

STOCK OFFICE CONCEPT BUILDING COMPLEX IN KAUNAS LEZ

LEZ BUSINESS PARK - premises for modern business purposes. Office, retail and warehouse - production premises in one place (stock-office concept spaces).

~24.000 m² business park, 8 buildings will accommodate about 60 companies, one of the buildings will have a restaurant with a conference hall.

Various sizes of premises or individual buildings are available for sale or lease.



WHAT MEANS STOCK-OFFICE?

ALL-IN-ONE BUILDING, PREMISES ADAPTABLE TO BUSINESS REQUIREMENTS

Stock-office concept premises are multifunctional spaces where you can have office, retail and warehousing or production facilities under one roof. The premises can be easily modified to suit the various needs of companies, thus creating maximum functionality.

Stock-office type premises allow you to run your business more efficiently, save costs and ensure quality customer service. No more having a warehouse at one end of the city and an administration or retail space at the other.



PREMISES AND INDIVIDUAL BUILDINGS OF DIFFERENT SIZES

THE PREMISES CAN BE COMBINED AND ADAPTED FOR BUSINESS NEEDS.



STOCK-OFFICE
FROM ~379 M²

www.lezversloparkas.lt



SEPARATE
BUILDINGS FROM
1.366 M²

ADVANTAGES



- A++ energy class
- Tax incentives
- Strategically located and well-developed infrastructure
- Solid neighbourhood
- Representative buildings
- Spacious parking lots
- Convenient movement, loading and unloading of freight vehicles
- High quality finishing materials
- Aluminium façade system
- Premises available for purchase or lease



LOCATION

Jėgainės str. 3, Biruliškės., Kaunas district (Kaunas LEZ territory).

LEZ BUSINESS PARK is being developed in a strategically attractive location in Kaunas Free Economic Zone. Kaunas LEZ is conveniently located close to the intersection of two national and international arterial roads A1 (Vilnius-Kaunas-Klaipėda) and A6.

By car you can reach Kaunas City Centre from LEZ VERSLO PARK in ~15 minutes and major residential areas in ~5-20 minutes. You can easily reach the centre by public transport or by bicycle.

General maintenance of the territory and roads is carried out in the territory of Kaunas FEZ - grass cutting, garbage collection, snow removal.

Companies located in the LEZ BUSINESS PARK can also become members of the Kaunas Free Economic Zone, which means that all the benefits of the LEZ will apply.



FREE ECONOMIC ZONE - WHAT IS IT?

A free economic zone is an area designated for economic, commercial and financial activities, where the law establishes special economic and legal conditions for the functioning of economic operators.

LEZ offer favourable tax incentives for both Lithuanian and foreign investors.

The operation of LEZ is regulated by the Law on the Framework of Free Economic Zones of the Republic of Lithuania.

There are 7 free economic zones in Lithuania: Kaunas, Klaipėda, Šiauliai, Kėdainiai, Panevėžys, Akmenė and Marijampolė.



TAX INCENTIVES

The company acquiring the premises in the LEZ VERSLO PARKAS would also become a member of the Kaunas Free Economic Zone, and would therefore benefit from the LEZ benefits.

| Tax | Elsewhere in Lithuania | LEZ Taxes |
|----------------------|------------------------|--|
| Corporate income tax | 15 % | 0% for the first 10 years, 7.5% for the next 6 years |
| Property tax | 0,3 % – 3 % | 0 % until 2045 |

LEZ offer incentives:

- corporate tax relief
- real estate relief

The corporate income tax relief is granted in two stages:

- 100 % discount on the applicable rate for the first 10 years
- for the next 6 years, a 50% discount on the applicable rate

- Property tax relief:
0 % until 2045.

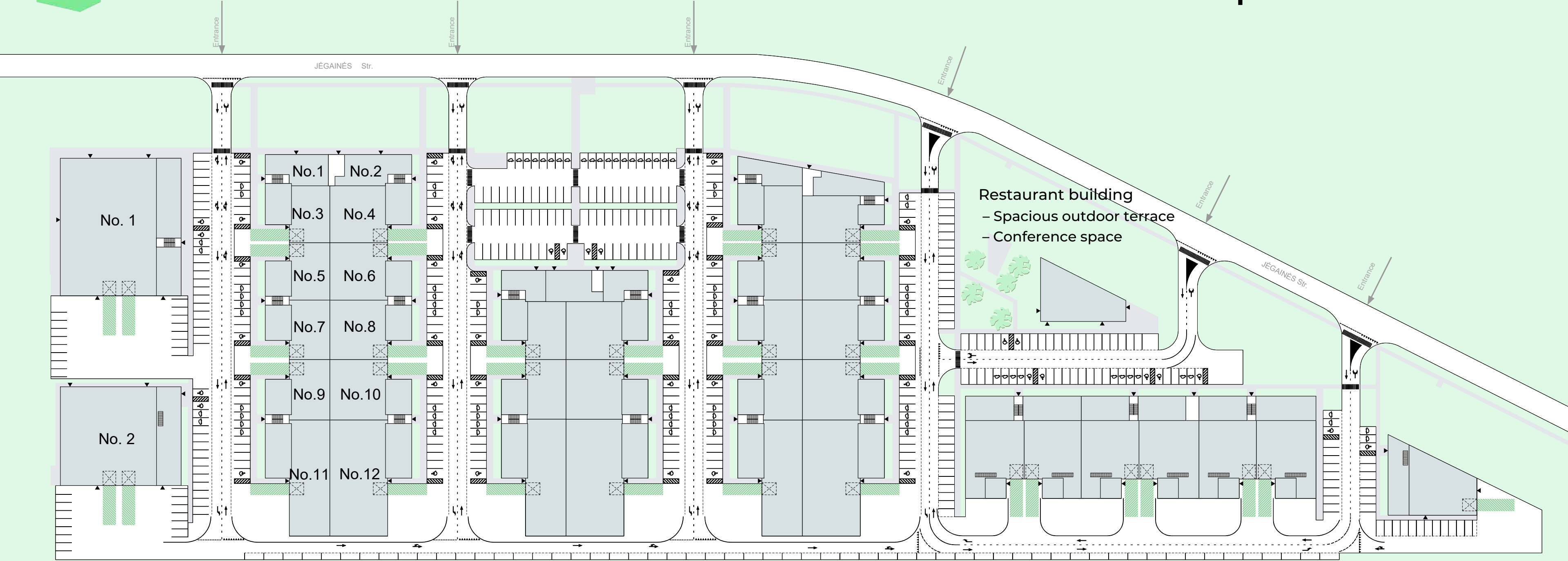
In order to benefit from the corporation tax allowance, a company must fulfil several conditions:

- be registered as an enterprise in the Zone
- reach the investment threshold :
- for service companies: €100,000
- for other enterprises - EUR 1 million
- generate 75% of its revenue from activities carried out within the LEZ
- other conditions specified in the Law on the Free Economic Zones



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Plot plan



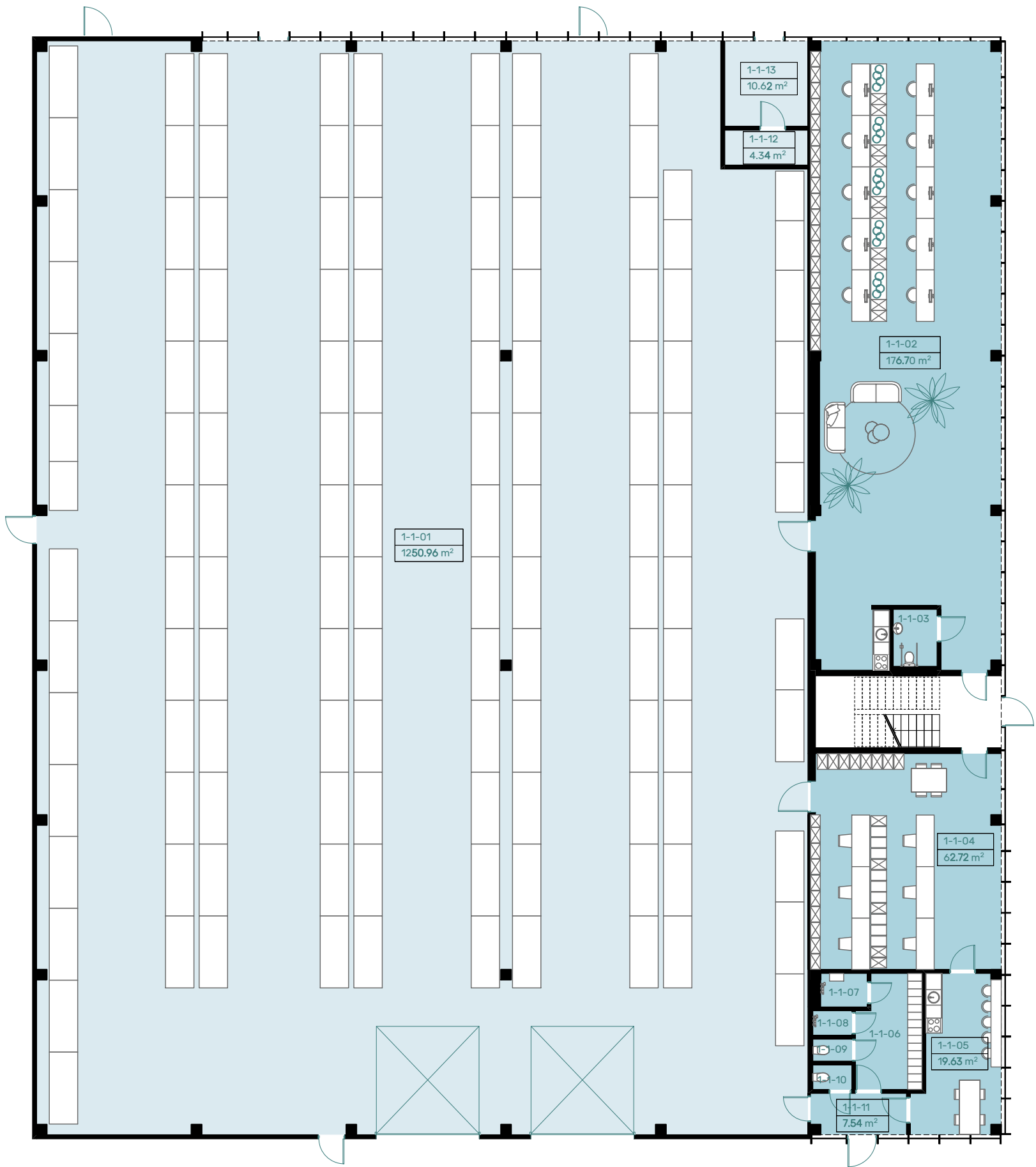
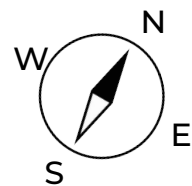
Stage 1 until Q4 2025



BUILDING NO. 1



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Layout of Building No. 1

Ground floor plan

With possible racking and recommended workstations layout.

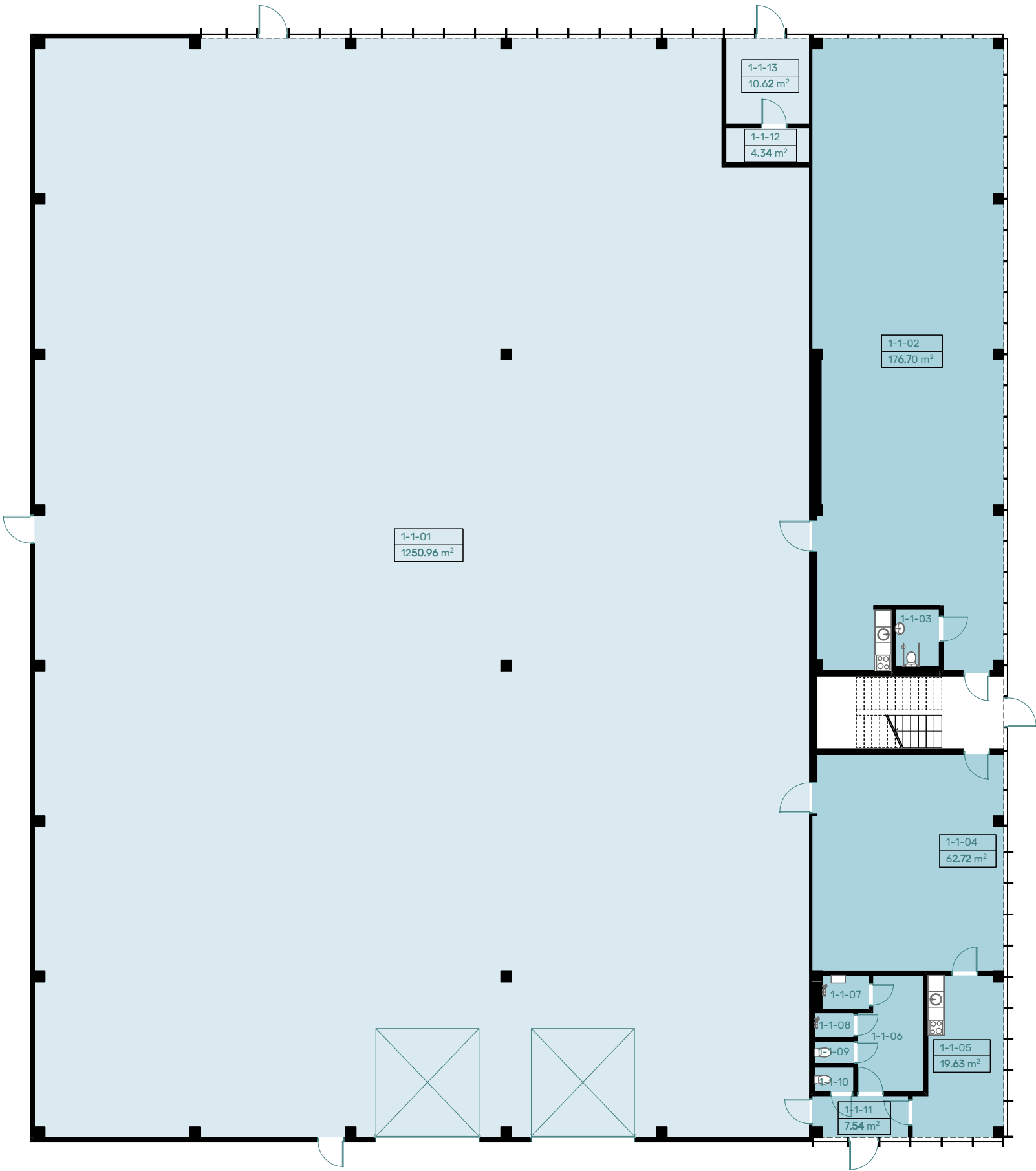
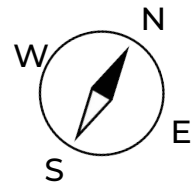
GROUND FLOOR PLAN OF BUILDING NO. 1

| | | |
|--------|--|---------|
| 1-1-01 | Storage room | 1250.96 |
| 1-1-02 | Administrative room | 176.70 |
| 1-1-03 | Sanitary facilities for people with disabilities | 3.74 |
| 1-1-04 | Administrative room | 62.72 |
| 1-1-05 | Utility room | 19.63 |
| 1-1-06 | Utility room | 10.72 |
| 1-1-07 | Shower for people with disabilities | 2.34 |
| 1-1-08 | Shower | 1.42 |
| 1-1-09 | Sanitary unit | 1.27 |
| 1-1-10 | Sanitary unit | 1.42 |
| 1-1-11 | Entrance Hall | 7.54 |
| 1-1-12 | Main electrical room | 4.35 |
| 1-1-13 | Heating Unit | 10.62 |

1550.50 m²



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Layout of Building No. 1

Ground floor plan

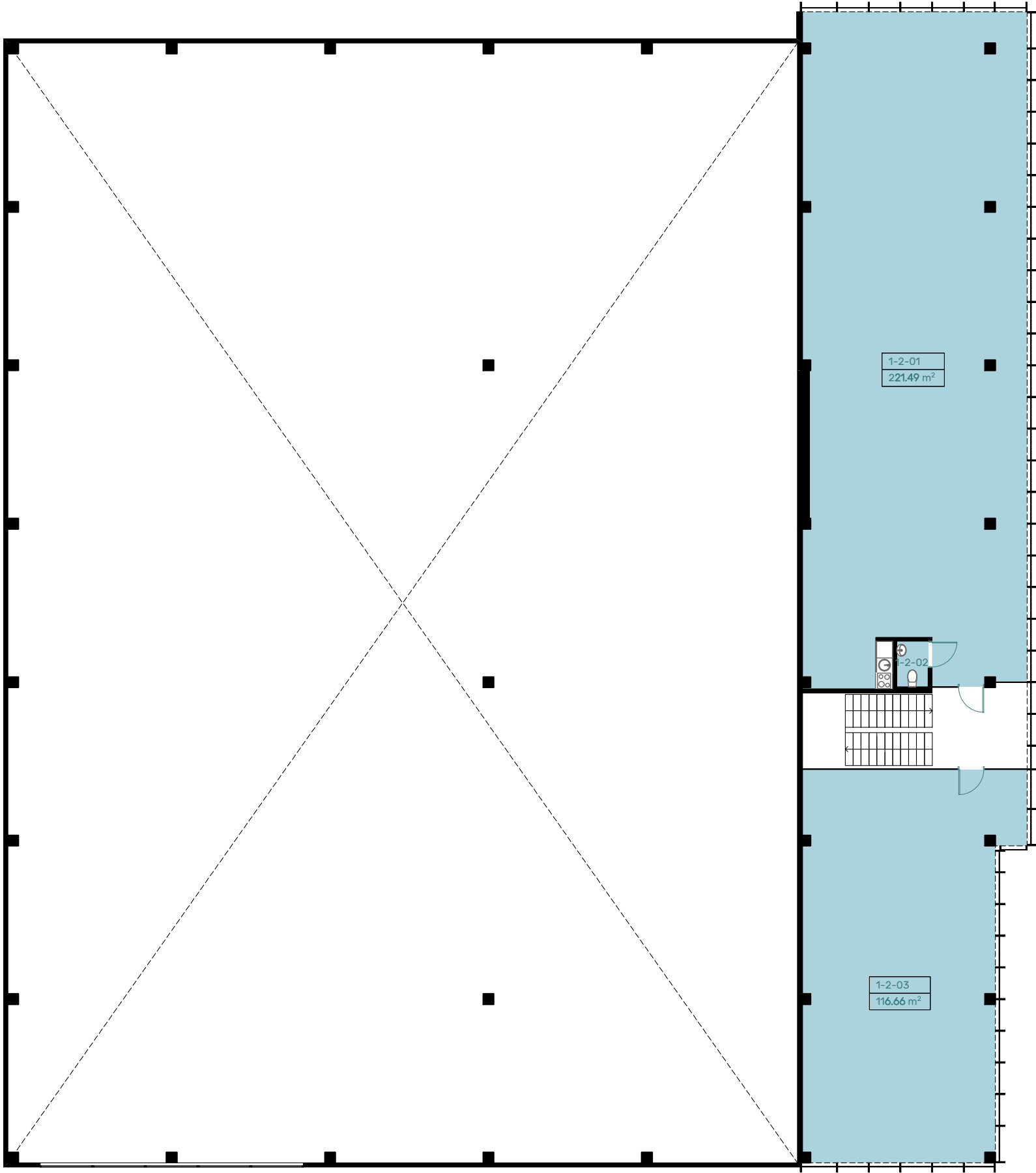
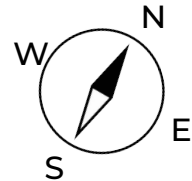
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Layout of Building No. 1

1st floor plan

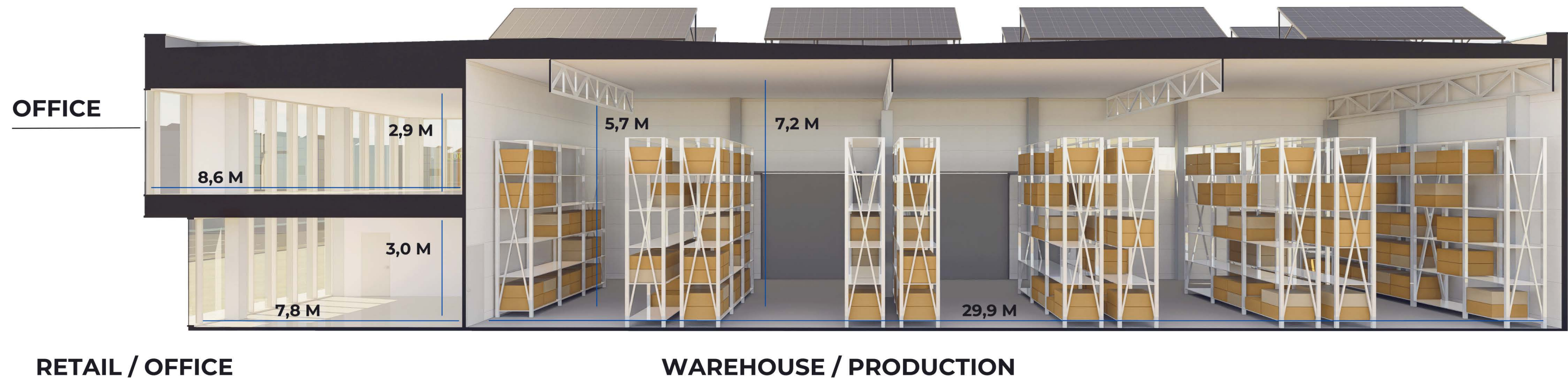
1st FLOOR PLAN OF BUILDING NO. 1

| | | |
|--------|---------------|------------------|
| 1-2-01 | Room | 221.49 |
| 1-2-02 | Sanitary unit | 2.16 |
| 1-2-03 | Room | 116.66 |
| | | 340.30 m² |



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BUILDING NO. 1 CROSS SECTION







CONTACT US

Email or call us and we'll answer your questions.



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www.lezversloparkas.lt

info@rees.lt

+370 618 19493

+370 612 59289