



 YARD HOUSE, Vaļņu iela 3, LV-1050 Latvia

YARDHOUSE

Boutique office meets hidden gem_

The YARD HOUSE is best described as a boutique building offering retail, office, and residential space. Its cozy, atmospheric, and covered courtyard is a true hidden gem in the old city center of Riga.

The architectural marvel was designed by the renowned architect Herbert Tiemer and built between 1912 and 1914. Since then, it has been renovated several times, carefully transforming the building into a modern office center preserving its historical charm.

WWW.YARDHOUSE-RIGA.LV

VIGFUND



📍 YARD HOUSE, Valņu iela 3, LV-1050 Latvia

THE LOCATION

The YARD HOUSE is located at Valņu Iela 3 on the edge of Riga's Old Town. The area serves as a central hub for both tourism and local life, with a mix of historical buildings, modern establishments, and cultural landmarks, such as Riga's old Powder Tower. It benefits from excellent connectivity, as it is located close to major transportation links, including Riga Central Railway Station, bus terminals, and tram stops, making it easily accessible for commuters and visitors. Numerous restaurants, cafés, bars, services and retail facilities in the immediate vicinity of the building complete the excellent infrastructure.





BUILDING_COMPETENCE

- 6 floors above ground, 1 underground level

▪ Office area	~	2.239m ²
▪ Retail area	~	499m ²
▪ Apartment area	~	447m ²
▪ Storage area	~	62m ²
▪ Total leasable area	~	3.247m ²

TECHNICAL DESCRIPTION AND SERVICES:

- Year of construction: 1912
- Year of reconstruction: 2006
- Heating: Gas boiler
- Water/Sewerage: Central connection to the municipality
- Electricity: One inlet situated in the basement
- Fire safety panel & announcement system
- Doorman service from 08:00 till 18:00 every workday
- CCTV in all common premises and outside territory
- Access code system for main entrance
- 2 passenger lifts
- Bike stand
- High speed internet
- 24/7 Security service
- BREEAM In-use Certification ongoing; targeted level – VERY GOOD
- Openable windows
- On-site technician

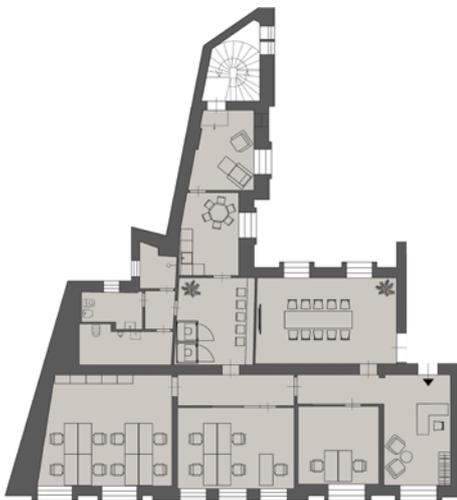


BE INSPIRED: OFFICE AREAS

- approx. 550m² office area per floor
- Modern light concept including LED lights based on required specifications
- Attractive ceiling height of approx. 3,20

FLOORPLAN OPTION 01

● 15 WORKPLACES | 227 m²



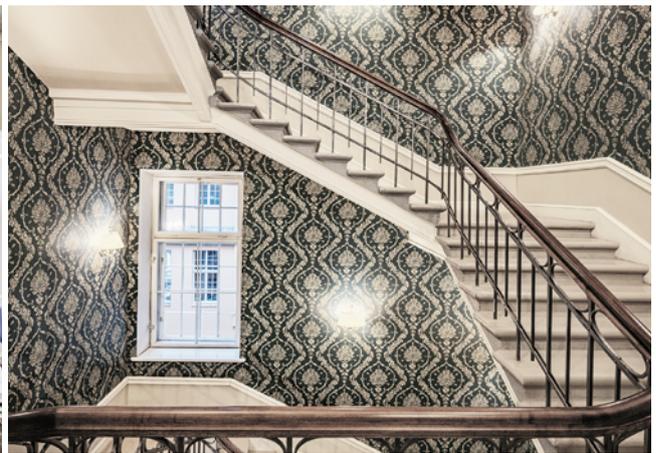
FLOORPLAN OPTION 02

● 14 WORKPLACES | 147 m²



FIND YOUR PERFECT SPACE!

▪ 6 th floor (Office)	~	481m ²
▪ 5 th floor (Office)	~	546m ²
▪ 4 th floor (Office)	~	569m ²
▪ 3 rd floor (Office)	~	552m ²
▪ 2 nd floor (Office)	~	539m ²
▪ 1 st floor (Retail)	~	458m ²
▪ Underground (Retail/Storage)	~	103m ²
▪ Total	~	3.248m ²



OUR TARGETS

We work continuously to improve our buildings, hence we are analyzing optimization possibilities and invest in measures to reduce energy consumption. As a result, we are aiming for BREEAM Certification already in 2025!



But not only the quality of the building counts for us, but also the well-being of our tenants! Therefore, we will be offering various events, vouchers, sport classes and workshops throughout the year to our clients.



OWNER

SIA KKB REAL ESTATE

Vienības gatve 87H

Rīga, LV-1004

Latvia

CONTACTS

BARBORA NOSKOVÁ

Asset Management

+420 724 033 077

barbora.noskova@vig.cz

YARDHOUSE

WWW.YARDHOUSE-RIGA.LV

VIG[®]FUND