

## Office Space for Rent in a Historic Building on Baznīcas Street – Prestigious Location with Timeless Charm

Bright and spacious office premises available for rent in the heart of Riga, located on Baznīcas Street – a vibrant area with high foot traffic and visibility. The staircase has recently undergone a cosmetic renovation, and the building retains its historic elegance.

Layout includes:

- 8 individual offices
- Meeting room
- Kitchen area
- 2 restrooms
- Balcony with a picturesque view of the Neo-Gothic St. Gertrude Old Church – a stunning architectural landmark at the intersection of Baznīcas and Ģertrūdes streets

The office features high ceilings and light interior tones, creating a bright and spacious work environment.

Amenities and features:

- Security and fire alarm systems
- Air conditioning
- Elevator
- Parking available in the courtyard (limited spaces) or nearby on the street (paid)
- Property management fee: only €1.50/m<sup>2</sup> + utilities (electricity, heating, water, waste)

The building was fully renovated in 1998 and is professionally managed by Berzins Investment Ltd, a company with over 30 years of experience in real estate.

Available from July 1, 2025.

Directly from the owner – no agency fees.

□ Contact us today to arrange a viewing at a time that suits you!