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EKSPERT



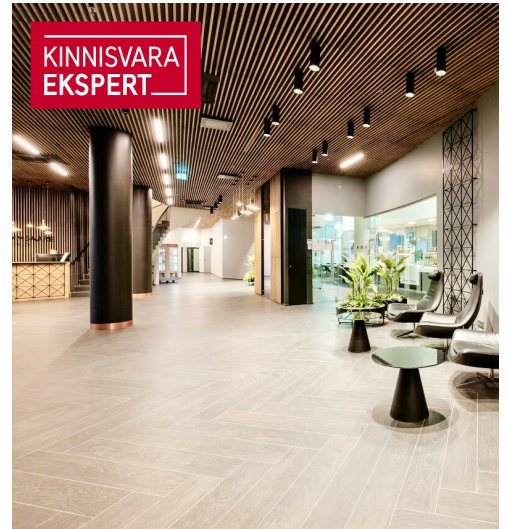
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# Rent bureau A. H. TAMMSAARE TEE 47

📍 Harju maakond, Tallinn, Mustamäe linnaosa

OFFICE ON THE 9TH FLOOR IN ESTONIA'S LARGEST OFFICE BUILDING!



ARGO VÖRK

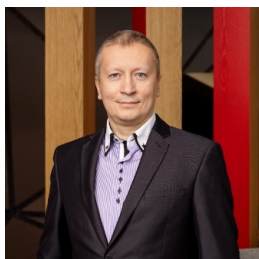
☎ +37253433255

☎ +3726264250

✉ argo.vork@kinnisvaraekspert.ee

5 rooms	9/9 floor	261 m <sup>2</sup> total area	3 393 € +km 13.00 €/m <sup>2</sup>
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ID	144041
Ruume	5
Total area	261 m <sup>2</sup>
Condition	completed
Year of construction	2008
Floor	9/9
Cadastral register number:	<u>78407:703:0048</u>
Price range	<b>3 393 € +km</b>
Price per m2	<b>13.00 €</b>



## ARGO VÕRK

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

## Additional data

## Additional information

We rent a 261 m<sup>2</sup> light-filled top floor apartment representative office space.

The office area offers excellent views of the old town and the sea. The office space consists of one larger room and two smaller offices. In addition, a reception/lounge area with a kitchenette. The space is free and waiting for you!

### OFFICE BUILDING

- Spacious office spaces with great views
- The lobby and general areas of the building have recently been renovated
- Filmed window panes to prevent excessive heat in sunny office spaces
- Lighting, heating and ventilation can be controlled through from the wall-mounted control center or from the phone
- A representative lobby for receiving customers
- There is a lunch restaurant on the first floor of the building - so you can to have lunch without leaving the house, saving valuable working time.

Tammsaare Business Center combines an inspiring environment with comfortable and thoroughly thought-out solutions. We create tasteful and trendy office solutions for customers in cooperation with interior designers, according to the customer's wishes.

There are currently 70+ successful companies in Tammsaare Business Center, which creates opportunities for cooperation and enables new partnerships between tenants.

### ENVIRONMENT SUPPORTING GREEN THINKING

- Only green energy is used in the building
- Secure bicycle parking for tenants with washing facilities in the building.
- The bicycle storage in front of the house can hold about 30 bicycles, and if necessary, the developer can create more places.
- It is possible to create washing facilities in the office so that active people can start work fresh
- Light traffic roads and good sports opportunities around the block
- Electric car charging points in front of the house

### PARKING

- The tenants' parking garage can accommodate 660 cars and is connected to a glass gallery so that you can get to the office comfortably and with dry feet
- There is a spacious guest parking lot with 110 spaces in front of the house, where parking is free for the first 2 hours
- There is a laundry in the parking garage, which can be used to easily clean the car during work

Train stop: Järve (800m)

Bus stops:

"Military School" 12, 13, 20, 20A

"Lake" 5, 18, 18A, 32, 36, 45, 57

### DRIVING TIME / DISTANCES

- Rocca Al Mare center 12 min / 6.1 km
- Kristiine center 8 min / 3.7 km
- Telskivi creative town 11 min / 6 km
- Viru Center 10 min / 5.9 km
- Airport 7 min / 6.1 km
- Port of Tallinn 12 min / 7 km
- Lasnamäe Centrum 13 min / 10.7 km
- Viimsi Center 22 min / 17.5 km

Additional costs and VAT are added to the rental price.



Please contact us if you have additional questions and make an appointment to see the surface and the building!

NB! We offer offices of different sizes in Tammsaare Office Center, so if the location is suitable, we can also find a suitable premises!

\*\*\*\*

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.

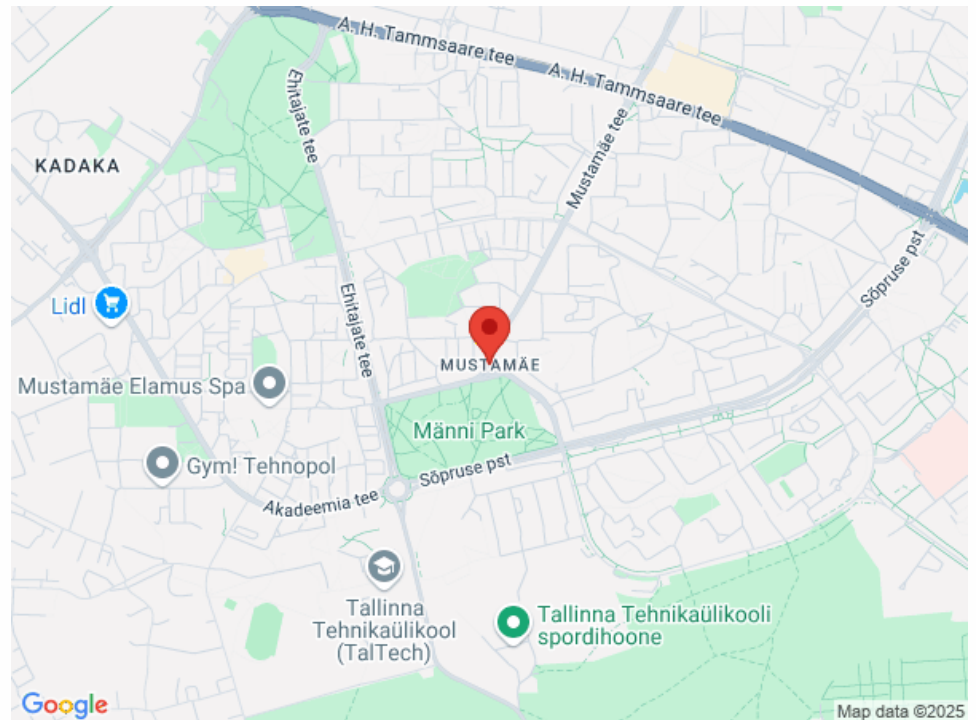
Kinnisvarekspert works closely with one of the world's largest real estate companies, Cushman & Wakefield. Our cooperation spans all over the world.

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

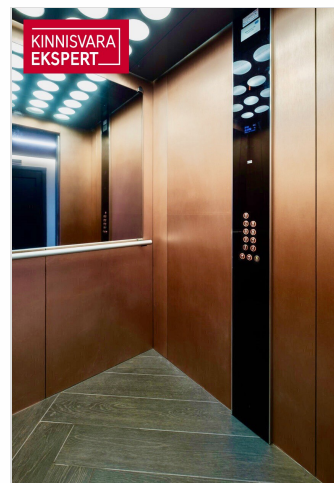
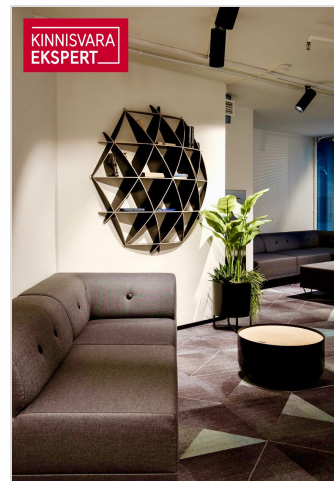
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## Location

📍 Harju maakond, Tallinn, Mustamäe linnaosa



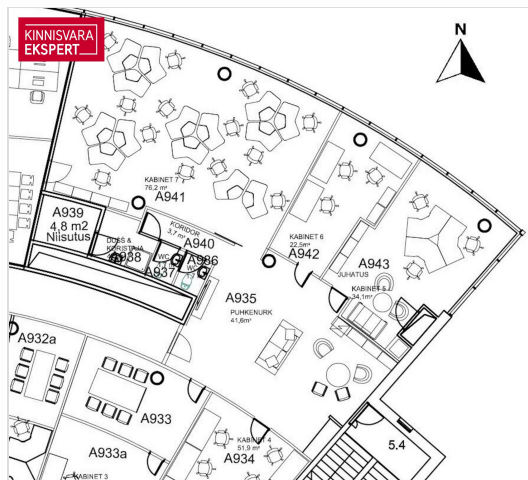












**KINNISVARA EKSPERT**

**Sinu kinnisvara-partner**



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**KINNISVARA EKSPERT**

**Argo Vörk**  
+372 534 33255  
argo.vork@kinnisvaraekspert.ee

**Usalda oma kinnisvaratehing meie hoolde**