



Executed by

EQUITE

Yellowstone Business Centre

2024





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: 9,300 sqm (floor area ~1,030)



Minimum rentable area: 84 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.




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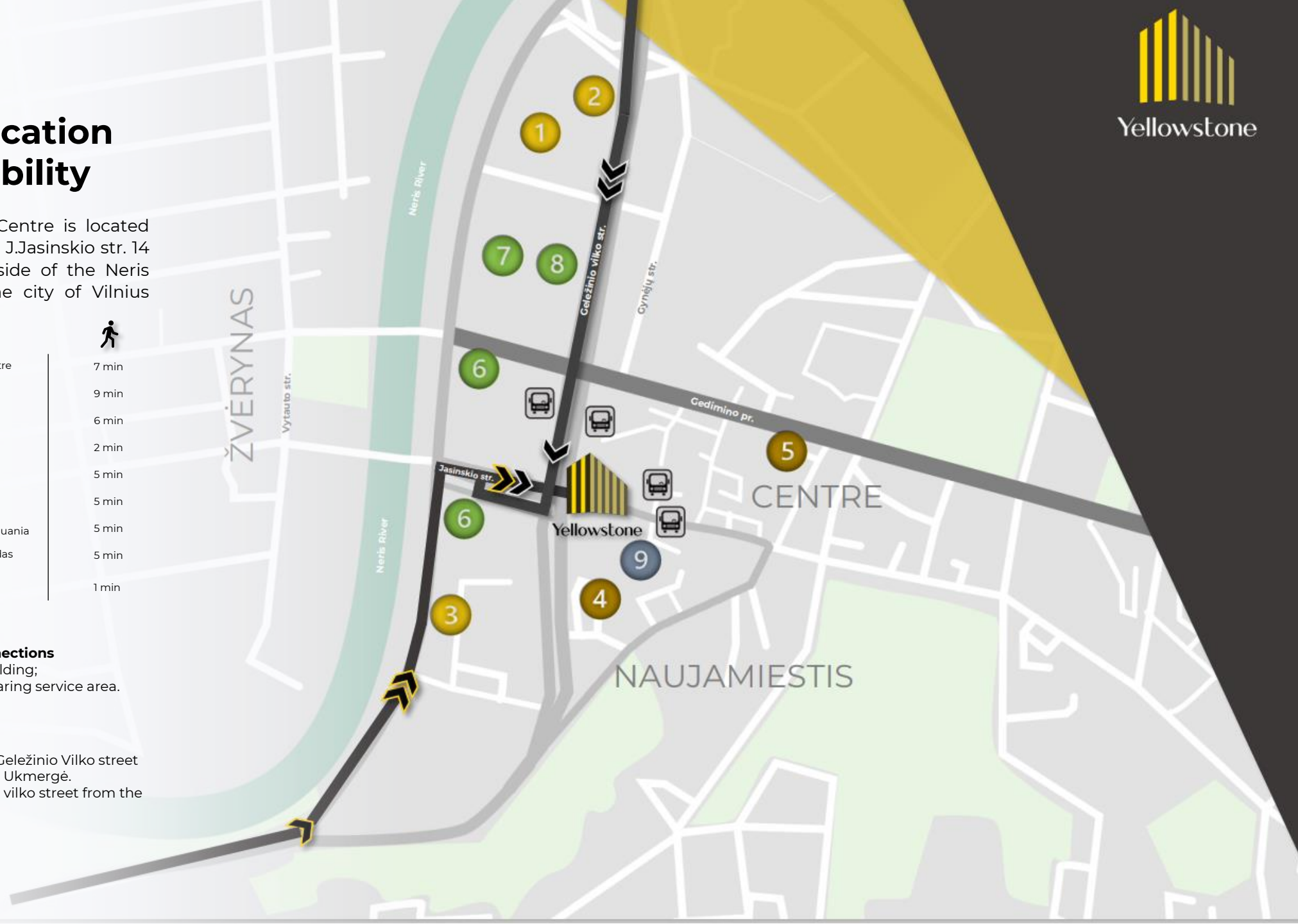
Excellent location and accessibility

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
visualisation



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.

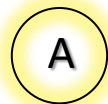


Sustainability standard

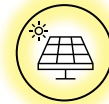
The Class A Yellowstone project is being developed in accordance with the international BREEAM standard for sustainable buildings, with the aim of achieving a BREEAM IN USE Excellent rating. Advanced engineering systems will be installed to meet the BREEAM standard and will be managed according to individual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



BREEAM Excellent



Energy efficiency class **A**



Renewable energy
(solar power plant)



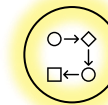
Individual air
ventilation and
humidification system



Electric car
parking/charging spaces



Environmentally
friendly LED
lighting



Individual building
management
system



- Individual heating and cooling of each office space at the same time.
- Status sensors, temperature and CO₂ sensors, air filters.
- Individual ventilation system.
- Adjustable LED lighting.
- Individual air humidification system.

- BMS Building Management System.
- Innovative solutions for acoustics and sound insulation.
- Three-pipe 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: ~1,030 sqm. Spaces for rent from 84 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 organisations 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: 84-271 sqm)





Site plan

Business centre under construction

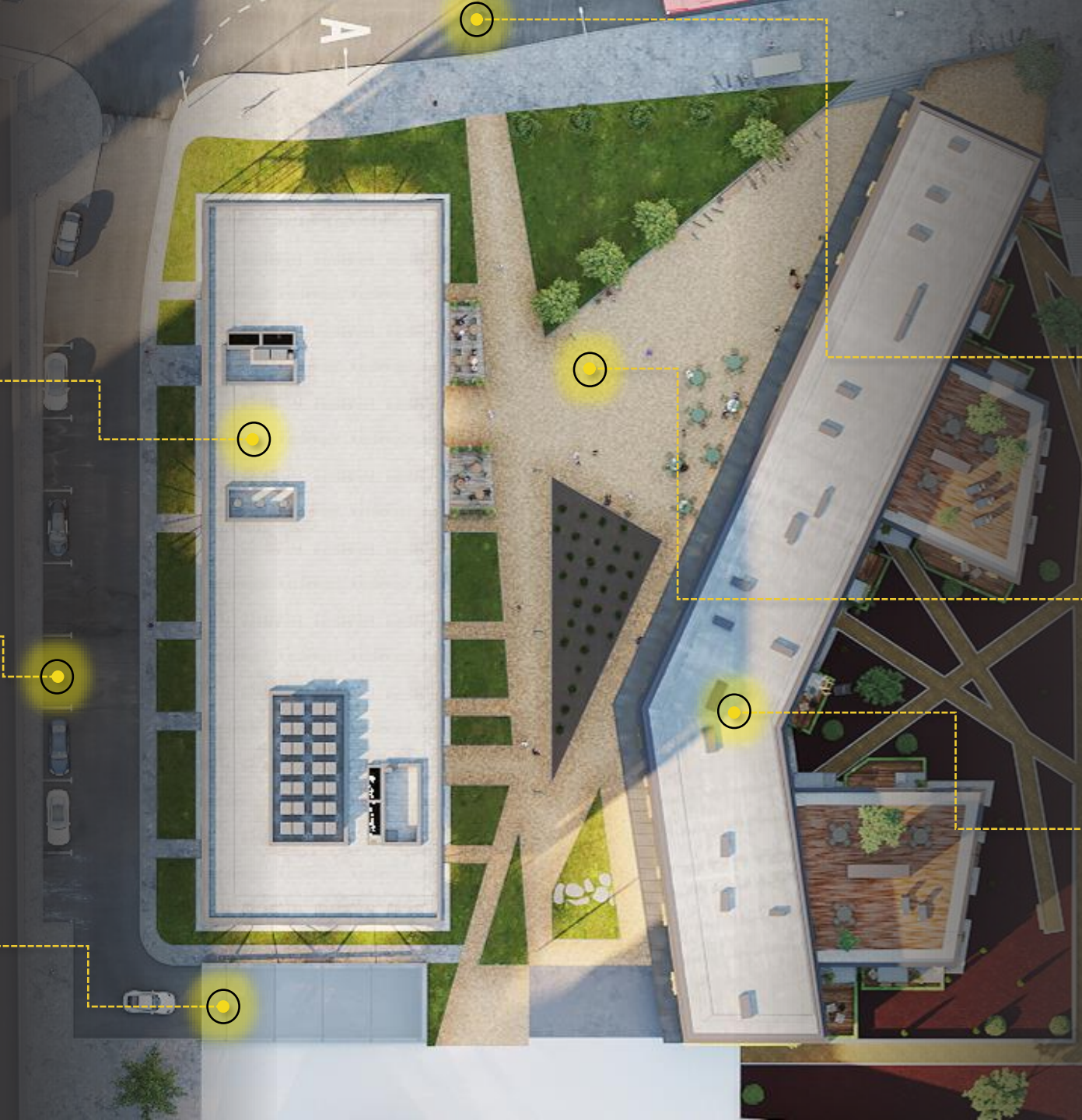
~10 parking spaces for guests

Entrance to a two-storey underground car park

J. Jasinskio Str.

Square

Existing apartment building





Project visualisation



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

Restoring the eroded western lining of a residential area. We are erecting a volume as a marker next to the edge of the motorway. Between these two elements we are creating a 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 motorway, while at the same time opening it up to distant views of Žvėrynas and the evening sun.

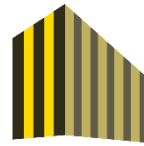
Planting is taking place along J.Jasinskio Street and above the underground car park. We imagine the square surrounded by public spaces and light at night.

**Project
visualisation**



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. 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.

Executed by

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

Real estate projects being developed by the Equite team



9 A.DOMAŠEVIČIAUS STR.,
VILNIUS

Reconstruction of a 2,347 sqm administrative building. Scheduled for completion 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



Leasing Partner



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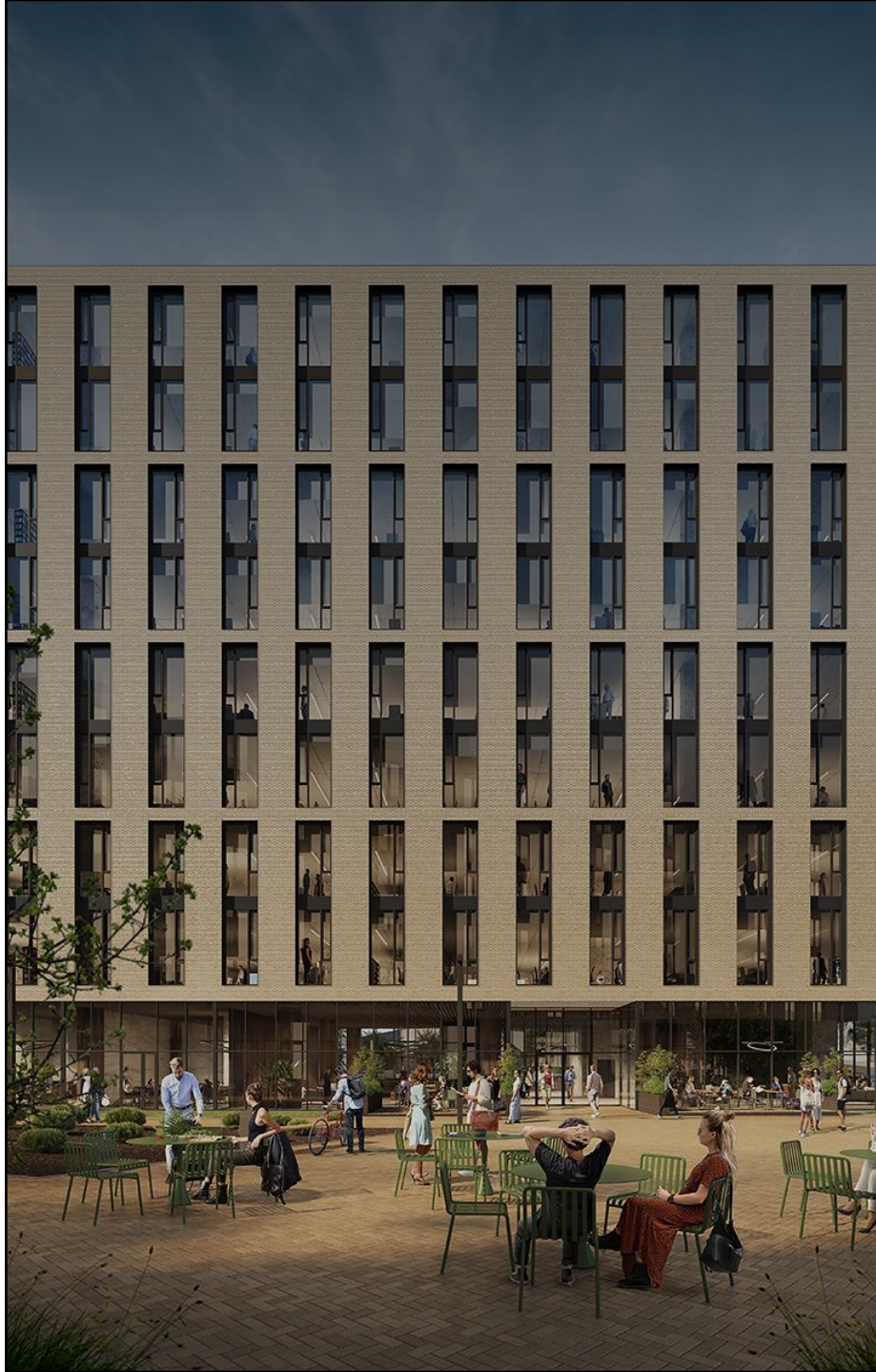
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Yellowstone

BUSINESS CENTRE

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EQUITE

Capital for growth and
sustainable impact