

# Strategic Space for Growing Ambitions





# Discover the Business Center

Address	Savanorių pr. 339B
Office class	A
Leasable area	9 500 m <sup>2</sup>
Number of floors	4
Parking spaces	270
Floor plate	2 185 m <sup>2</sup>
Workspaces	600
Sustainability certification	BREEAM Excellent
Delivery	2026 Q4







# Where Industry Meets Opportunity

This former industrial site is being reborn as a modern, vibrant mixed-use hub, combining residential comfort with smart office and commercial spaces.

Total area upon completion of Phase II:

Commercial	4 700 m <sup>2</sup>
Office	7 500 m <sup>2</sup>
Residential	23 000 m <sup>2</sup>

NOTE: DEVELOPMENT VISION FOR PHASE II



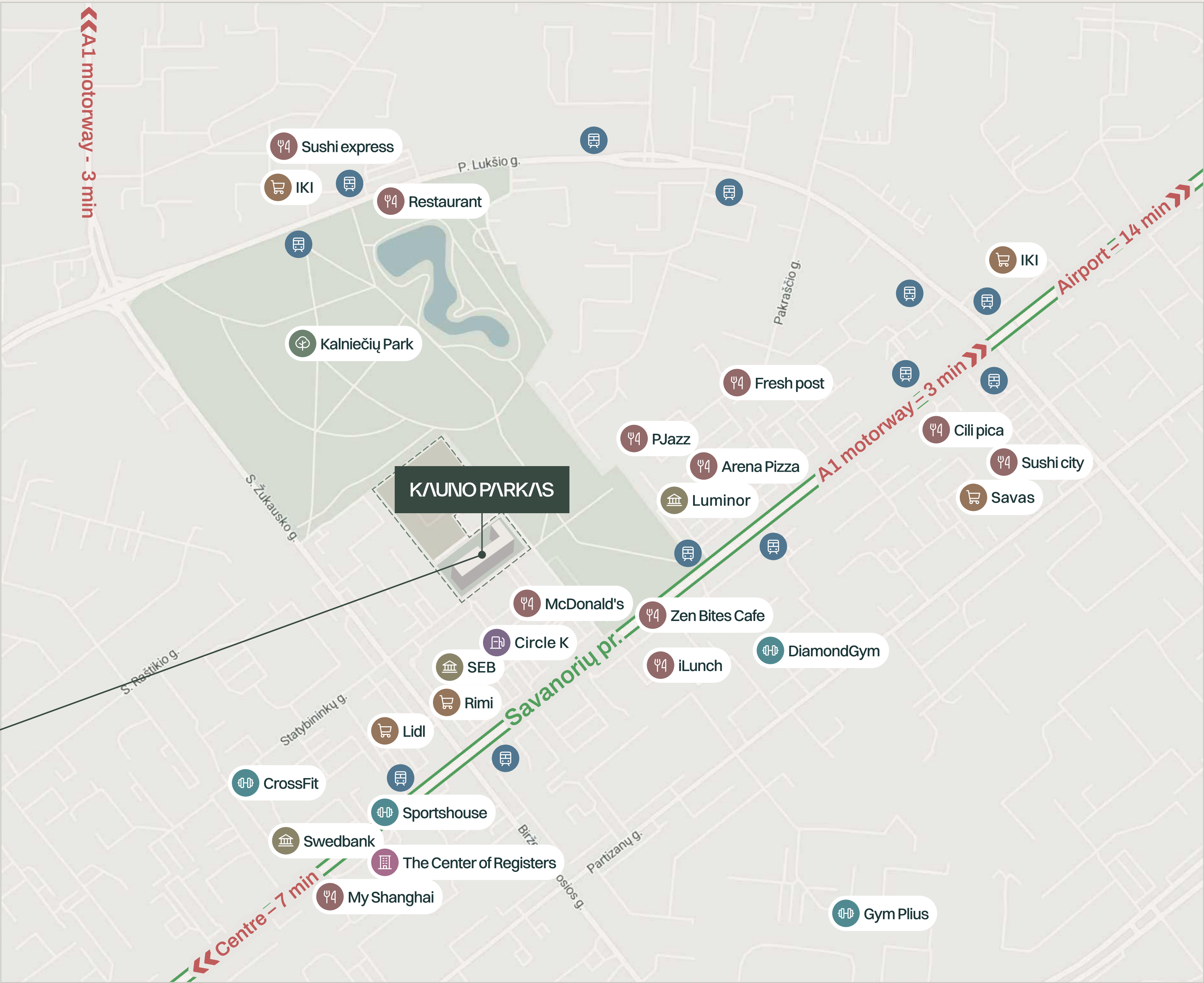
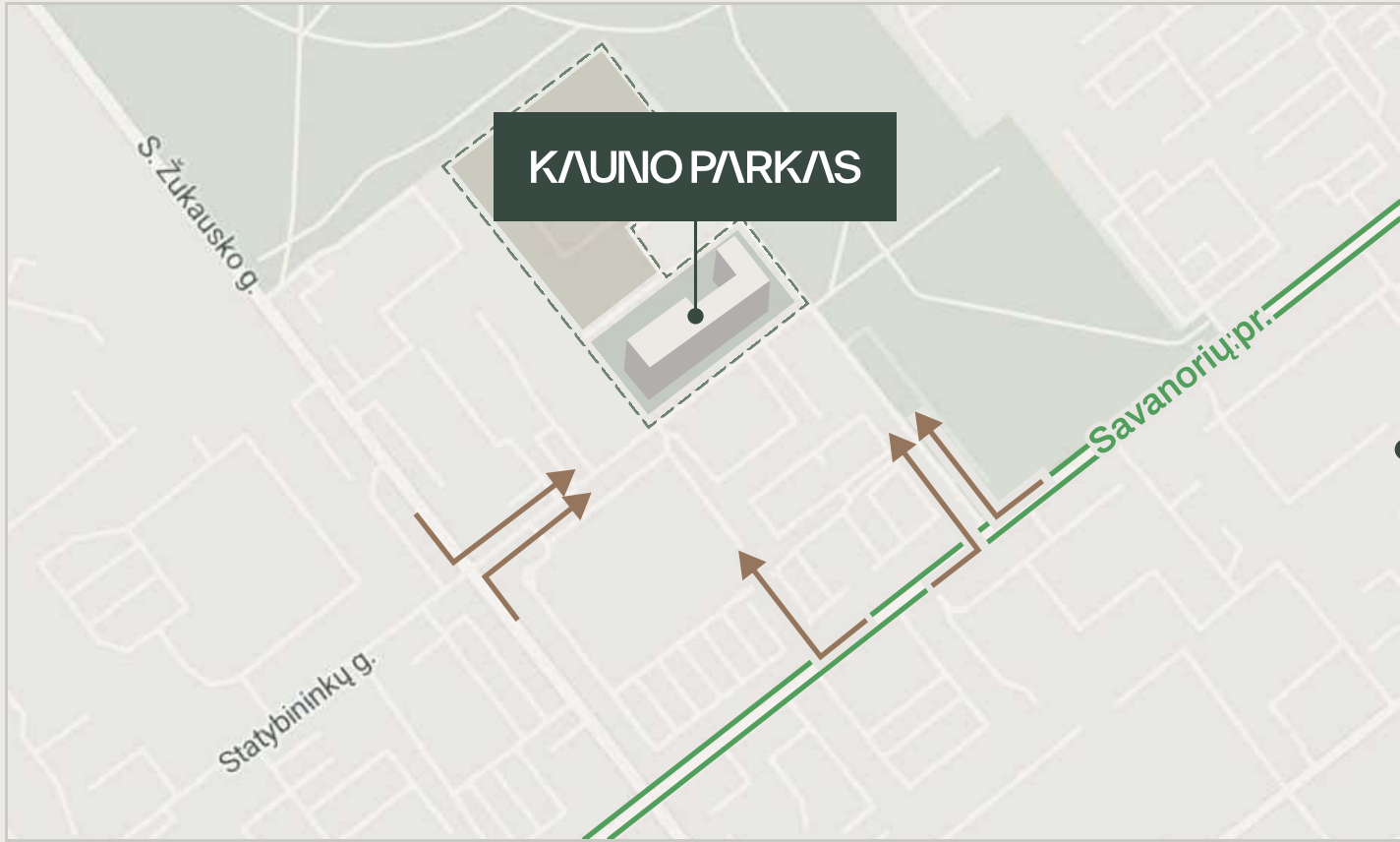




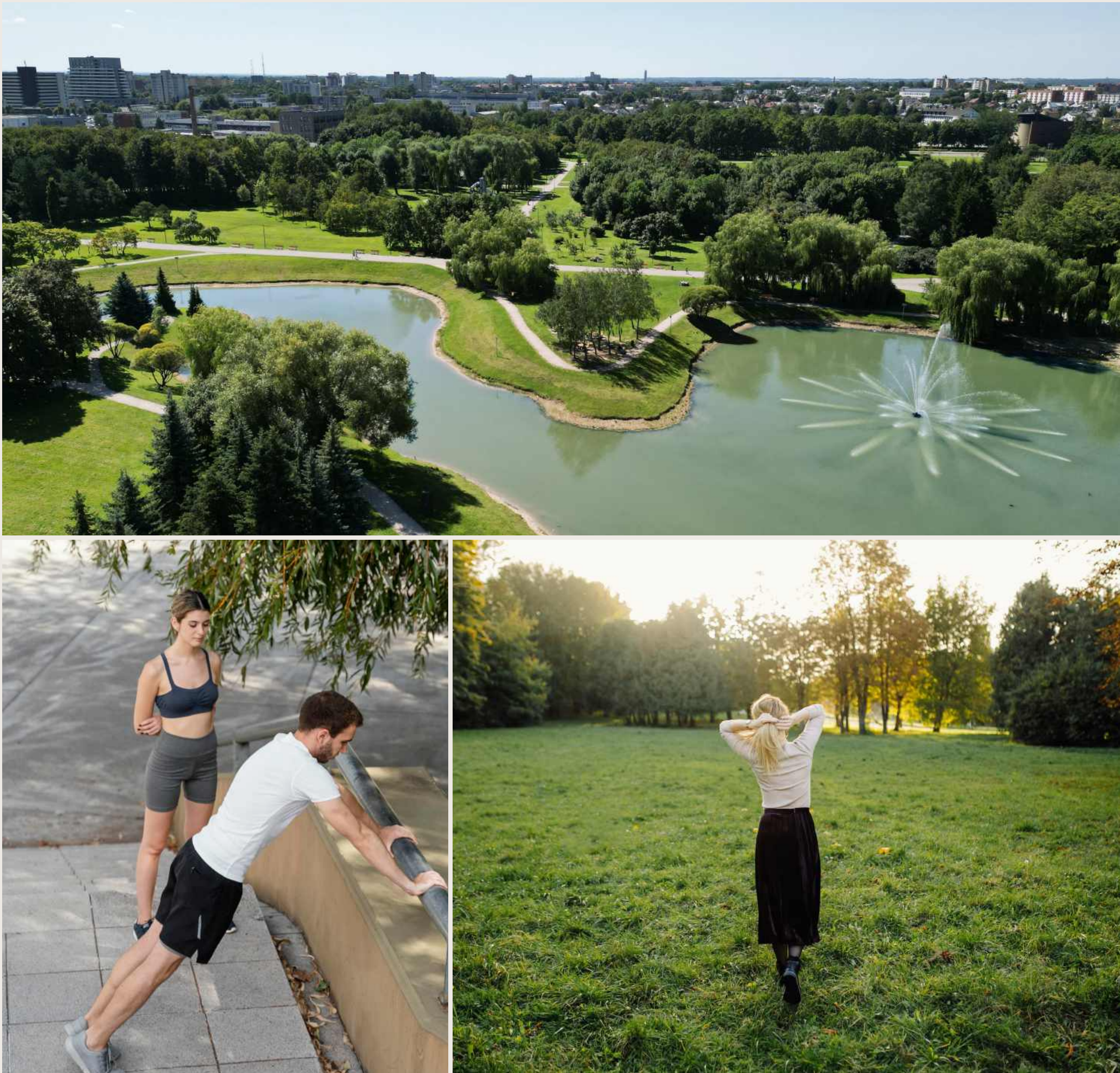
# Blend Green Space with City Advantages

KAUNO PARKAS is located on Savanorių Avenue – the central artery of Kaunas, ensuring excellent accessibility.

Surrounded by Kalniečių Park and the city’s dynamic business district – all key amenities are within walking distance.

















# Refresh. Recharge. Recreate.

## Kalniečių Park – the City’s Largest Green Oasis

Surrounded by vibrant outdoor spaces, the office offers a perfect setting for relaxation and active breaks – making every workday more inspiring.

- |   |  |
|---|--|
|  Lake                   |  Restaurant        |
|  Children's Playground |  Dog Walking Area |
|  Outdoor Fitness       |  Basketball       |
|  Table Tennis          |  Volleyball       |
|  Parkour               |  Skateboard Park  |



# Unlock its Full Potential

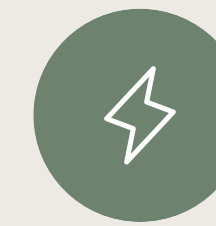
Where the city fades and ideas rise – a rooftop retreat with expansive Kalniečių Park views, made for both work and rest.

The rooftop terrace combines openness and tranquility – ideal for sparking ideas, enjoying outdoor lunches, fostering connections, conducting meetings, or savoring a calm coffee moment.



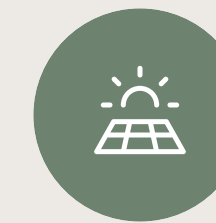


# Sustainability – Is a Key Priority



## A++ Energy Efficiency Class

Minimized energy use through advanced building technologies.



## Solar Panels

Clean energy from rooftop photovoltaic systems.



## EV Charging

Electric vehicle support for sustainable transport.



## Lower CO<sub>2</sub> Emissions

The preservation of concrete frames reduces emissions about 90%, compared to using new materials.



## “BREEAM EXCELLENT” Certification

Designed to optimize resources, lower expenses, and enhance comfort sustainably.







# Business Center Amenities

24/7

24-hour Access



Restaurant



Rooftop Terrace



Lounge Areas

Drinking Water  
Stations

Showers



Lockers



Bicycle Storage



EV Charging

Two-wheel  
Charging



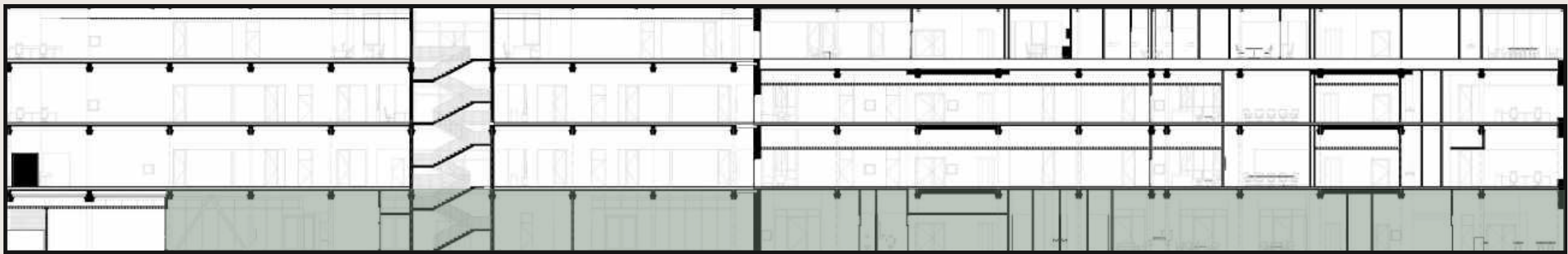


# Retail & Service Spaces

The ground floor features modern, highly visible commercial premises. Large storefront windows provide abundant natural light and enhance the building's attractive facade. Flexible layouts make these spaces ideal for restaurants, medical and beauty clinics, retail, or other service-oriented businesses.

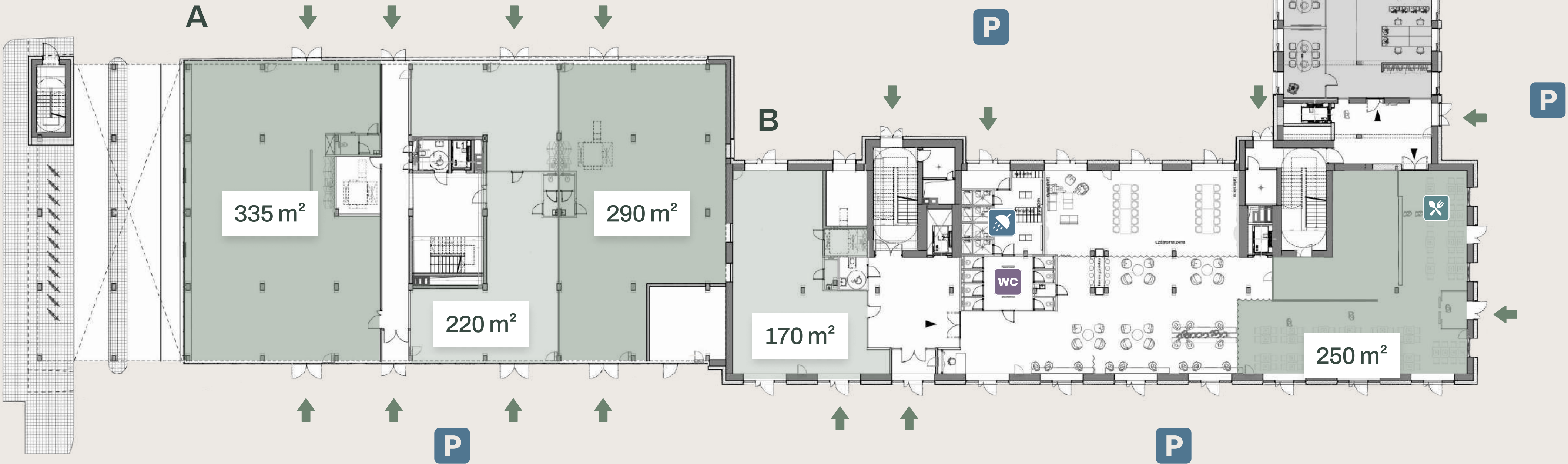


# Ground Floor



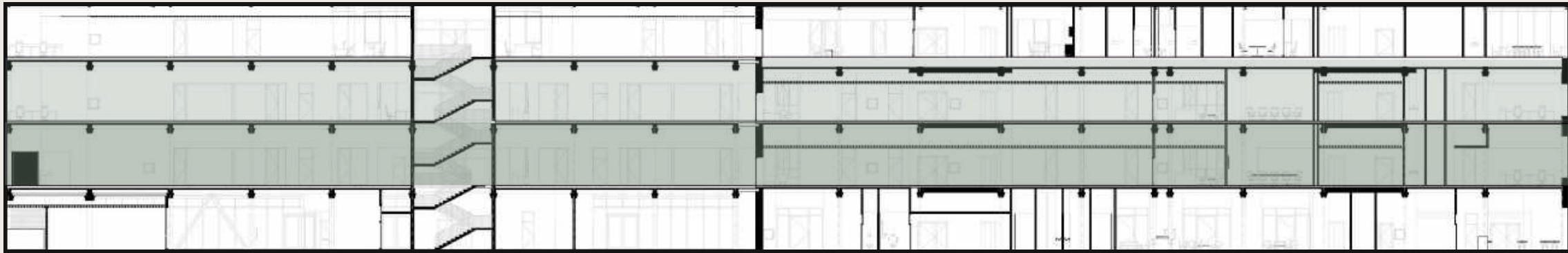
170 – 680 m<sup>2</sup> premises  
600 m<sup>2</sup> of common area

\* Adjustable lease areas  
based on Tenant's needs.





# Typical Office Floor



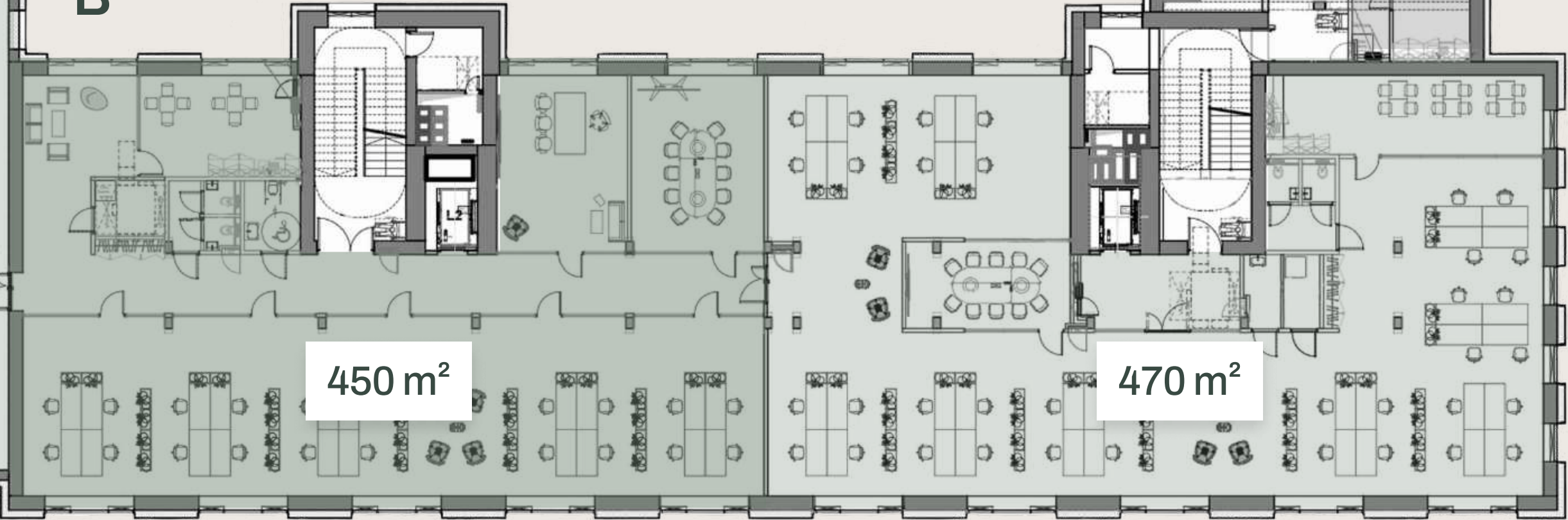
**A and B** can be combined into a single **2,185 m<sup>2</sup>** floor plate.

\* Adjustable lease areas based on Tenant's needs.

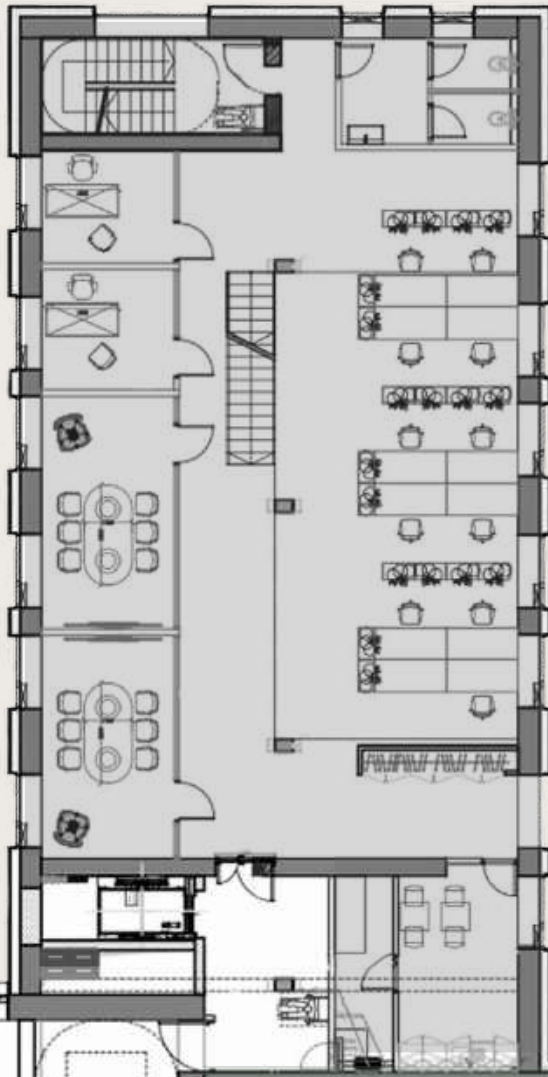
**A**



**B**



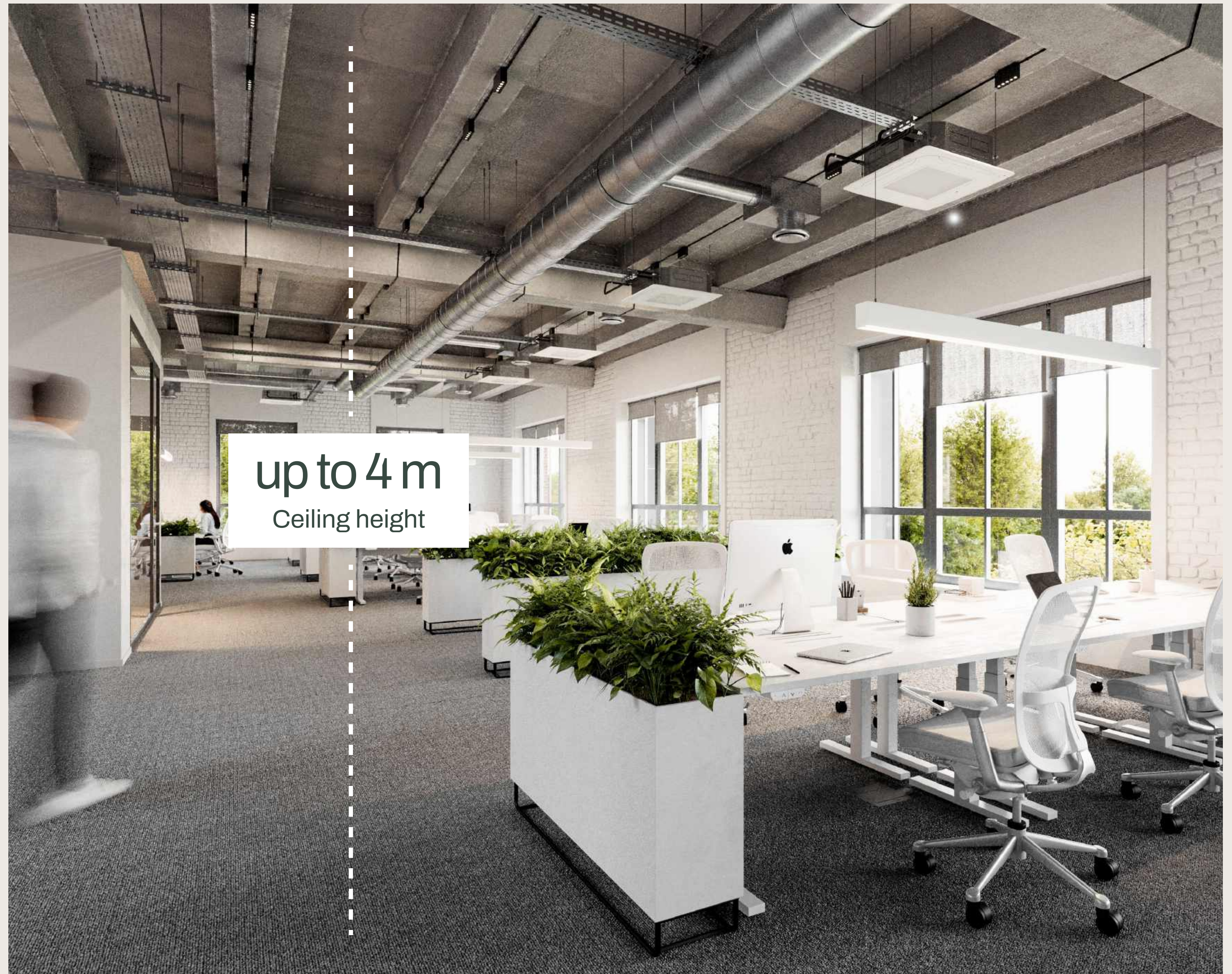
**C**





# Urban Elegance: High Ceilings & Industrial Charm

With soaring ceilings and refined industrial character, this building channels the creative spirit of New York lofts and London's Shoreditch studios. Designed to foster innovation, focus, and collaboration, it offers more than just workspace – it sets the stage for bold ideas and modern business to thrive.



up to 4 m  
Ceiling height















# Business Center Technical Specifications



Storefront Windows



High Speed Elevators



Tilt & Turn Windows



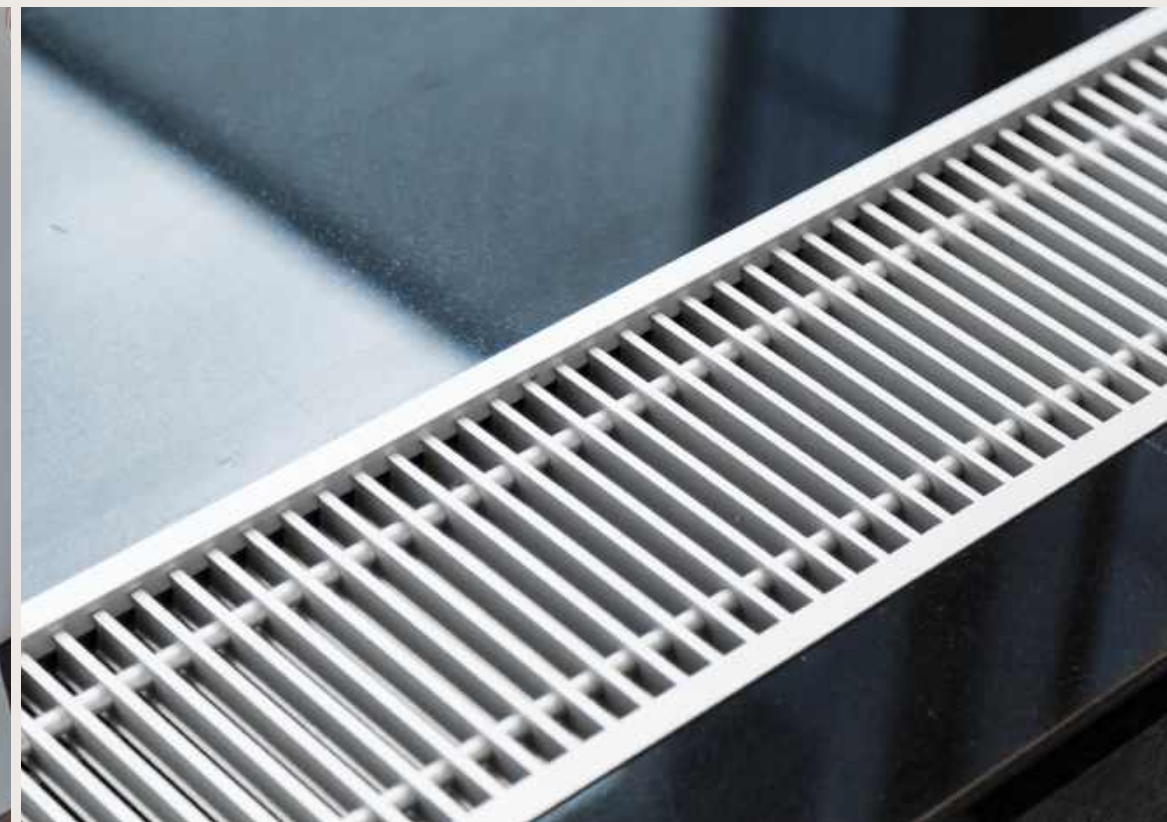
Central Heating Manifold



Recuperator in Each Floor



VRF System



Convectors & Steel Radiators



Intelligent Lighting



3A

3A





# KAUNO PARKAS is Designed by A2SM, a Team of Highly Experienced Architects

Their expertise in business centers design ensures a modern, functional,  
and sustainable workspaces tailored to contemporary business needs.

## Completed Projects



ISM University



Lelija



Tech Loft



Danske Bank Valley



Nord Security Cyber City



# Contact Us



Evita Mieliauskaitė

+370 658 01647

nuoma@kaunoparkas.lt

