

UNUM

BE MORE

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Today's business faces an ongoing transformation. Real estate is changing as well. That's why we create an environment that is open to transitions and helps you to meet your biggest business challenges.

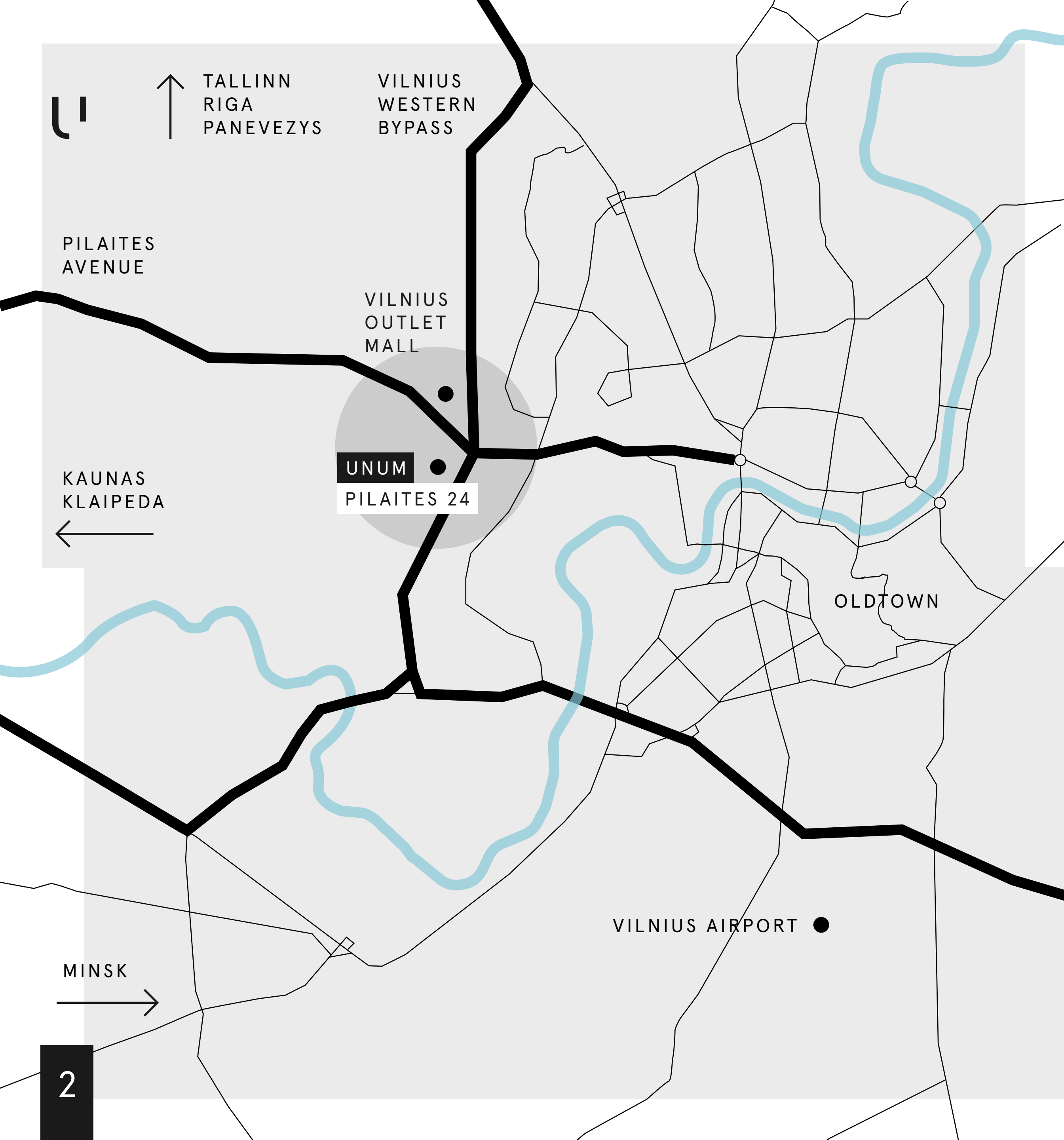
UNUM grants flexibility for each employee and this leads to greater efficiency for business. We believe that flexibility lays in the core of a great workplace experience. This is why we are providing solutions to the challenges your business is facing today and will meet tomorrow.

When everyone can move freely, search for inspiration and contribute to a common goal, we achieve a unique synergy which is not possible to carbon-copy fully. More comfort, more action, more communication means greater efficiency, better accessibility and ground-breaking innovation.

BE UNUM. BE MORE.







More than a location

The quality of the city's functionality is established by the local city centers. Therefore, the modern city is like a network, where the best experiences, new ideas and projects flow and merge smoothly. The local city center is characterized by several essential features: a well-developed communication system, workplace, shopping and service infrastructure. UNUM marks the local center in the western part of Vilnius.

A local city center

is an inevitable future of Vilnius

Fully developed

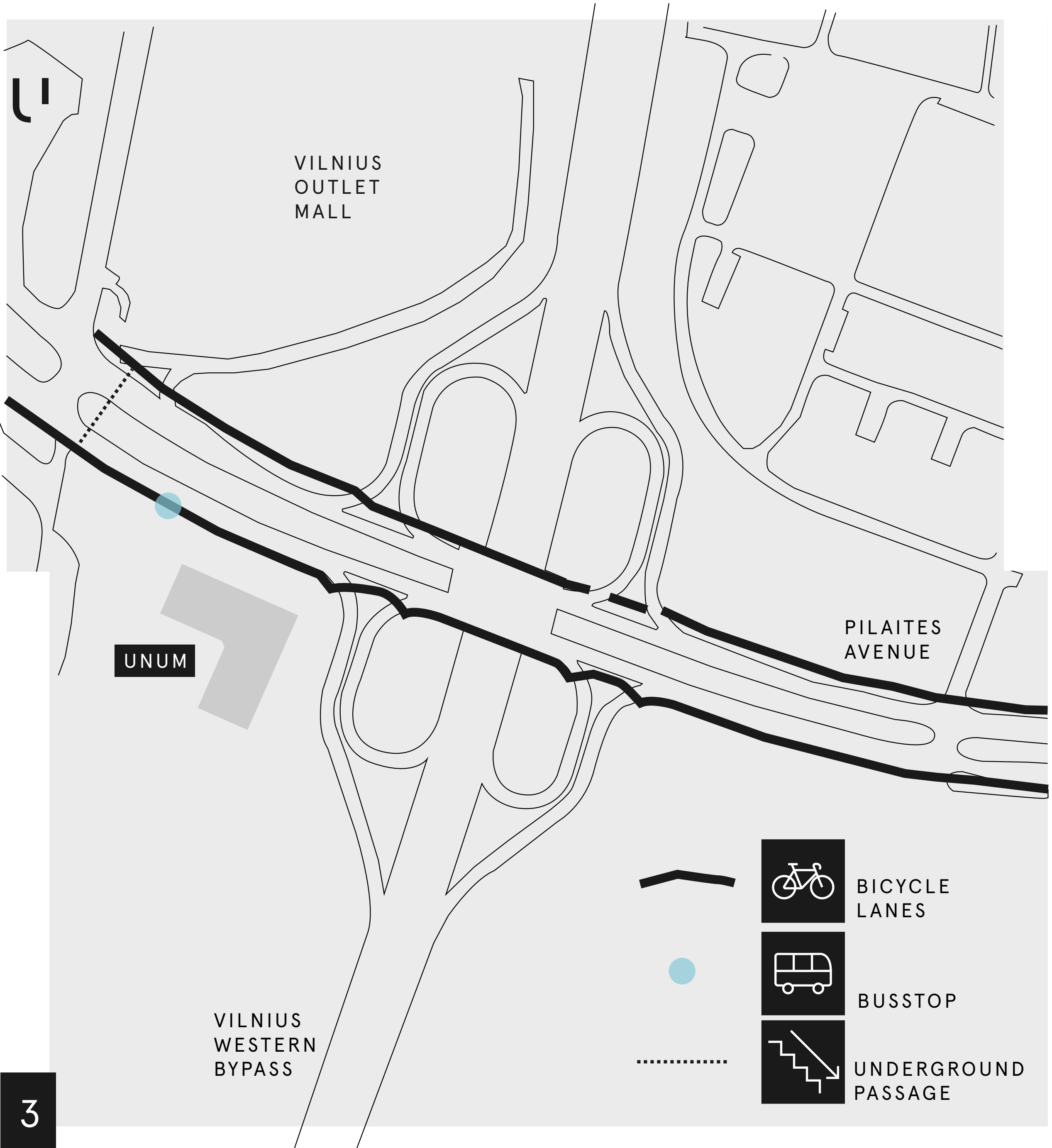
Infrastructure of the city



Established and emerging business, commerce, service and entertainment facilities

Main gates

of western Vilnius part

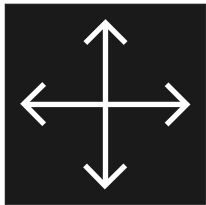


More accessibility

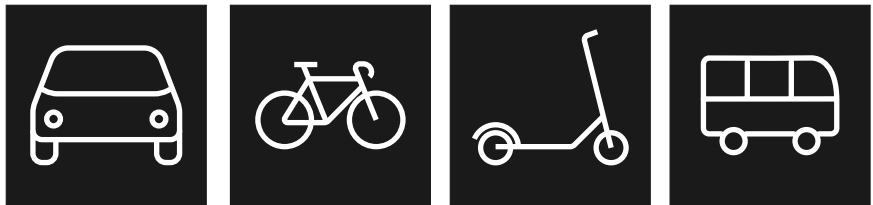
UNUM has a unique pre-selected location that is extremely convenient for business and employees. UNUM provides easy and quick access to any location in Vilnius. While being in the center of a flexible joint, you will always be on time and place. Each route implies greater efficiency.

Vilnius western bypass

the main transport artery of Vilnius city, connecting the northern, southern and western parts of the city



The bypass is of crucial importance for driving to Riga, Tallinn, Minsk, Kaunas, Panevezys, etc.

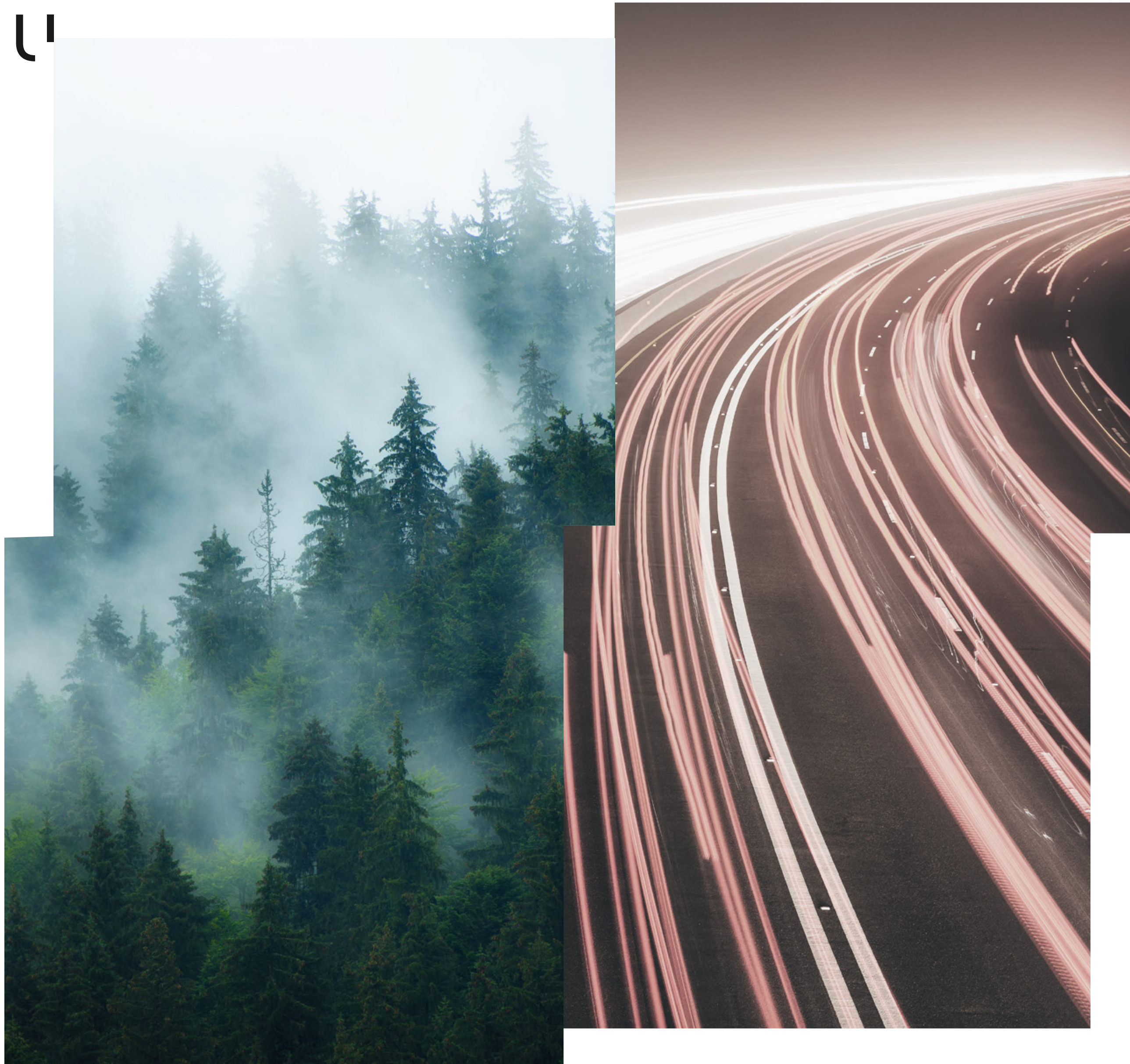


Excellent transport infrastructure, easy to access when arriving by car, bicycle or scooter. Very comfortable public transport links



10 - 15 min. major city districts
10 min. Vilnius city center
15 min. Vilnius international airport
15 min. rail and bus station



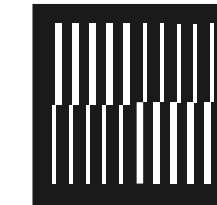


More visibility

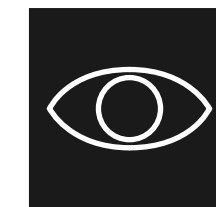
We have created a scene for progress, where trend-setters, innovators and real leaders are undoubtedly visible, and where ideas, brands and expertise blend together to meet extraordinary challenges. At UNUM, we believe that unique products are made by thinking outside the box. We provide a way to break away from the outdated approach, and gather successful, unique and qualitative enterprises into a visible synergy.



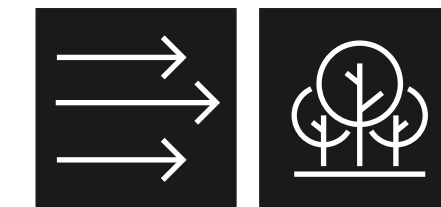
The building's original shape and architecture are full of creative solutions



The motif of the facades represents impetus, progress and moving forward



Visibility becomes one of the most important aspirations. It is an imperative for business to be visible



The axis of the building focuses on duality: the intense flow of the street and the forest as a space of harmony and tranquility



More than an office

Vilnius is a city of the future. New centers and residential areas are keep boosting a vibe of diversity, progress, convenience and growth. We believe in a future of our city, so we co-create it. We build an environment, which is prefect for both – work and living. We create a higher standard for a space with orientation to people and their future needs. Unum offers a unique workplace experience.

Lettable area
Floor area
on one level
Office area

17.600 m²
from **865 m²**
to **3.125 m²**
from **150 m²**

Inspired by global

**Workplace
Experience**

ideas



Great workplaces create more engaged employees; and more engaged employees are the key to business productivity and profit.

U.S. Gensler Workplace Survey 2019

Designed for great

**convenience,
flexibility and
efficiency**

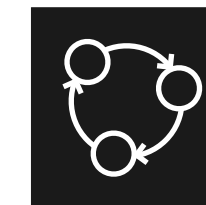


More experience

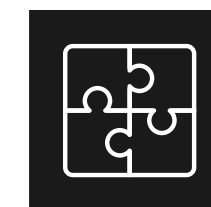
The employee experience is evolving. It's a complex, winding network of moments, emotions, and interactions. As employees look beyond salary to the workplace environment and the amenities, companies are now treating real estate as a business asset that attracts and retains talent. We understand it as a rationale for granting next level of workplace experience in Vilnius.

In conducive workplace environment employees become highly engaged and deliver

21% greater profitability,
17% higher productivity and
10% higher customer ratings



Choice and flexibility have a major positive impact on the work experience



Collaborating and creating together – from anywhere, at any time.

A recent study by Deloitte showed **79%** of executives rated workplace experience as a critical issue to improve productivity and enable growth.



More convenience

We expand the comfort zone of your organization and your people. The 30,000 square meter complex consists of two galleryconnected nine-storey office buildings with nearly 17,600 square meters of business space. Each of the UNUM spaces has its own purpose, exclusively for the needs of tenants, and is used efficiently.



underground + on-ground

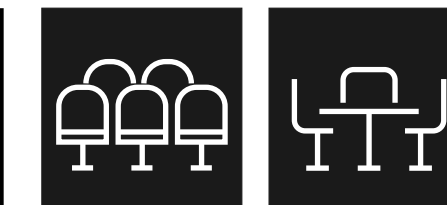
660 cars

14 motorbikes

100 bicycles

30 scooters

18 e-cars plugins



Conference room – 150 seats
Shared meeting rooms –
7 different size (incl. video
conference)

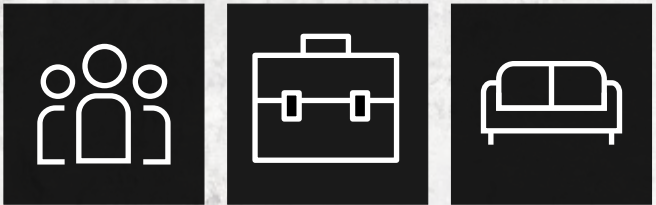


Inhouse restaurant
and coffee shop

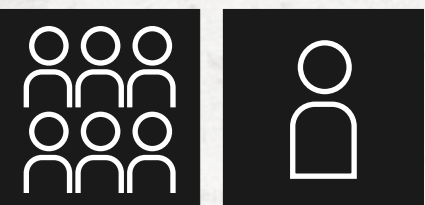


More efficiency

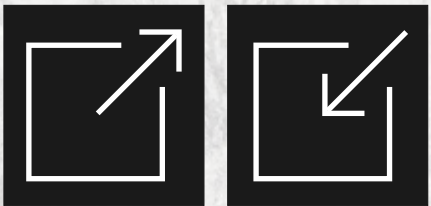
Comfort leads to well-being and productivity. Our working environment supports future work methods, increases efficiency, encourages creative meetings, and cooperation. It is common knowledge, that productive and creative employees will improve the efficiency of your business. So, we offer various enhancements of recent trends.



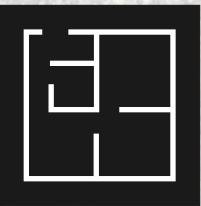
Main hall & atrium areas – for meeting/working/relaxing – provide high flexibility



Simpler and smoother coexistence between small companies and large corporations



Designed for everyone – different spaces types from open to private



Optimized office planning solutions for great performance and efficiency





More action

When do the best ideas arise?
While we quietly explore nature and surroundings.
While we meet interesting people.
While we move, our body works and mind relax.

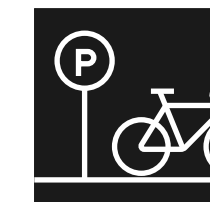


Supporting your
passion for
cycling and
hiking

Addressing mental
wellbeing boosts
productivity
by as much as

12%

The Mental Health Foundation



Bicycles and
scooters storage



Take a break and enjoy
outdoor leisure zones,
roof, catering terraces



Take a walk and
embrace the
greenery



More sustainability

Technological advances provide sustainable solutions, convenience and efficiency. The innovative forward-thinking has been the foundation of UNUM since Day One. We harmonized a range of different leading technological approaches, to simplify the lives of employees while maximizing business results.



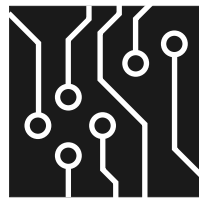
Leed gold certification

guarantees

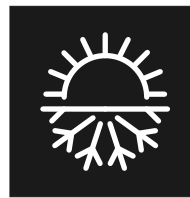
25% less energy,
11% less water
and operating costs
decline

A+

Energy
efficiency
class



Smart engineering
and technological
solutions



Clean fresh air,
the right
temperature
and lighting

Site overview

Address Pilaites ave. 24, Vilnius

Floors 9 + 1 underground

Lettable area 17.600 m²

Floor area from 865 m² to 3.125 m²

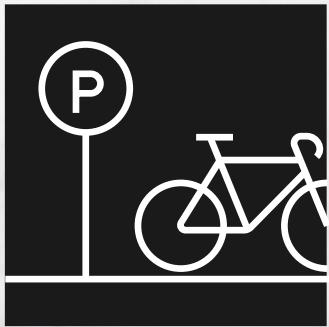
Office area from 150 m²

Commercial 891 m²

Parking 660 units

Certificate LEED GOLD

Employee conveniences



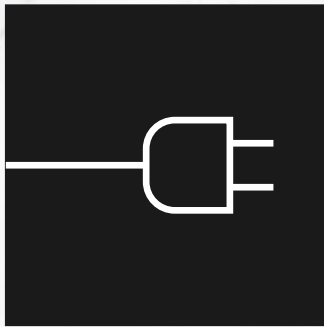
BICYCLES AND SCOOTERS STORAGE



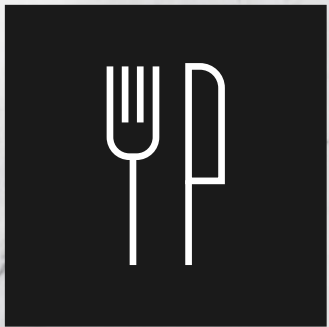
SHOWERS AND CHANGE ROOMS



RIDE&SHARE CAR PARKING



ELECTRIC CARS PLUGINS



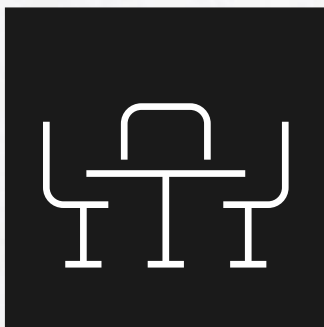
INHOUSE RESTAURANTS



LEISURE AREAS



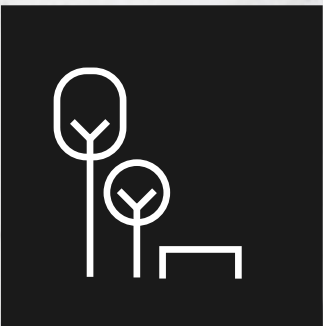
CONFERENCE ROOMS



SHARED MEETING ROOMS



TERRACES



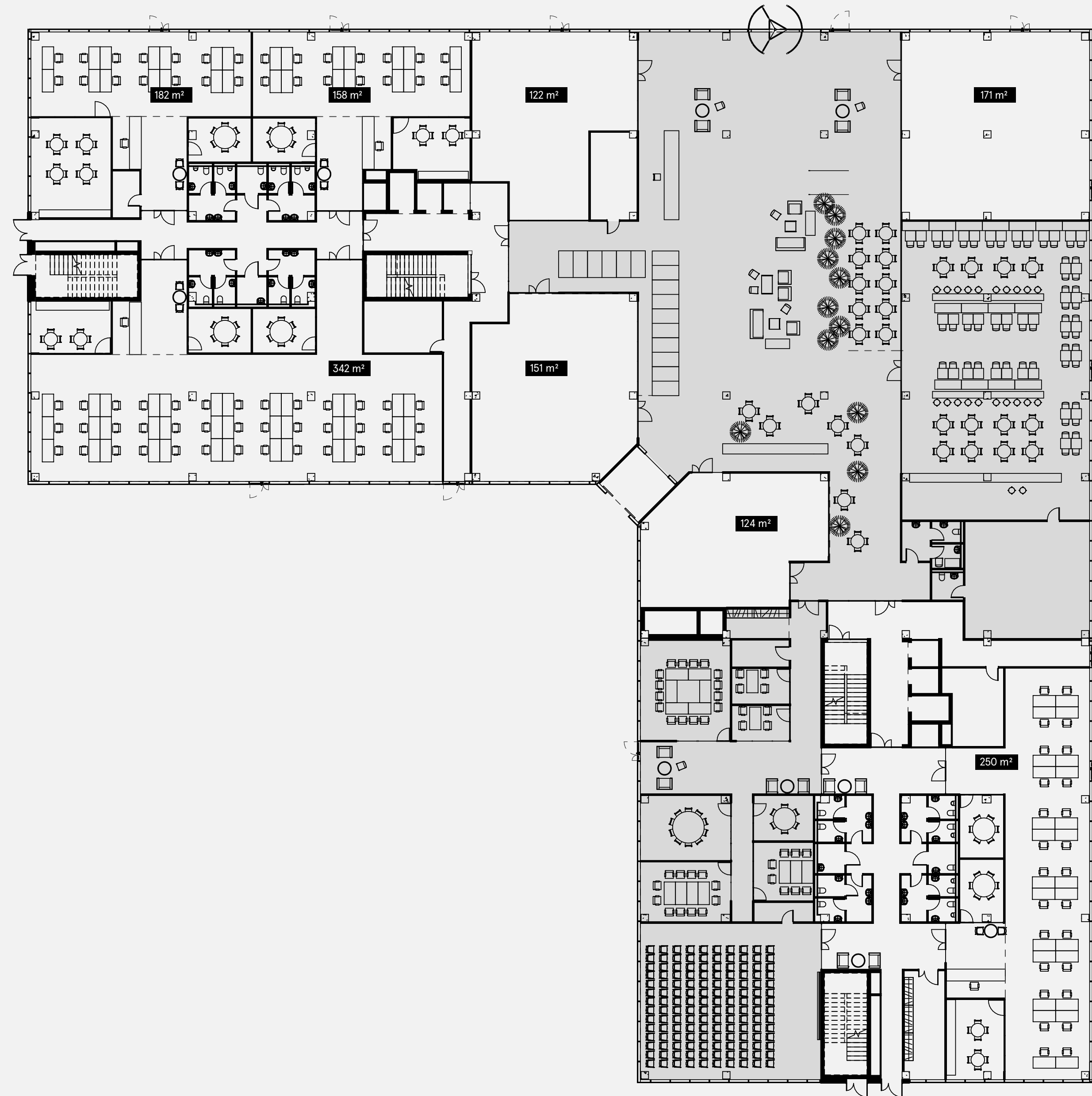
GREENERY



NEW BIKE LANES

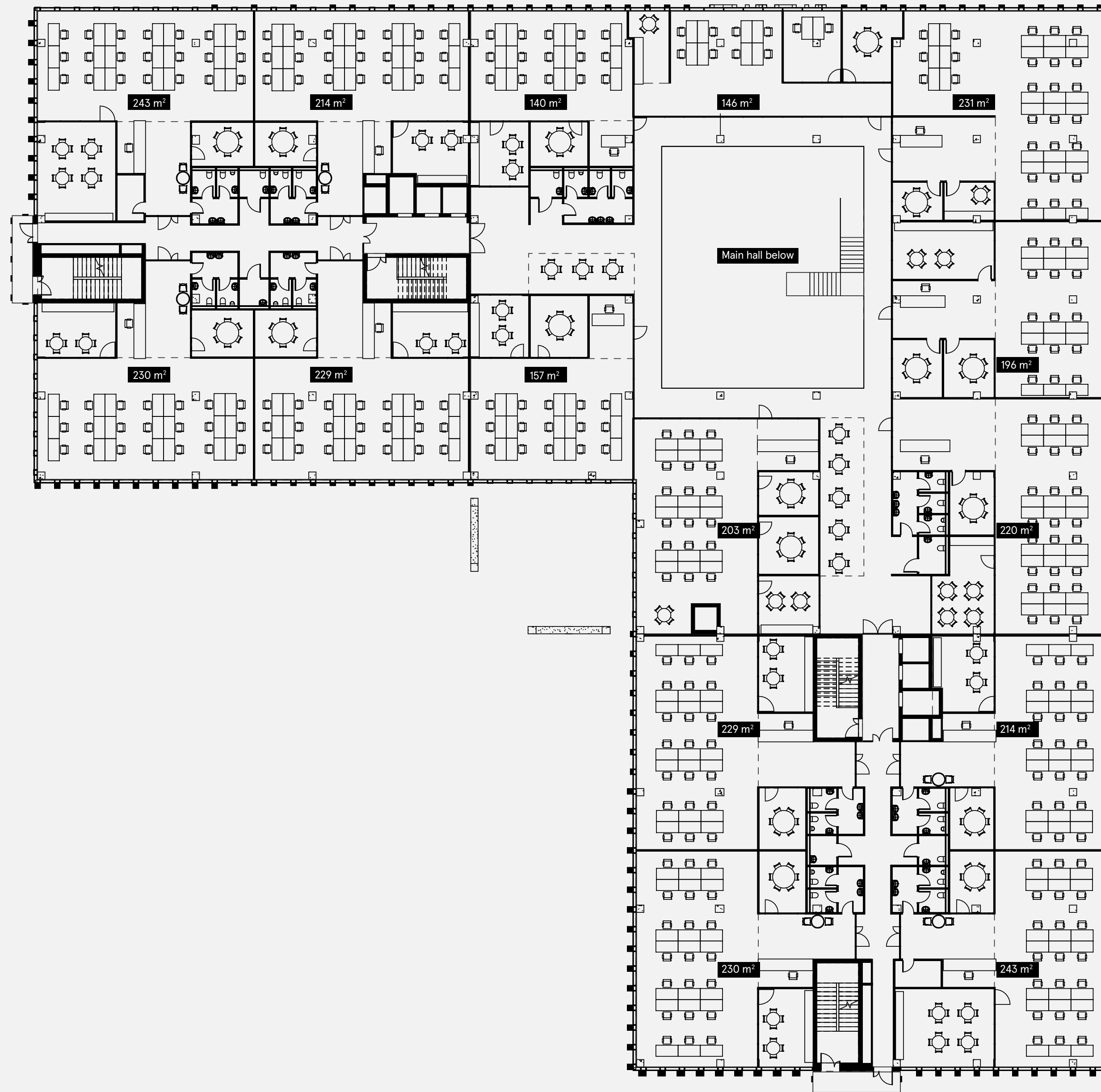


CITY BUS STOP



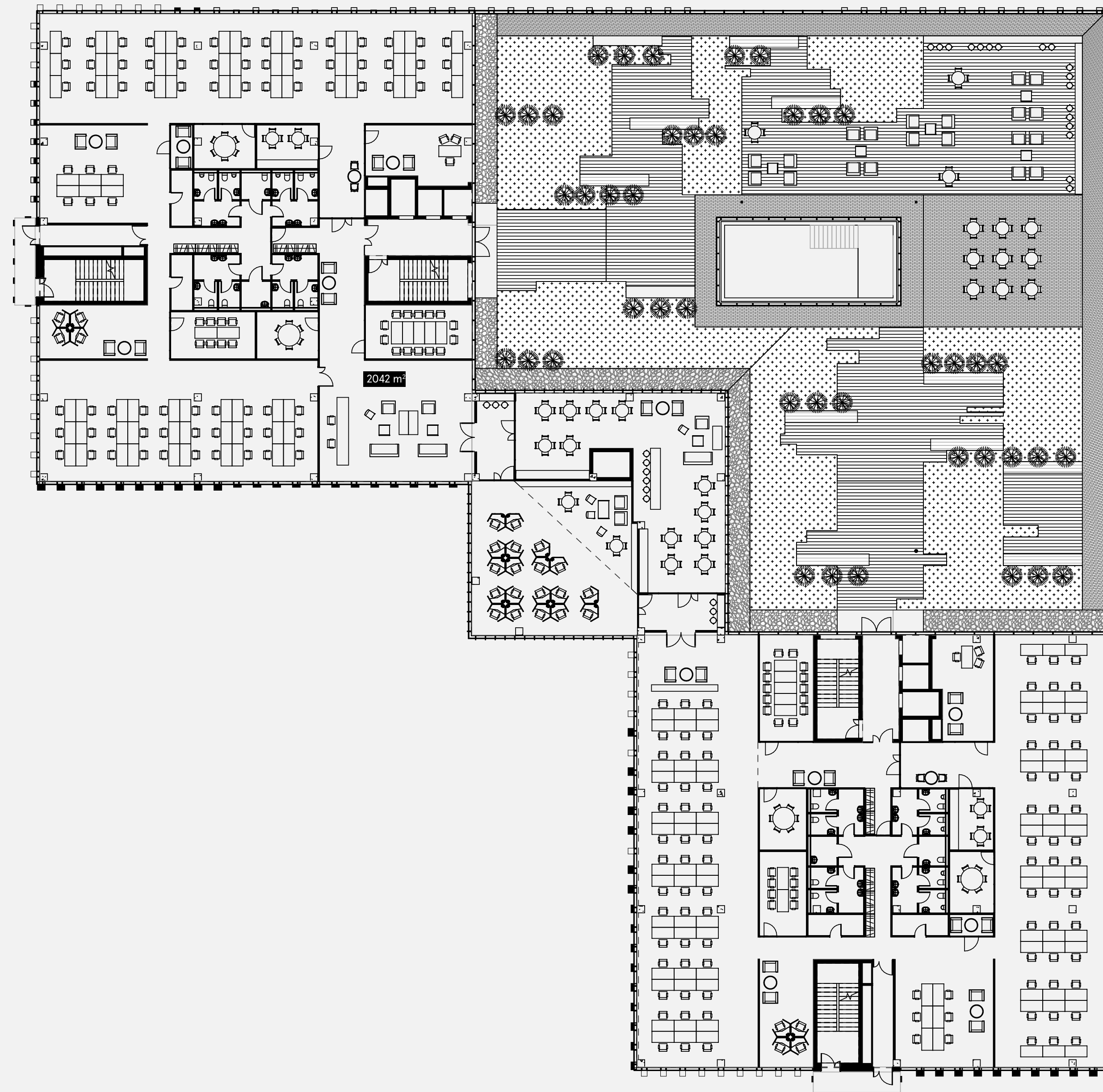
1 FLOOR
TOTAL: 1385 m²

TOTAL WORK PLACES: 93



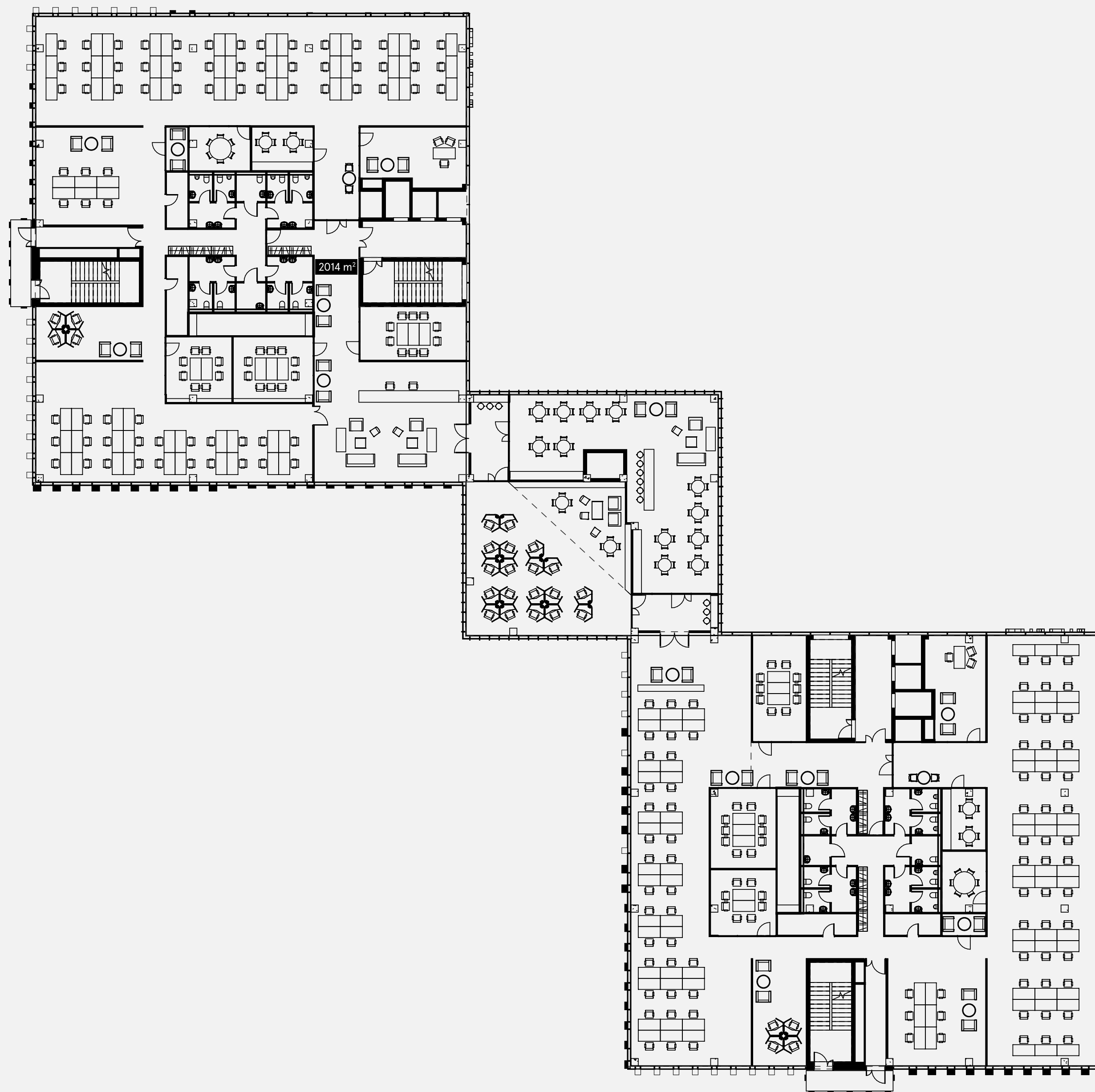
2 FLOOR
TOTAL: 3125 m²

TOTAL WORK PLACES: 292



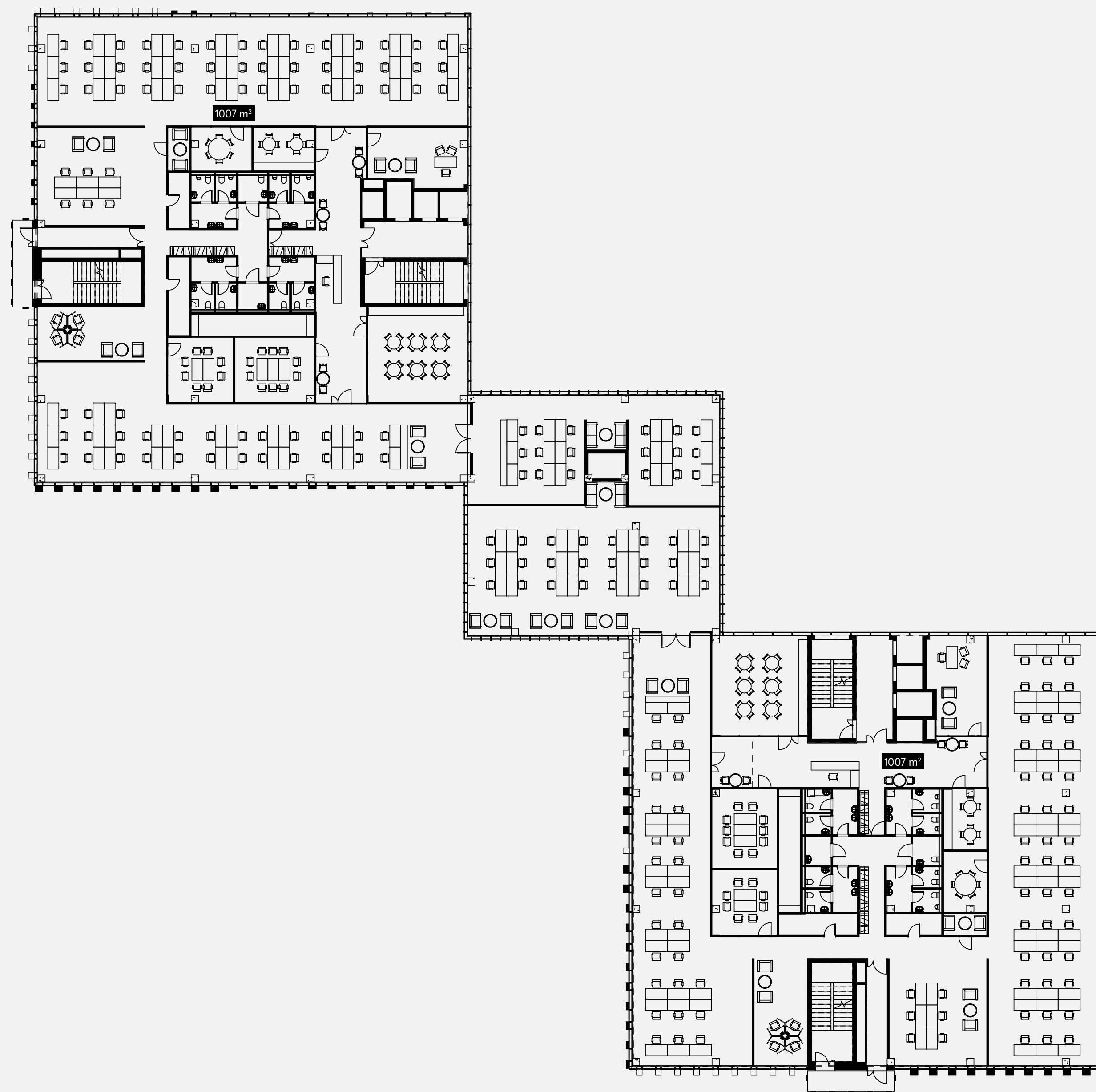
3 FLOOR
TOTAL: 2042 m²

TOTAL WORK PLACES: 197



4-6 FLOOR № 1 TOTAL: 2014 m²

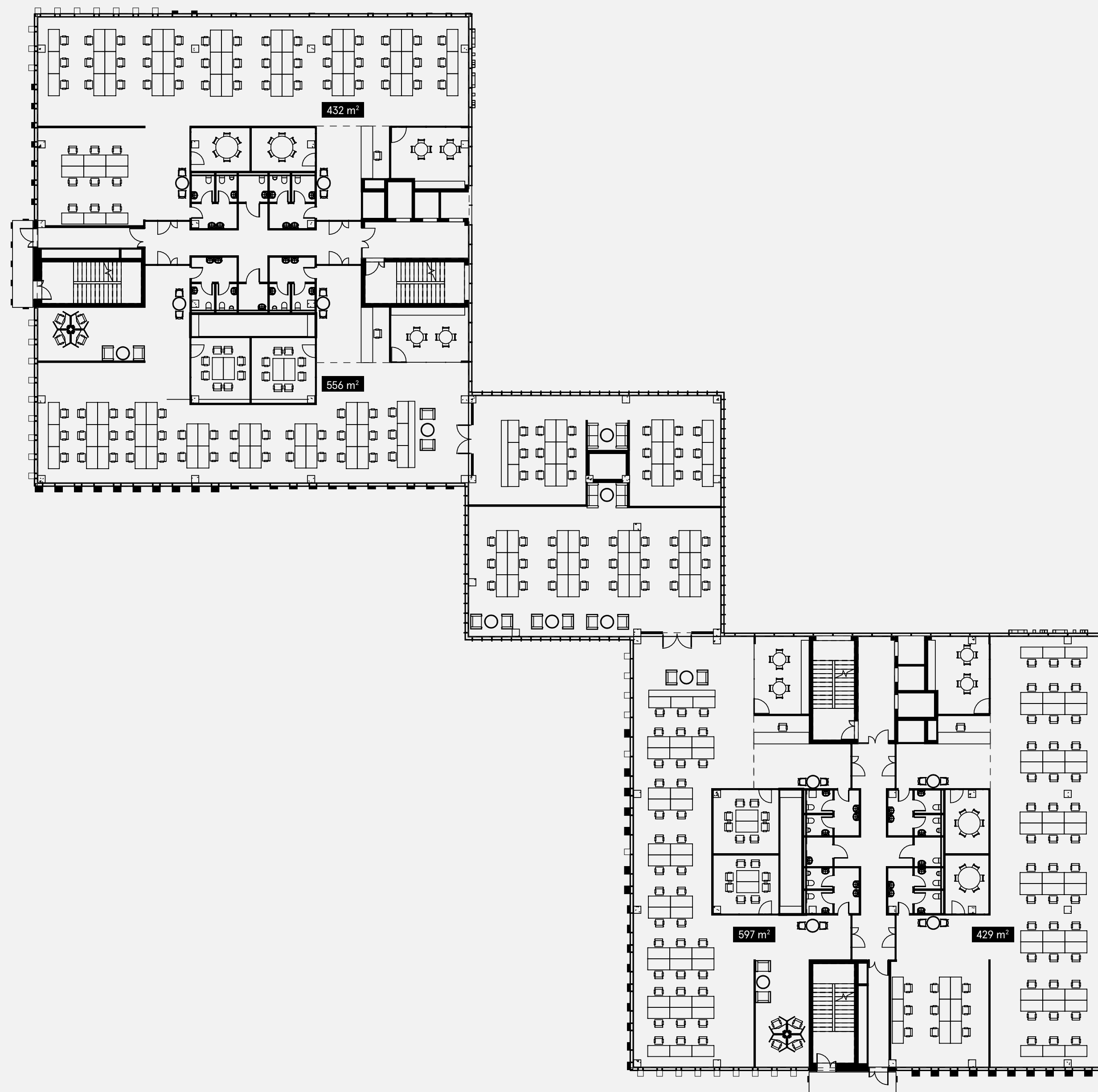
TOTAL WORK PLACES: 183



4-6 FLOOR № 2

TOTAL: 2014 m²

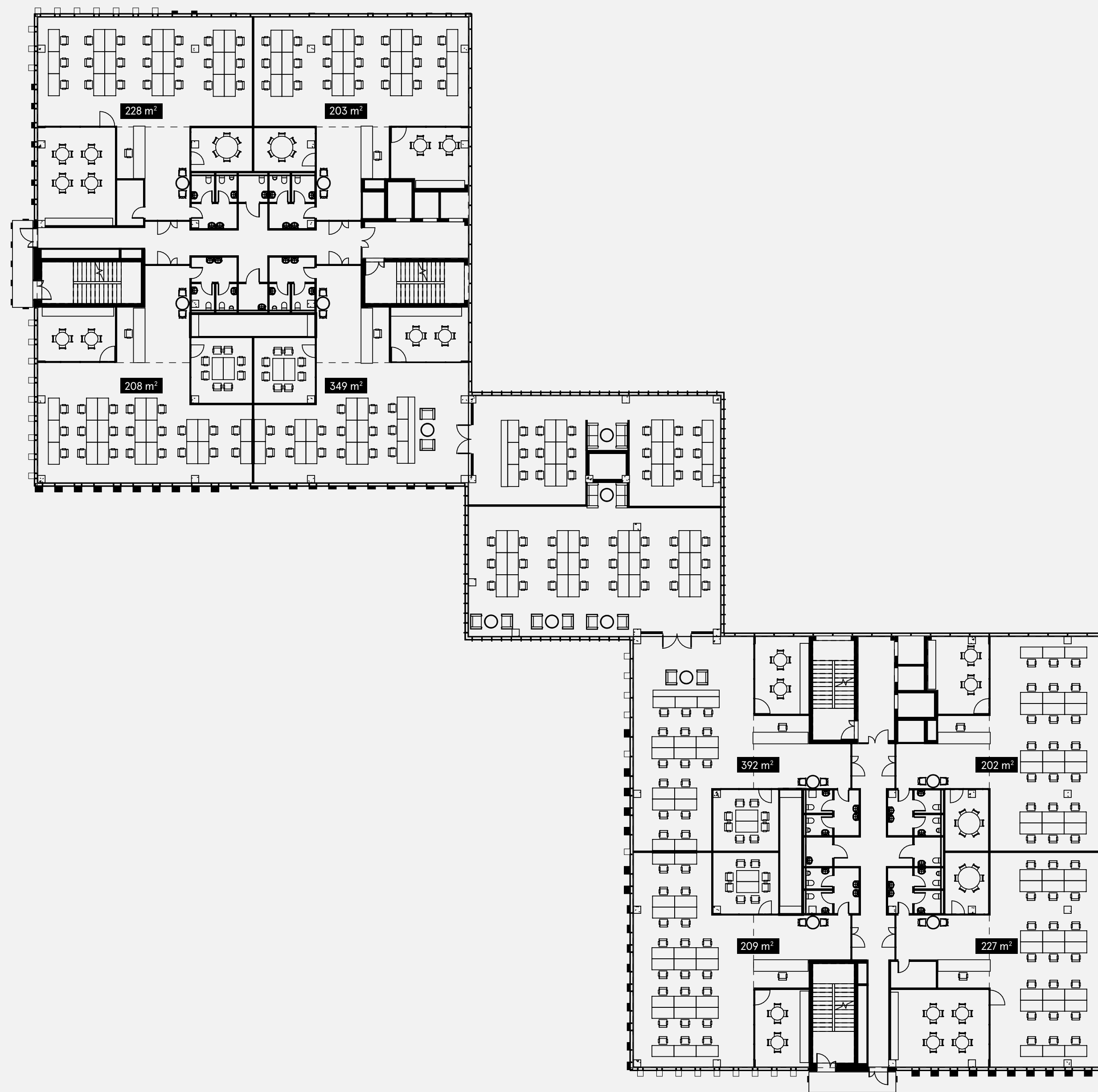
TOTAL WORK PLACES: 202



4-6 FLOOR № 3

TOTAL: 2014 m²

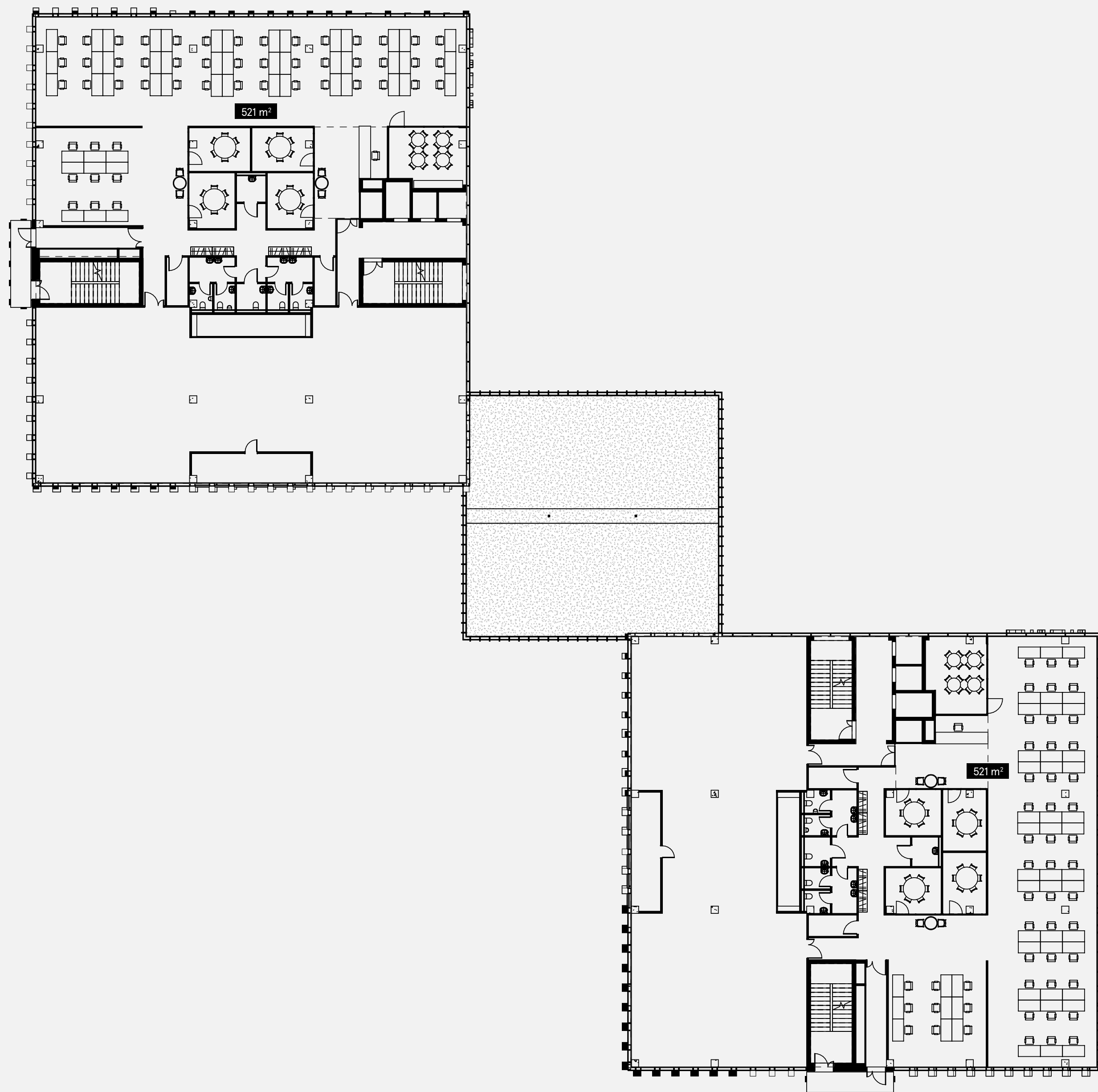
TOTAL WORK PLACES: 216



4-6 FLOOR № 4

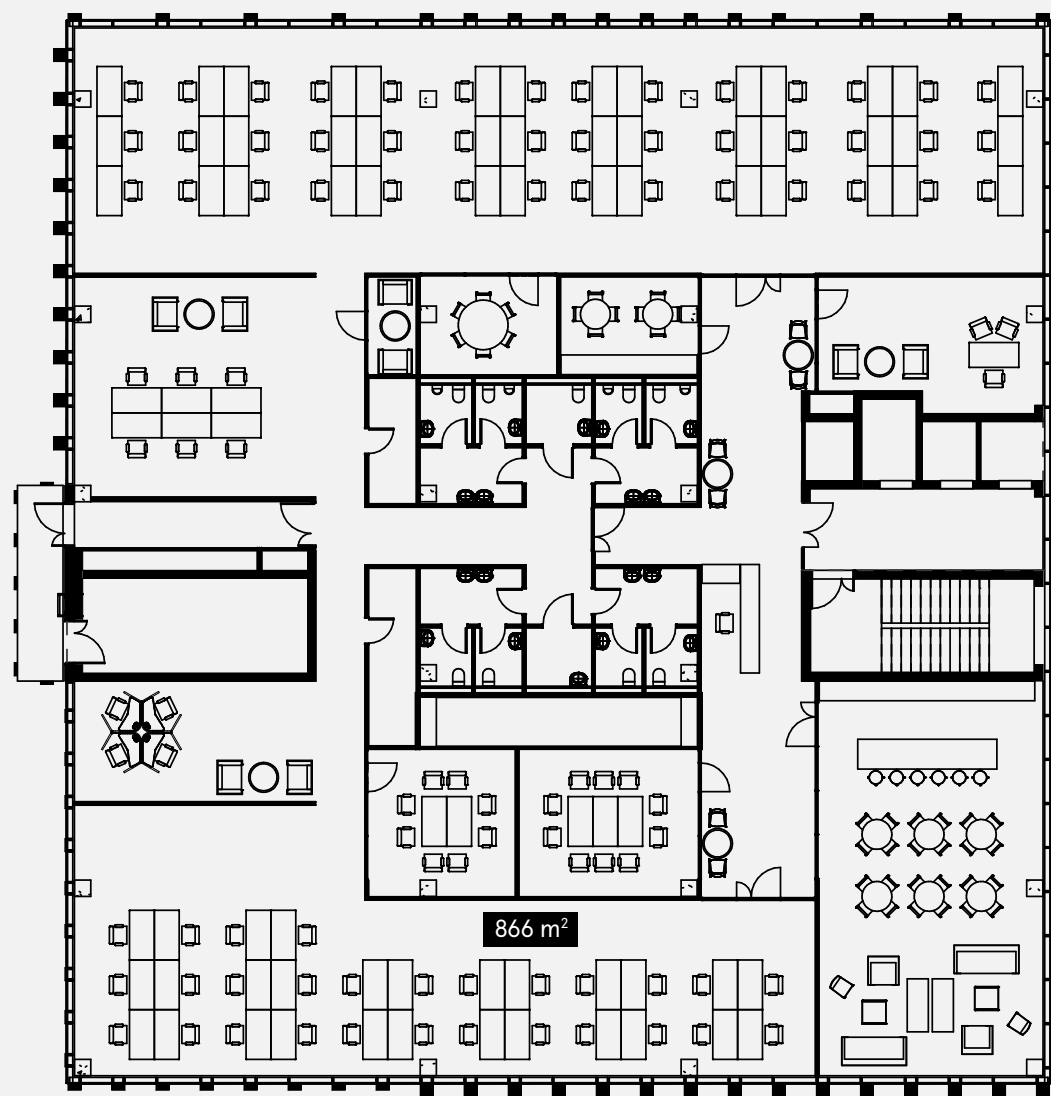
TOTAL: 2014 m²

TOTAL WORK PLACES: 198



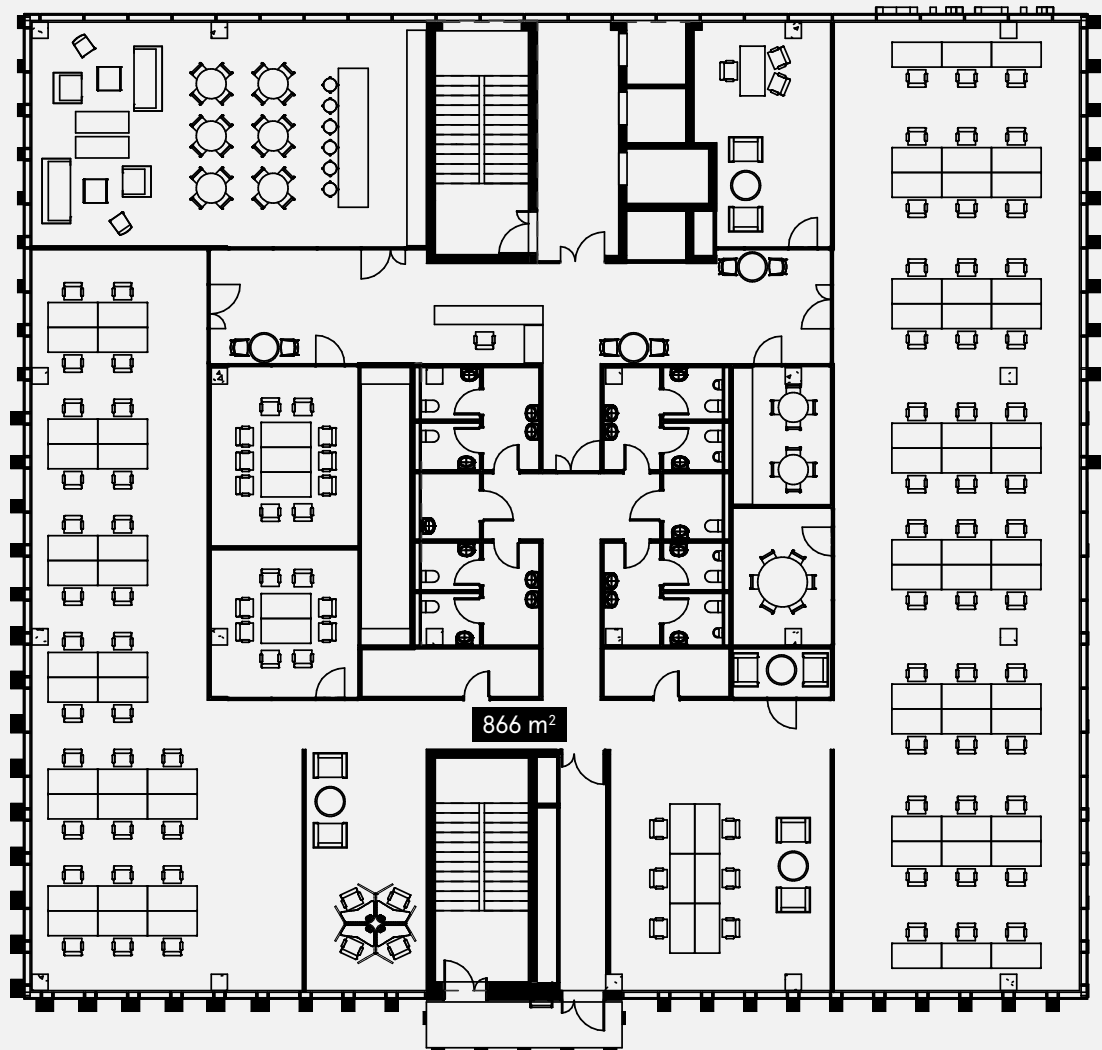
7 FLOOR
TOTAL: 1042 m²

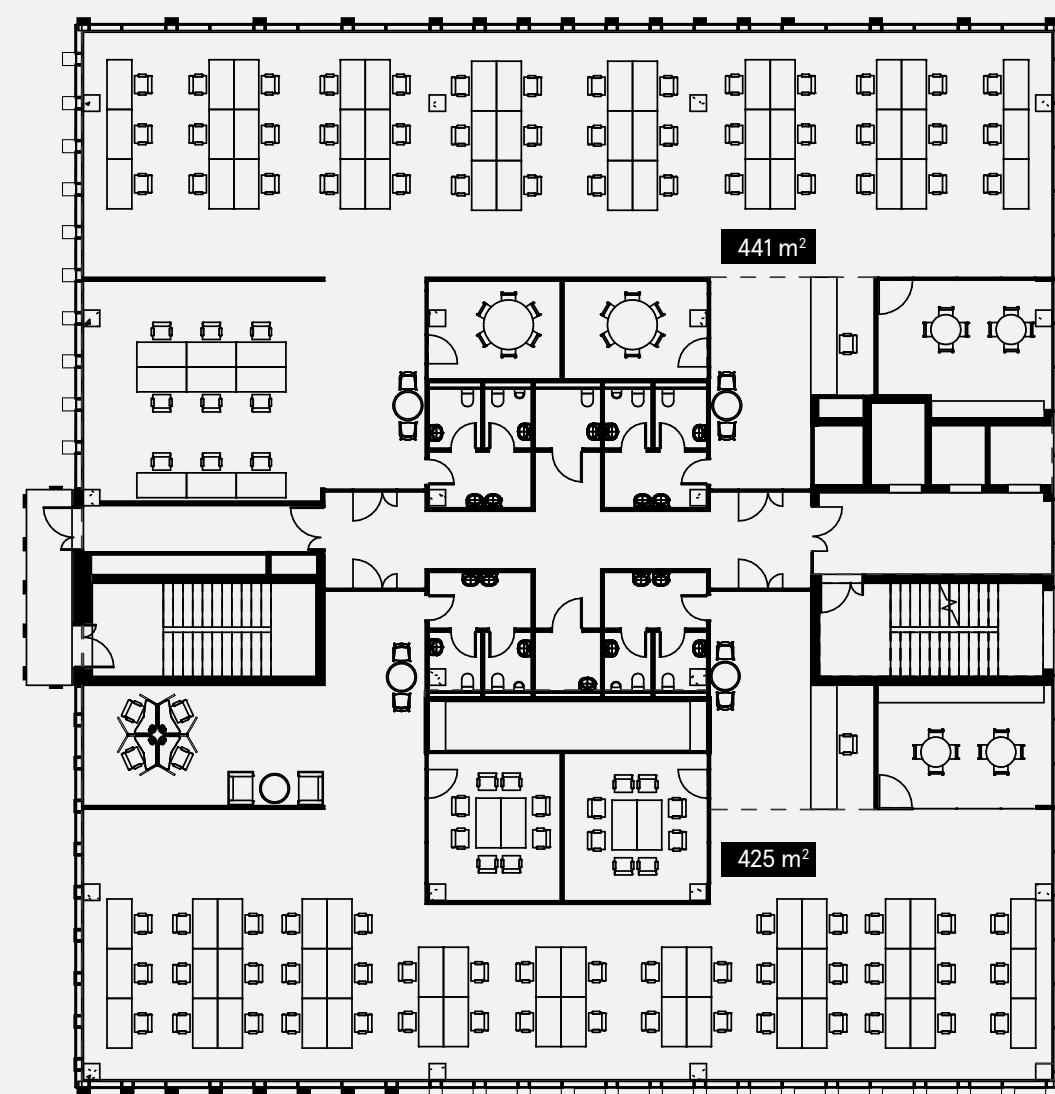
TOTAL WORK PLACES: 102



8-9 FLOOR № 1
TOTAL: 1732 m²

TOTAL WORK PLACES: 154

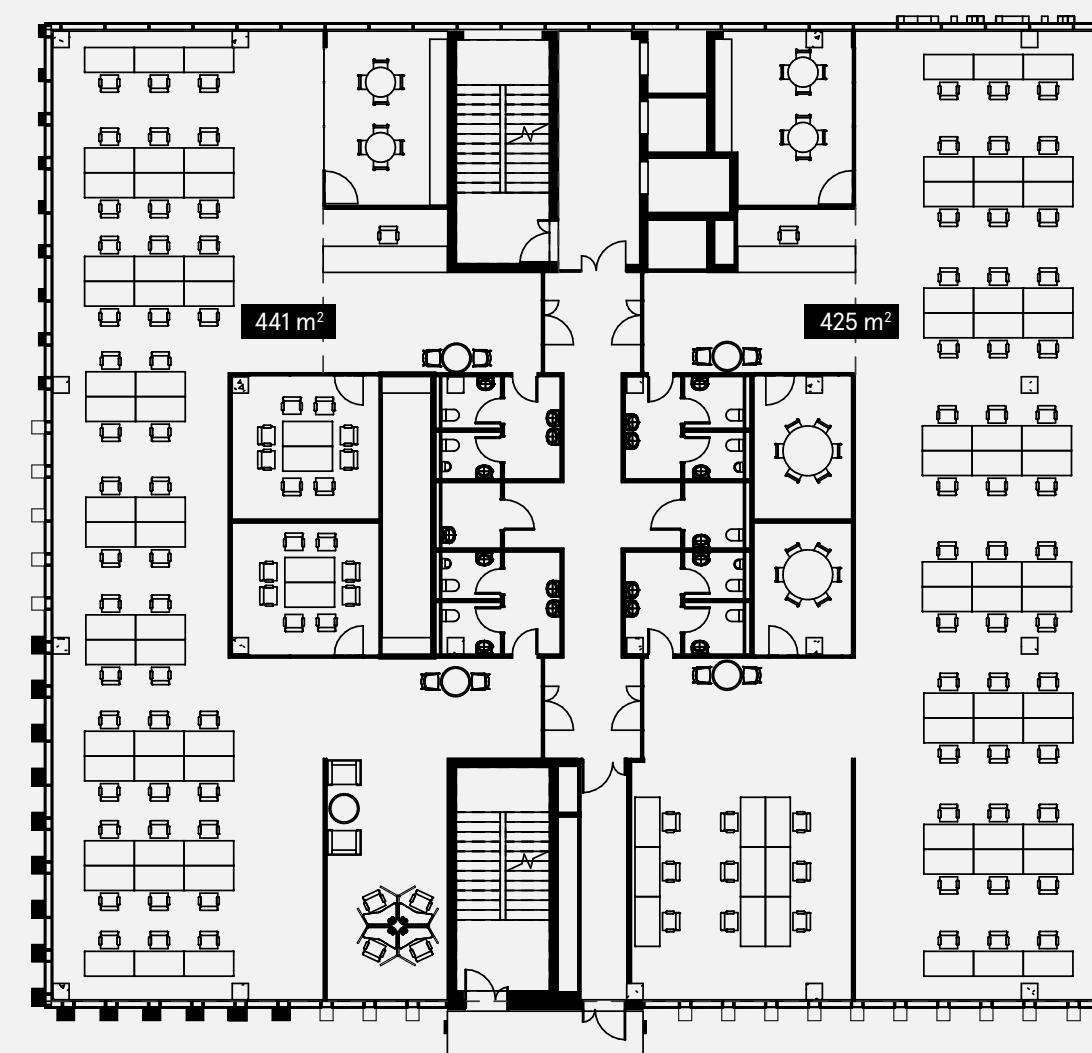


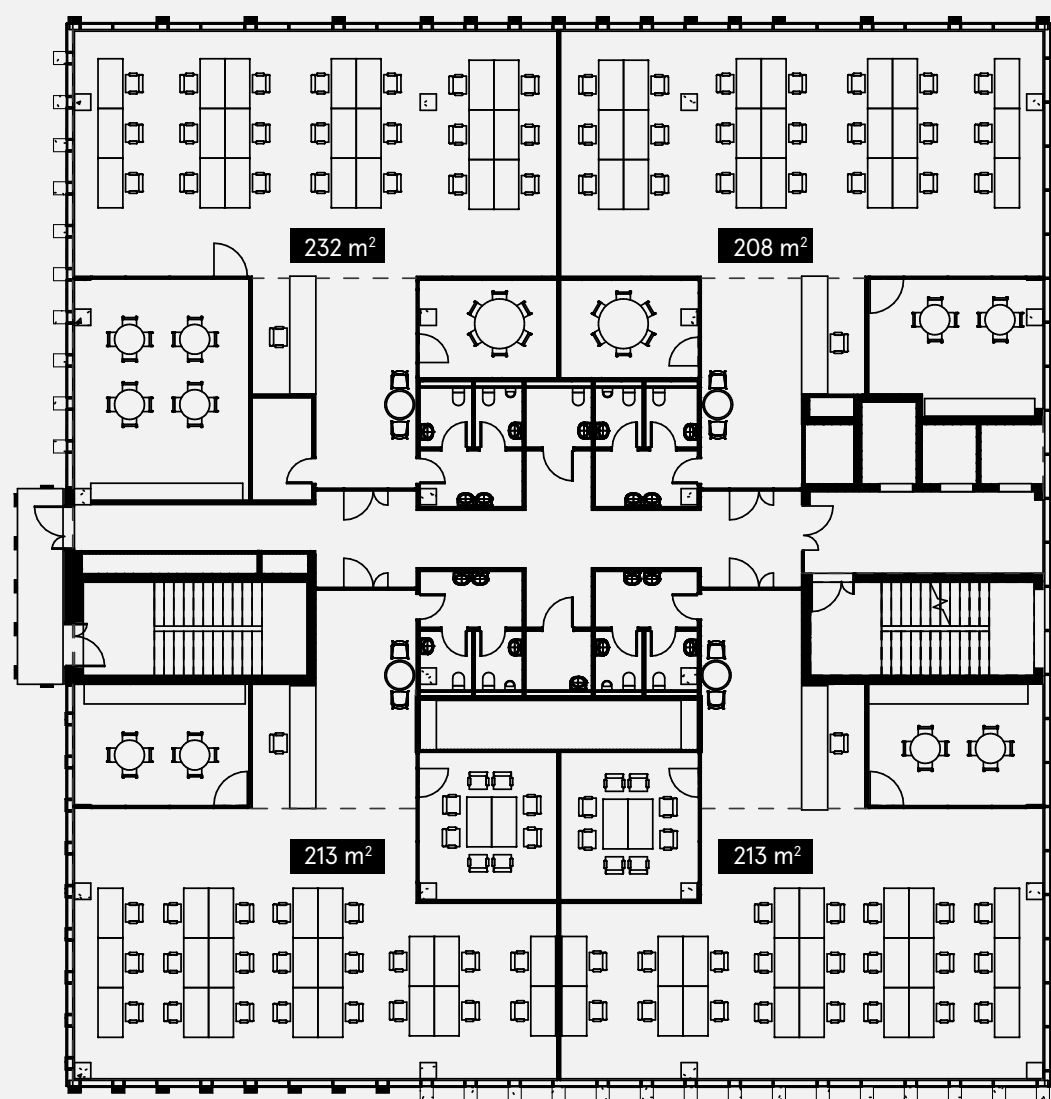


8-9 FLOOR № 2

TOTAL: 1732 m²

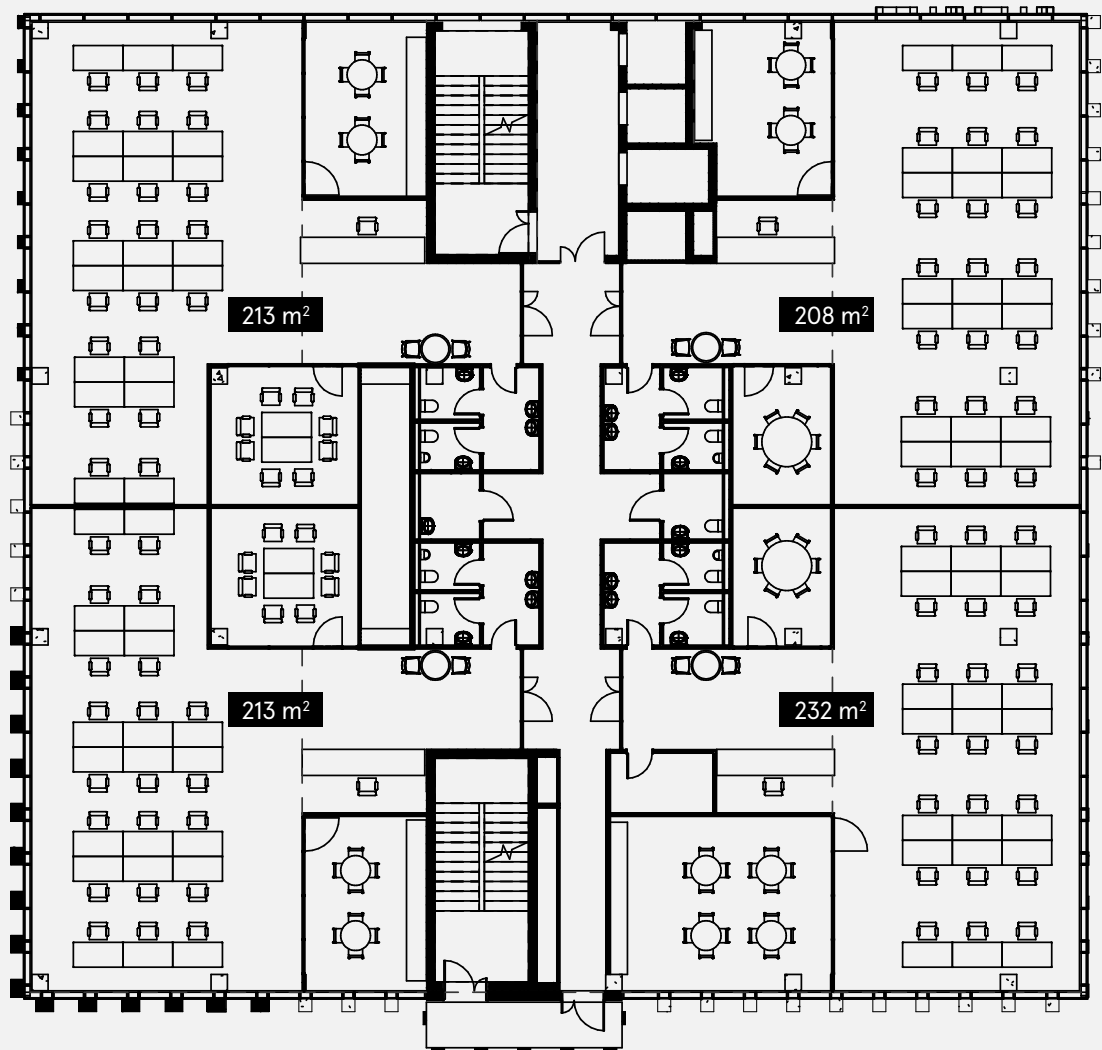
TOTAL WORK PLACES: 182





8-9 FLOOR № 3
TOTAL: 1732 m²

TOTAL WORK PLACES: 168



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We mean business

Capital Mill is a real estate investment management and development company. The company was founded to help investors to acquire commercial real estate in Baltic countries and generate value through high-quality asset & property management services.

Over the company's years in operation, several investments have been placed, worth approximately 350 million euros. At present, the company's investment portfolio consists of business premises, shopping centres and manufacturing and warehouse buildings.

Investments have been placed pan-Baltic – in Estonia, Latvia and Lithuania.



UNUM

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