

# Office 18 m<sup>2</sup>

Technopolis Ülemiste, Tallinn



**TECHNOPOLIS**

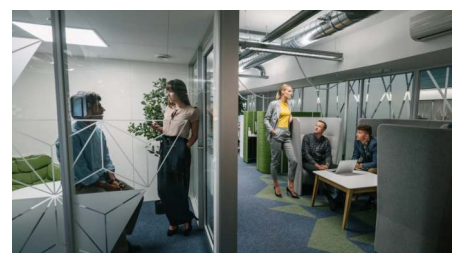
# TECHNOPSIS ÜLEMISTE – FLEXIBLE OFFICE SPACE IN ÜLEMISTE CITY, TALLINN

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.

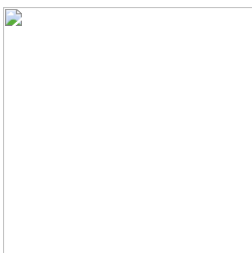


# HUB ÜLEMISTE – YOUR PRIVATE OFFICE IN THE HEART OF A BUSTLING BUSINESS DISTRICT

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!

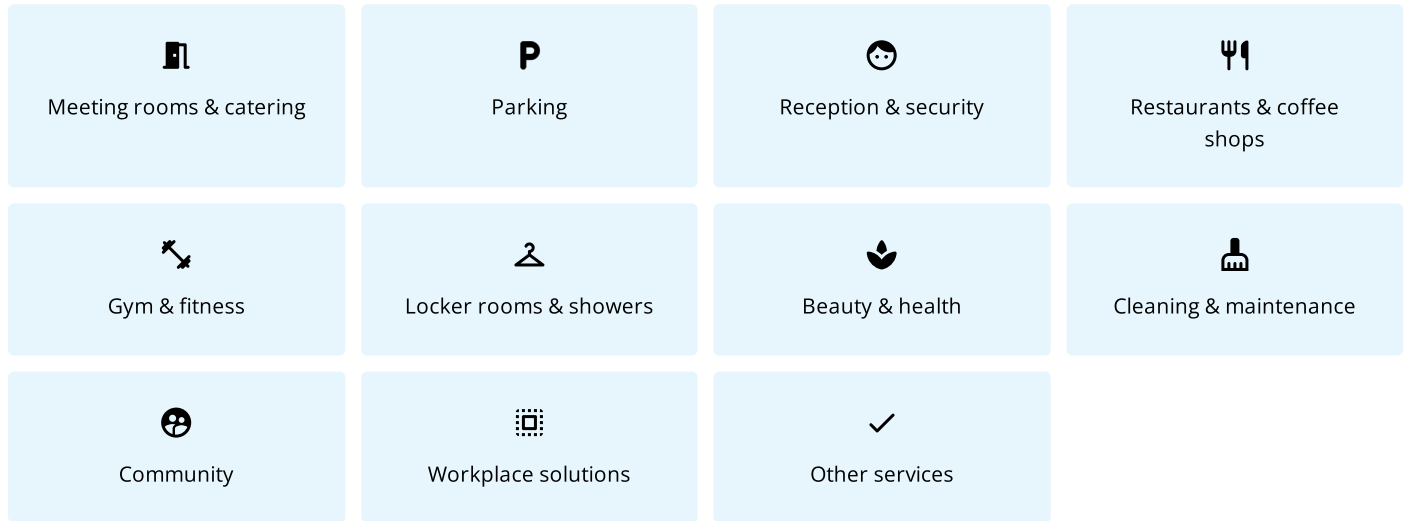


## What is Technopolis HUB?

- ✔ 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.



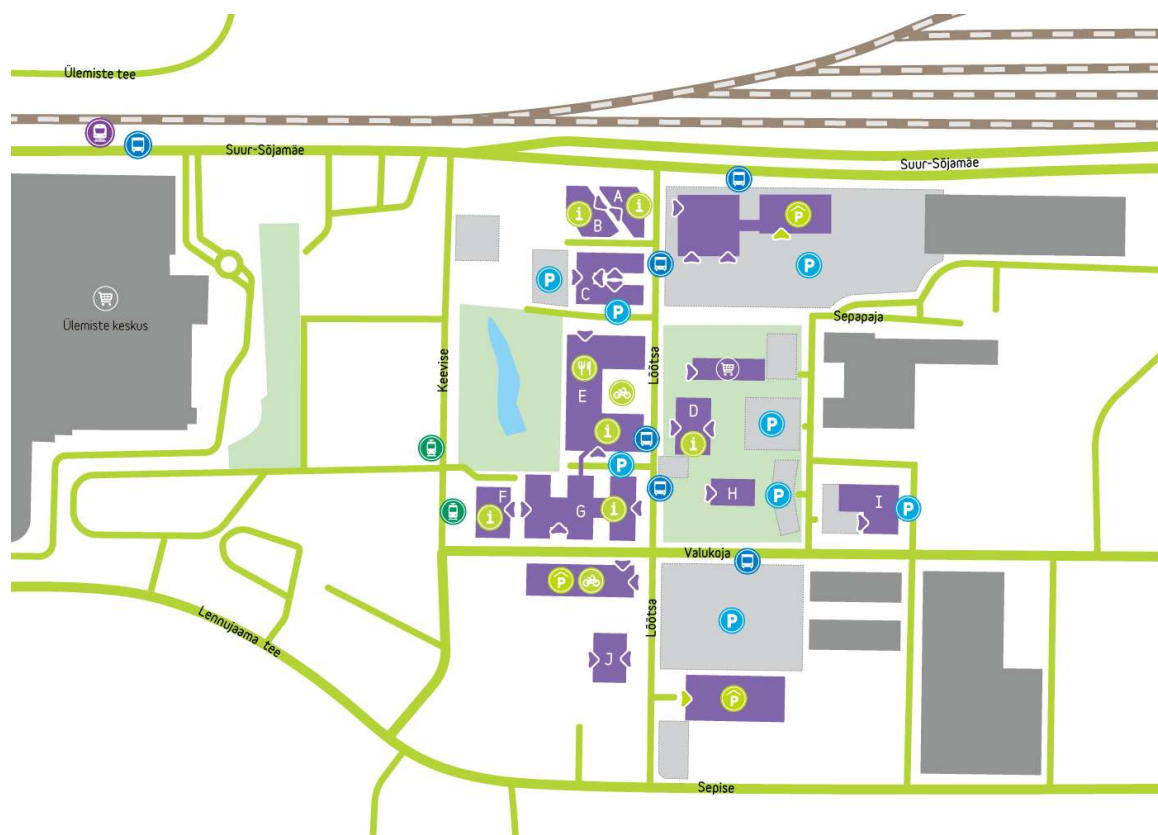
Restaurants & coffee shops

# 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 18 M<sup>2</sup> | TECHNOPSIS ÜLEMISTE

Rent 550 € +VAT. Monthly rent includes all utilities including cleaning once a week and 8h use of meeting rooms in other HUB's. The HUB agreement provides access to reception assistant services and all services of Technopolis Ülemiste and Ülemiste City. Your private small office has 2-4 furnished workstations, depending on the layout of the room.



### Area

18 m<sup>2</sup>



### Floor

3. floor



### Parking

Outdoor parking is available from EuroPark, while the indoor parking lots hold up to 1,300 vehicles and are organized by Technopolis.



### Type

Office



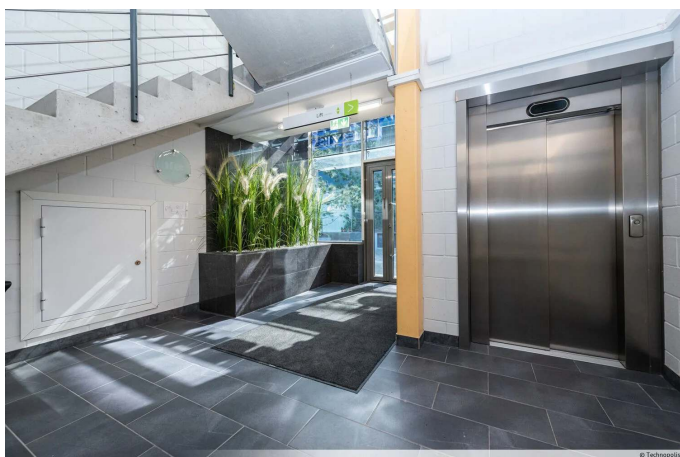
### Availability

Available



### Address

Lõõtsa 4 11415 Tallinn



# Why Technopolis?

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

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

## GET IN TOUCH WITH US

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



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