



Colliers
INTERNATIONAL

Yellowstone Business Centre



Site plan

Yellowstone
business
centre

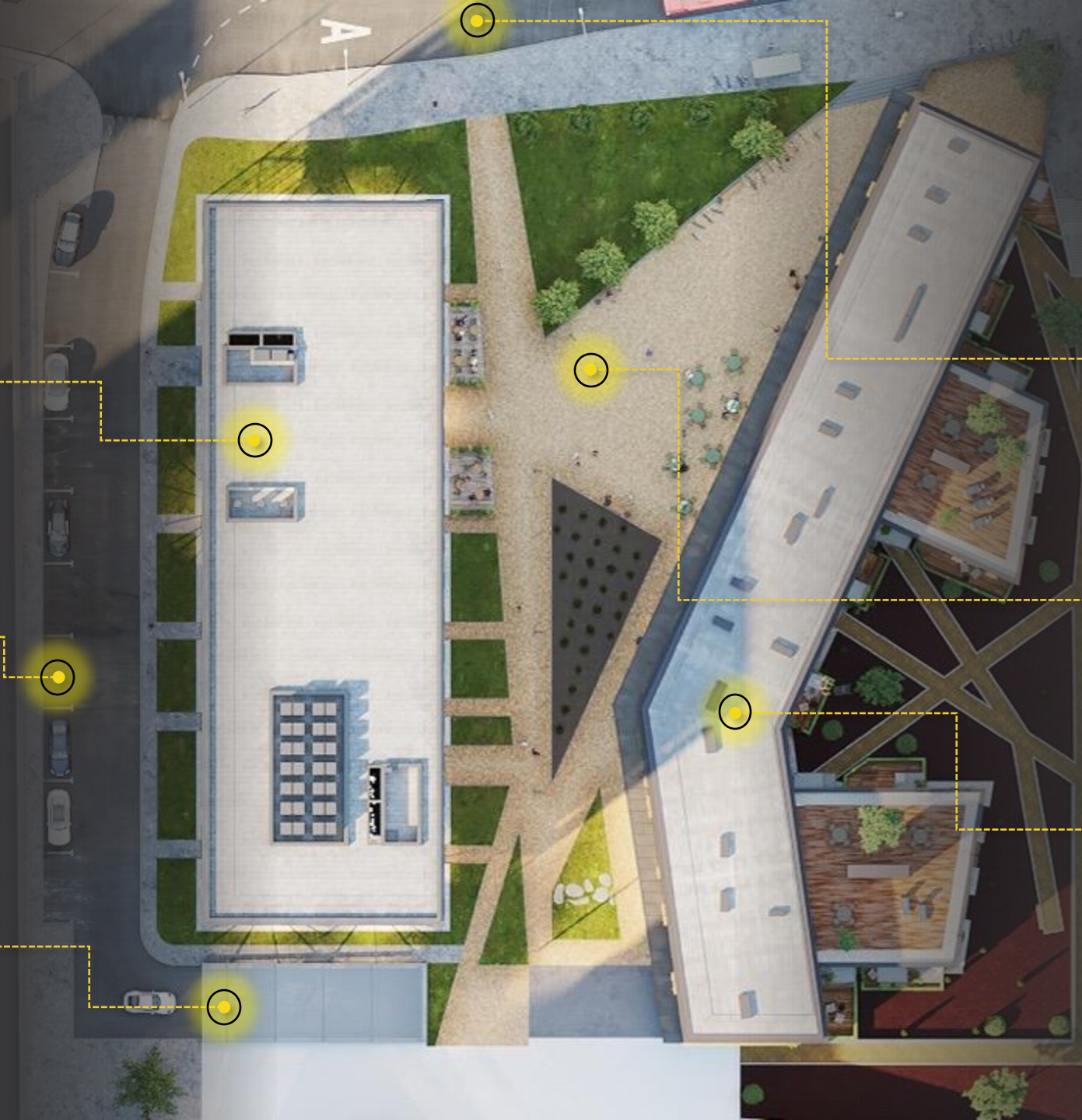
Parking
spaces for
guests

Entrance to a
two-storey
underground
car park

J. Jasinskio Str.

Square

Existing
apartment
building



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 94 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: 94–285 sqm)



Storeys 5–6

(office areas: 271; 285 and 439 sqm)



Storeys 7–9

(office areas: 450 and 548 sqm)



























A modern, Class A business centre

The 9-storey, Class A Yellowstone business centre is located in the heart of Vilnius at 14B J. Jasinskio Str.



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



Minimum rentable area: 92 sqm



Class A energy efficiency ensures 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.



+



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.

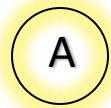


Sustainability standard

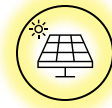
The Class A Yellowstone project was developed in accordance with the international BREEAM standard for sustainable buildings, with the aim of achieving a BREEAM IN USE Excellent rating. Advanced engineering systems were installed to meet the BREEAM standard and can be managed according to individual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



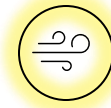
BREEAM Excellent



Energy efficiency class **A**



Renewable energy (solar power plant)



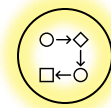
Individual air ventilation and humidification system



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 "Lewben Art Foundation"

Excellent location and accessibility

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

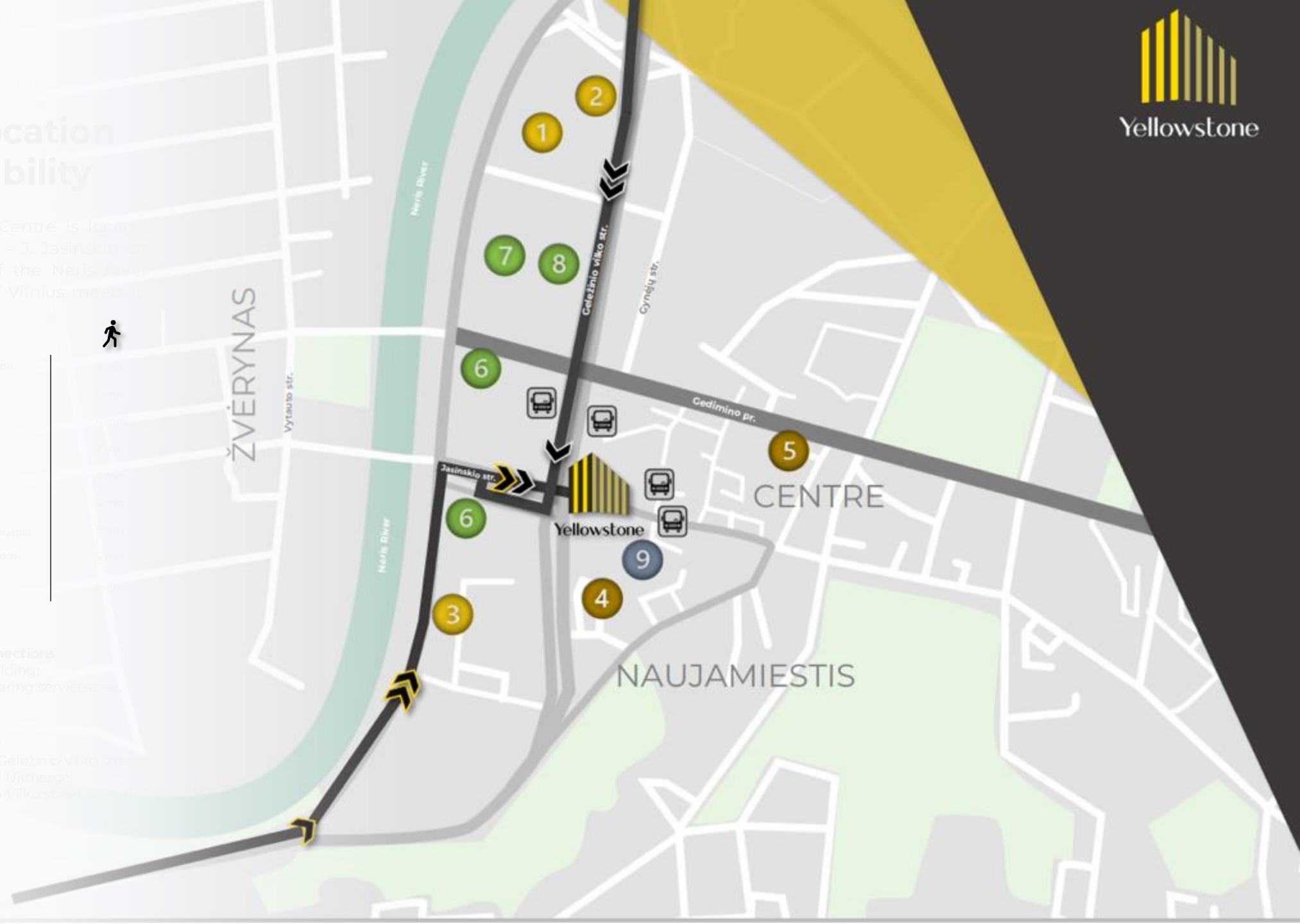
- | | | |
|---|-----------------------------------------|--------|
| 1 | "Vilniaus vertai" Business Centre | 7 min |
| 2 | "Vertas" Business Centre | 9 min |
| 3 | "Verslo trikampis" Business Centre | 10 min |
| 4 | "Art City Inn" Hotel | 20 min |
| 5 | "Hilton Garden Inn" Hotel | 5 min |
| 6 | "IKI" food store | 5 min |
| 7 | Seimas of the Republic of Lithuania | 5 min |
| 8 | Lithuanian National M. Mažvydas Library | 5 min |
| 9 | Sports club "Alfa Steps" | 8 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.



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.



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.

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 forms a 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.

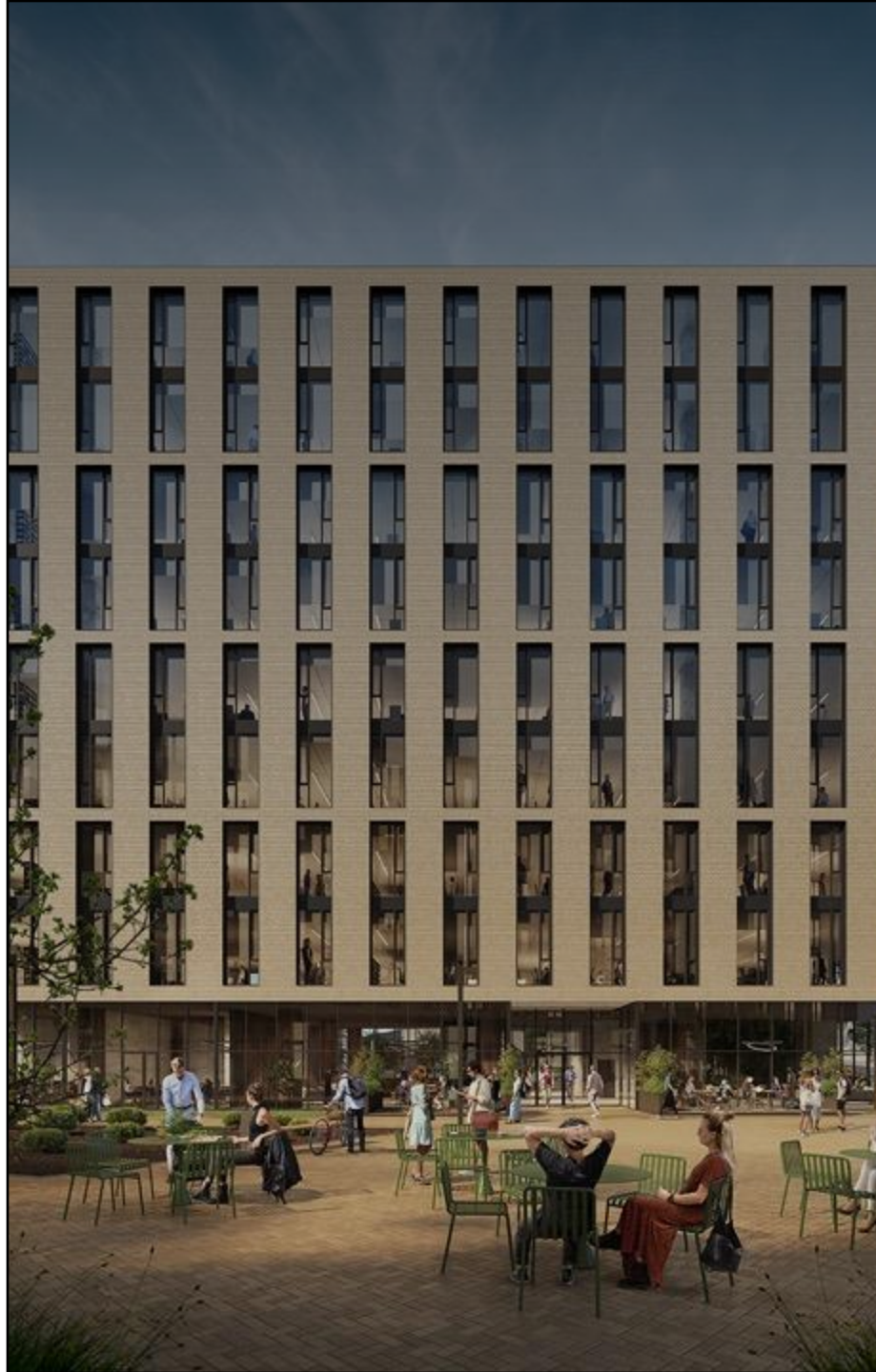
Green area with outdoor plants has been created along J. Jasinskio Street and above the underground car park. We imagine the square surrounded by public spaces and light at night.



Yellowstone

BUSINESS CENTRE

WWW.YELLOWSTONE.LT



Colliers
INTERNATIONAL

ACCELERATING SUCCESS

WWW.COLLIERS.COM/EN-LT