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## Rent bureau VEERENNI 40A

 Harju maakond, Tallinn, Kesklinna linnaosa

ÜÜRILE ANDA TÄISSISUSTATUD AVAR KONTORI OSA KESKLINNAS



KATRIN KURM

☎ +3725026897

☎ +3726264250

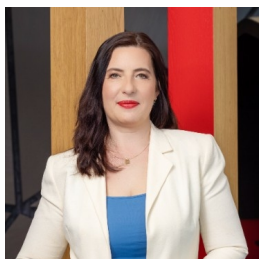
✉ [katrin.kurm@kinnisvaraekspert.ee](mailto:katrin.kurm@kinnisvaraekspert.ee)

5/8  
floor

320 m<sup>2</sup>  
total area

4 429 € +km  
13.84 € / m<sup>2</sup>

ID	147877
Total area	320 m <sup>2</sup>
Form of ownership	immovable
Condition	new building
Year of construction	2020
Floor	5/8
Cadastral register number:	<u>78401:101:1646</u>
Price range	<b>4 429 € +km</b>
Price per m2	<b>13.84 €</b>



## KATRIN KURM

Head of commercial service  
 member of Estonian Chamber of Estate Agents.  
 Real estate broker reg. no.: KMR 89425  
 +3725026897  
 +3726264250  
 ✉ [katrin.kurm@kinnisvaraekspert.ee](mailto:katrin.kurm@kinnisvaraekspert.ee)

## Additional data

alarm, electricity, elevator, furniture, furniture change possibility, internet, kitchen, meeting room, refrigerator, shower, ventilation, water, kitchen furniture, video cameras, open kitchen, city transport, geothermic heating

## Additional information

For rent, a modern and furnished part of the office space (320 sqm) in the city center on the 5th floor of a modern and energy-efficient office building in the Ellipsi office house. The space consists of a nice reception area, a separate kitchen/rest room with built-in kitchen furniture, different size of meeting and rest rooms. In addition, a separate server room, 4 toilets, built-in wardrobe. The space has large windows and is bright, with nice views to the city. The office includes 6 parking spaces in the parking garage. First half of the year rent 10€/sqm/month, then on 13,84€/sqm/month. VAT and utility costs will be added to rent.

## ELLIPSE OFFICE BUILDING

Ellips Office Building is an 8-storey stylish and energy-efficient building. The building has land heating which ensures favorable heating and cooling costs, which in turn is reflected in low utility costs. The building has an A energy class. The rooms have an integrated heating and cooling system, which ensures a good indoor climate.

## PARKING

The house has a two-story parking garage, in addition, there are parking spaces in the outdoor parking lot. The building has a charging point for electric cars and a bicycle parking lot with a shower room.

## DISTRICT and AMENITIES

There is a lunch place in the next house and other dinner places nearby (Veerenni Health Center, Avala, Baltika Kvartal), Ülemiste Center and Kristiine Center are about 5 minutes' driving.

Ringi Quarter is located on the edge of the city center in the Veerenni area, which is easily accessible from different parts of the city. Bus and train stops are a short walk away, and there are affordable parking options in the area.

In the vicinity are a number of commercial buildings, Veerenni Health Center, Pharma Plaza, Baltika Kvartal, and a new attractive Veerenni residential quarter.

Utility costs and VAT are added to the rental price.

For more information please contact and you are welcome to visit the premises!

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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.

Kinnisvaraekspert 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>

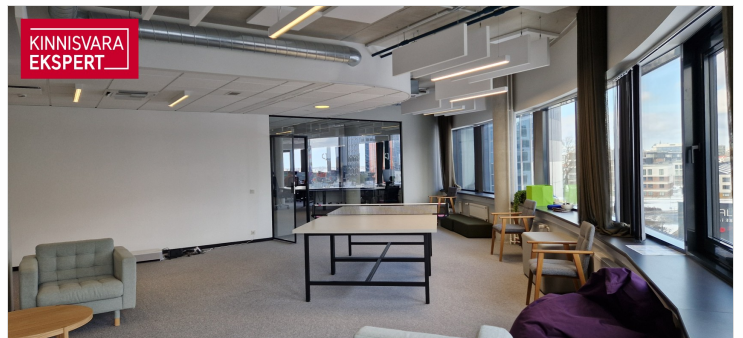
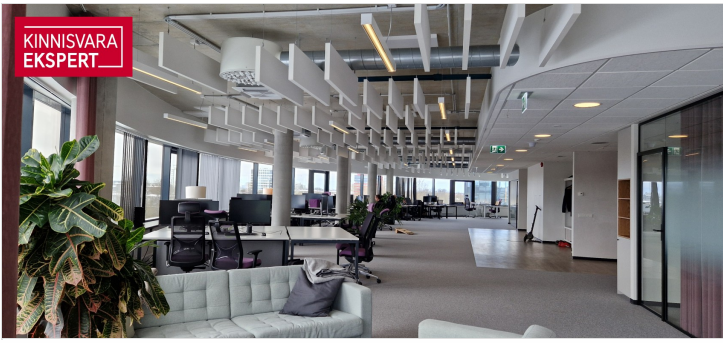
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## Location

📍 Harju maakond, Tallinn, Kesklinna linnaosa



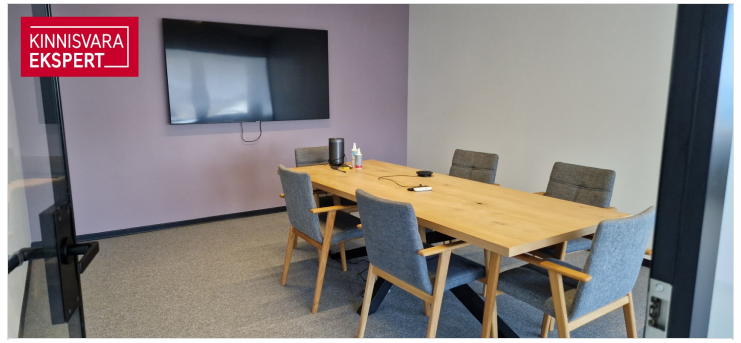








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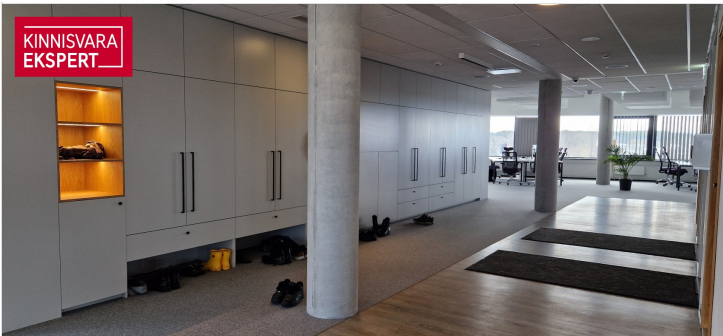
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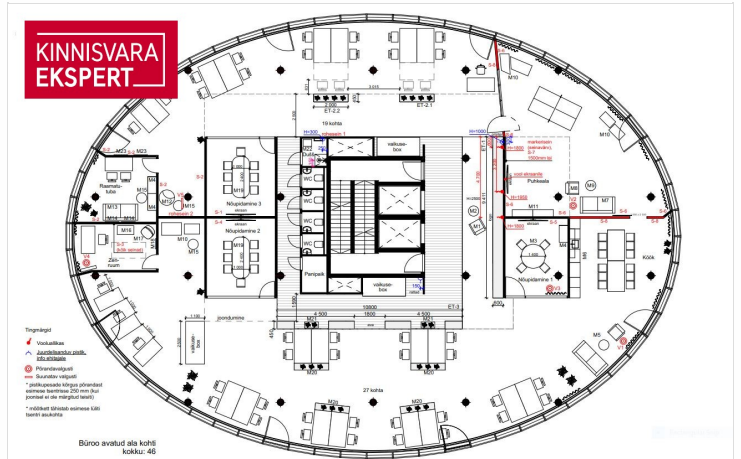
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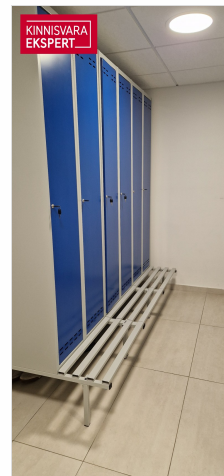
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Sinu kinnisvara-partner

**Katrin Kurm**  
+372 502 6897  
katrin.kurm@kinnisvaraekspert.ee

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