

# Office 10 m<sup>2</sup>

Technopolis Ülemiste, Tallinn



**TECHNOPOLIS**

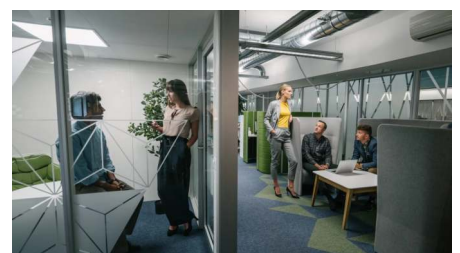
# TECHNOPOLIS ÜLEMISTE – FLEXIBLE OFFICE SPACE IN ÜLEMISTE CITY, TALLINN

You can find our Tallinn campus at Ülemiste City, which is the largest smart city in the Baltic countries and the biggest privately-owned business campus in Northern Europe.

Ülemiste City is based in a prime location, with Tallinn Airport and the future Rail Baltica railway hub only a few meters away. You can easily access the campus by public transport from all the neighboring districts of Tallinn, while the city center and harbor are just a 10-minute drive away.

If you're ambitious and looking to scale your business, Technopolis Ülemiste is the right environment for you. Our staff will take care of your day-to-day practicalities and let you focus on what's most important: Growing your business. Some of the outstanding features of Ülemiste include a wide selection of meeting rooms, cleaning services, and a range of social and business events that are regularly held on the campus. From our campus you will also find a small office area, Technopolis HUB, which consists of 5 smaller offices for teams of up to 8 people.

Technopolis uses 100% carbon-neutral certified electricity on Ülemiste campus and most of the buildings on campus also hold international LEED certificates for energy and environmental conduct. Read more about Technopolis' sustainability.

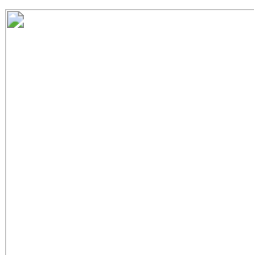
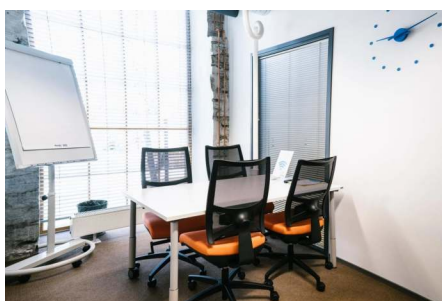


# HUB ÜLEMISTE – YOUR PRIVATE OFFICE IN THE HEART OF A BUSTLING BUSINESS DISTRICT

Technopolis HUB Ülemiste is a small office area tailored for smaller teams and companies. HUB Ülemiste consists of 5 smaller offices for teams of up to 8 people. HUB Ülemiste is situated on our modern Tallinn campus in Ülemiste City business area with a central location close to Tallinn airport. Easily accessible by car or public transport and only a 5-minute drive from the city centre and 10-minute drive from the harbour.

As a HUB customer, you get flexible terms and conditions. And should your business require flexibility, it is easy to change your office location within Technopolis. By joining Technopolis HUB you get a private furnished office and receive access to a variety of quality services.

Our HUB offers services such as printing service, a meeting room free of charge, a phone booth, kitchen, and a lounge area. Reception with our helpful staff can be found in the same building, and on the campus, you can also enjoy diverse restaurant and catering options. A vibrant atmosphere in a highly professional work environment with regular business and social events is waiting for you!



## What is Technopolis HUB?

- ✔ One contract including access to a private office and all our services
- ✔ Flexible terms and conditions
- ✔ The opportunity to flexibly upsize your square meters when you grow
- ✔ A community of companies enhanced with interesting business and social events
- ✔ A hub of inspiration in a highly professional work environment

## SERVICES ON CAMPUS

Your functional work environment combines office space and access to our services. Discover all the services available on this campus.



Meeting rooms & catering



Parking



Reception & security



Restaurants & coffee shops



Gym & fitness



Locker rooms & showers



Beauty & health



Cleaning & maintenance



Community



Workplace solutions



Other services



Restaurants & coffee shops

# Delicious meals served all day long

You can take your pick from a total of 11 different restaurants on this campus. Our restaurants serve everything from home-cooked meals to Asian cuisine and salads. There are also two R-Kiosks on this campus that offer great options on the go.

## DIRECTIONS

Ülemiste City is located at the artery of transport options, with Tallinn Airport on one side and the future Rail Baltic and new bus terminal on the other side. The harbor is only a 10-minute drive away from the campus, and Tallinn's main routes Peterburi road and Tartu highway are located right at the doorstep.



# OFFICE 10 M<sup>2</sup> | TECHNOPSIS ÜLEMISTE

Rent 650 € +VAT. Monthly rent includes all utilities including cleaning once a week and 8h use of meeting rooms. Your private furnished small office has a LED screen and 2 workstations, of which one can be turned into a bed. Lõõtsa 5 HUB has a shared area with a fully equipped kitchen, lounge area and meeting room with 6 seats and LED screen.

## Area

10 m<sup>2</sup>

## Floor

3. floor

## Parking

Large parking lots and garages have the capacity to accommodate around 3.300 cars.

## Type

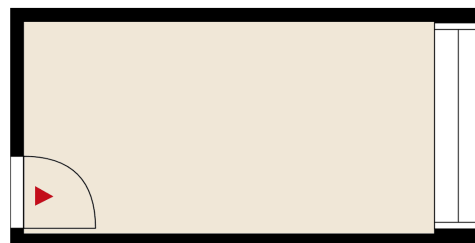
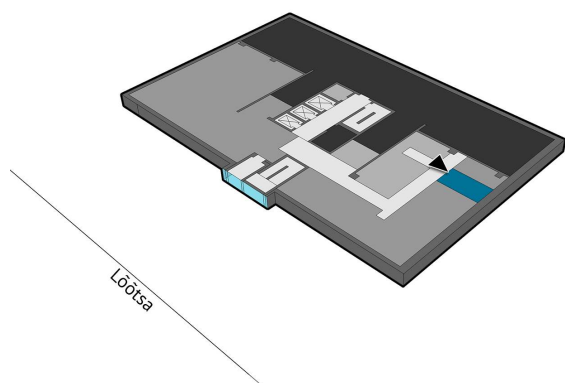
Office

## Availability

Available

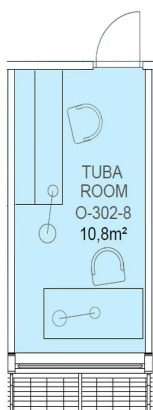
## Address

Lõõtsa 5 11415 Tallinn



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# Why Technopolis?

Squares are not really what you want, are they? Wouldn't you prefer...

- ✔ Flexible office space that adapts to your needs
- ✔ One contract that includes access to space and all services
- ✔ Your own contact person and helpful staff at reception
- ✔ A strategic location and great transport connections
- ✔ Being part of a vibrant community of companies and professionals

## GET IN TOUCH WITH US

We will help you find the right solution for your company.



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