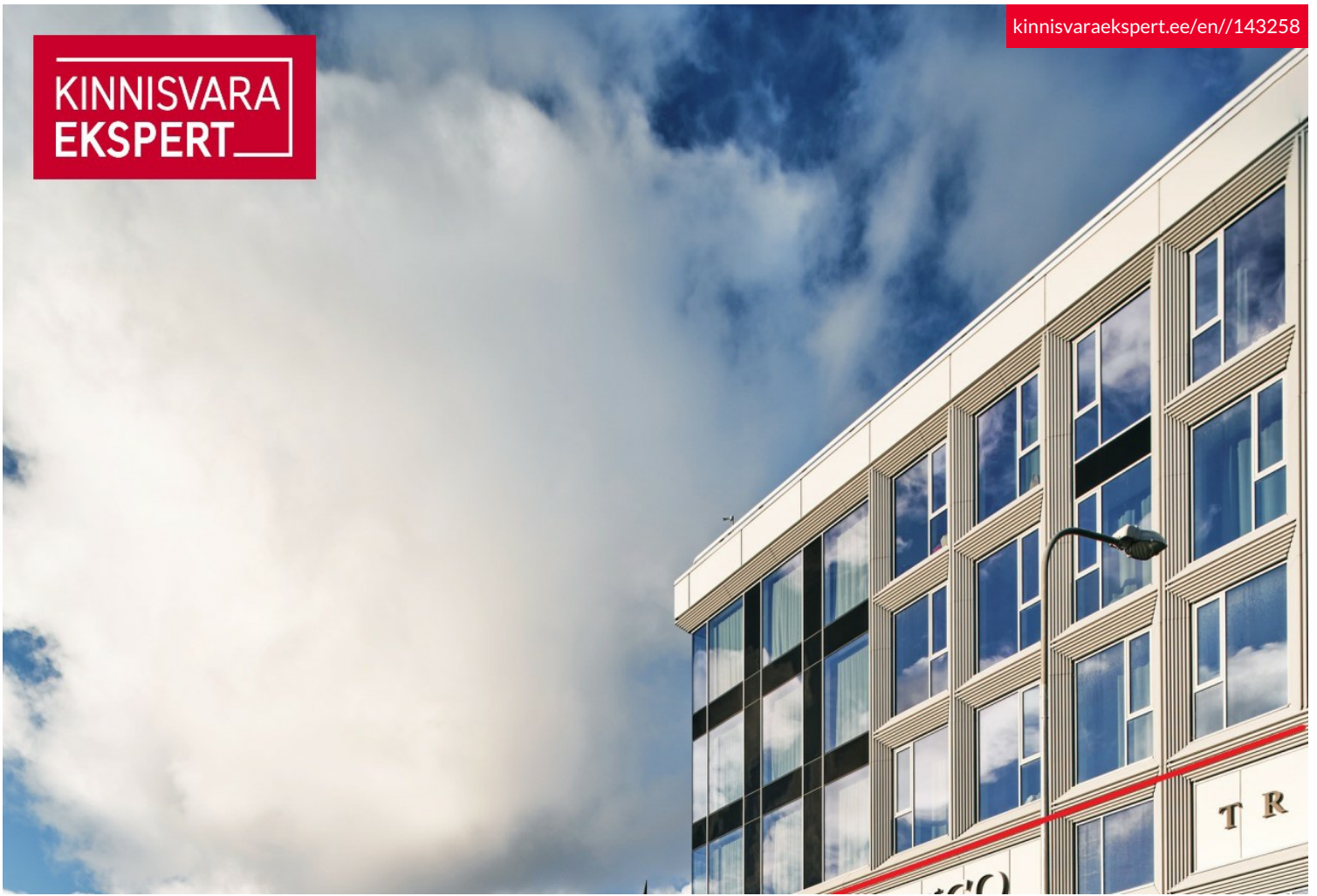


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Rent bureau LAEVA TN 1

📍 Harju maakond, Tallinn, Kesklinna linnaosa

OFFICE SPACE IN THE CENTER OF THE PORTO FRANCO QUARTER!



ARGO VÕRK

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☎ +3726264250

✉ argo.vork@kinnisvaraekspert.ee

2/5
floor

809 m²
total area

17 798 € +km
22.00 € / m²

ID	143258
Total area	809 m ²
Form of ownership	immovable
Condition	new building
Year of construction	2021
Floor	2/5
Building material	stone
Price range	17 798 € +km
Price per m2	22.00 €



ARGO VÕRK

Broker, commercial property
 Real estate broker reg. no.: KMR 98260
 +37253433255
 +3726264250
 argo.vork@kinnisvaraekspert.ee

Additional data

alarm, elevator, internet, video cameras, separate entrance, 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, Tyür. 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.

On the 2nd floor of the office center of the Porto Franco I building (Laeva 1), from the fall of 2023, a nice rental space with an entrance from Laeva Street is available for rent in good condition:

- * The total size of the rental area is 808.9 m²
- * The rental space is 5.4 m high and partly on two levels.
- * The rental space has kitchen furniture and so-called built-in furniture (wardrobe cabinets)
- * Upon agreement with the current tenant, the possibility of acquiring new so-called movable furniture
- * The possibility of renting parking spaces in the building's underground parking garage

The buildings of Porto Franco I are:

- 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 Valmi REIDI TEE connects Lasnamäe, Pirita and Viimsi areas with North Tallinn, Old Town and Kristiine districts, diverting car traffic away from the city center. Reid road directs the flow of traffic to Ahtri street, while the others make Porto Franco easily accessible from all directions of the capital. The development plans of the Tallinn city center advance 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 WITH THE 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.

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.

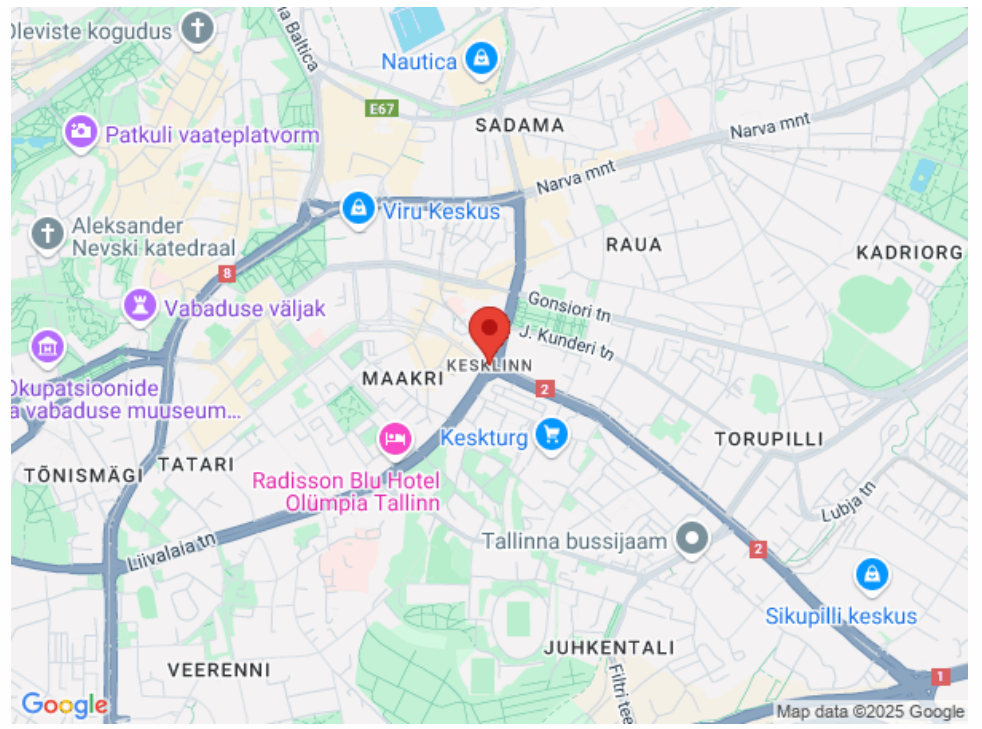
We offer brokerage services, valuation and real estate advisory services in both the private and commercial sectors.

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>

Location

📍 Harju maakond, Tallinn, Kesklinna linnaosa





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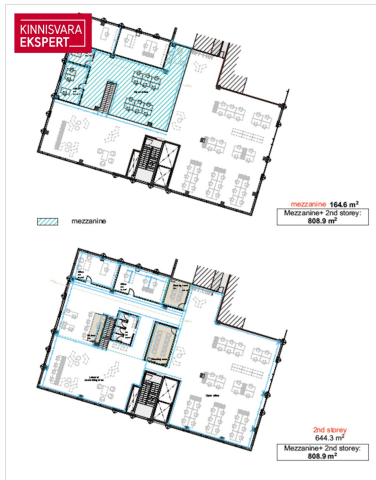


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30 aastat **KINNISVARA EKSPERT**

Usalda oma kinnisvaratehing meie hoolde