



Developed by

EQUITE

Yellowstone Business Centre





A modern, Class A business centre

The 9-storey, Class A Yellowstone business centre will be located in the heart of Vilnius at 14 J. Jasinskio Str. Construction is scheduled to be completed in Q2 2024.



Total area: 9,800 sqm (floor area ~1,103)



Minimum rentable area: 92 sqm



Class A energy efficiency will ensure extremely low energy consumption



A green and lively inner square with a restaurant and café terraces



2-storey underground parking for cars, bikes and e-scooters

The building logo

The building's facade, structure and colouring inspired the design of its logo. The combination of solid glass and a closed plane is depicted in the stylised composition of the brand.



+



Excellent location and accessibility

Yellowstone Business Centre is located in the centre of Vilnius - J. Jasinskio str. 14 in Vilnius, on the left side of the Neris River. This is where the city of Vilnius meets its urban arteries.

1	"Vilniaus vartai" Business Centre	7 min
2	"Vertas" Business Centre	9 min
3	"Verslo trikampis" Business Centre	6 min
4	"Art City Inn" Hotel	2 min
5	"Hilton Garden Inn" Hotel	5 min
6	"IKI" food stores	5 min
7	Seimas of the Republic of Lithuania	5 min
8	Lithuanian National M.Mažvydas Library	5 min
9	Sports club "Alfa Steps"	1 min



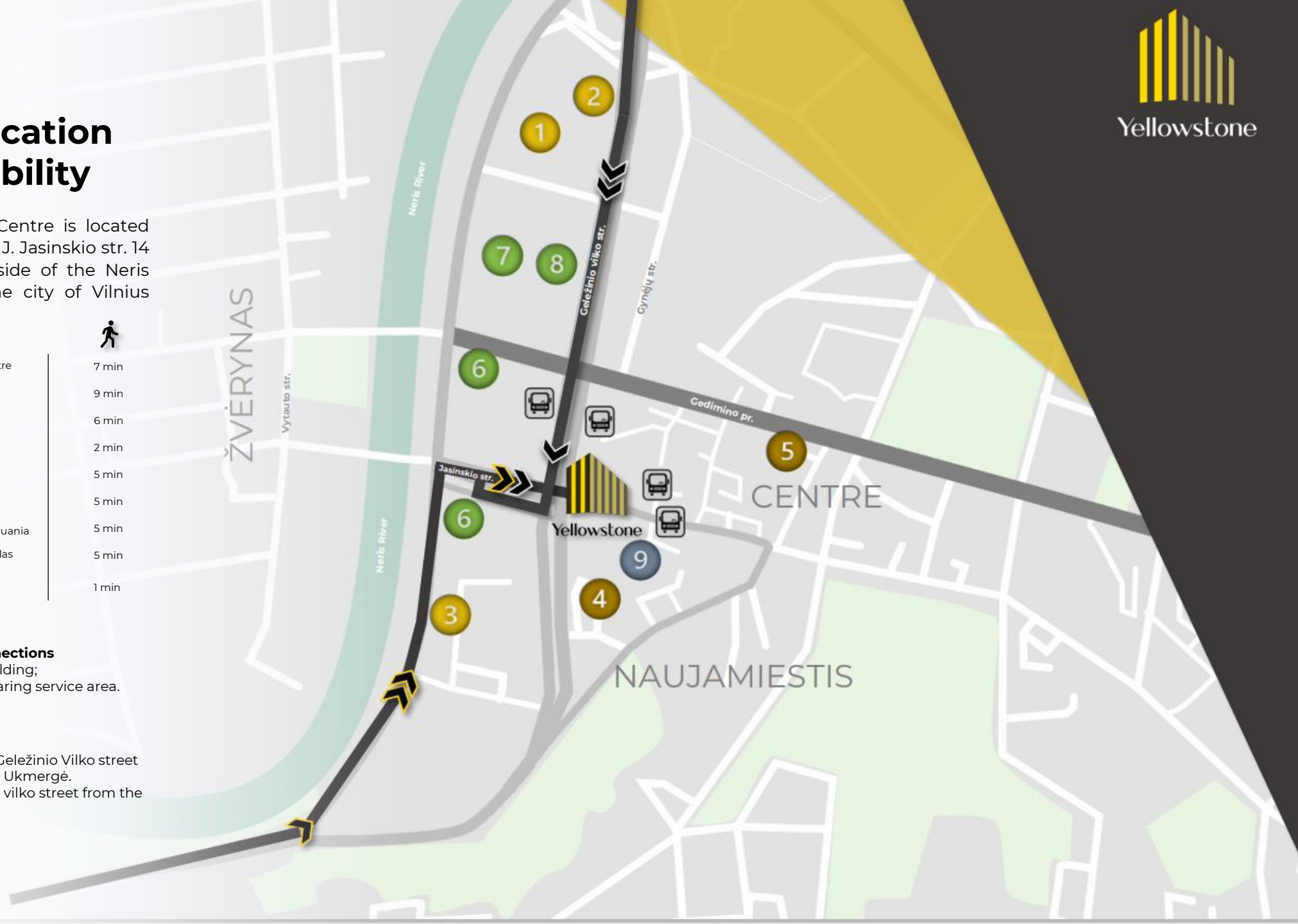
Public transport connections

Bus stops near the building;
Car/scooter/bicycle sharing service area.



Transportation by car

Convenient access to Geležinio Vilko street from both Kaunas and Ukmergė.
Direct exit to Geležinio vilko street from the business centre.



Project
visualization



A health-conscious building for all



Shallow rooms with large windows and plenty of natural light.



Good indoor lighting.



Innovative sound insulation and acoustic solutions.



Ventilation solutions that meet the highest hygiene standards.



A modern cooling system for space cooling and partial heating.



Opening windows in most rooms.



Optional roof terrace.



Restaurant and café space on the ground floor of the building.



Individual air humidification available.



Sports club and specialised sporting goods shop next door.

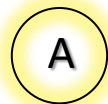


Sustainability standard

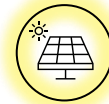
The Class A Yellowstone project is being developed in accordance with the international BREEAM standard for sustainable buildings, with the aim of achieving a BREEAM IN USE Excellent rating. Advanced engineering systems will be installed to meet the BREEAM standard and will be managed according to individual needs. The aim is to ensure the comfort and wellbeing of building users, as well as the optimization of energy resources.



BREEAM Excellent



Energy efficiency class **A**



Renewable energy
(solar power plant)



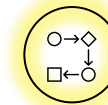
Individual air
ventilation and
humidification system



Electric car
parking/charging spaces



Environmentally
friendly LED
lighting



Individual building
management
system



- Status sensors, temperature and CO₂ sensors, air filters.
- Individual ventilation system.
- Adjustable LED lighting.
- Individual air humidification system.

- BMS Building Management Systems.
- Innovative solutions for acoustics and sound insulation.
- Modern cooling system for space cooling and partial heating.
- Air circulation solutions that meet the highest standards.

Advanced technological solutions

- High-speed lifts with intelligent control.
- Renewable energy (photovoltaic solar panels).
- Mobile access control system.
- Restaurant and café space on the ground floor of the building.
- Exhibitions in the common spaces of the business centre, in cooperation with the VŠJ Lewben Art Foundation.

Layout



The Yellowstone Business Centre consists of 9 floors of ergonomically designed and easily divisible office space.



Floor area: ~1,103 sqm. Spaces for rent from 92 sqm.



Commercial premises of various sizes on the 1st floor of the building.



Large, bright spaces that can be easily transformed, subdivided or combined, making office spaces suitable for small businesses and larger organizations alike.



Flexible and efficient office planning, allowing tenants to tailor the space to their needs. Open space as well as individual office areas available.

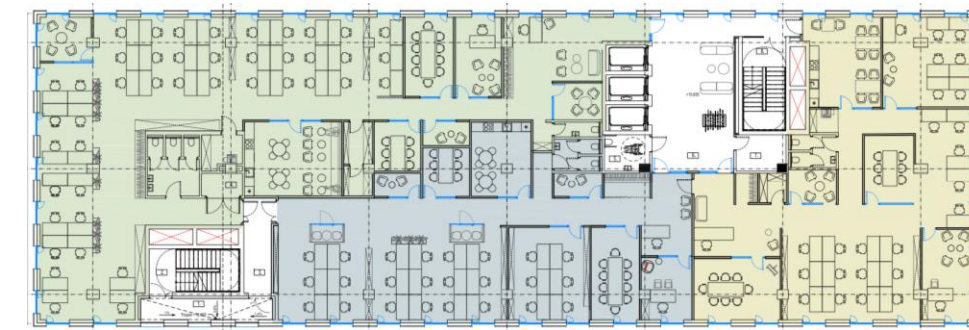
Storeys 2-4

(office areas: 92 – 287 sqm)



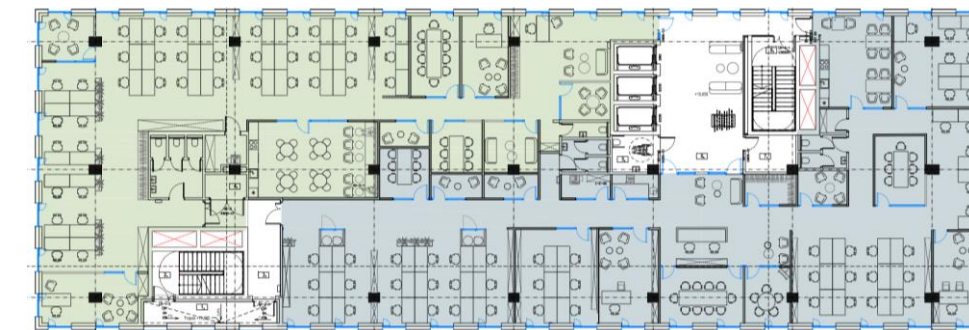
Storeys 5-6

(office areas: 272; 287 and 445 sqm)



Storeys 7-9

(office areas: 447 and 544 sqm)





Site plan

Business centre under construction

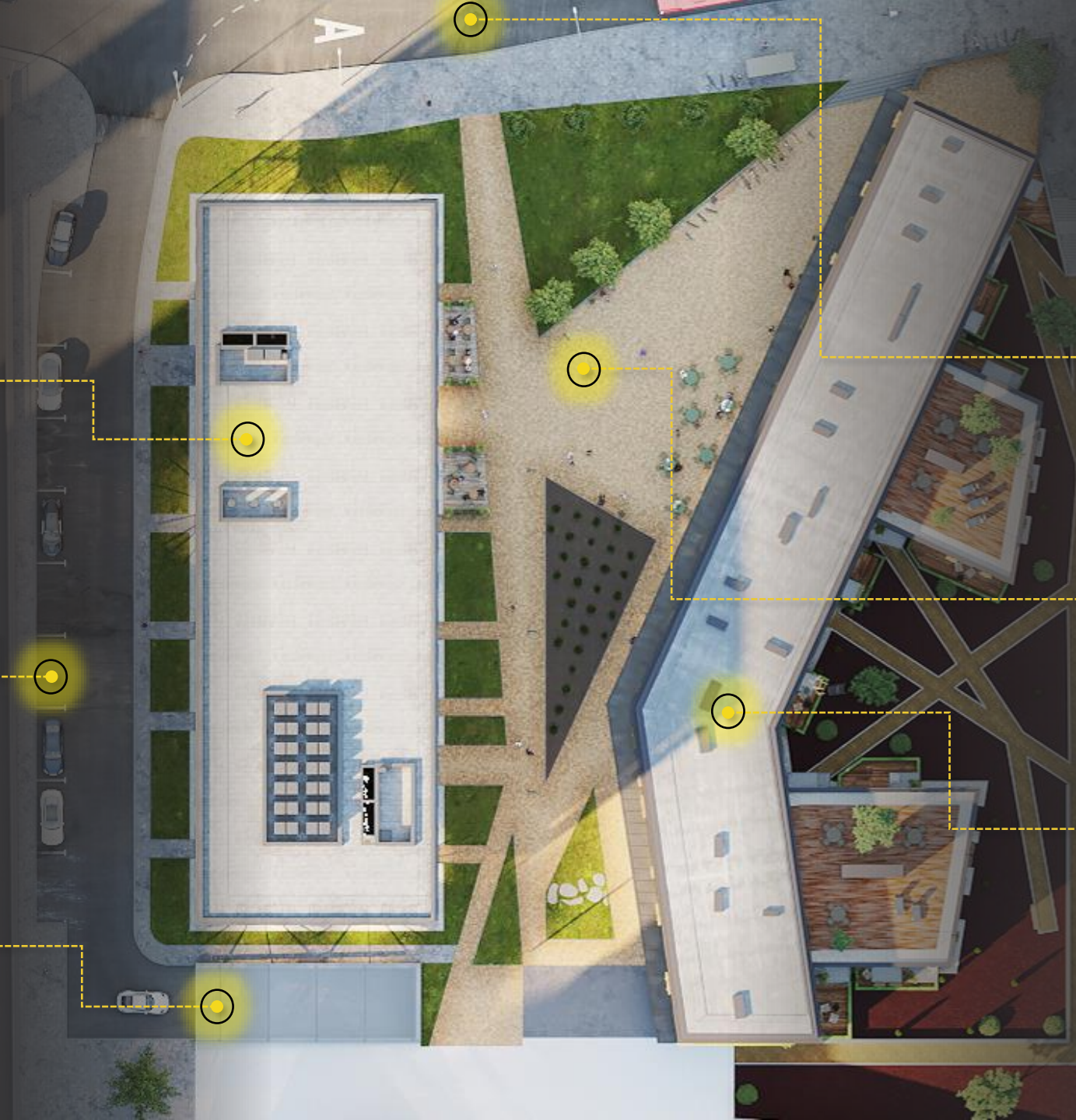
Parking spaces for guests

Entrance to a two-storey underground car park

J. Jasinskio Str.

Square

Existing apartment building





Project visualization



The architecture of the building

Architect **Professor Rolandas Palekas** was awarded the National Prize for Culture and Art for achieving harmony between the city and nature in architecture.

Architectural concept

The project consist of two parts residential and commercial buildings. Residential building has restored historically eroded edge of Vilnius central residential area, while office building will form smooth transition into Business Triangle multifunctional commercial campus. Between these two elements we are creating an inner square. The building is designed by Paleko Architects Studio and Planas B.

Urban design idea

The new design of the block is inspired by the character of the surrounding natural framework: the slope and the river, which are separated from each other in this location.

The new structure of the internal spaces of the quarter is dictated by the pedestrian path from Gediminas Avenue to the J. Jasinskio bus stop and its possible continuation.

Square

We are designing the square as part of the pedestrian walkway next to the J. Jasinskio bus stop. The glass façade at the base of the office building shields it from the noise of the street, while at the same time opening it up to distant views of Žvėrynas and the evening sun.

Green area with outdoor plants will be created along J. Jasinskio Street and above the underground car park. We imagine the square surrounded by public spaces and light at night.

**Project
visualization**



Developing the Business Triangle

This almost 3 ha site is owned by Troja, a Darnu Group company, and UAB Verslo Trikampis, a closed-end investment company for informed investors managed by Braitin. These companies plan to develop a new vision of a multifunctional district on a joint venture basis, with construction of the district likely to start in 2024-2025.



Yellowstone



The current Business Triangle, as one of the largest business spaces in Vilnius, was formed in 1999-2006. Today, it comprises seven office buildings with 47,000 sqm of leasable space, a grocery store, cafes and commercial premises. Under the new concept, over 100,000 sqm of mixed-use buildings will be built on the site.

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EQUITE

Equite is a private, alternative mixed-investment firm based in the Baltics.

Equite's mission is to create long-term value for our shareholders, investors, businesses and society through the responsible and intelligent use of every form of capital.

We work with high-potential small and medium-sized enterprises to help them grow and make a sustainable impact across industries, the region and the world, **using best practices.**

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Green economy



Private lending



Private capital



Real estate



Venture capital

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Other real estate projects being developed by the Equite team



9 A.DOMAŠEVIČIAUS STR.,
VILNIUS

Reconstruction of a 2,347 sqm
administrative building.
Completed in Q1 2023.



37 ŠVITRIGAILOS STR.,
VILNIUS

Technical design for a 2,000 sqm
office/apartment building.



134 JUSTINIŠKIŲ STR.,
VILNIUS

3,135 sqm warehouses/refrigerators for
lease on a 92.41-acre plot of land,
which is being transformed into a
multi-storey residential block of
~11,000 sqm

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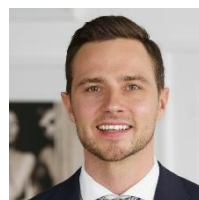
EQUITE

Team members



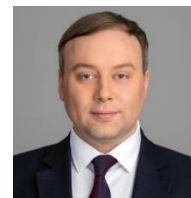
Vilius Kavaliauskas
Director-General
Founder

More than 16 years of experience in investment and business management. Excellent track record in corporate and commercial banking, mergers and acquisitions, private equity, asset-backed lending, project finance and other investments. He is passionate about creating value for shareholders, investors and partners through a deep understanding of markets. The aim is to deliver growth-oriented profitability and employee engagement by creating value for a wide range of stakeholders: shareholders, investors, partners, employees and society.



Agnius Tamošaitis
Partner
Head of Real Estate

More than 19 years of experience in real estate development and management. Former head of Real Estate Development and Management Departments of Inreal Group. Diverse experience in complex residential and commercial real estate transactions in the Baltic States. EMBA graduate from the BMI Executive Institute.



Aurimas Sanikovas
Director of Finance
Partner
Head of Private Equity

More than 13 years of experience in investment management, business development, financial operations and fundraising in international capital and debt markets. Former chief financial officer and member of the Management Board of Avia Solutions Group, head of PwC, member of the Supervisory Board of Auga Group.



Inga Mažvilaitė
Director of Investments
Responsible for the investment
process

More than 12 years of experience in mergers and acquisitions with leading Lithuanian law firms. She has represented numerous corporate clients, as well as financial and strategic investors, and has handled numerous cross-border and domestic M&A transactions throughout her career, and therefore has a thorough understanding of the investment process from the inside.



Vytautas Staugaitis
Partner
Head of Venture Capital

More than 10 years of experience in management consulting as a guest and in-house consultant in leading companies in the sector. Vytautas is passionate about strategy consulting, management excellence and mergers and acquisitions. He has led complex projects and transactions across continents and has managed teams of 100+ employees.



Leasing Partner



Sandra Jovaišaitė

Director of CRE Brokerage Department
Partner

Colliers International Advisors

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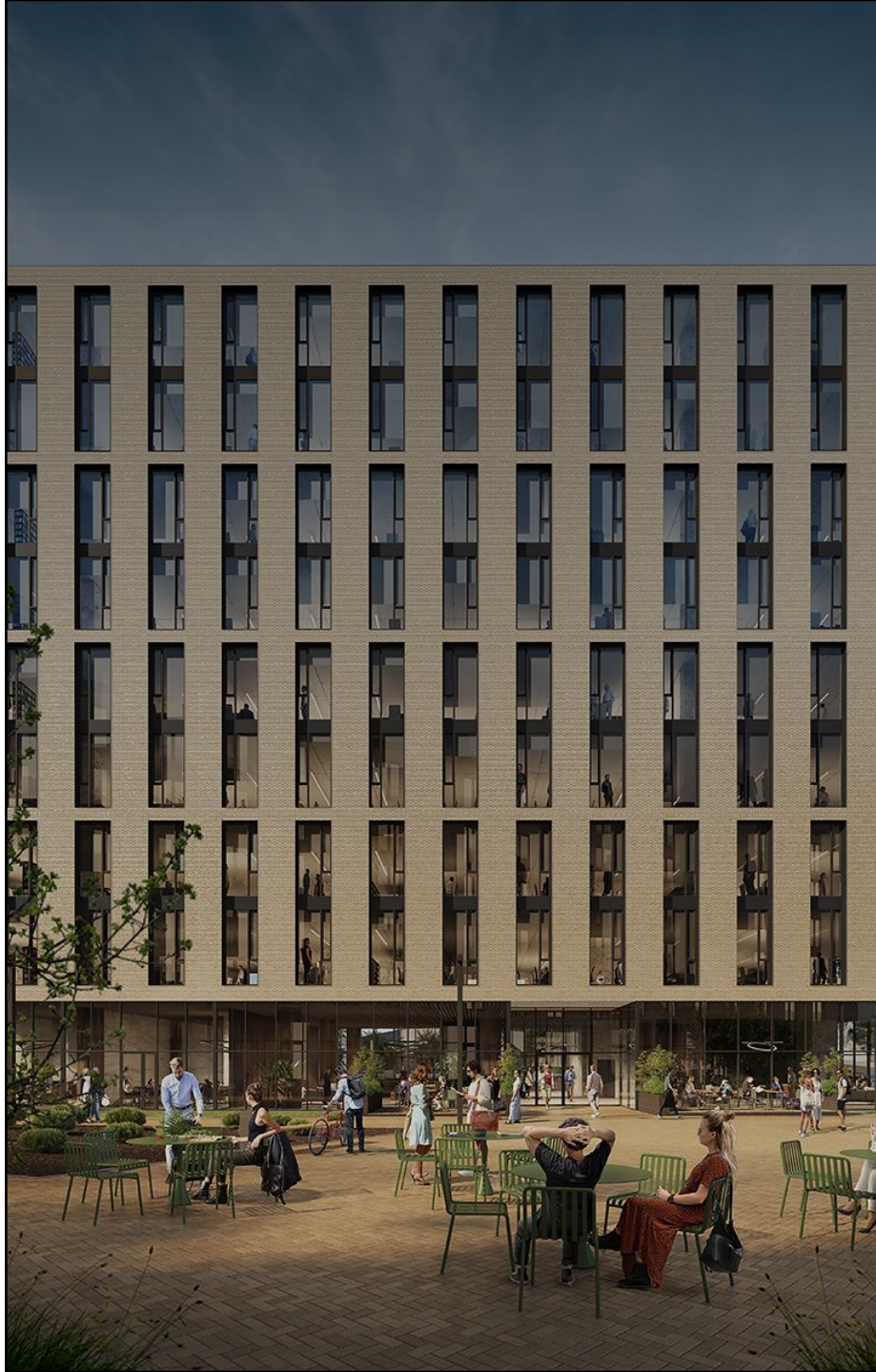
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Yellowstone

BUSINESS CENTRE

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EQUITE

Capital for growth and
sustainable impact