

# OFFICE SPACE CLASSIFIER

Criteria  
Offices  
Online Map

## Office Space Classification

**Office space classifier** is a set of real estate criteria identifying whether a particular space belongs to class A, B or C. Although the specified office classes are widely used in Latvia and internationally to describe commercial premises, a common evaluation methodology is still not accepted so that an individual, region-specific approach is used in each country for classification of office space, which results in significant differences in the applicable criteria and factors affecting them. For example, it is impossible to evaluate belonging of a property to a specific class in two cities in different countries using the same criteria, taking into account the significant differences between the city size, population density, level of prices and other factors.

The company ARCO REAL ESTATE, having carried out an analysis of the current situation and trends in the global real estate industry in the field of classification of office space, has adjusted the most suitable criteria and the requirements contained therein to the Latvian office space market. Motivation of development of such an important and necessary material is to unite the Latvian real estate market in order to facilitate the day to day activities of the industry representatives, such as office space owners, developers, tenants, architects and designers, as well as provide support for the further development of office buildings offers.

### CRITERIA

#### BUILDING CONDITION

- A 1. Newly constructed or completely renovated building.

#### BUILDING SYSTEMS

- A 2. BMS<sup>1</sup> - Building Management System (control, monitoring, optimization and reporting system of lighting, power supply, heating, ventilation, air conditioning, security and access, fire protection, elevators, plumbing and other engineering systems).
- 3. HVAC<sup>2</sup> - heating, ventilation and air conditioning system.
- 4. Increased energy efficiency class<sup>3</sup>.
- 5. Elevators with a standby time of up to 30 seconds.
- 6. Provision of electricity: two independent sources of energy or a diesel generator.
- A 7. Security and access monitoring system (video surveillance, access control system, 24 hour physical security).

#### BUILDING STRUCTURE

- 8. Ceiling height from 2.7m and above.
- 9. An efficient floor plan that permits modification of placement of working places and adaptation to the lessee's requirements.
- 10. Possibility to place working places not more than 9m from natural light source.
- 11. Space efficiency factor: useful or rented space loss factor does not exceed 15%.
- A 12. Finish materials (high quality finish materials in common areas, such as high abrasion resistance flooring and facade).
- 13. Convenient, adaptive communications solutions for equipping working places (for example, possibility to fit working places with communications solutions from a suspended ceiling or upper flooring).
- 14. Adequacy of natural lighting and efficient fenestration.

#### LOCATION

- A 15. Location of the building (prestigious location of the building, where there are no objects that can have a negative impact on the visual appearance of the office building, such as industrial facilities, graveyards, landfills, prisons, etc. The building is located within the area of present or future business activities).
- 16. Transport options. Convenient access options - private and public transport (in the case of public transport: 5 - 10 minutes walk from the office building).

#### CAR PARKING

- A 17. Parking type - guarded multi-level or surface parking with a parking space for guests.
- 18. Parking capacity. Riga city centre: the coefficient is not less than 1 place on 80 m<sup>2</sup> usable area of the building, outside the Riga city centre - 1 place per 50 m<sup>2</sup>.

#### BUILDING MANAGEMENT

- A 19. Management. The building is managed by a professional management service provider in accordance with the Republic of Latvia statutory requirements and certification).
- A 20. Telecommunications. Telecommunications services are offered by two mutually non-related service providers.
- A 21. Reception. In the office building lobby there is a multilingual presentable Reception, which coordinates the flow of clients and the daily activities of the office centre.
- A 22. Conveniences. In the office building or nearby (not more than 200 m away) there is a professionally organized eating-place, adequate to building size and number of tenants, with at least two other service providers representing other industries (e.g., ATM, newspaper selling point, dry cleaners, grocery store, etc.).

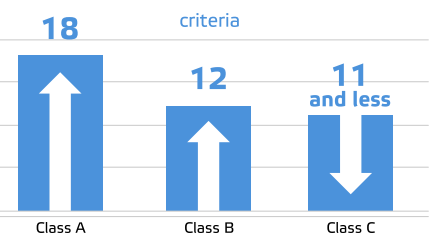
A Minimum criteria to be met by class "A" office buildings.

<sup>1</sup>BMS|building management system.

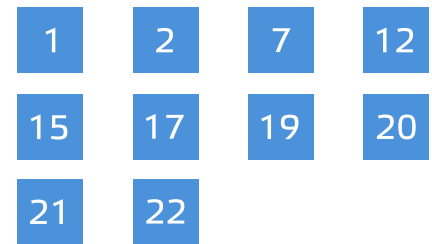
<sup>2</sup>HVAC |heating, ventilation and air conditioning.

<sup>3</sup>Basis |Building energy efficiency law.

Compliance with certain criteria determines belonging of an office building to a particular class



Class A office buildings need to comply with these criteria



Calculation of space efficiency ratio

$$LF (\%) = (TA - UA) : TA \times 100$$

$$TA = UA + CP$$

$$UA = TA - CP$$

#### Meanings:

LF - loss factor

TA - total area

UA - useful area

CP- common use premises



**Class A offices**

- ALOJAS BIZNESA CENTRS** | 15 000 m<sup>2</sup> | Kr. Valdemāra Street 62, Riga
- ASTRAS BIROJI** | 7 500 m<sup>2</sup> | Gunāra Astras Street 8, Riga
- CITADELE BANKA** | 20 000 m<sup>2</sup> | Republikas laukums 2a, Riga
- DNB** | 16 500 m<sup>2</sup> | Skanstes Street 12, Riga
- DUNTES BIROJI** | 12 800 m<sup>2</sup> | Duntess Street 6, Riga
- DUNTES NAMI** | 10 800 m<sup>2</sup> | Duntess Street 11a, Riga
- EUROPA BIZNESA CENTRS** | 16 600 m<sup>2</sup> | Ropažu Street 12, Riga
- EUROPEAN TRADE CENTER** | 12 935 m<sup>2</sup> | Mūkusalas Street 41, Riga
- GMP DARĪJUMU CENTRS** | 6 000 m<sup>2</sup> | Krasta Street 66, Riga
- HELIO CENTRS** | 4 000 m<sup>2</sup> | Biroju Street 10, Airport "Riga", Riga
- JUPITER BIZNESA CENTRS** | 16 034 m<sup>2</sup> | Skanstes Street 7, Riga
- OSTAS SKATI** | 3 700 m<sup>2</sup> | Matrožu Street 15a, Riga
- SAULES AKMENS** | 22 663 m<sup>2</sup> | Balasta dambis 1a, Riga
- SPORTA REZIDENCE** | 550 m<sup>2</sup> | Sporta Street 7, Riga
- TĒRBATAS BIROJU CENTRS** | 4 000 m<sup>2</sup> | Lāčplēša Street 20a, Riga
- UNIMARINE** | 8 000 m<sup>2</sup> | Duntess Street 17a, Riga
- UNITY** | 16 000 m<sup>2</sup> | Vienības gatve 109, Riga
- UPMALAS BIROJI** | 10 700 m<sup>2</sup> | Bauskas Street 114b, Riga
- VALDEMĀRA CENTRS** | 12 800 m<sup>2</sup> | Kr. Valdemāra Street 21a, Riga
- VALDO BIROJU CENTRS** | 11 200 m<sup>2</sup> | Skaistkalnes Street 3, Riga

CLASS A

Online map:  
[bit.ly/biroji](https://bit.ly/biroji)

## Class B offices

**AFC** | 9 000 m<sup>2</sup> | Ieriķu Street 15, Riga  
**AGATEX** | 6 200 m<sup>2</sup> | "Eziši", Mārupe, Mārupe Municipality  
**ARTILĒRIJAS 40** | 980 m<sup>2</sup> | Artilērijas Street 40, Riga  
**BALTAIS VĒJŠ** | 4 400 m<sup>2</sup> | K. Ulmaņa gatve 119, Riga  
**BARONA KVARTĀLS** | 26 800 m<sup>2</sup> | Cēsu Street 31, Riga  
**BASTEJA PASĀŽA** | 4 600 m<sup>2</sup> | Z. A. Meierovica bulvāris 16, Riga  
**BIZNESA CENTRS MŪKUSALA** | 11 000 m<sup>2</sup> | Bieķensalas Street 6, Riga  
**BRĪVĪBAS 171** | 2 600 m<sup>2</sup> | Brīvības Street 171, Riga  
**BRĪVĪBAS 214** | 6 000 m<sup>2</sup> | Brīvības Street 214, Riga  
**DĀRZCIEMA BIZNESA CENTRS** | 6 000 m<sup>2</sup> | Dārzciema Street 60, Riga  
**DEGLAVA 12A** | 1 600 m<sup>2</sup> | A. Deglava Street 12a, Riga  
**DOMINANTE** | 6 800 m<sup>2</sup> | Dzirnāvu Street 57, Riga  
**DZELZAVAS BIROJU NAMS** | 5 800 m<sup>2</sup> | Dzelzavas Street 117, Riga  
**FELIX HOLDING** | 5 900 m<sup>2</sup> | J. Alunāna Street 2, Riga  
**ĢERTRŪDES CENTRS** | 4 500 m<sup>2</sup> | Ģertrūdes Street 10/12, Riga  
**INDI CENTRS** | 13 590 m<sup>2</sup> | Uriekstes Street 2a, Riga  
**JĒKABA KAZARMAS** | 5 700 m<sup>2</sup> | Torņa Street 4, Riga  
**KATLAKALNA 9** | 10 000 m<sup>2</sup> | Katlakalna Street 9, Riga  
**KRASTA 86** | 2 700 m<sup>2</sup> | Krasta Street 86, Riga  
**KRONVALDA 3** | 6 860 m<sup>2</sup> | Kronvalda bulvāris 3, Riga  
**MAZĀS NOMETŅU STREETS BIROJI** | 2 244 m<sup>2</sup> | Mazā nometņu Street 31, Riga  
**MID BALTIC OFFICE BUILDING** | 4 500 m<sup>2</sup> | Mednieku Street 4a, Riga  
**MODERN CITY CENTER** | 1 960 m<sup>2</sup> | Ģertrūdes Street 66, Riga  
**MŪKUSALAS BIROJU CENTRS** | 22 000 m<sup>2</sup> | Mūkusalas Street 41b, Riga  
**NORDIC INDUSTRIAL PARK** | 4 800 m<sup>2</sup> | Rūpnīcu Street 4, Riga  
**NORDIC TECHNOLOGY PARK** | 8 400 m<sup>2</sup> | Jūrkalnes Street 15/25b, Riga  
**OPEN CENTRE** | 3 015 m<sup>2</sup> | Brīvības Street 39, Riga  
**OPTIS** | 5 900 m<sup>2</sup> | G. Astras Street 1c, Riga  
**PANORAMA PLAZA II** | 14 250 m<sup>2</sup> | Ventspils Street 60/68b, Riga  
**PASAULES TIRDZniecības CENTRS** | 16 000 m<sup>2</sup> | Elizabete Street 2, Riga  
**PBLC BIZNESA CENTRS** | 6 307 m<sup>2</sup> | Dzelzavas Street 120/ Ulbrokas Street 23, Riga  
**REATON** | 1 200 m<sup>2</sup> | Viskaju Street 21, Riga  
**RIGAS INDUSTRIĀLAIS PARKS** | 494 033 m<sup>2</sup> | Dzelzavas Street 120, Riga  
**SADOVŅIKOVA 39** | 2 279 m<sup>2</sup> | F. Sadovņikova Street 39, Riga  
**SAJERS** | 1 500 m<sup>2</sup> | Kandavas Street 41a, Riga  
**SMILŠU 3** | 4 200 m<sup>2</sup> | Smilšu Street 3, Riga  
**SMILŠU 6** | 5 500 m<sup>2</sup> | Smilšu Street 6, Riga  
**SPIĶERI** | 4 000 m<sup>2</sup> | Maskavas Street 2, Riga  
**STATS GRUPAS BIROJI** | 1 860 m<sup>2</sup> | Bērzaunes Street 11a, Riga  
**SWH BUSSINES CENTER** | 20 000 m<sup>2</sup> | Skanstes Street 50, Riga  
**TOMO** | 2 900 m<sup>2</sup> | Raunas Street 44, Riga  
**TORENSBERG** | 2 500 m<sup>2</sup> | Vienības gatve 198b, Riga  
**TVAIKA 64** | 3 200 m<sup>2</sup> | Tvaika Street 64, Riga  
**VALDEMĀRA PASĀŽA** | 7 135 m<sup>2</sup> | A. Briāna Street 9, Riga  
**VAĻŅU 3** | 2 680 m<sup>2</sup> | Vaļņu Street 3, Riga  
**ZALĀIS NAMS** | 6 000 m<sup>2</sup> | Dzirnāvu Street 37, Riga  
**ZEMESGRĀMATAS MĀJA** | 7 500 m<sup>2</sup> | Ūnijas Street 8c, Riga  
**ZEMITĀNA BIROJI** | 6 000 m<sup>2</sup> | Zemitānu Street 2b, Riga  
**ZEMITĀNU CENTRS** | 3 800 m<sup>2</sup> | Zemitānu Street 6, Riga  
**ZIEMEĻU VĀRTI** | 12 700 m<sup>2</sup> | Brīvības Street 149 un 151, Riga

CLASS B

Online map:  
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