

UNUM

BE MORE

U

U

Contents

1

INTRO

2

MORE THAN
A LOCATION

3

MORE
ACCESSIBILITY

4

MORE
VISIBILITY

5

MORE THAN
AN OFFICE

6

MORE
EXPERIENCE

7

MORE
CONVENIENCE

8

MORE
EFFICIENCY

9

MORE
ACTION

10

MORE
SUSTAINABILITY

11

SITE
OVERVIEW

12

DETAILED
PLANS

U

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 a convenience for each employee and it means efficiency for business. We believe that flexibility lays in the core of a great workplace experience. That is why we are providing solutions to the challenges your business is facing today and will meet tomorrow.

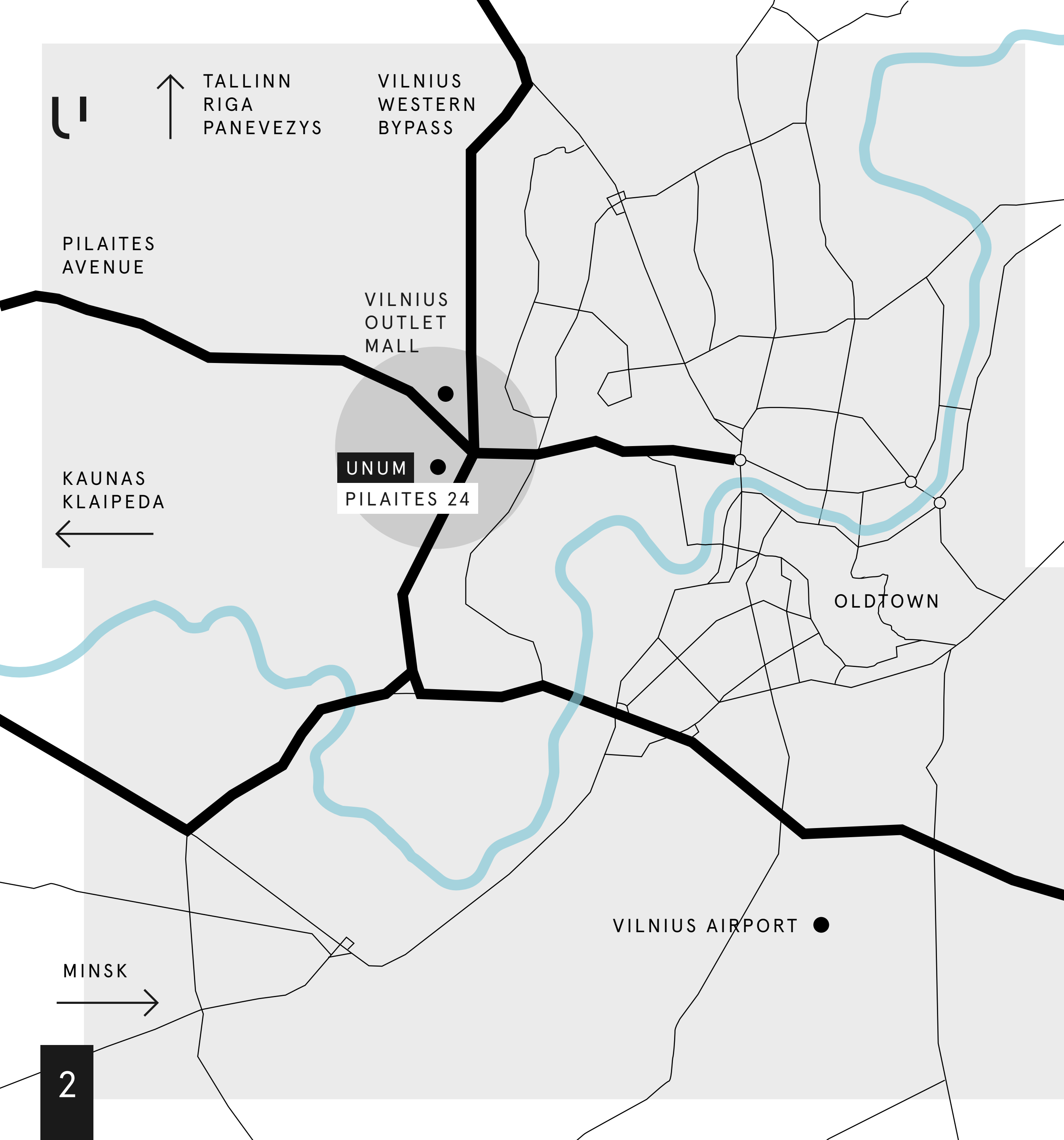
When everyone can move freely, search for an inspiration, and contribute to a common goal, we meet a unique synergy which is not possible to carbon-copy fully. More comfort, more action, more communication means a higher efficiency, a better accessibility and a ground-breaking innovativeness.

BE UNUM. BE MORE.





CAPITAL MILL



More than a location

The quality of the functioning of the city is ensured 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 center of the city 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

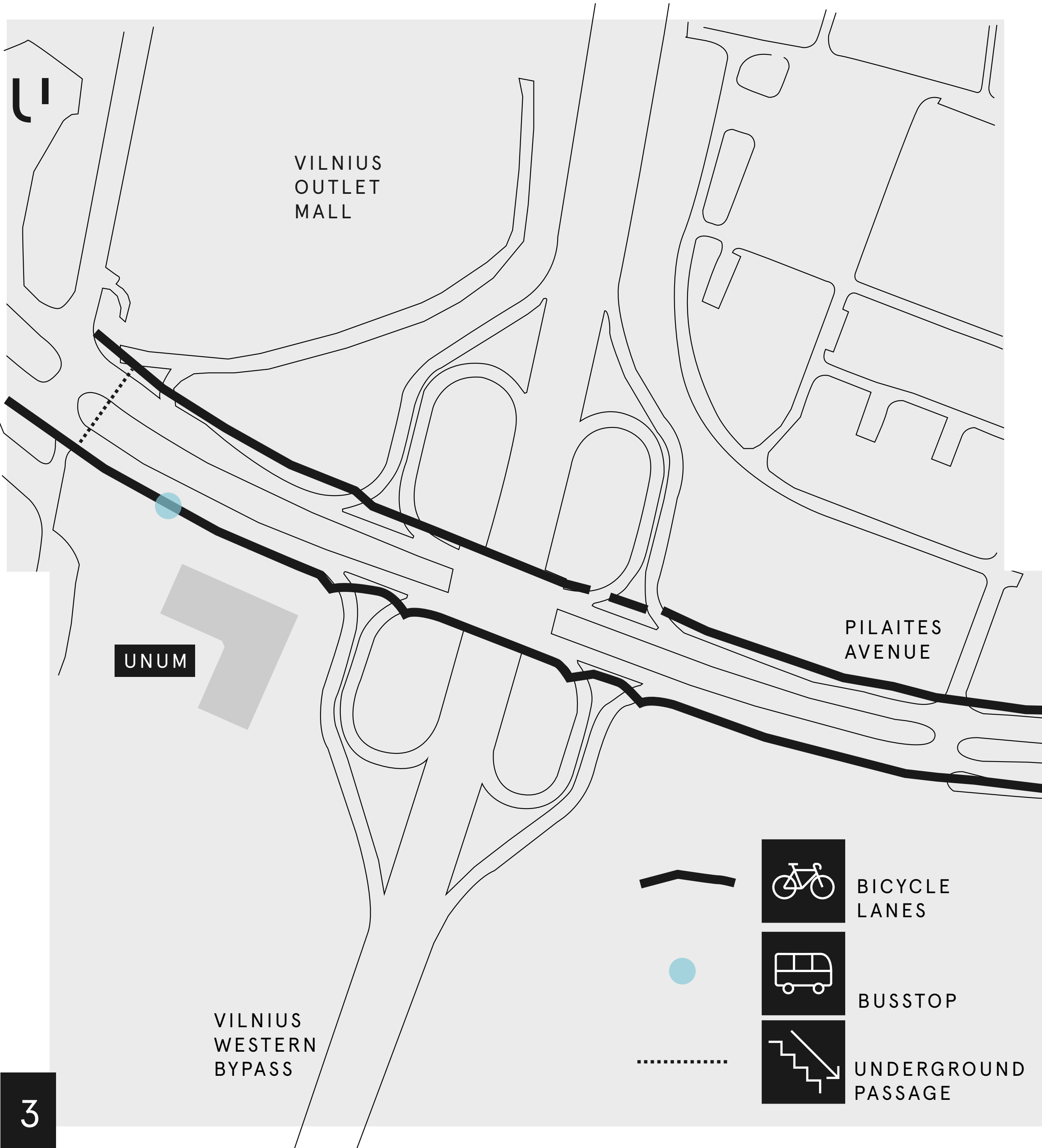
Infrastructure of the city



Established and emerging business, commerce, service and entertainment facilities

Main gates

of western Vilnius part

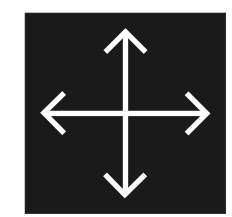


More accessibility

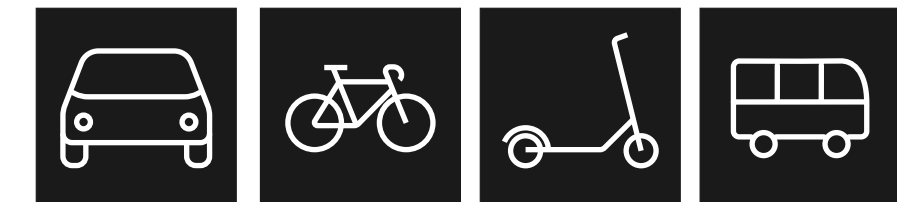
UNUM has a unique pre-selected location that is extremely convenient for business and employees. UNUM provides easy and quick access to any location in Vilnius. While being in the center of a flexible joint, you will always be on time and place. Each route implies greater efficiency.

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

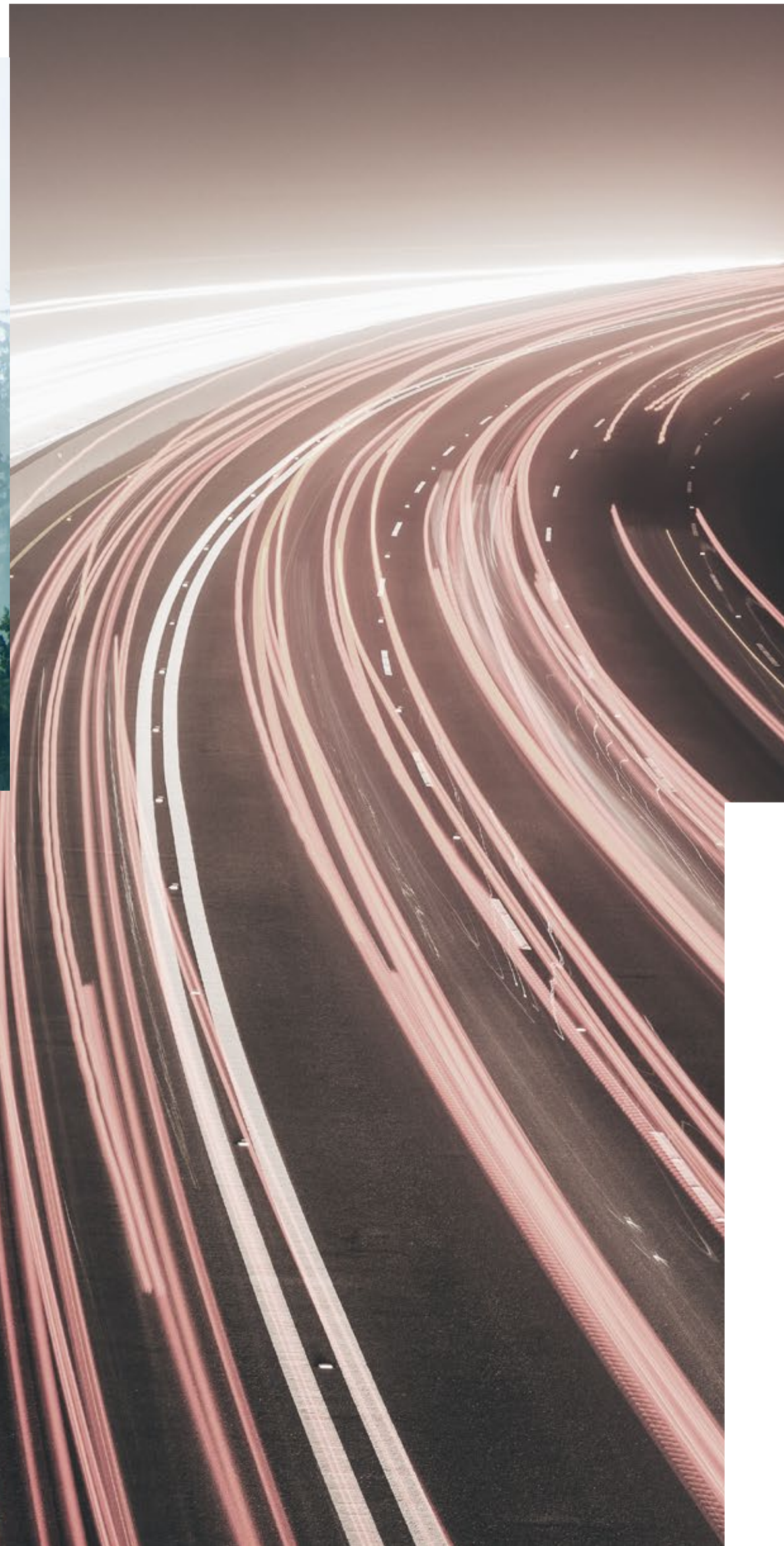


10 - 15 min. major city districts
10 min. Vilnius city center
15 min. Vilnius international airport
15 min. rail and bus station



U

UNUM

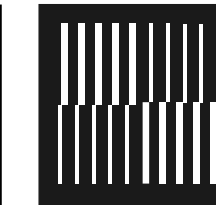


More visibility

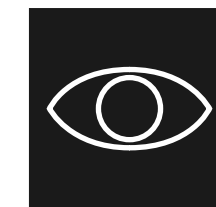
Trend-setters, innovators and real leaders are visible without any doubts. We made a scene for a progress, where ideas, brands and expertise are blending in for extra-ordinary challenges. UNUM encourages breaking the outdated approach and thinking out of the box because we believe that unique products are made in this way. We are offering a way. UNUM gathers successful, unique and qualitative enterprises for a visible synergy.



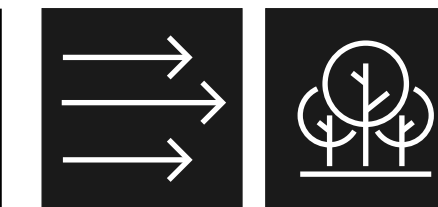
The original shape and architecture of the building is full of creative solutions



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**

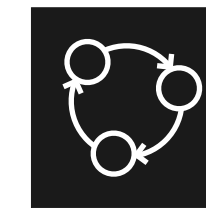


More experience

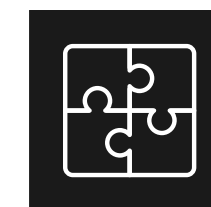
The employee experience is evolving. It's a complex, winding network of moments, emotions, and interactions. As employees look beyond salary to the workplace environment and the amenities, companies are now treating real estate as a business asset that attracts and retains talent. We understand it as 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 a comfort zone of your organization and your people. The 30,000 square meter complex consists of two gallery-connected nine-story office buildings with nearly 17,600 square meter of business space. Each of UNUM spaces has its own purpose, exclusively for the needs of tenants, and is used efficiently.



underground + on-ground

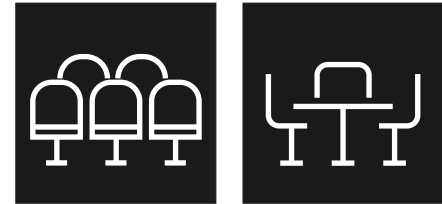
675 cars

14 motorbikes

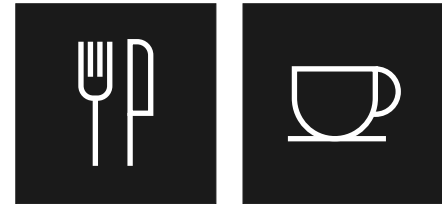
100 bicycles

30 scooters

18 e-cars plugins



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

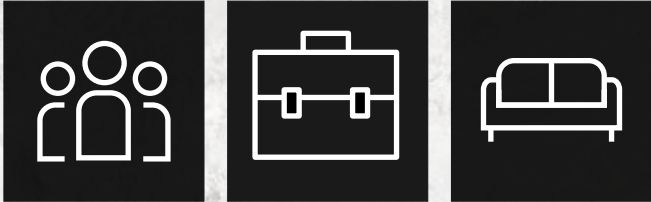


Inhouse restaurant
 and coffee shop

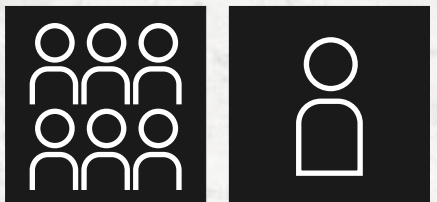


More efficiency

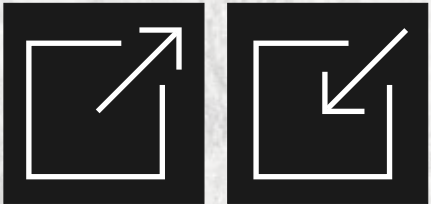
Comfort grants well-being and productivity. Our working environment supports future work methods, increases efficiency, encourages creative meetings, and cooperation. It is common knowledge, that productive and creative employees are improving the efficiency of your business. So, we offer various enhancements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



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



Simplier and smoother coexistence between small companies and large corporations



Designed to everyone - different spaces types from open to private



Optimized office planning solutions for great performance and efficiency





More action

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



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, yard and catering terraces



Take a walk and embrace the greenery in the mini park



More sustainability

Technological advances provide sustainable solutions, convenience and efficiency. Innovative look forward backs UNUM since day one. We harmonized different approaches of leading technologies that makes employees lives easier and business results plentiful.

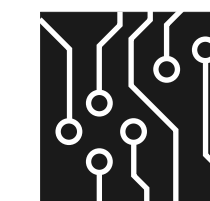


Leed gold certification

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



Energy
 efficiency
 class



Smart engineering
 and technological
 solutions

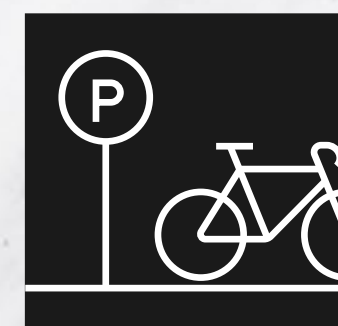


Clean and fresh
 air, the right
 temperature
 and lighting

Site overview

Address	Pilaites ave. 24, Vilnius
Floors	9 + 1 underground
Lettable area	17.600 m ²
Floor area	from 865 m ² to 3.125 m ²
Office area	from 150 m ²
Commercial	891 m ²
Parking	675 units
Certificate	LEED GOLD

Employee conveniences



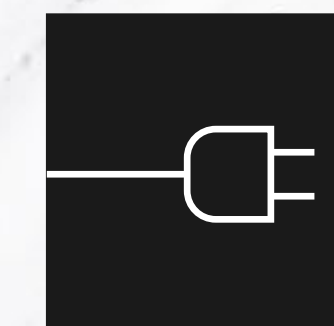
BICYCLES AND SCOOTERS STORAGE



SHOWERS AND CHANGE ROOMS



RIDE&SHARE CAR PARKING



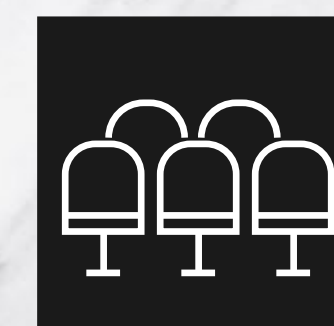
ELECTRIC CARS PLUGINS



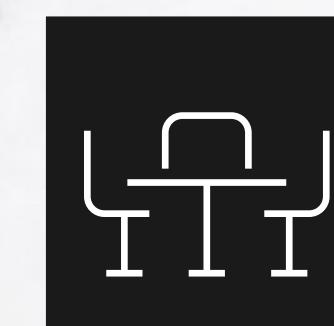
INHOUSE RESTAURANTS



LEISURE AREAS



CONFERENCE ROOMS



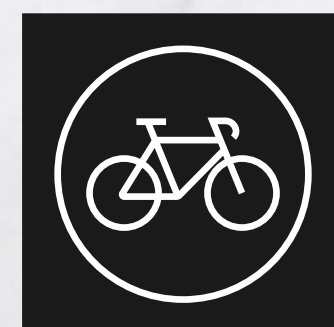
SHARED MEETING ROOMS



TERRACES



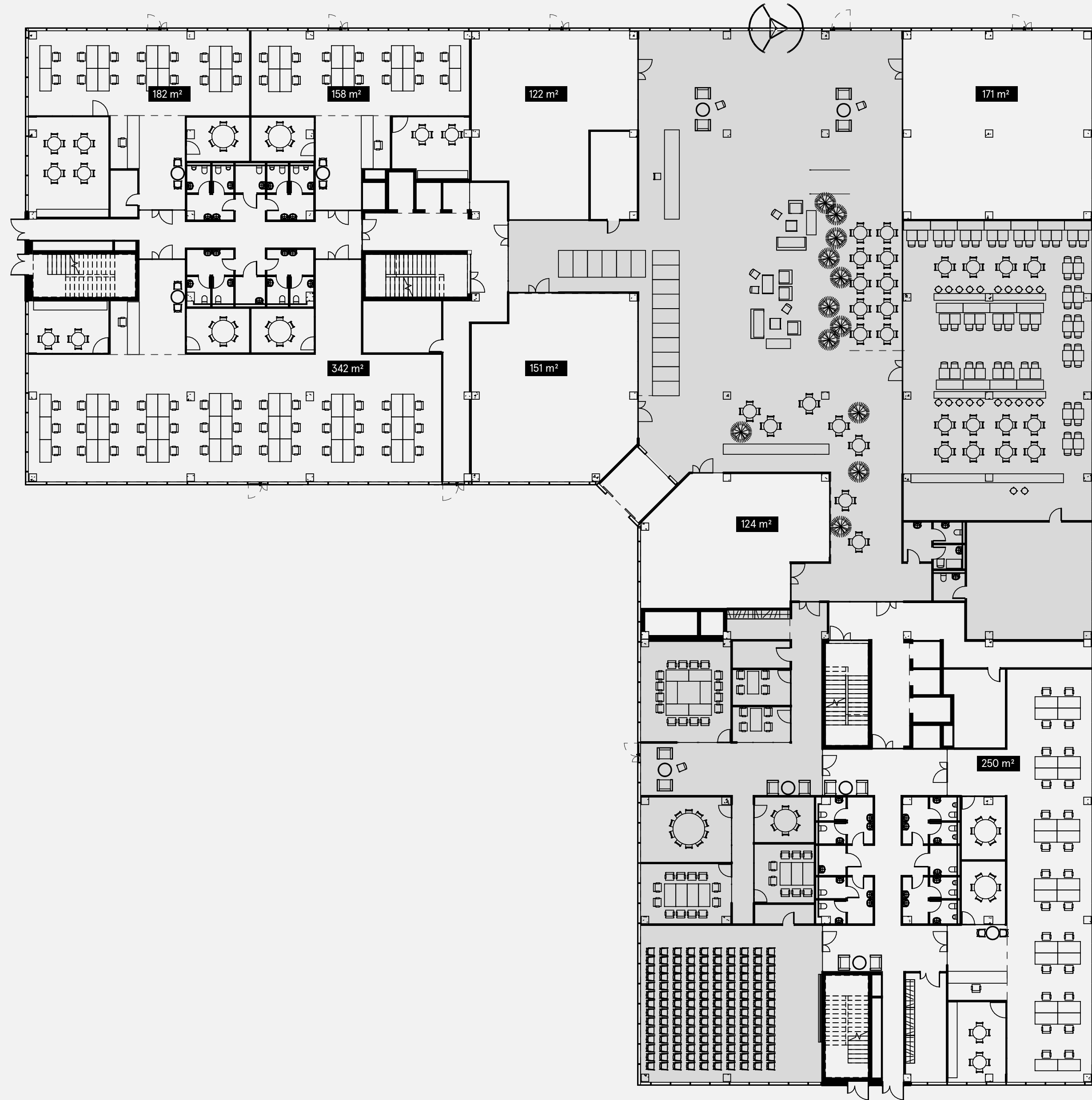
MINI PARK



NEWLY LAID BIKE LANES

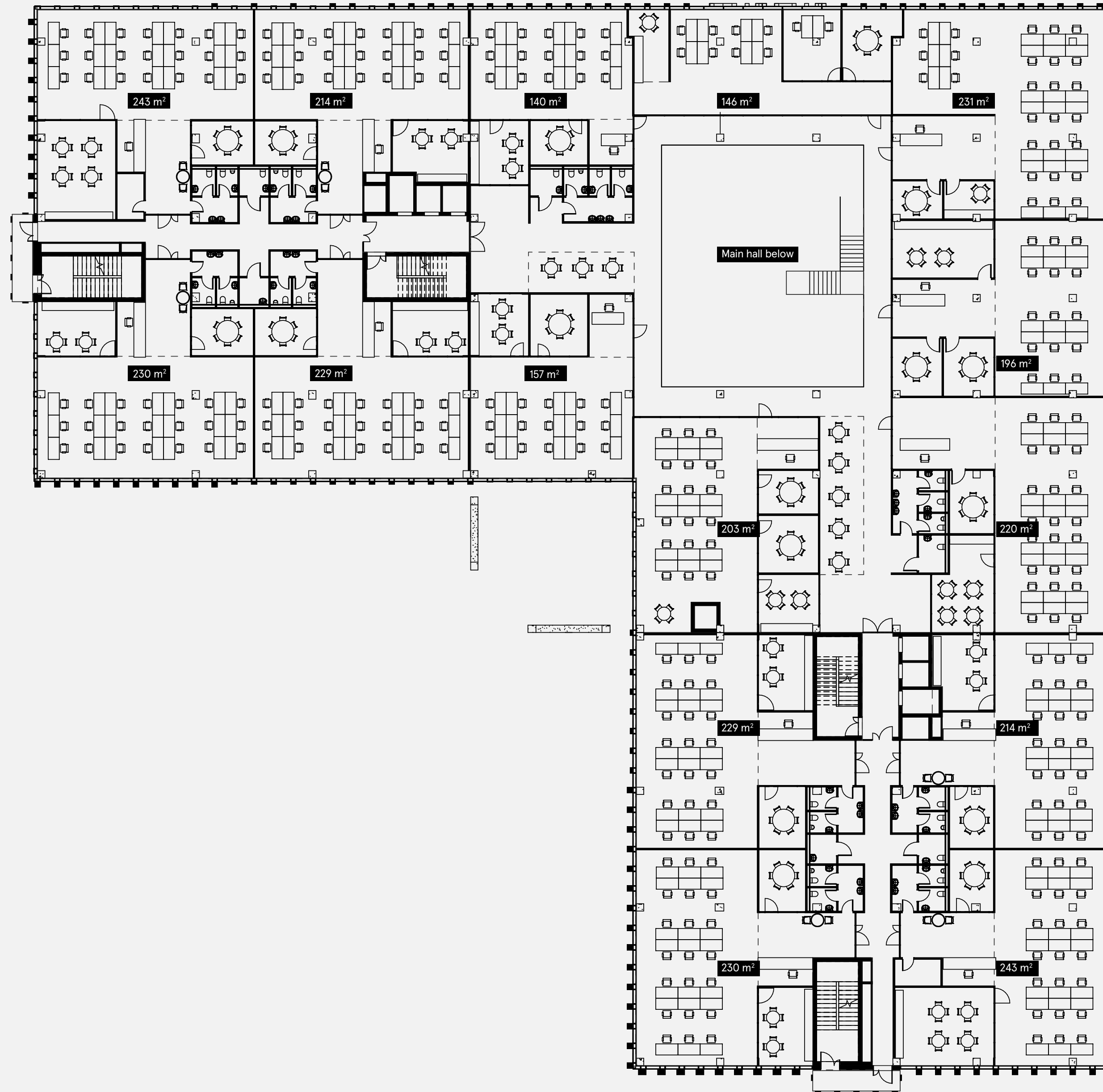


CITY BUS STOP



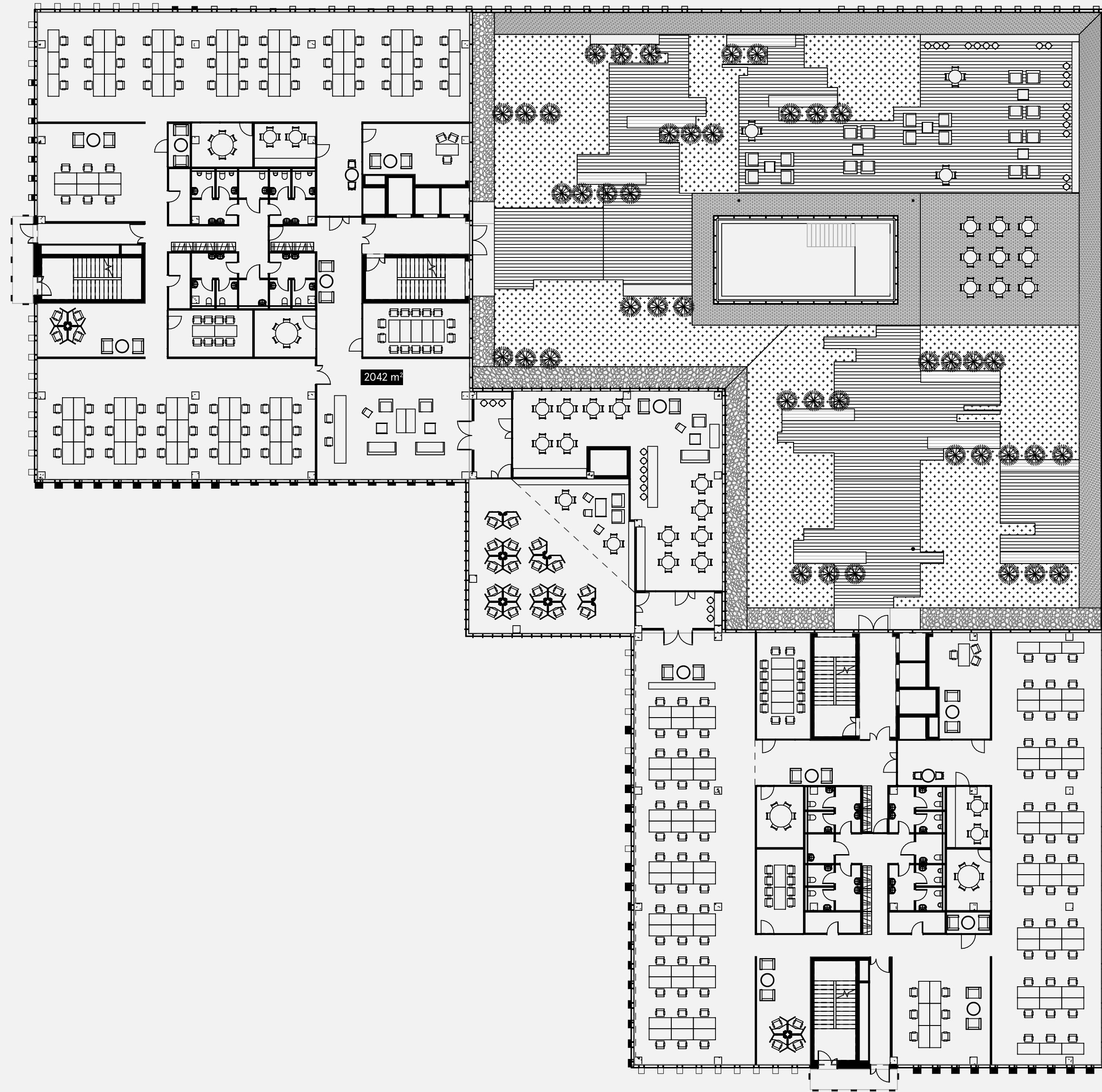
1 FLOOR
TOTAL: 1385 m²

TOTAL WORK PLACES: 93



2 FLOOR
TOTAL: 3125 m²

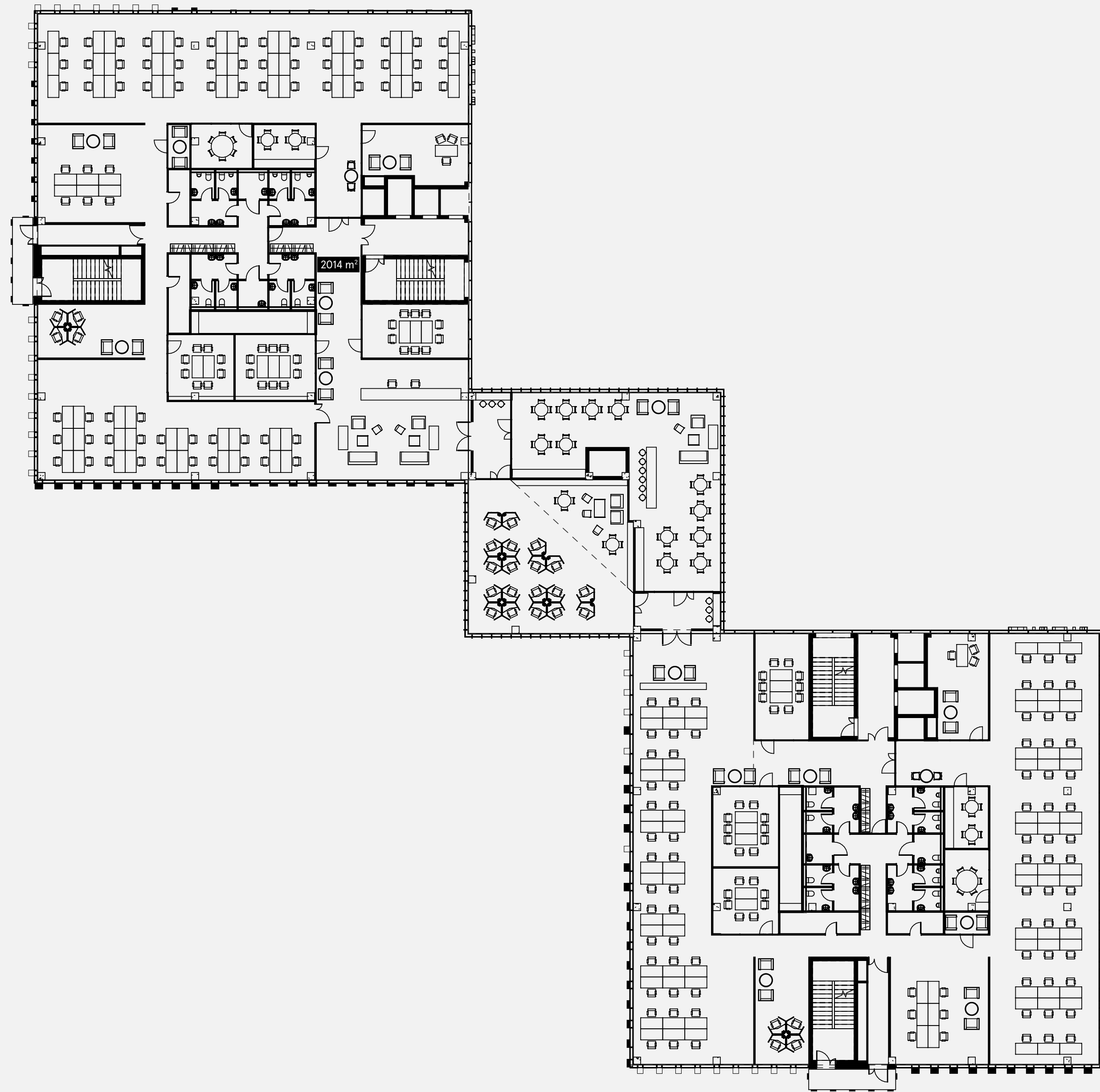
TOTAL WORK PLACES: 292



3 FLOOR
TOTAL: 2042 m²

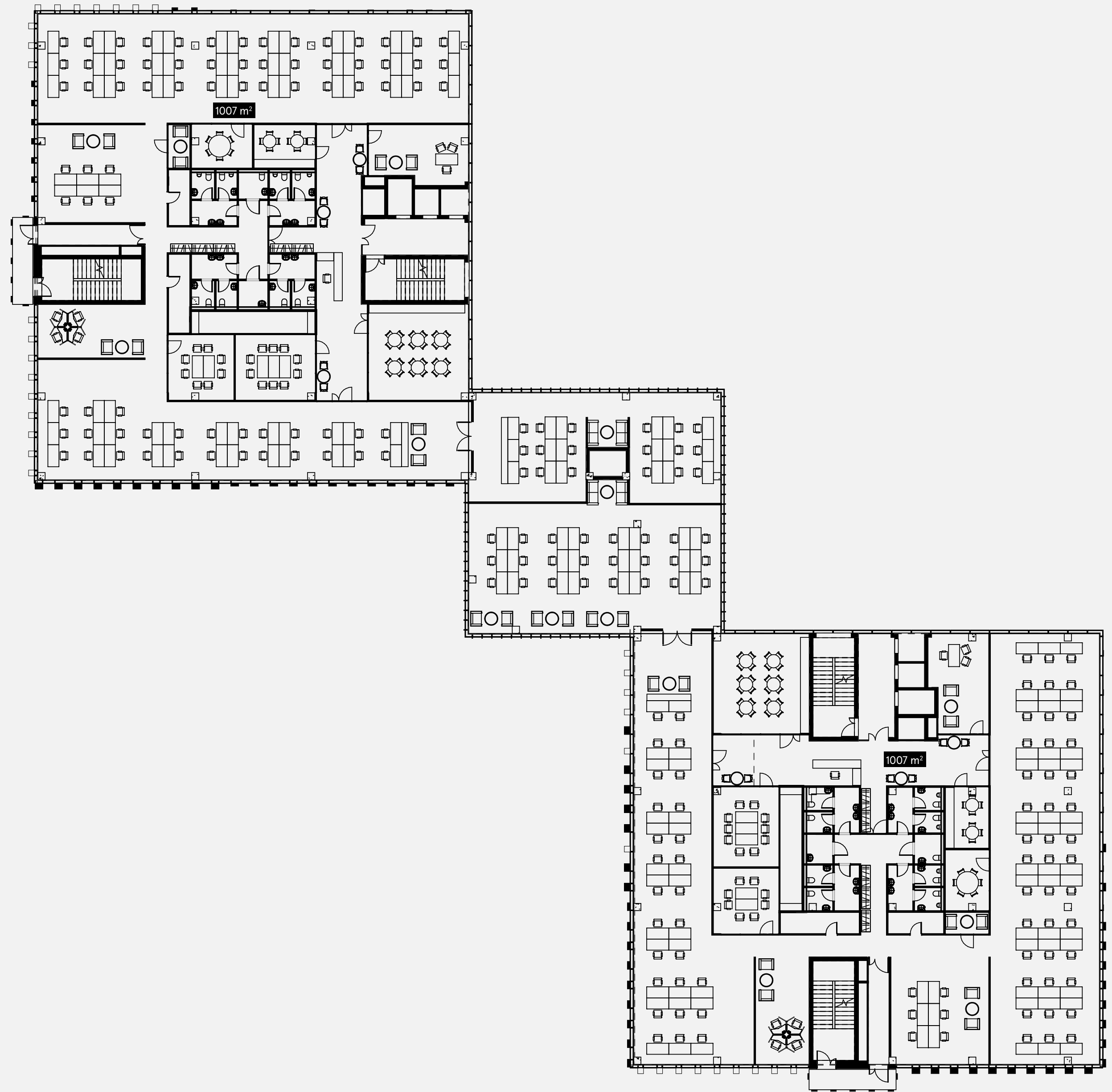
TOTAL WORK PLACES: 197

2042 m²



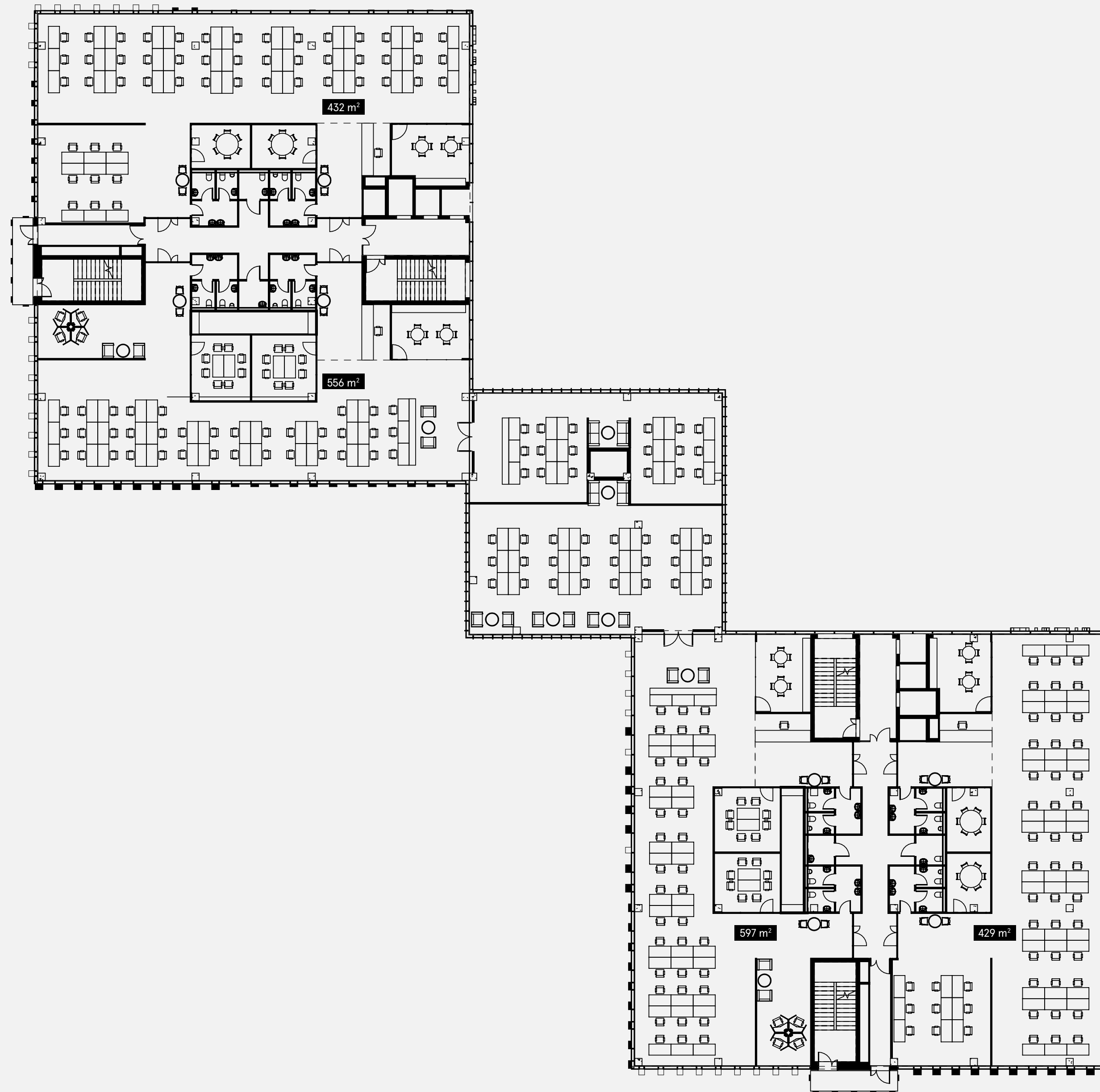
4-6 FLOOR № 1
TOTAL: 2014 m²

TOTAL WORK PLACES: 183



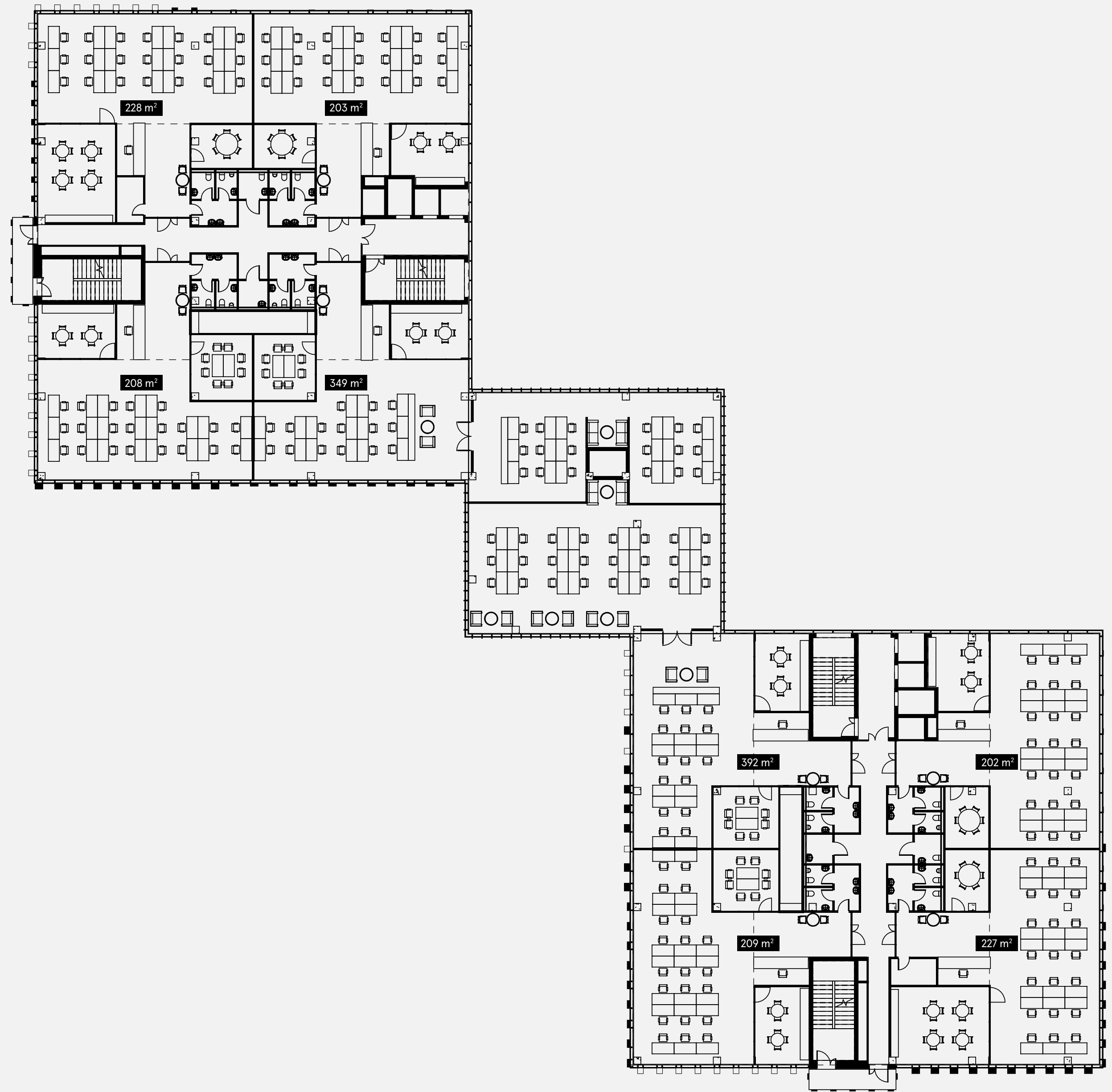
4-6 FLOOR № 2
TOTAL: 2014 m²

TOTAL WORK PLACES: 202



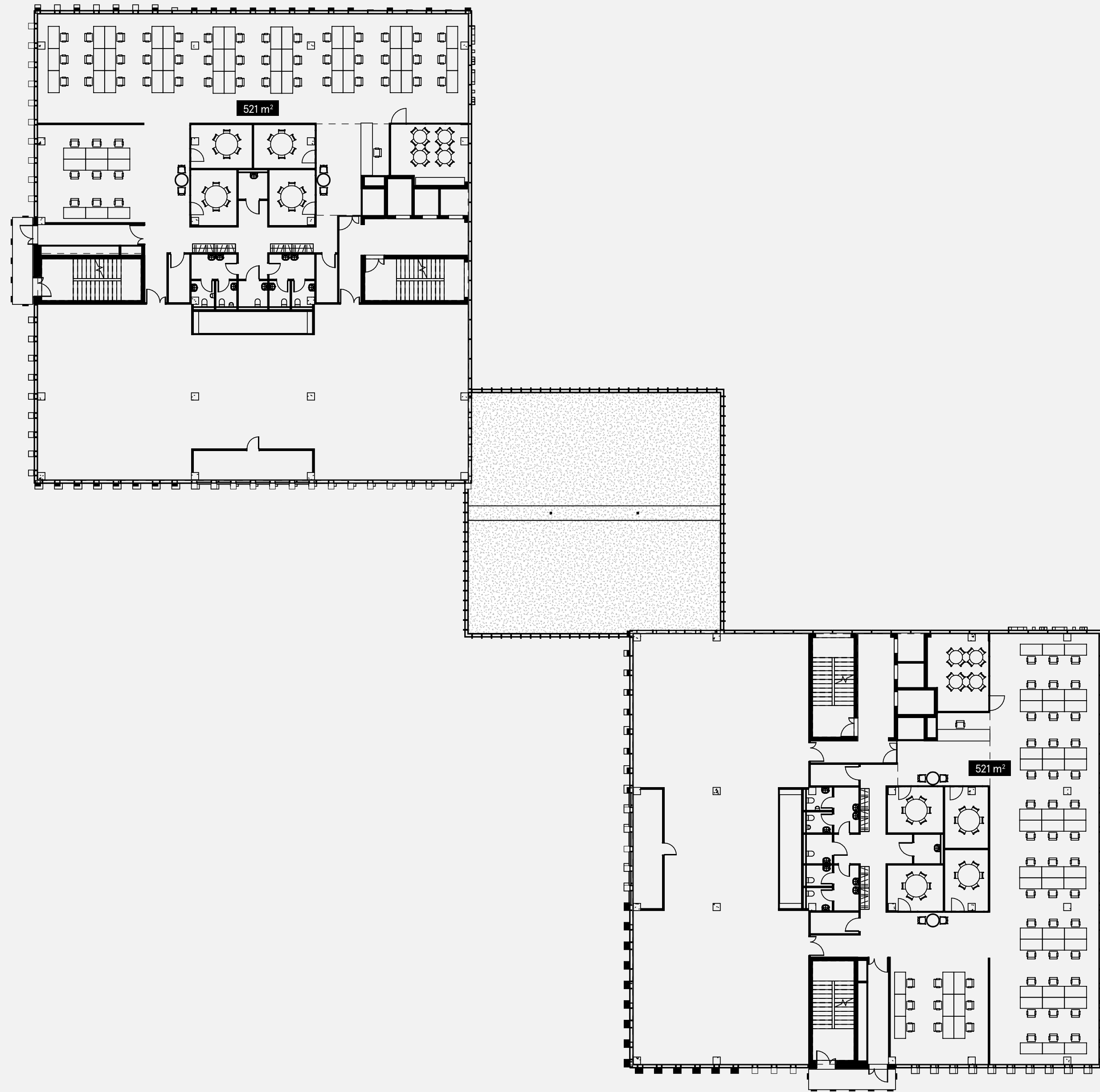
4-6 FLOOR № 3
TOTAL: 2014 m²

TOTAL WORK PLACES: 216



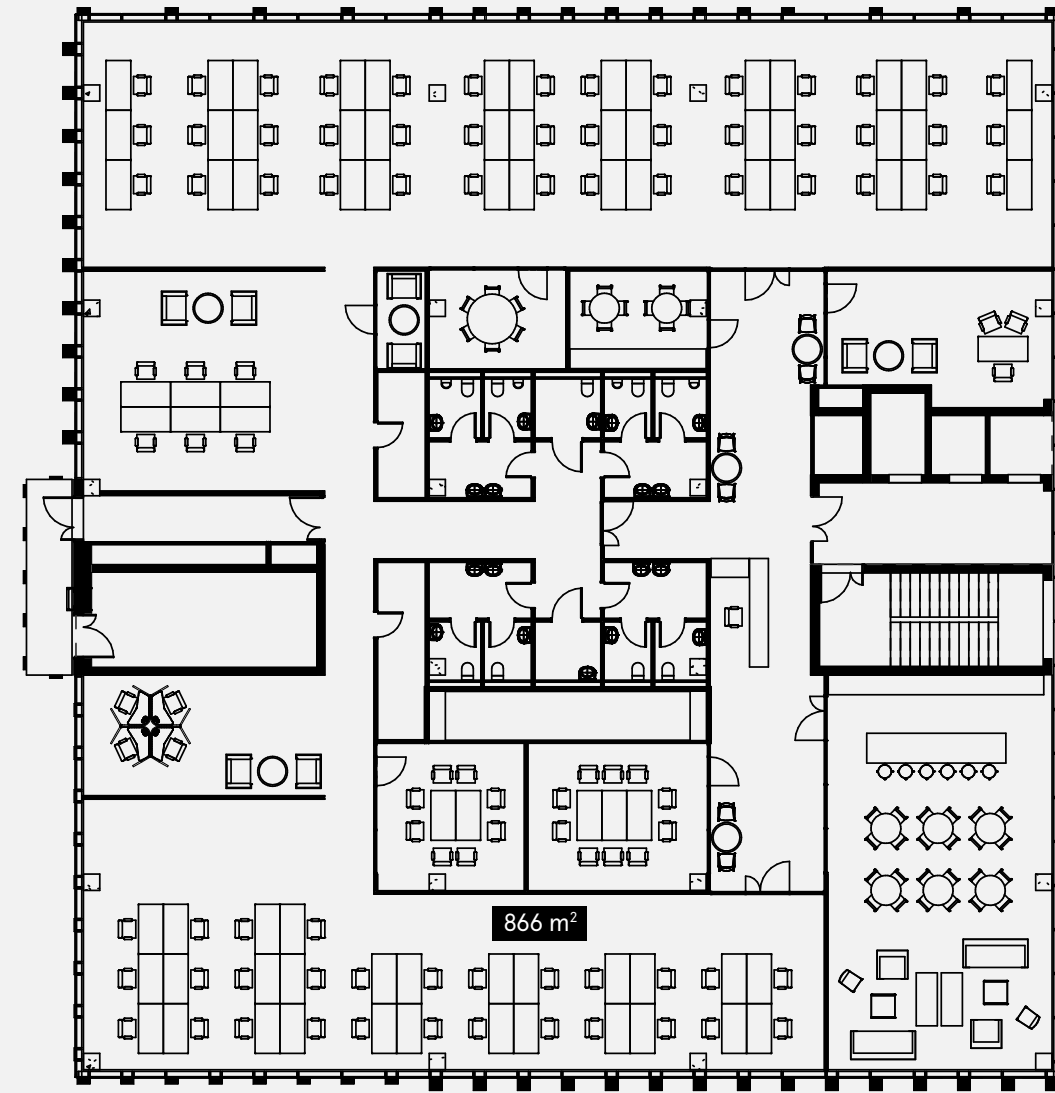
4-6 FLOOR № 4
TOTAL: 2014 m²

TOTAL WORK PLACES: 198



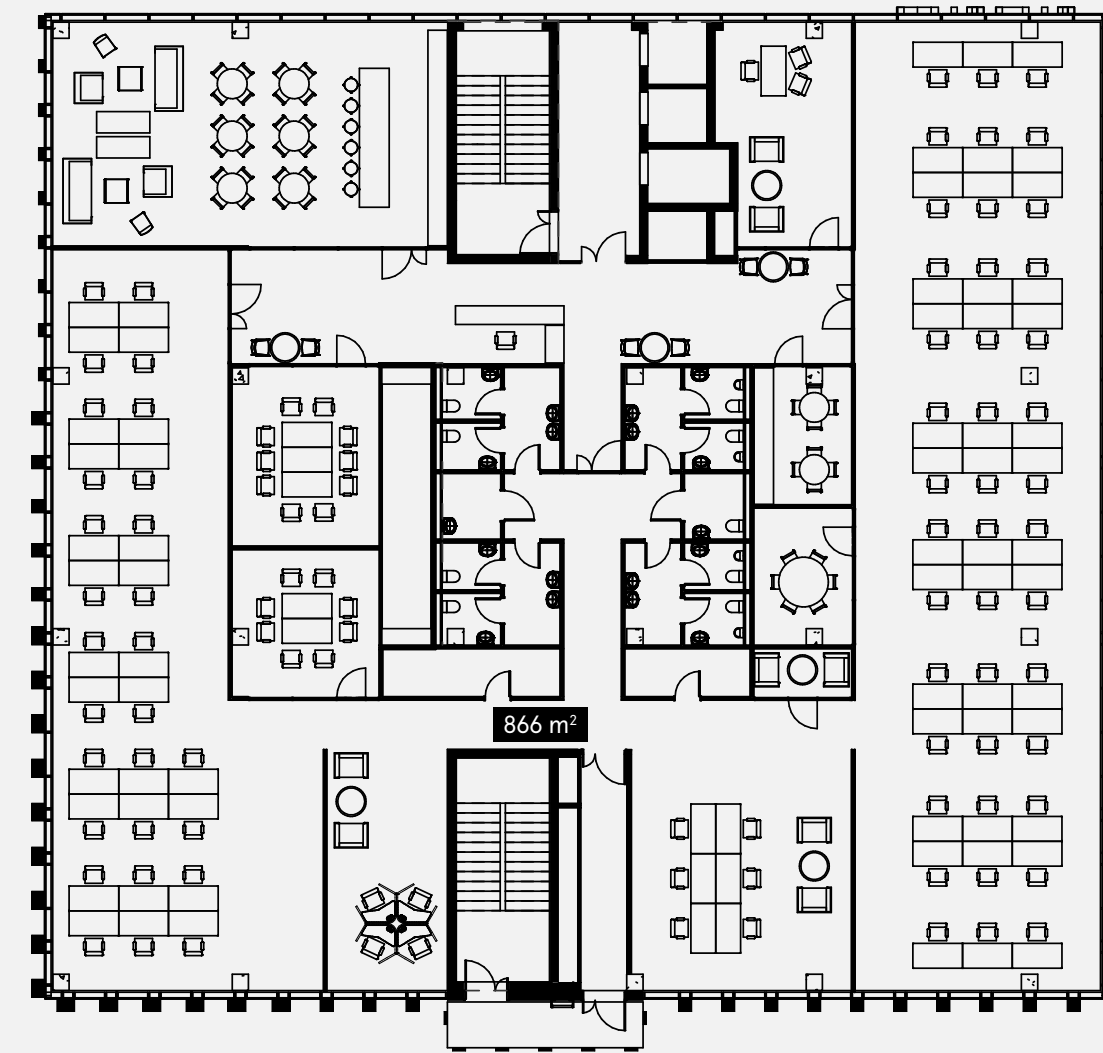
7 FLOOR
TOTAL: 1042 m²

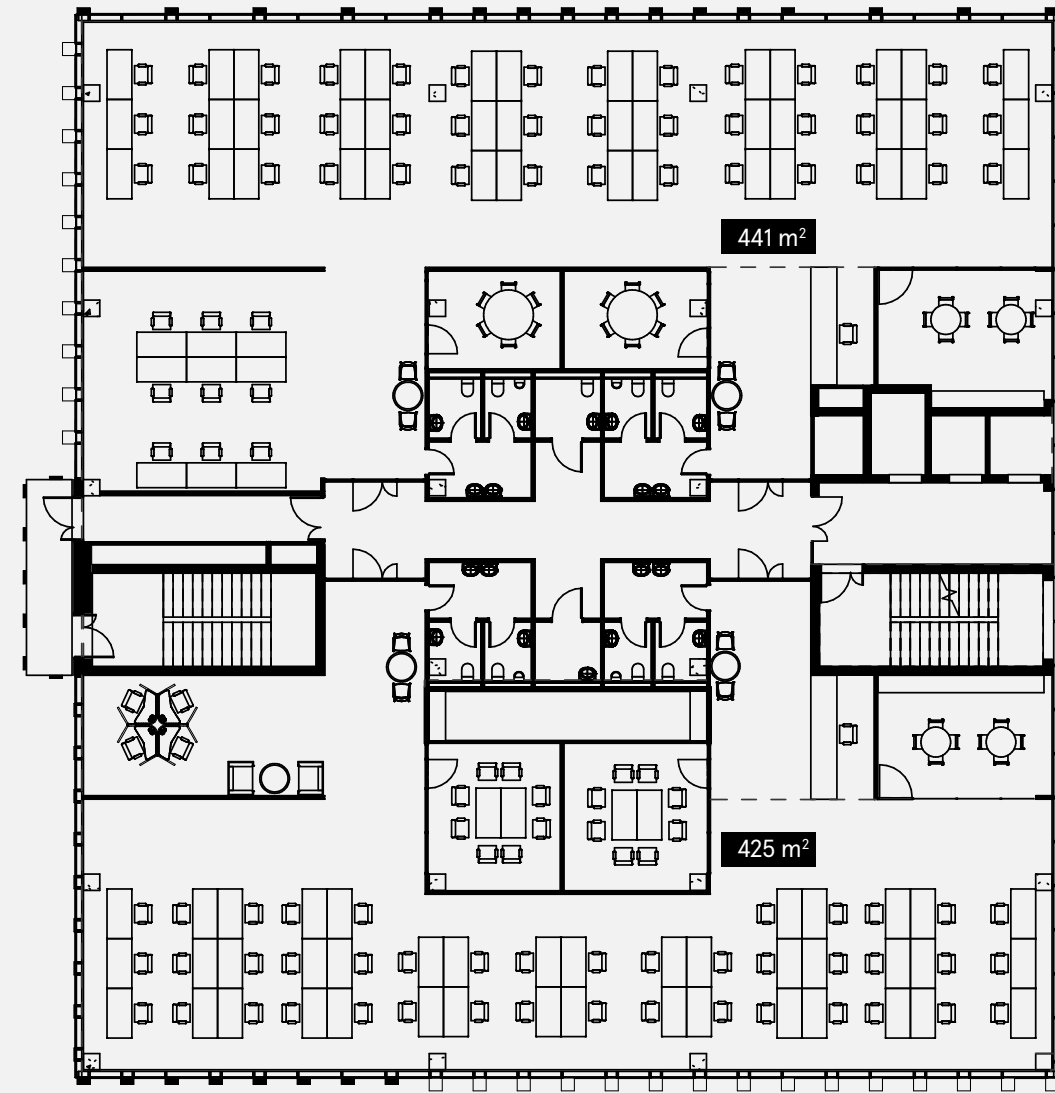
TOTAL WORK PLACES: 102



8-9 FLOOR № 1
TOTAL: 1732 m²

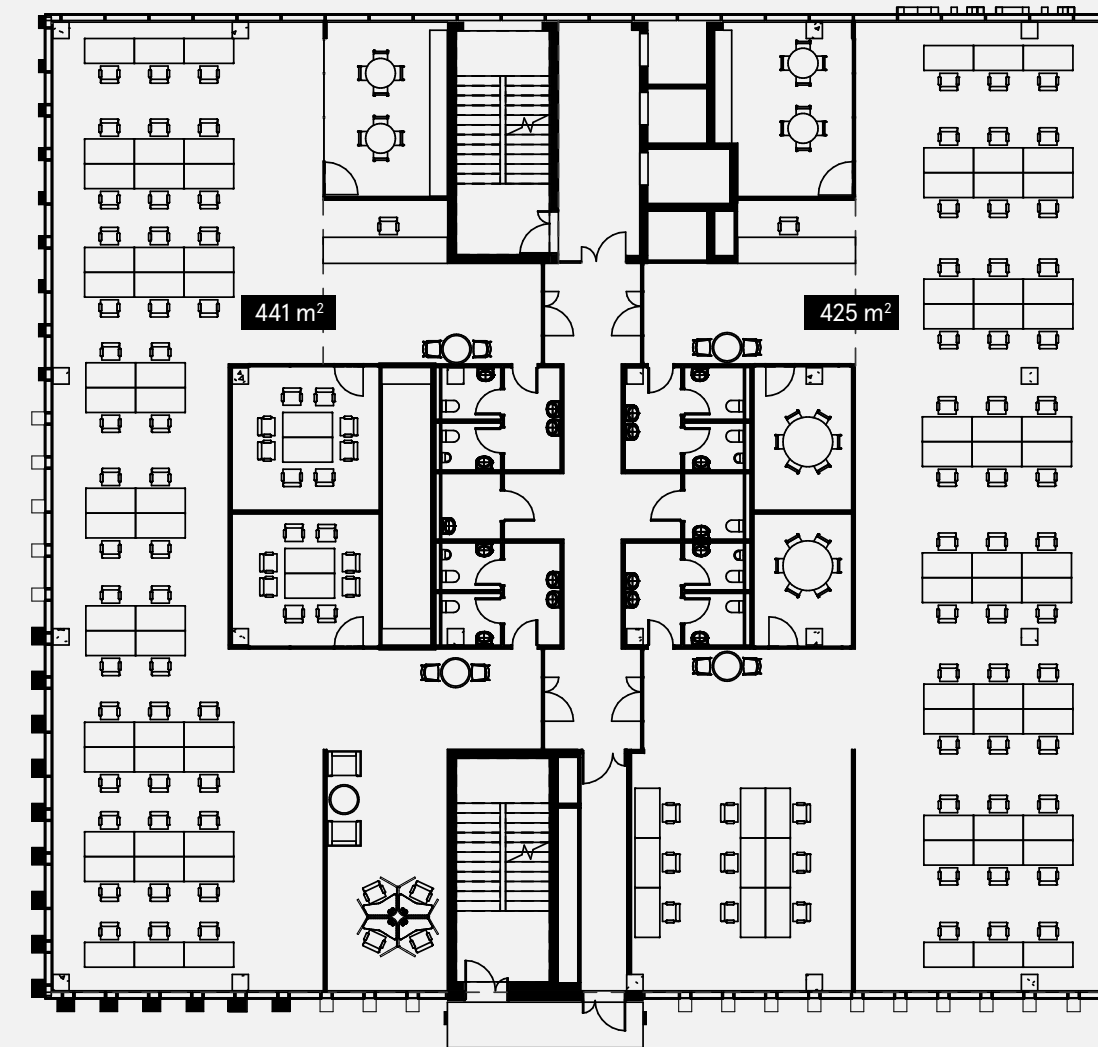
TOTAL WORK PLACES: 154

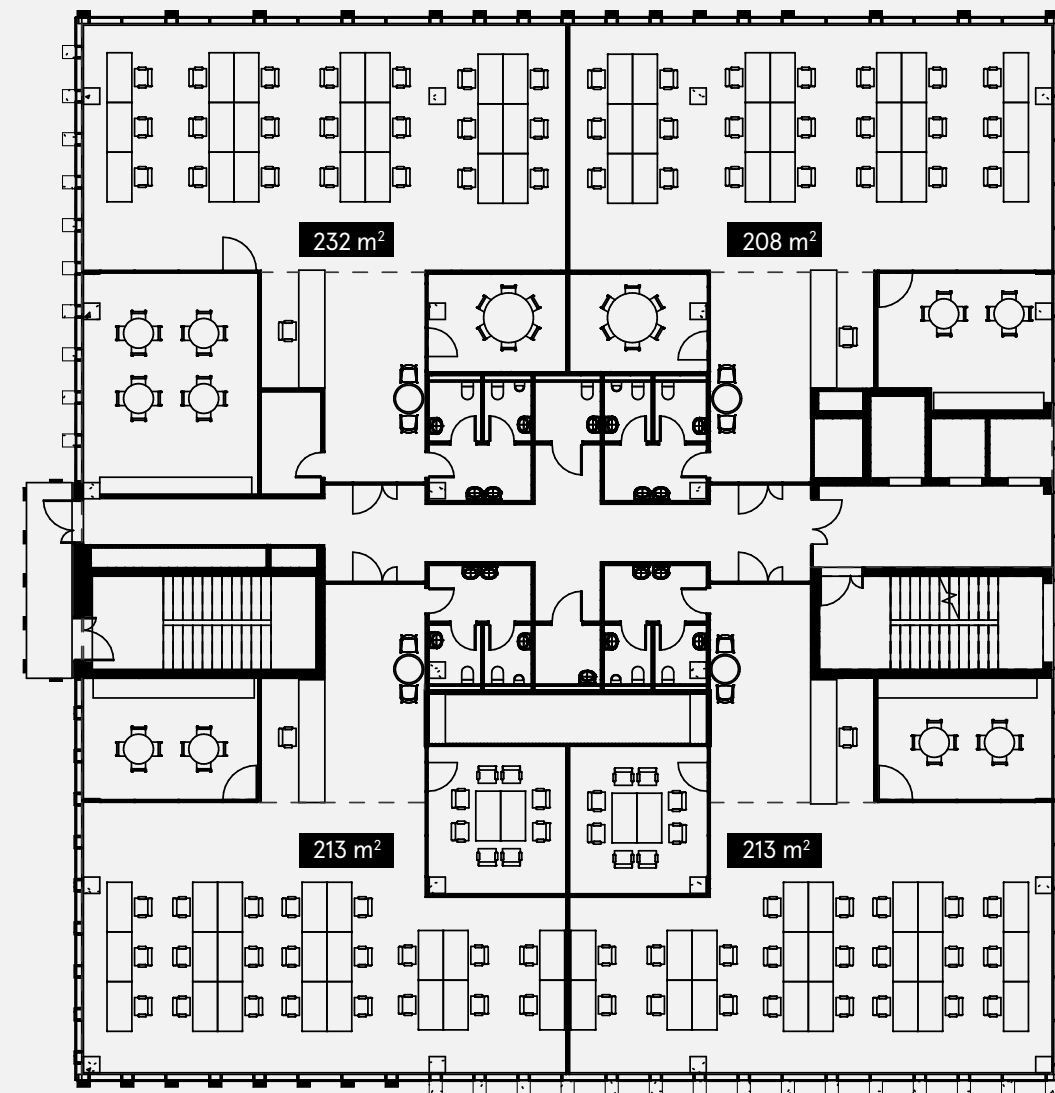




8-9 FLOOR № 2
TOTAL: 1732 m²

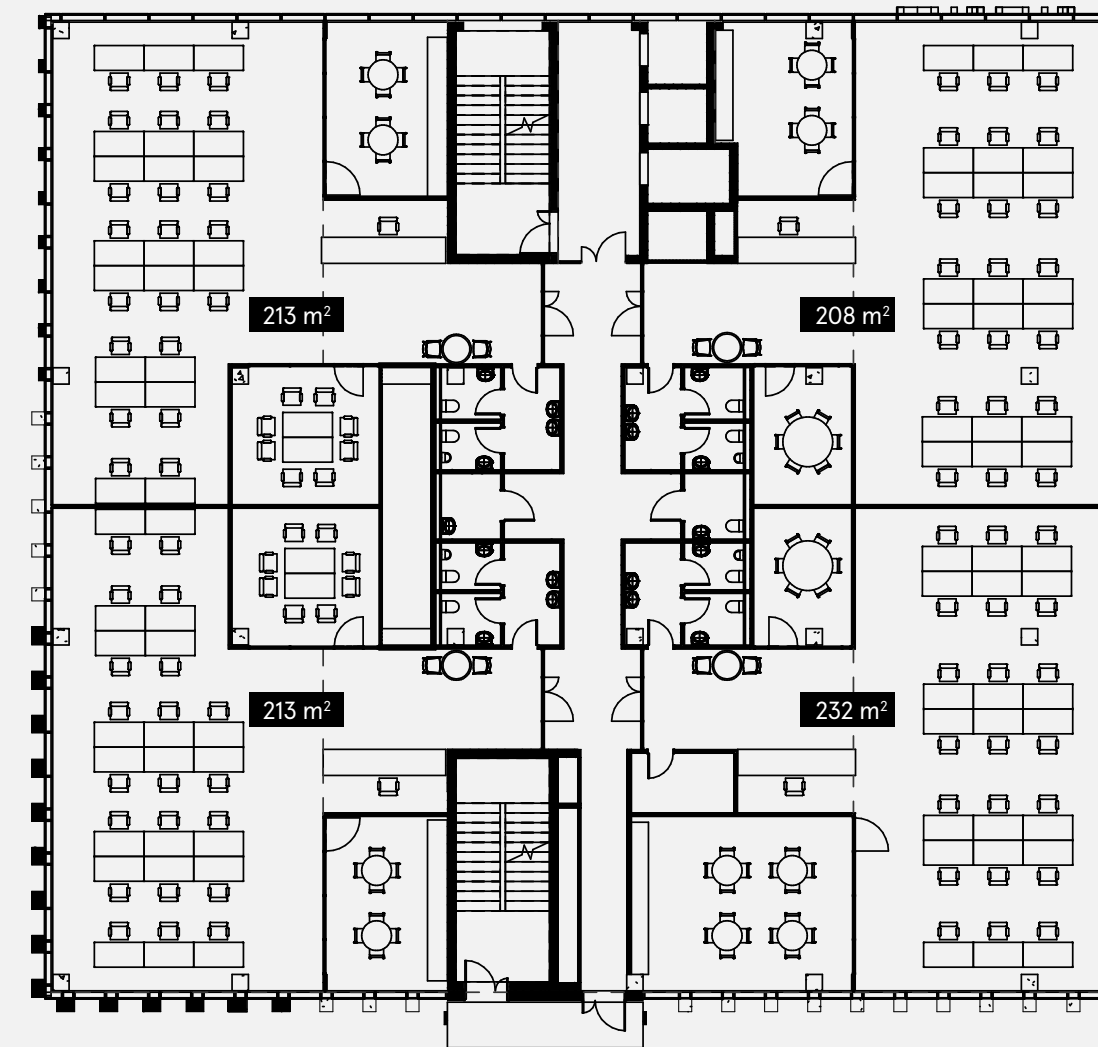
TOTAL WORK PLACES: 182





8-9 FLOOR № 3
TOTAL: 1732 m²

TOTAL WORK PLACES: 168





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.

LINUM

BE MORE

Contacts

+370 612 02555
lithuania@capmill.eu