



# Rent service KAI TN 4

📍 Harju maakond, Tallinn, Kesklinna linnaosa

1 floor catering/service space in the center of PORTO FRANCO!



ARGO VÕRK

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✉ argo.vork@kinnisvaraekspert.ee

1/5 floor	119.8 m <sup>2</sup> total area	2 636 € +km 22.00 €/ m <sup>2</sup>
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ID	143048
Total area	119.8 m <sup>2</sup>
Form of ownership	immovable
Condition	new building
Year of construction	2022
Floor	1/5
Building material	stone
<b>Price range</b>	<b>2 636 € +km</b>
<b>Price per m2</b>	<b>22.00 €</b>



## ARGO VÕRK

Broker, commercial property  
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## Additional data

alarm, elevator, internet, video cameras, separate entrance, high ceilings, shop window, central heating

## Additional information

Porto Franco is a MULTIFUNCTIONAL CENTER under construction, which is a new landmark of Tallinn and a new level of business premises. The concept of the office center, shopping center and hotel was created by the international architectural firm Chapman Taylor London, and the architecture of the building by Arhitektuuribüro Kadarik, Tüür. Architects. architects Mihkel Tüür and Ott Kadarik.

Today, the Porto Franco I building has been completed, where the Citybox Tallinn hotel, cafe and A-class COMMERCIAL AND OFFICE PREMISES are located. Porto Franco II and III buildings are under construction.

IN 2022, PORTO FRANCO III BUILDING will be completed with attractive COMMERCIAL AND OFFICE PREMISES with high ceilings, which will be built according to the wishes and needs of the tenant. There are various sizes of rental apartments available. The commercial space is a rental space with a ceiling of 5.5 meters, which the future Tenant can build out on his own terms.

On the attached plan, the area is indicated as follows:

102a: 119.8 m2 + possible summer terrace 102a-1 - 100m2

Porto Franco has:

- underground parking garage for tenants and guests of the building
- the possibility of renting warehouses
- cafe, restaurant
- hotel with 272 rooms
- 2 conference rooms

Porto Franco is the new heart of Tallinn and it is located in a development area that is becoming a new modern city center. The finished REIDI TEE connects the Lasnamäe, Pirita and Viimsi areas with North Tallinn, Old Town and Kristiine districts, thus directing car traffic away from the city center. Reid road directs the traffic flow to Ahtri street, making Porto Franco easily accessible from all directions of the capital. The development plans of the Tallinn city center envisage the establishment of a NEW PUBLIC TRANSPORT NETWORK, improving the transport connection between the port area and city districts, and CONNECTING THE PORT AREA TO THE AIRPORT BY TRAM ROAD. The two stops of the new tramway will be located right next to Porto Franco.

Porto Franco is being built to LEED Gold standards. LEED is the most widely recognized and used green building program internationally, the house built according to its standards meets HIGH REQUIREMENTS IN REGARDS TO ENVIRONMENTAL SAVINGNESS, ENERGY USE, CONSTRUCTION AND BUILDING MATERIALS.

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KINNISVARAEKSPERT has been operating on the Estonian market since 1993. Our offices are located in Tallinn and Pärnu, and we serve you all over Estonia. Through cooperation partners Nord Prime Capital and Alliance Group UAB, we are also represented in Latvia and Lithuania.

We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

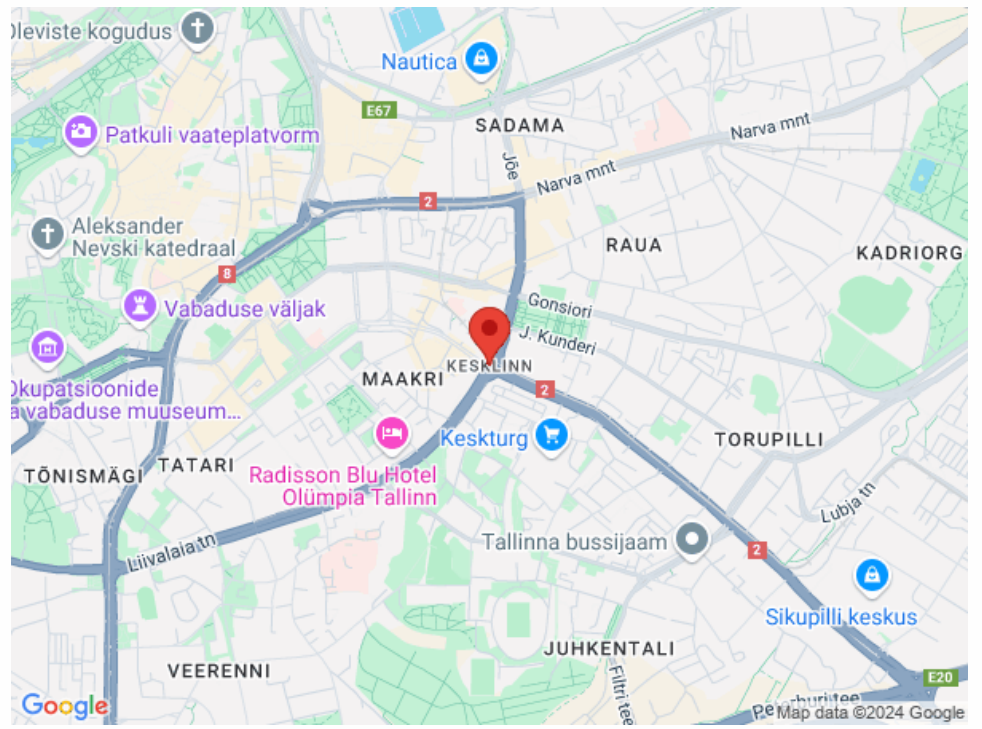
You can find more information at <http://www.kinnisvaraekspert.ee>

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## Location

📍 Harju maakond, Tallinn, Kesklinna linnaosa













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**Usalda oma kinnisvaratehing meie hoolde**