

## Commercial premises for lease in newly built building in Savanoriai av., Vilnius

**Address:** Vaduvos g. 3, Vilnius, Lithuania

**Purpose:** Lease

**Type:** Production property

**Region:** Vilnius

**Area size:** 598.00 sq. m.

**Price:** 5 384.00 EUR

**Seller** ŽILVINAS BLIZNIKAS

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- Newly constructed building
- Rental area is divided on two floors: First floor – 1,484 sq.m. Basement – 1,484 sq.m.
- Possibility to increase the area by installing mezzanine;
- Premises height: First floor – 8.5 m Basement – 4.2 m
- 190 parking places around the building in total (35 parking places for the rental area)
- Convenient communication and access
- The building is completed and submitted

### Benefits of the premises:

- Next to one of the busiest streets of the city – Savanoriai str. connected to A1 highway, leading to Kaunas city;
- Commercial premises are near the new VW center and other commercial objects which generates an additional visitors flow;
- “Open space” type layout with the ability to customize the layout according to the tenant’s needs (the investment of the Landlord into the premises adjustment is negotiable);
- First floor premises do not have a network of columns;
- High commercial premises allows to have an exclusive shopping area;
- Excellent access by private and public transport (6 different bus and trolley routes). 200 m. to the nearest public transport stop;
- A large concentration of cars, building materials and other retail activities;
- In the area (Paneriai district) lives over 8,900 people;
- Outdoor advertising opportunities on the facade.





