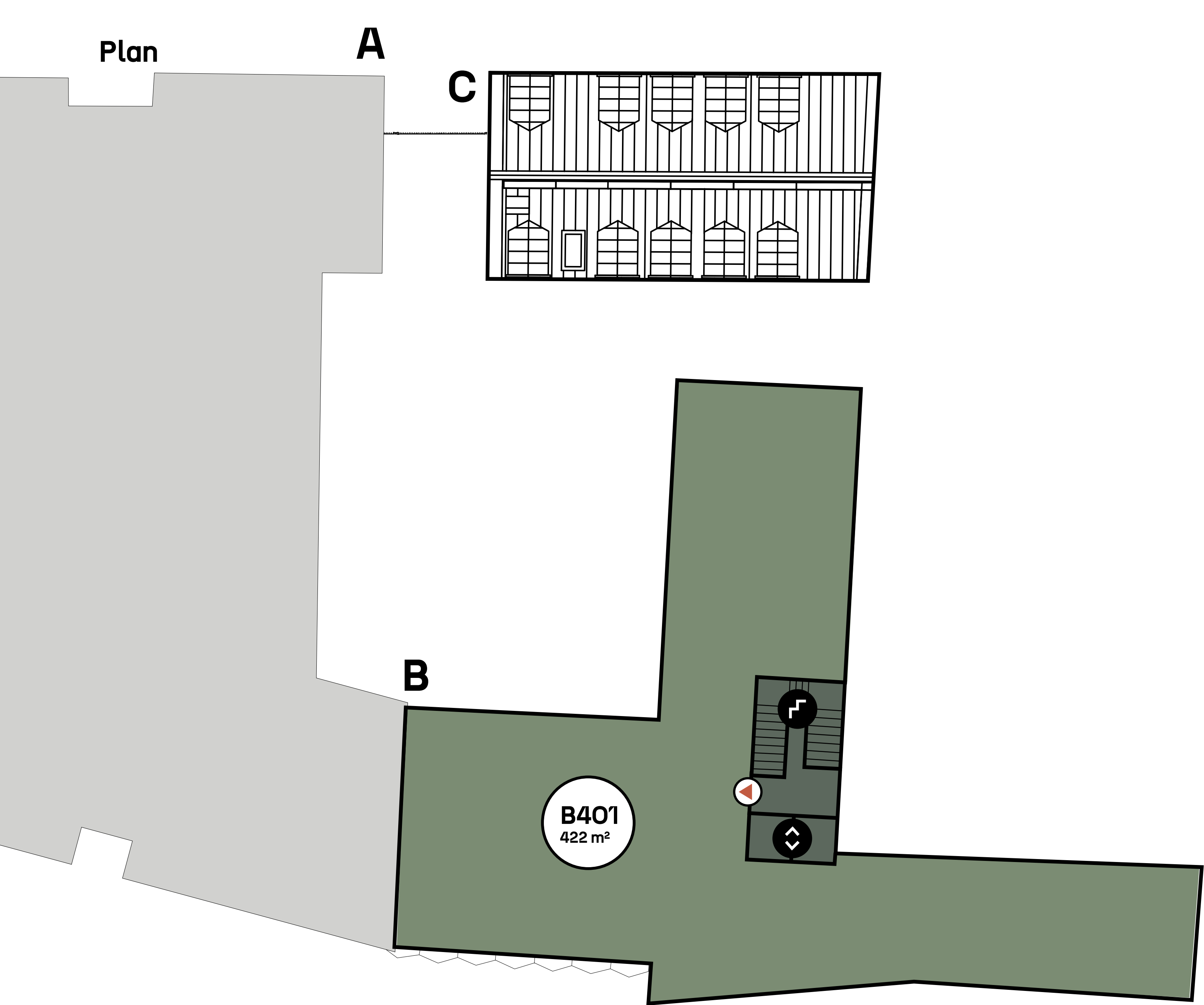
- entrance 
- building sectors   
- vertical communications
(elevators, stairs, transit area)  
- technical rooms, common area 



Level 3

Designations

- entrance 
- building sectors   
- vertical communications
(elevators, stairs, transit area)  
- technical rooms, common area 



Level 4

Designations

entrance



building sectors

A

B

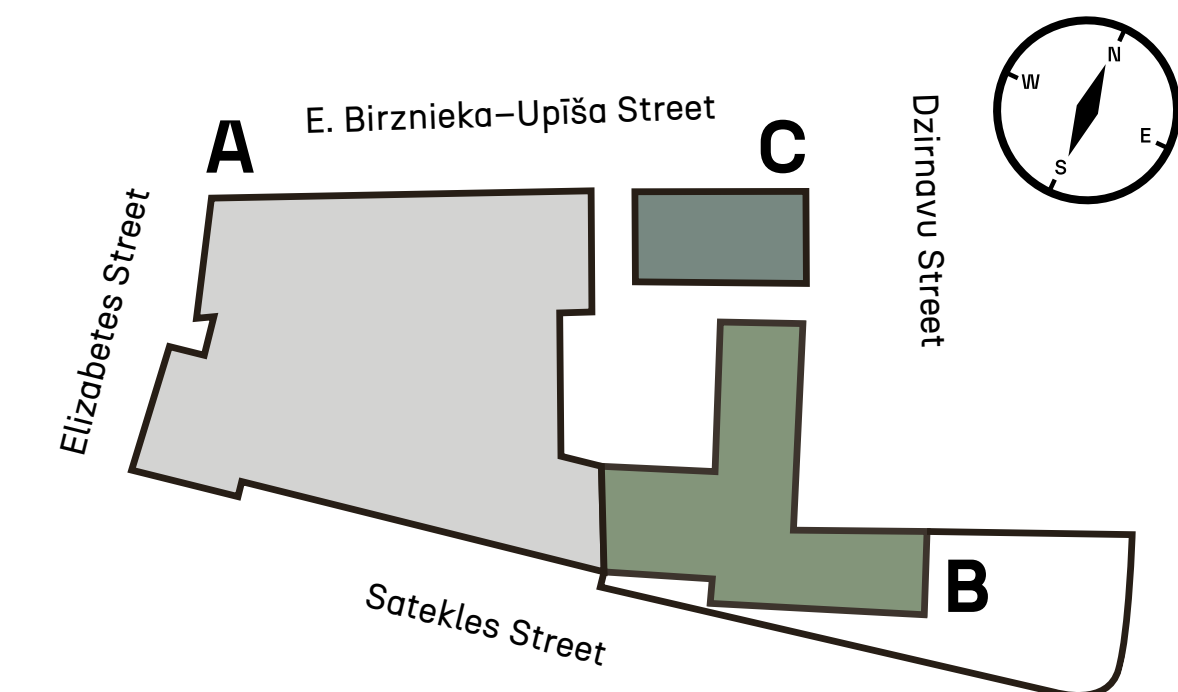
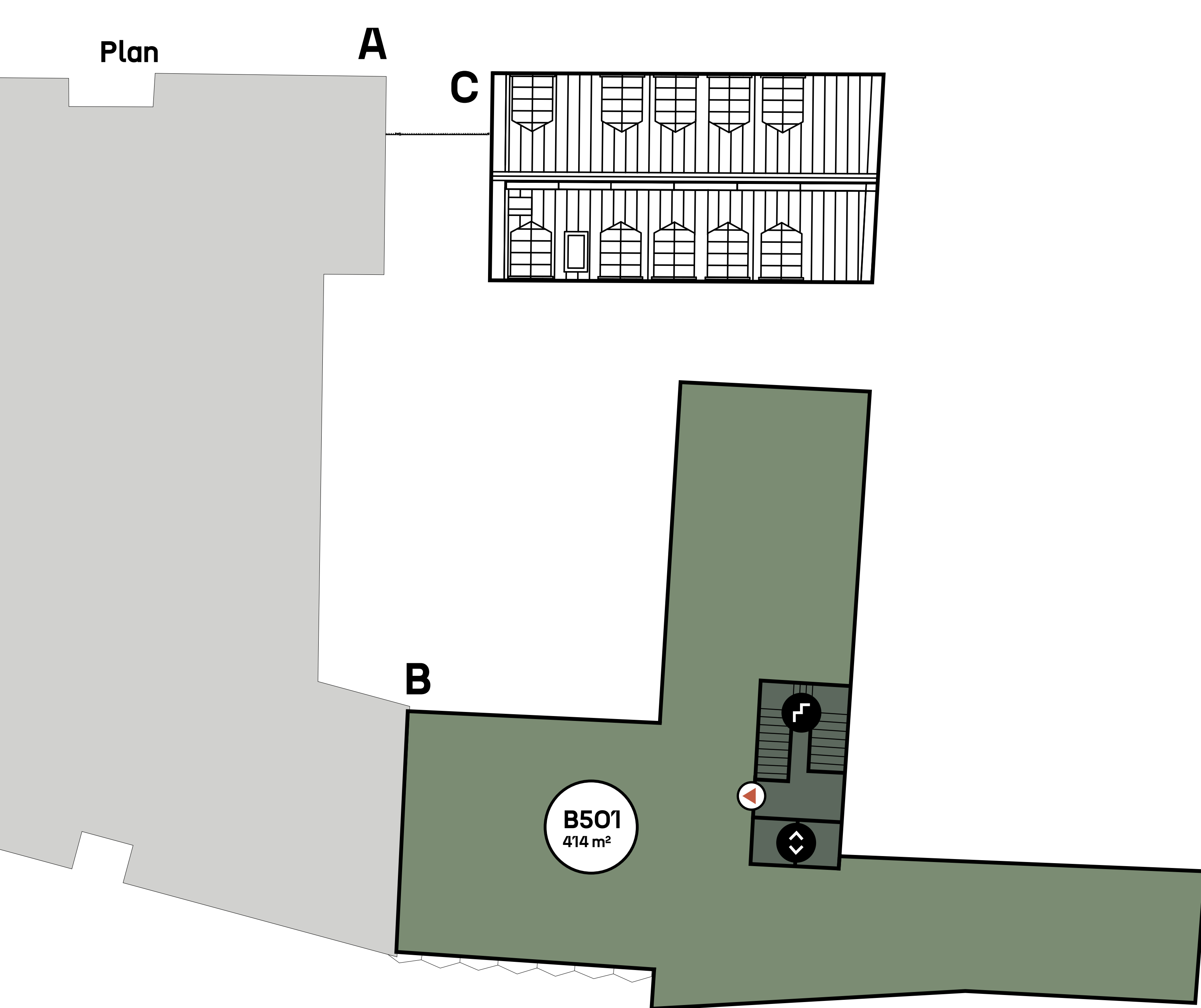
C

vertical communications
(elevators, stairs, transit area)



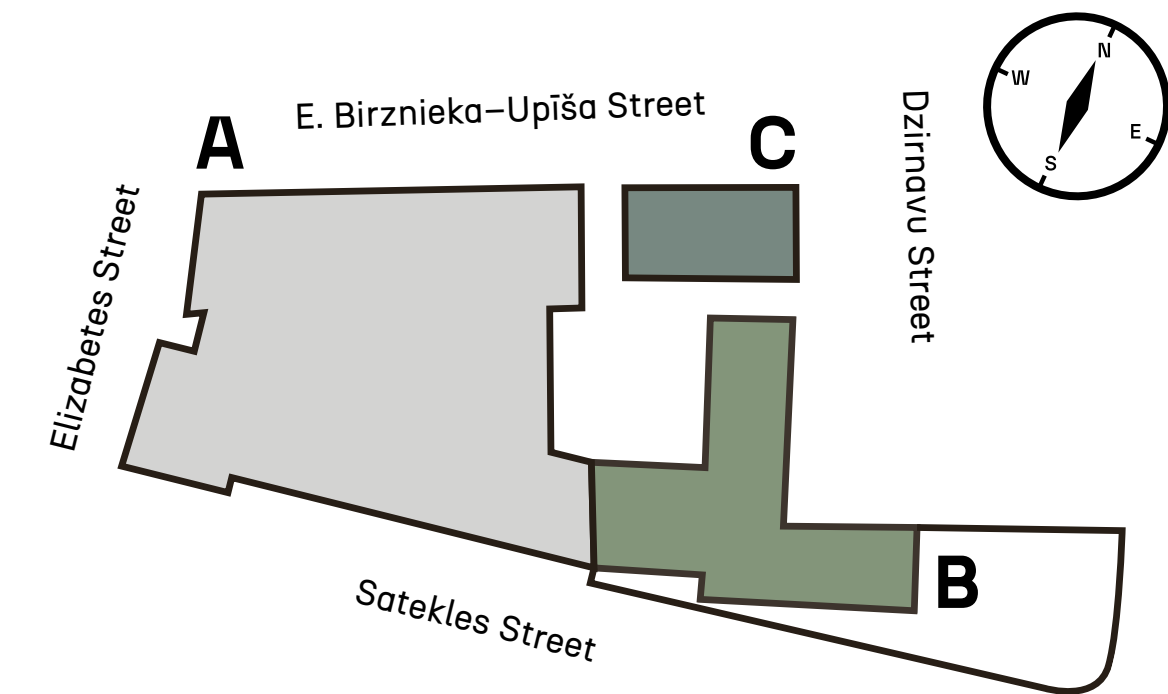
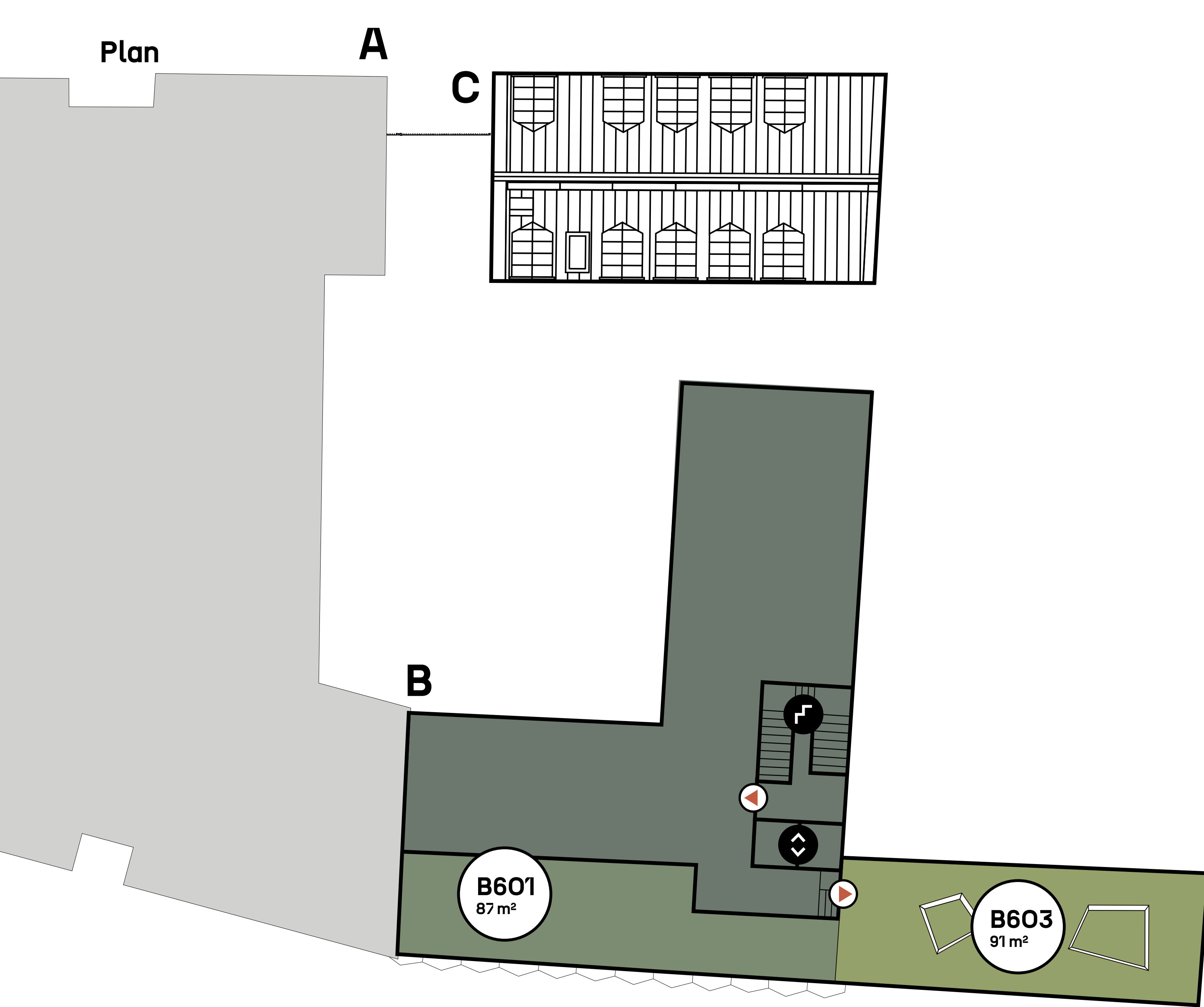
technical rooms, common area





Level 5

Designations	
entrance	
building sectors	
vertical communications (elevators, stairs, transit area)	
technical rooms, common area	



Level 6

Designations

entrance



building sectors

A

B

C

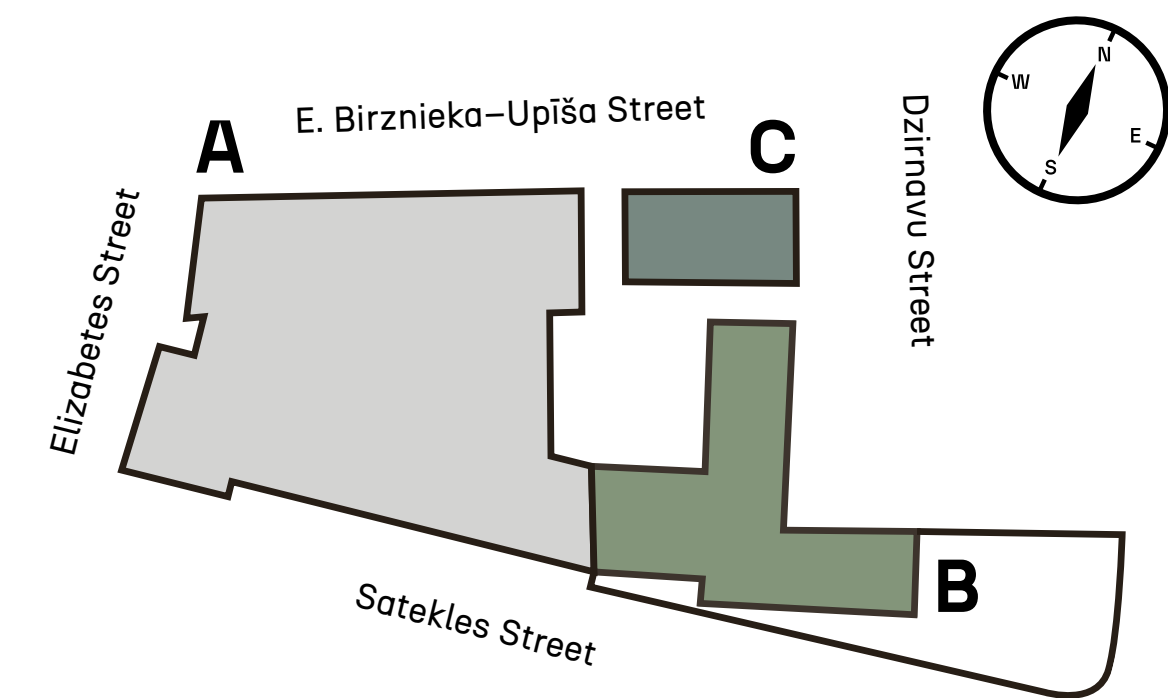
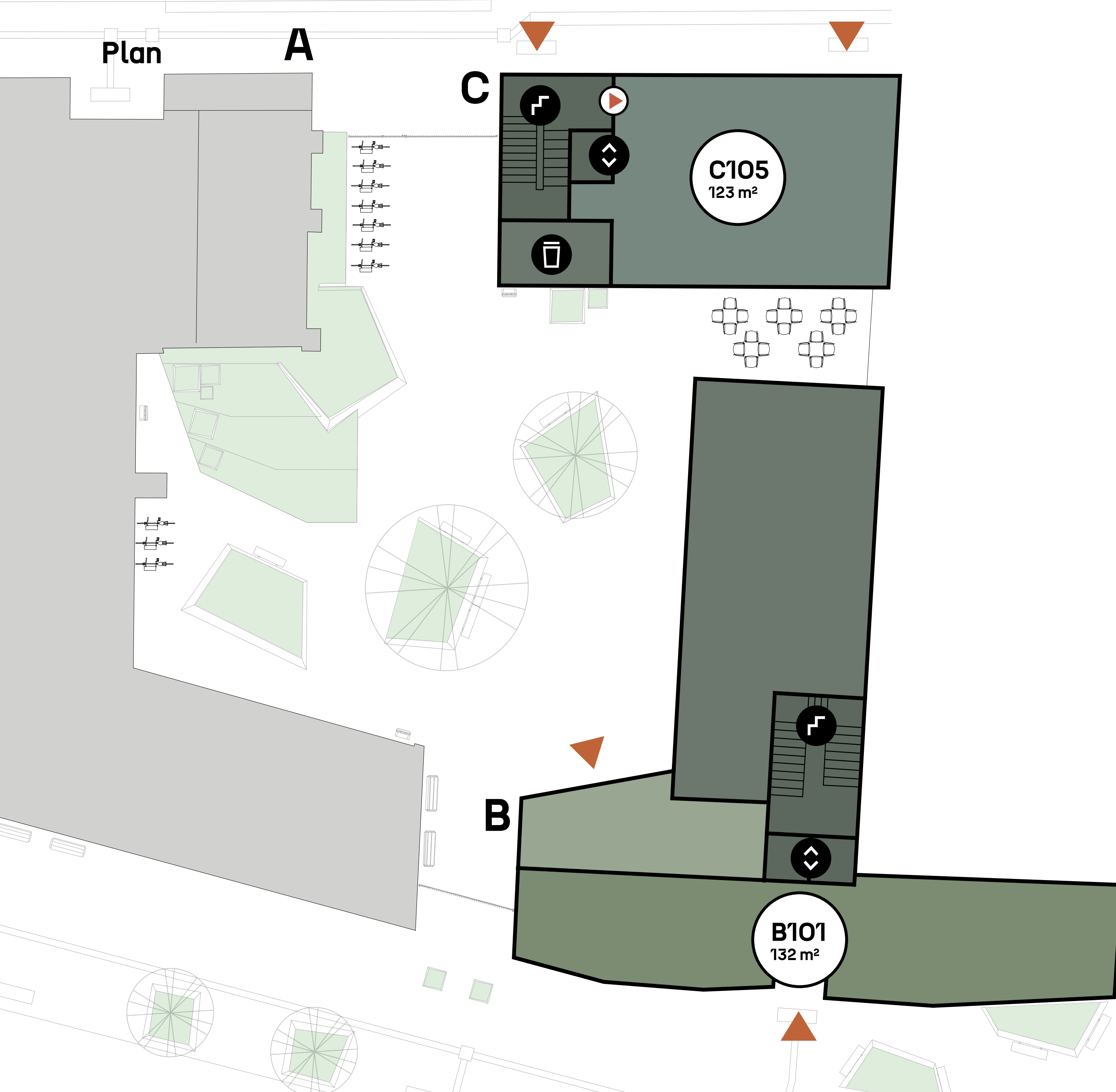
vertical communications
(elevators, stairs, transit area)
technical rooms, common area



terrace



Floor plans option 2



Level 1

Designations

entrance



building sectors

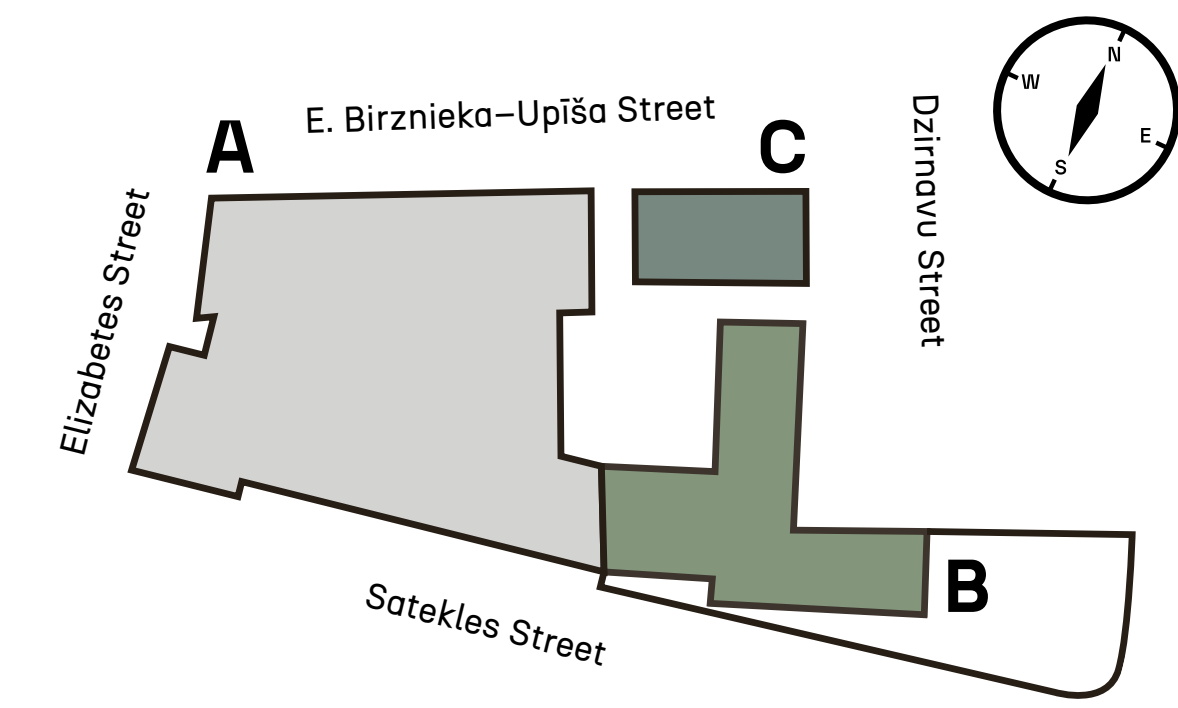
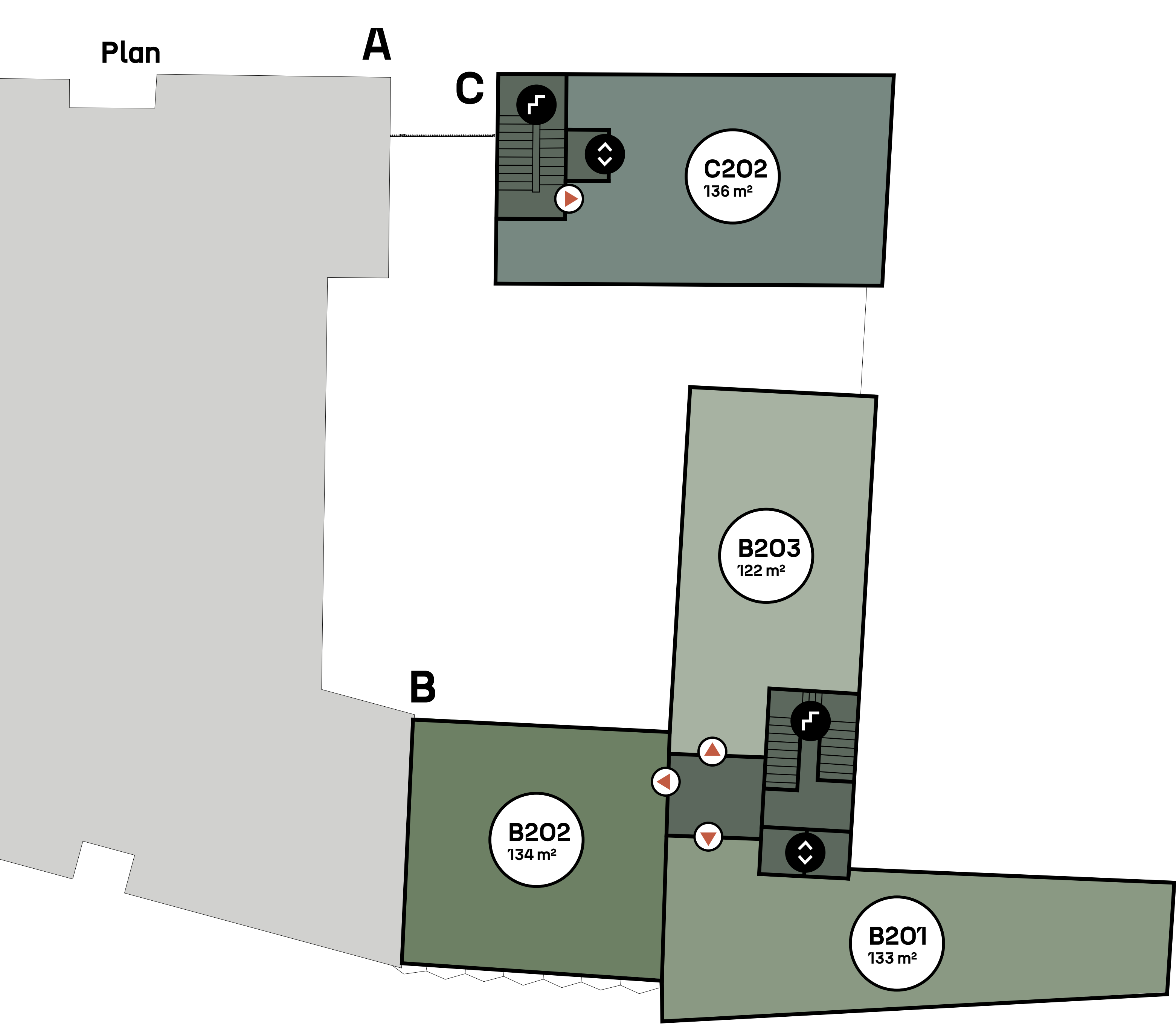


vertical communications
(elevators, stairs, transit area)










waste container room

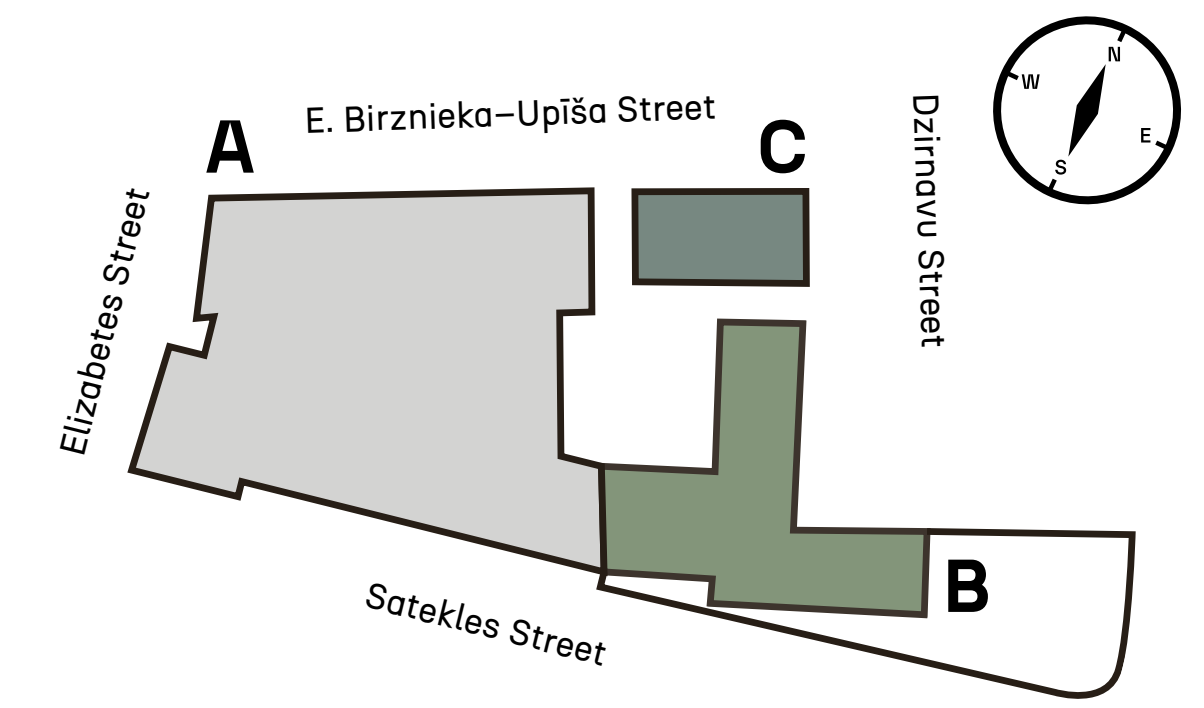
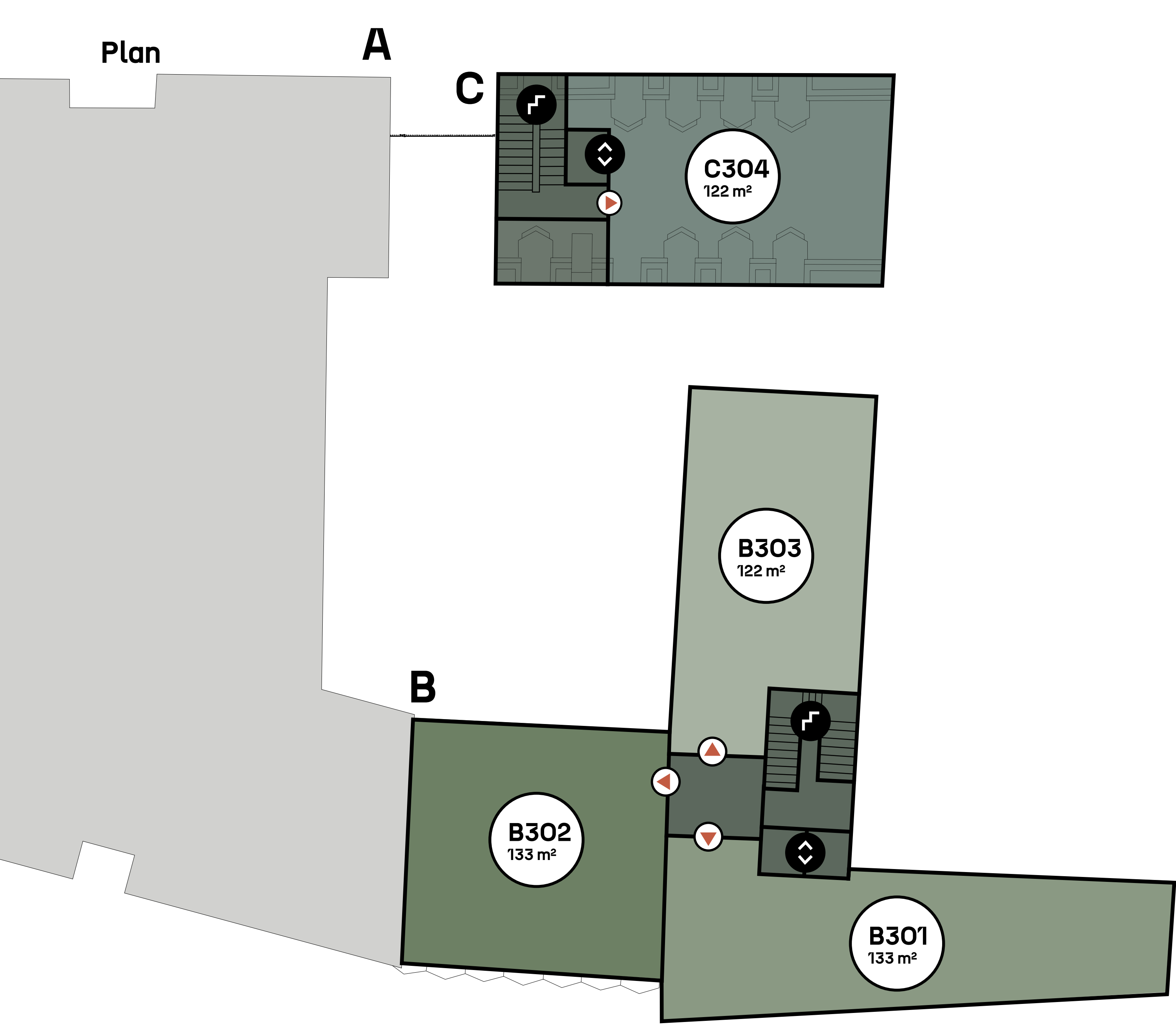




Level 2








Designations

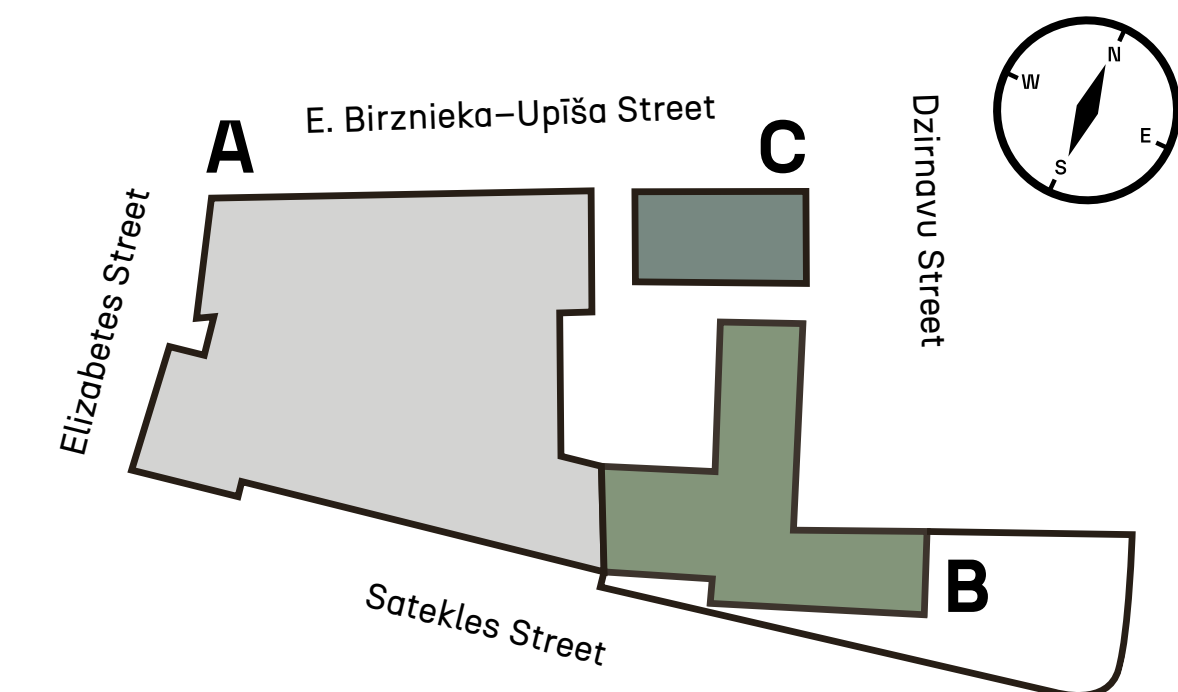
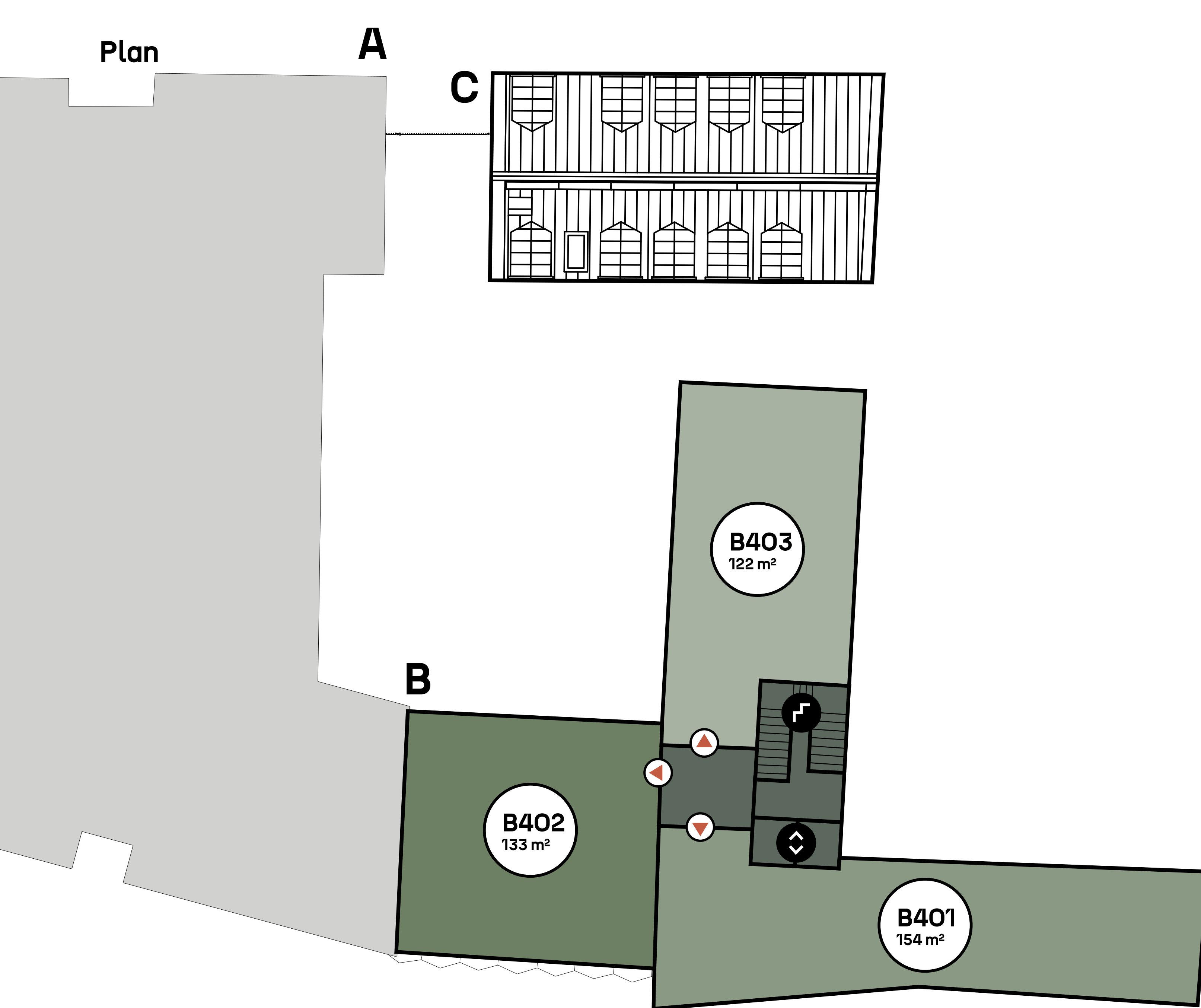
- entrance 
- building sectors   
- vertical communications
(elevators, stairs, transit area)  
- technical rooms, common area 



Level 3

Designations

- entrance 
- building sectors   
- vertical communications
(elevators, stairs, transit area)  
- technical rooms, common area 



Level 4

Designations

entrance



building sectors

A

B

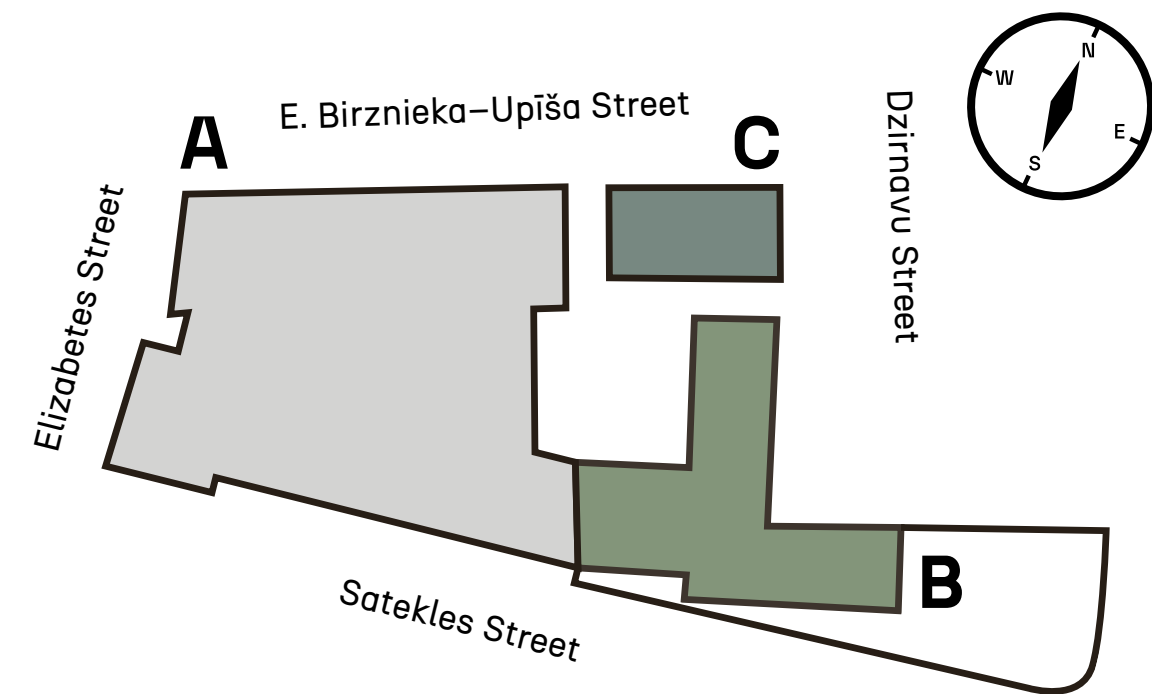
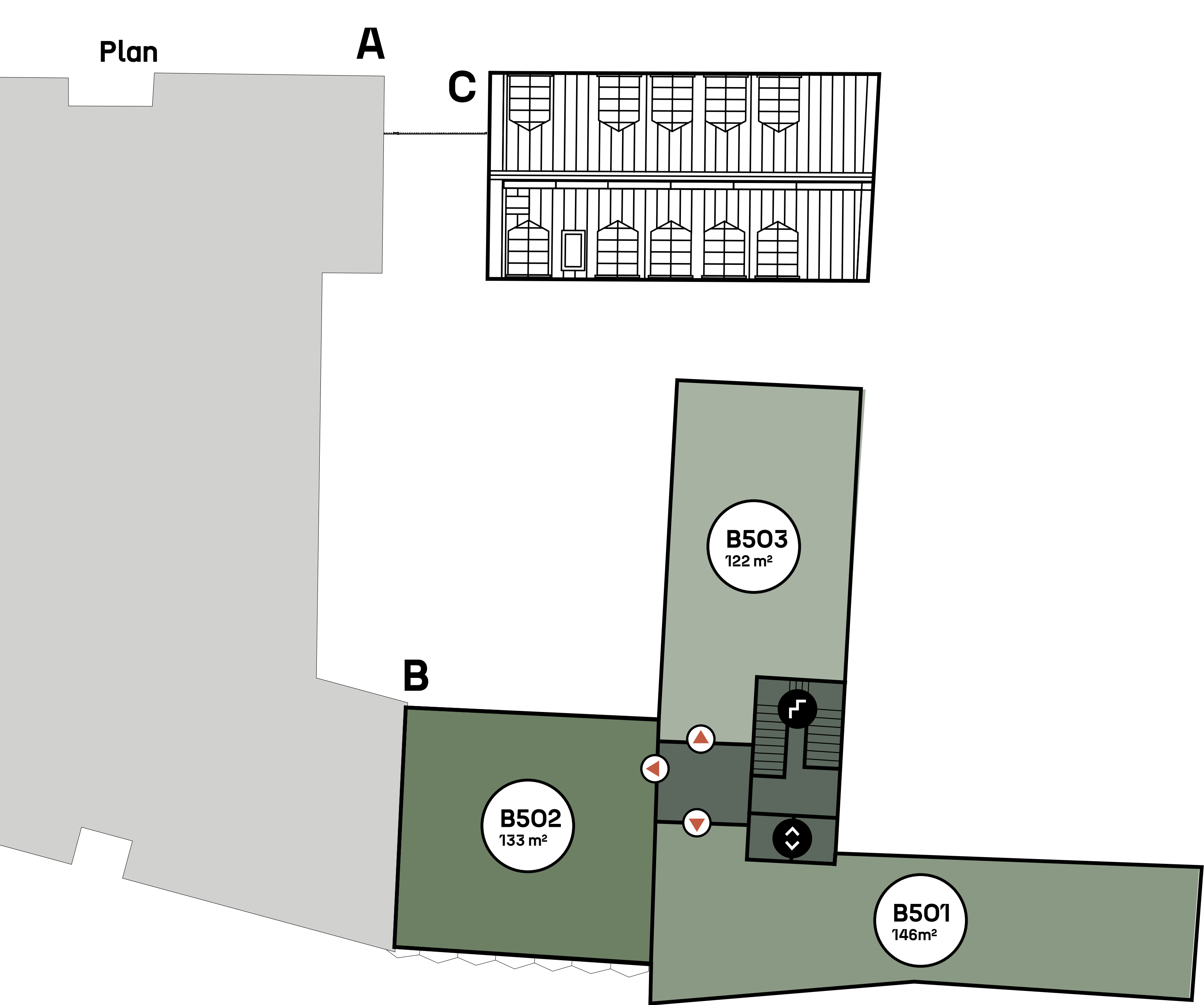
C

vertical communications
(elevators, stairs, transit area)



technical rooms, common area





Level 5

Designations

entrance

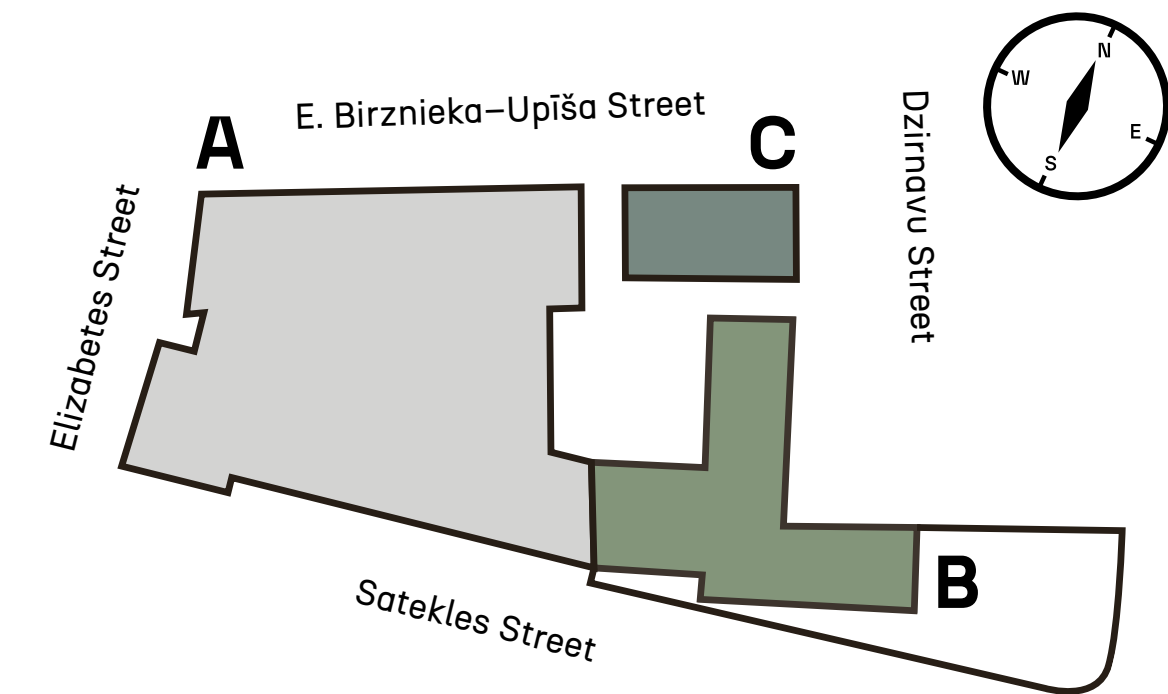
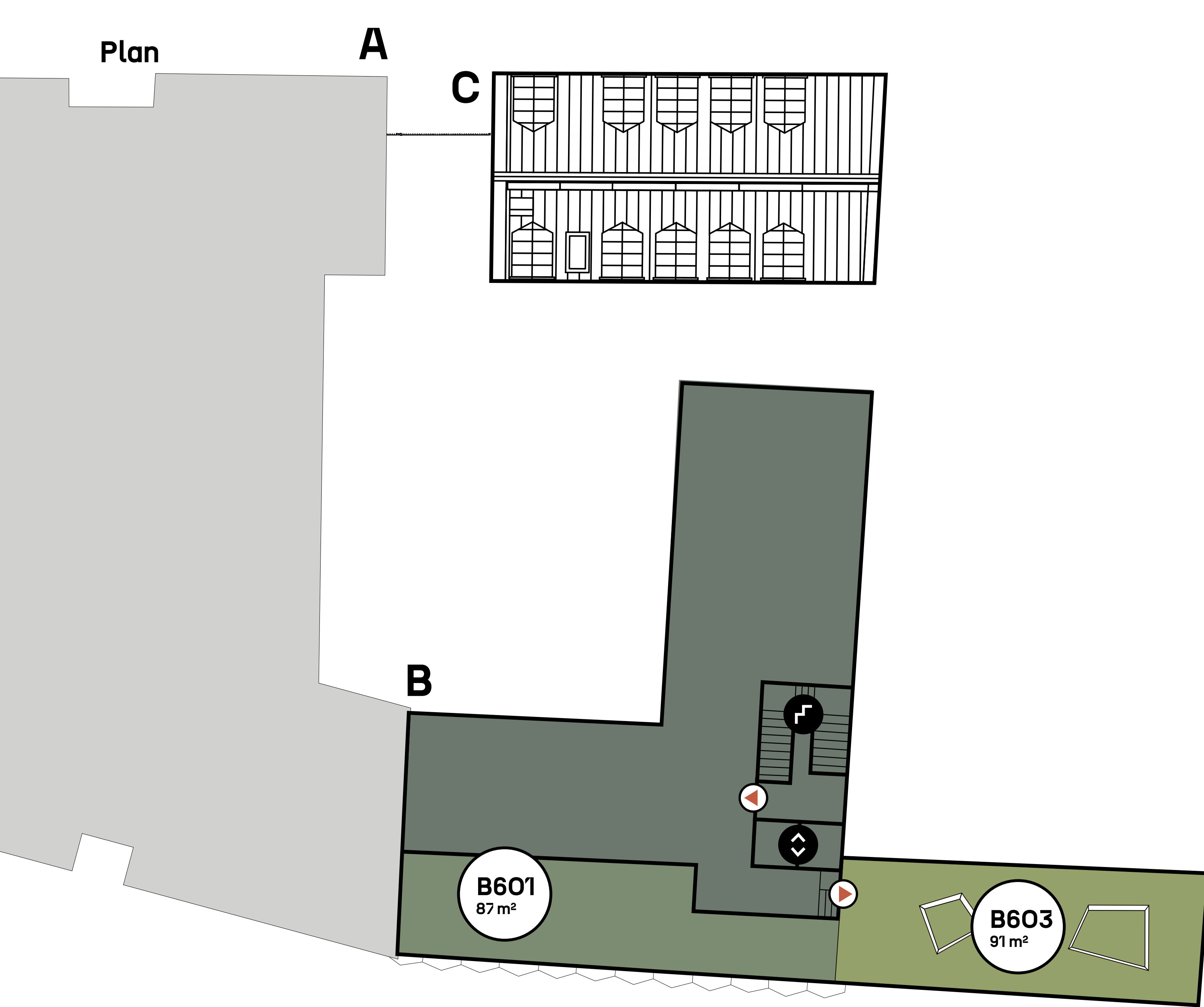


building sectors



vertical communications
(elevators, stairs, transit area)
technical rooms, common area





Level 6

Designations

entrance



building sectors

A

B

C

vertical communications
(elevators, stairs, transit area)
technical rooms, common area



terrace



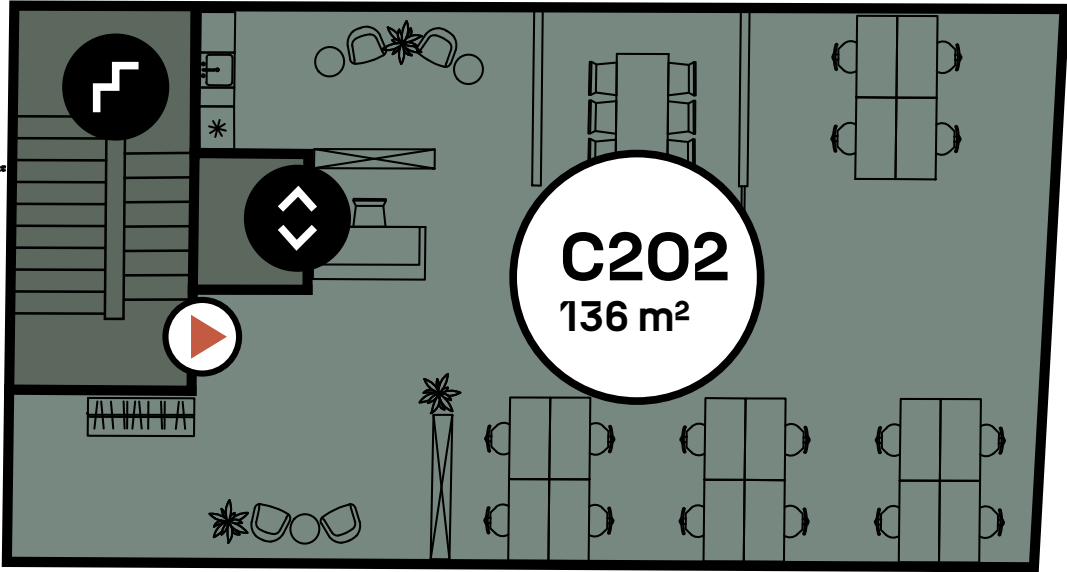


**Sample planning
solutions**

Plan

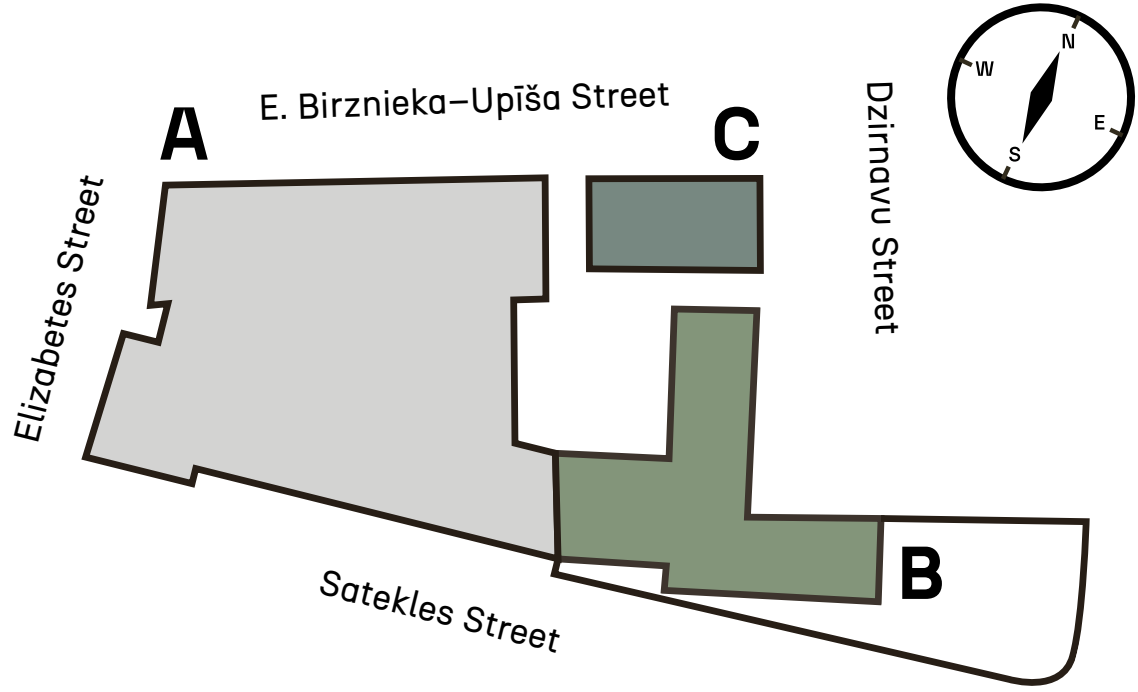
A

C



B

B201
401 m²



Level 2-5

Designations

entrance



building sectors

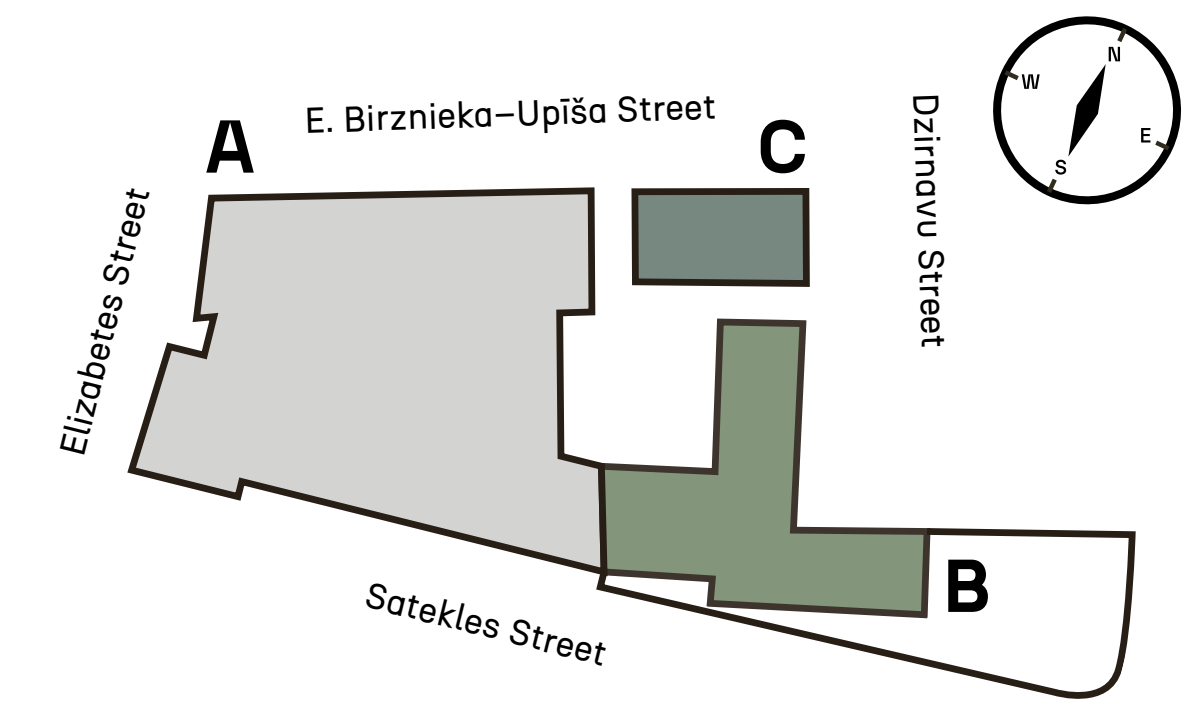
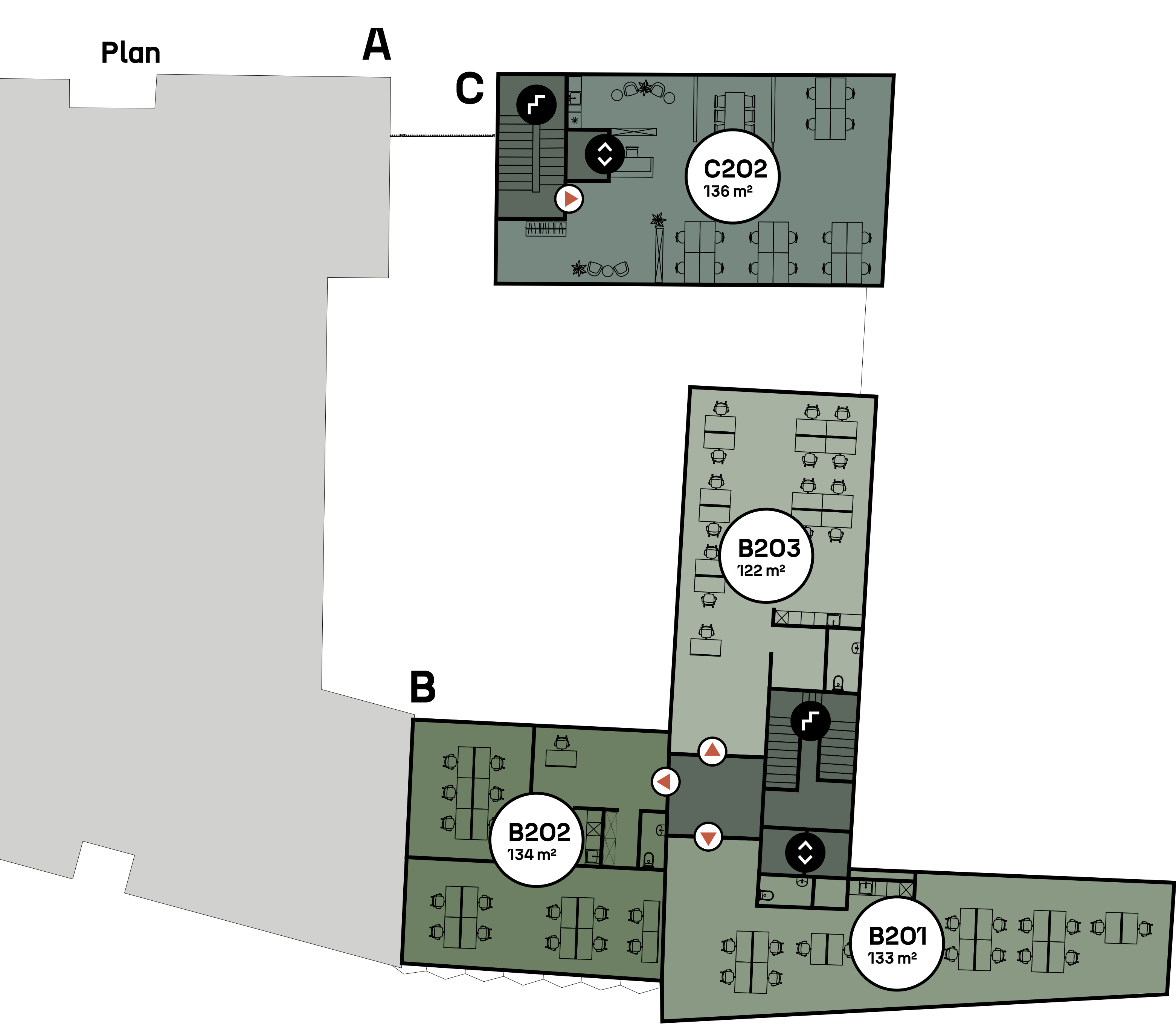
A

B

C








vertical communications
(elevators, stairs, transit area)
technical rooms, common area





Level 2-5

Designations

- entrance 
- building sectors   
- vertical communications
(elevators, stairs, transit area)  
- technical rooms, common area 

4



Visualisations

Visualisations



**Landscaped
inner yard**

Visualisations



Office space

Visualisations



Office space

Visualisations



Office space

Visualisations



**Landscaped
terraces**



Sustainability

Outstanding sustainability

Successfully obtaining both intended BREEAM Design stage certificates with the level “Outstanding”, SATEKLES BUSINESS CENTER is the first office building in Latvia having reached the highest possible level of this certification. The BREEAM score of 89.9% is still the highest number among all mixed-use and office buildings in Latvia.

It is targeted to get the same level “Outstanding” also for the Post-construction stage certificates (BREEAM New Construction for Offices) of the project.

Why? To provide nearly zero energy levels, higher well-being qualities as well as lower operational bills for the tenants.

Certification level

BREEAM®



OUTSTANDING



individual commercial offer for tenant

Offer



linstowbaltic.lv

linstow.no

Developer



Where people want to live, work and socialize.

We aim to make a positive impact on People, Places and Planet.

Linstow Baltic is one of the leading developers of long-term real estate projects in various segments in the Baltics, including office buildings, shopping centres, hotels, parking lots and others. Linstow Baltic has been operating in this sector since 1996.

In Latvia, Linstow Baltic manages and develops the “Origo” shopping centre, and in Estonia – “Ülemiste”, the country’s largest shopping centre. In the centre of Riga, Linstow Baltic is managing a modern, environmentally and socially friendly business centre “Origo One”, and also developing a dynamic city quarter “Sporta 2” and sustainable office complex “SATEKLES BUSINESS CENTER”.

linstowbaltic.lv

linstow.no



Contacts

Welcome to SATEKLES BIZNESA CENTRS



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Lessor: SIA SATEKLES BUSINESS CENTER

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