ADMINISTRATIVE PROPERTIES

GRIDIN'S GROUP
SINCE 1999





Tomo Str.22



Tomo Str. 20 -2

Tomo Str.20

Administrative properties:
Two story building Tomo 22; Second floor and Ground floor.



**The premises are located in the city center,
an historical part of Klaipeda. Both of the buildings are of hereditary value.**







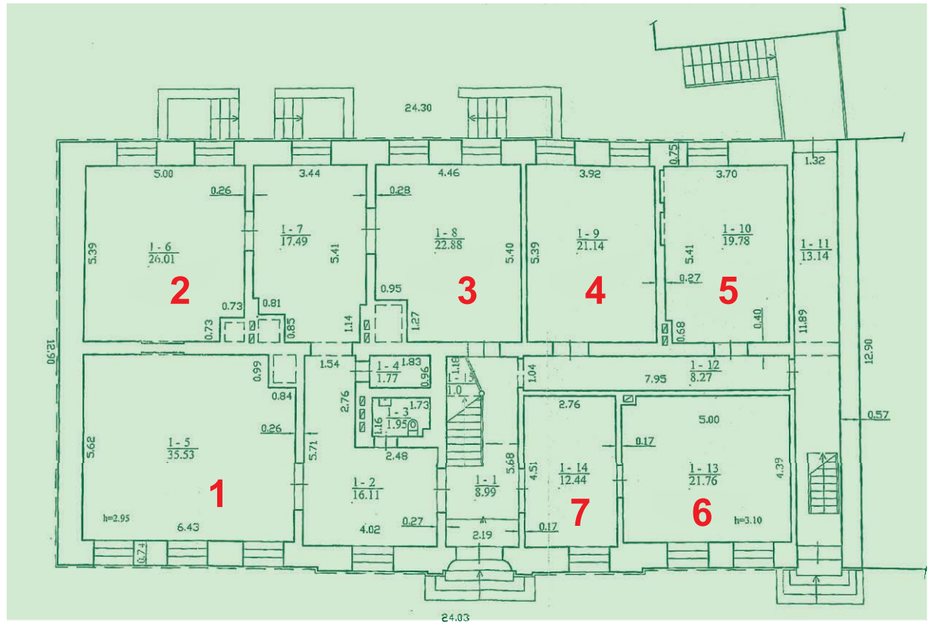




GENERAL INFORMATION

- Status of the buildings: Historical
- Advertisement: allowed
- General area of the estate: 850.53 m2
- General area of the land: 812.00 m2
- Parking: Ground, included in the price with 12 parking spaces
- Number of floors: three
- Number of rooms: 24
- 5 WC
- 1 Shower
- Ceiling height: 2.50 m
- Flooring: tiles/carpet
- Heating: central, autonomous, with air conditioning and ventilation
- In addition:
  - there is a gym in the building;
  - CCTV outside
- Architectural style:
  - Neo-Renaissance facade
- Date of construction: 1872
- Latest reconstruction: 2009

PREMISES ON THE GROUND FLOOR



Room 1 - 35,53 m2

Room 2 - 26,01 m2

Room 3 - 22,88 m2

Room 4 - 21,14 m2

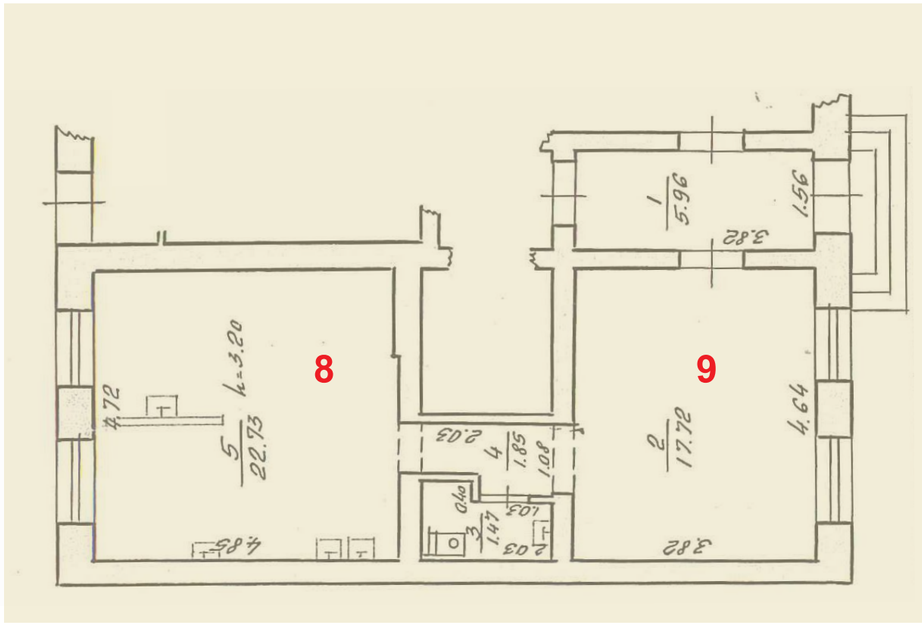
Room 5 - 19,78 m2

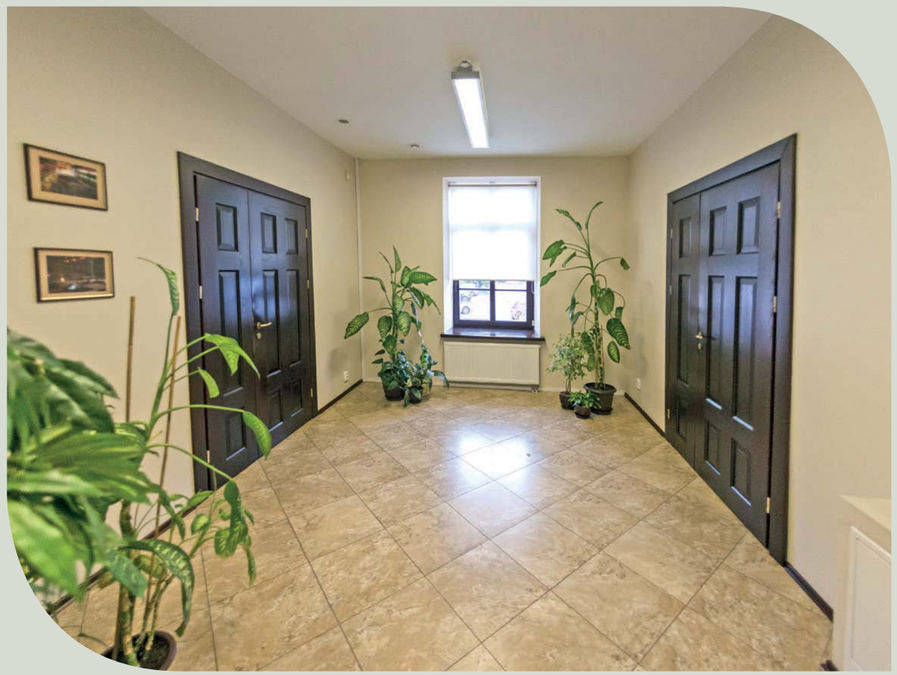
Room 6 - 21,76 m2

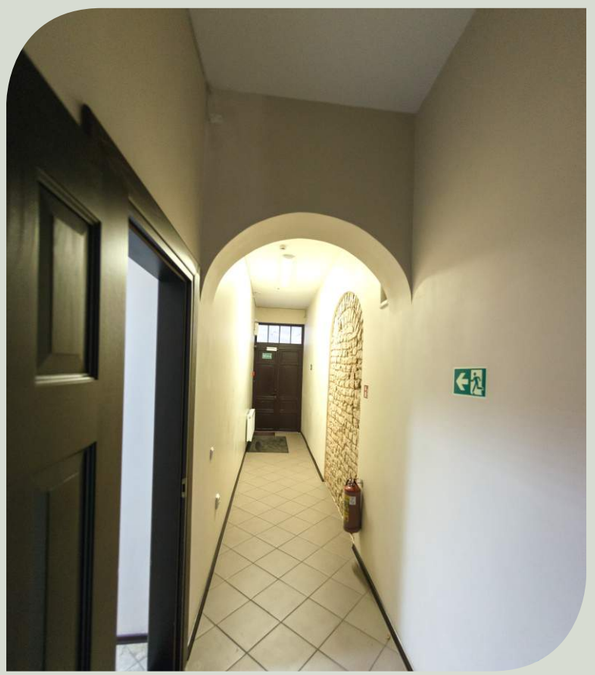
Room 7 - 12,44 m2

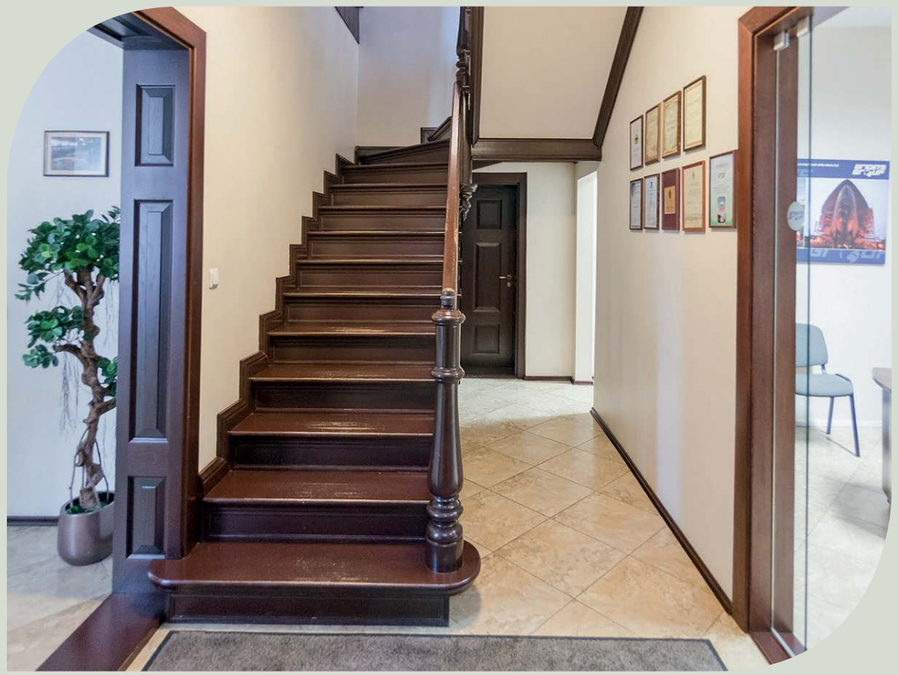
Room 8 - 22,73 m2

Room 9 - 17,92 m2





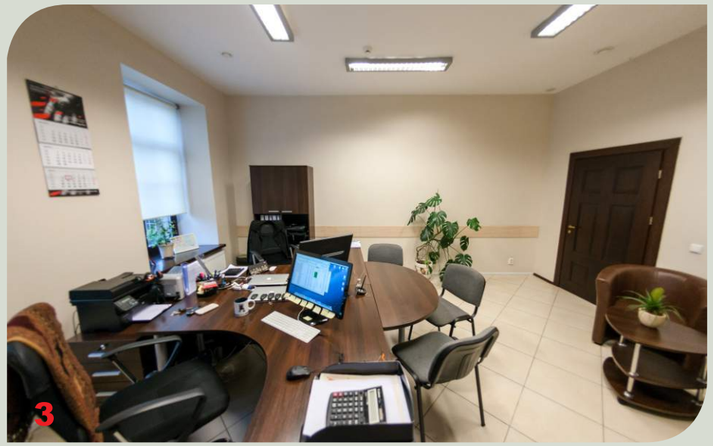




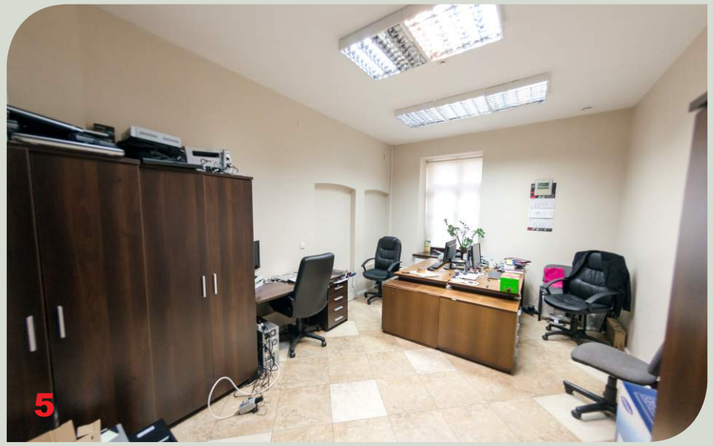
PREMISES ON THE GROUND FLOOR


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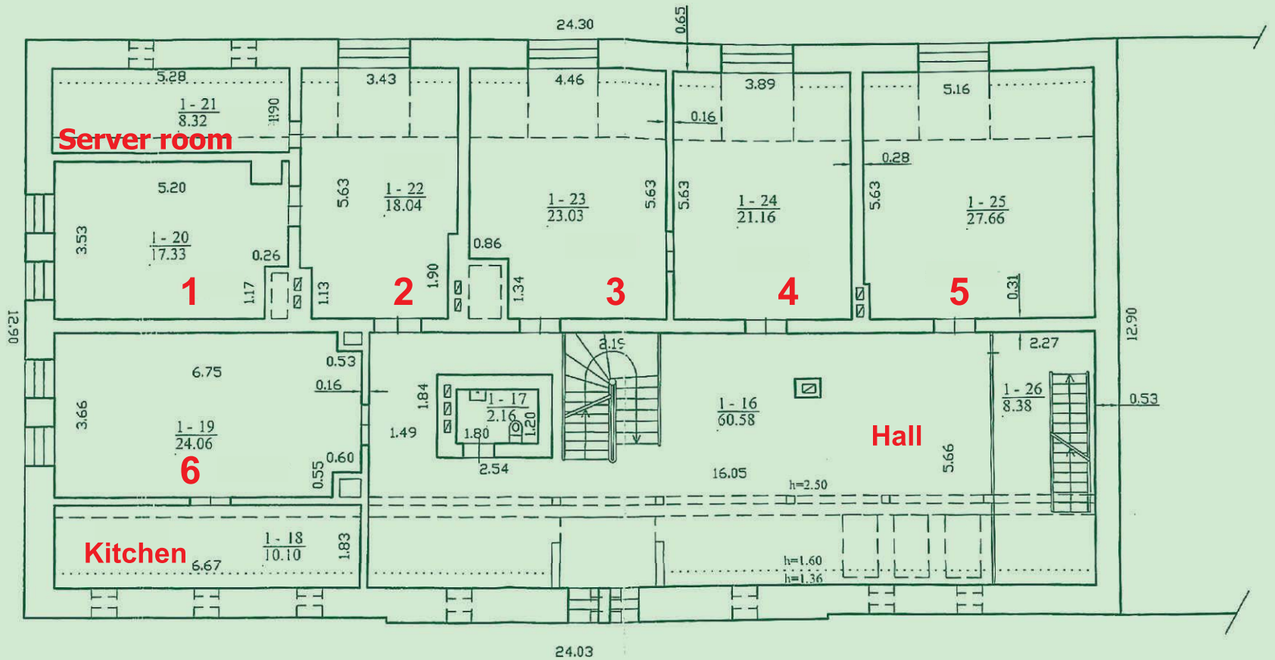

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OFFICE PREMISES ON THE FIRST FLOOR



Hall - 60,58 m2

Server room - 8,32 m2

Room 1 - 17,33 m2

Room 2 - 18,04 m2

Room 3 - 23,03 m2

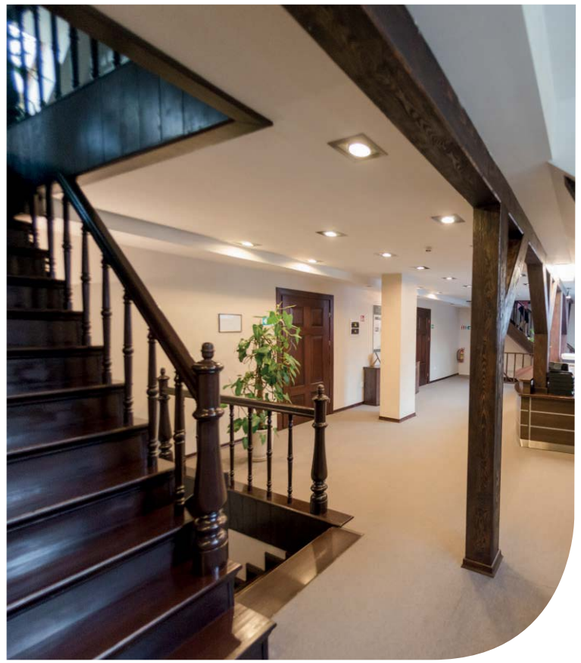
Room 4 - 21,16 m2

Room 5 - 27,66 m2

Room 6 - 24,06 m2

(Konference hall)

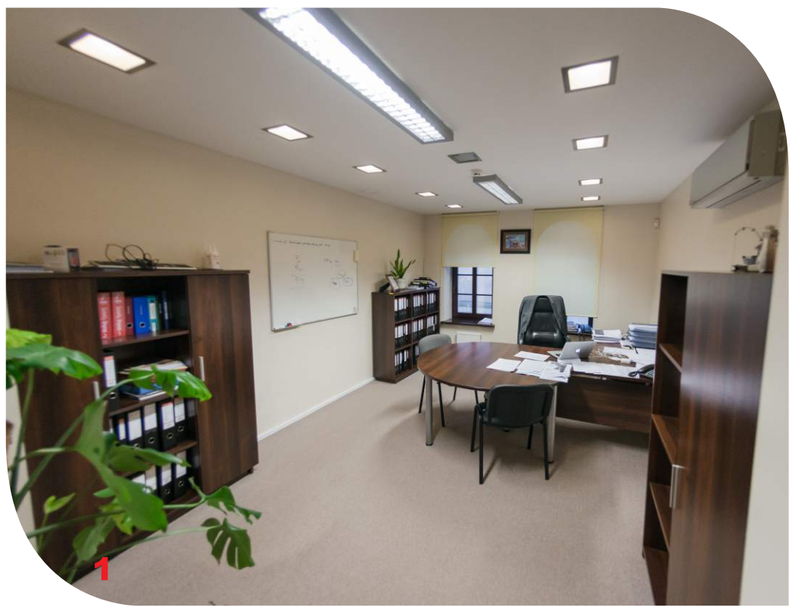
Kitchen - 10,10 m2







OFFICE PREMISES ON THE FIRST FLOOR

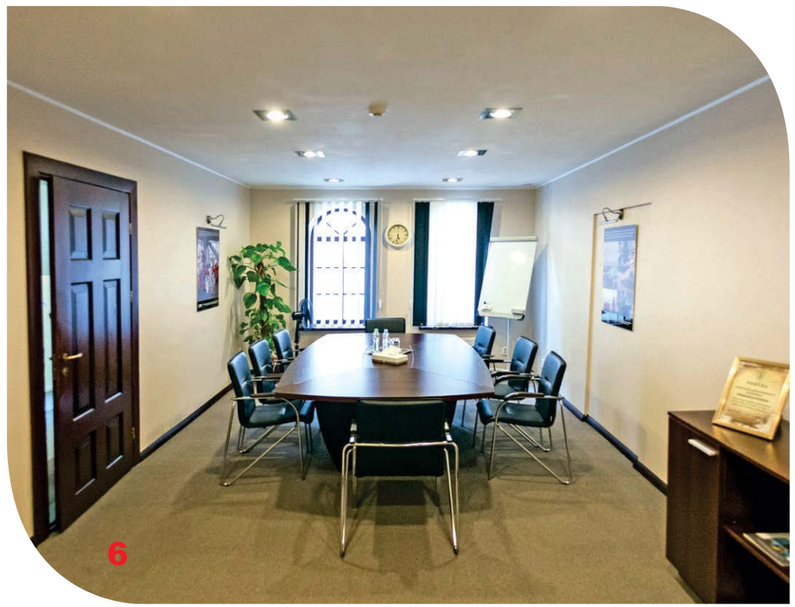

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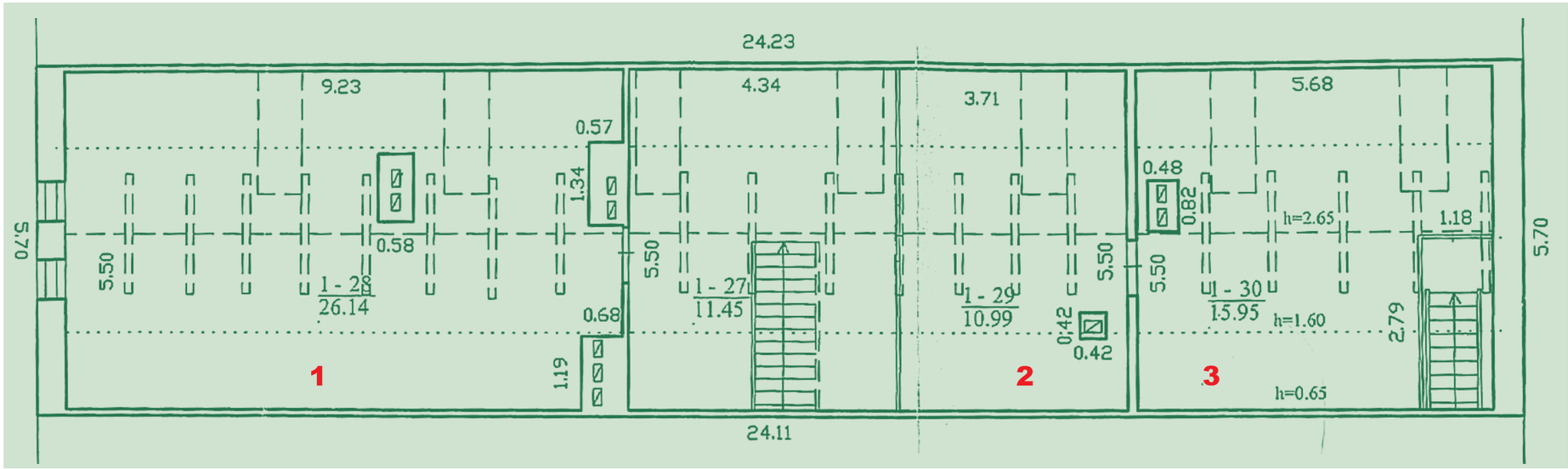

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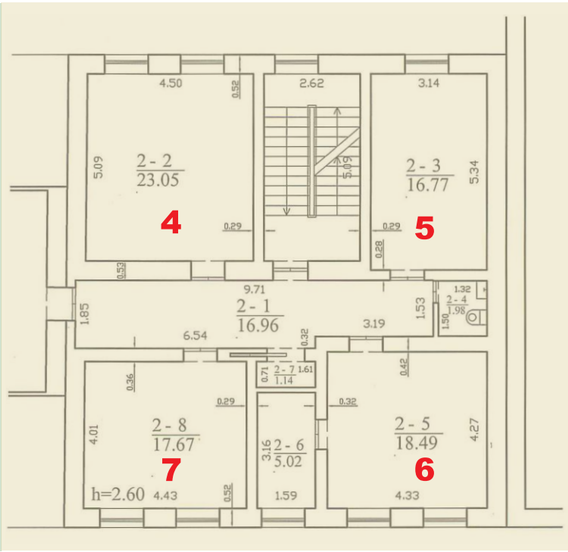

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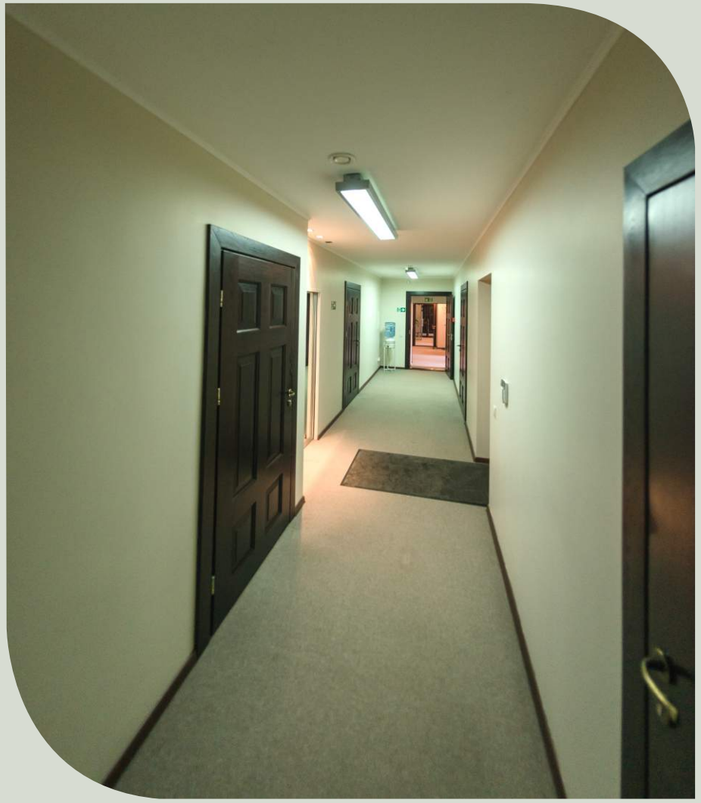

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6

OFFICE PREMISES ON THE SECOND FLOOR









Room 1 - 26,14 m2

Room 2 - 10,99 m2

Room 3 - 15,95 m2

Room 4 - 23,05 m2

Room 5 - 16,77 m2

Room 6 - 18,49 m2

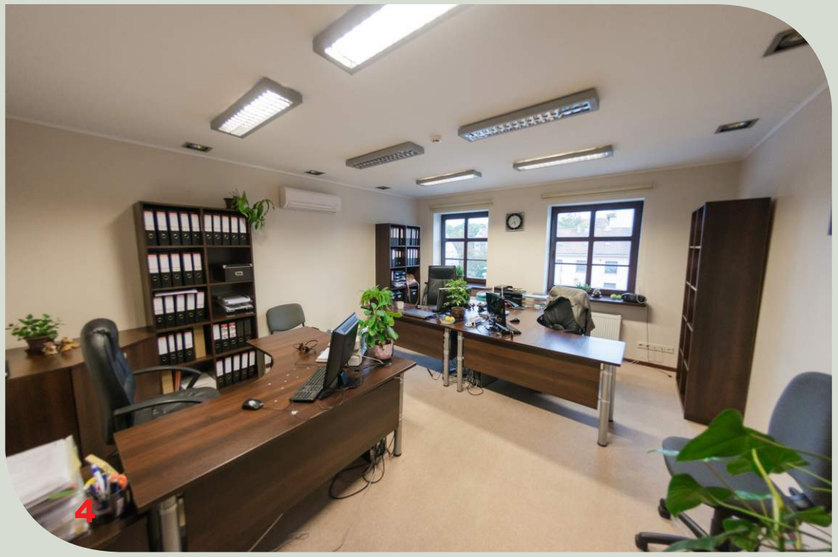
Room 7 - 17,67 m2

OFFICE PREMISES ON THE SECOND FLOOR


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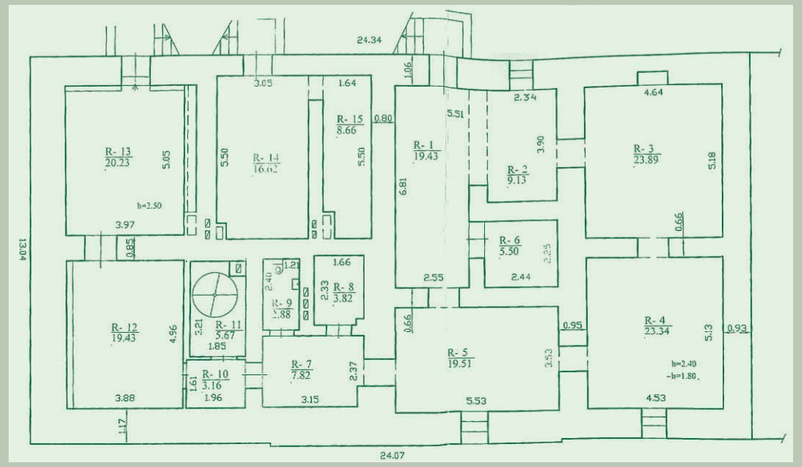

7

AUTHENTIC
18-19th
century basement



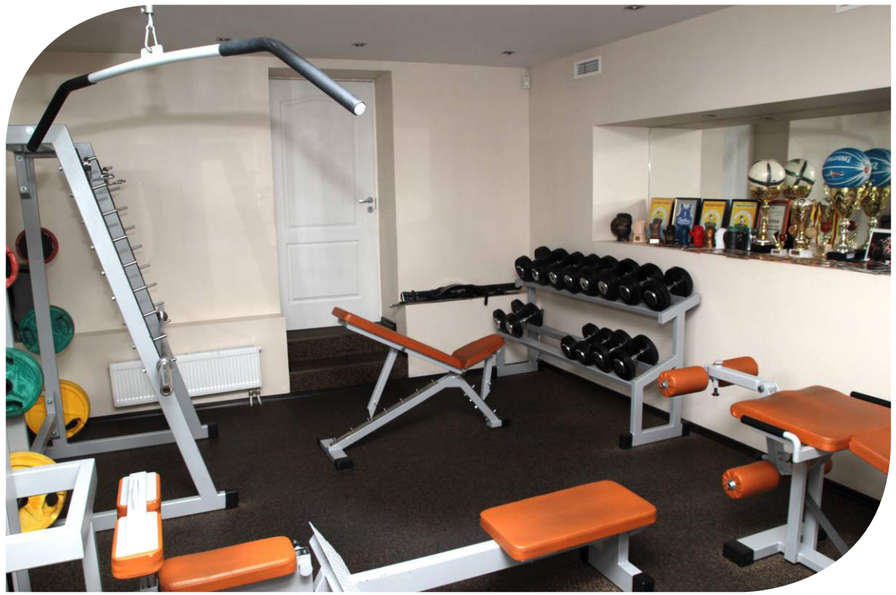








THE GYM













About Klaipėda and its Region

Klaipėda is one of the oldest cities of Lithuania and its only port, boasting a population of 158,541 residents (according to 2013 data) is unique in its importance for the country. The city, which is the third largest in Lithuania (98 sq.km), is distinguished for its unique elements of natural heritage: the Baltic Sea and the Curonian Lagoon.

Klaipėda is Lithuania's gate to the world, as it offers a trasport (road,rail, sea and air (The Palanga International Airport is only 25 km away from Klaipėda)). It also has industrial, transportation, business, scientific, social and political centres, including cultural and recreation centres that feflect its original traditions. Being the major port of the country, Klaipėda is the economic centre of Western Lithuania. The city isattractive for business and investment.

Klaipėda University and other higher education institutions play therole of the engine of progress of the city, therefore, this city is the most attractive place for young people to work and live in.









- A convenient geographical location for European tourism transit in both the East-West and North-South directions.
- A natural, less urbanized area along the coastline of the Baltic Sea.
- The exceptionally high recreational potential of the natural areas within the Klaipėda region.
- A developed network of protected areas (UNESCO World Heritage, Natura 2000, national and regional parks).
- The city and the region have a lot to offer from the tourist point of view, including elements of the natural environment as well as a rich historical and cultural heritage.
- Tourism infrastructure and tourist routes are being developed in the Klaipėda region: ports and marinas for the development of water tourism, water routes, road and cycling tourism, the funding of recreational institutions, a network of health care facilities and convalescent homes.
- The old established traditions of coastal and maritime cultural events and festivals.
- The Trans-European IX B Transport Corridor crosses the Klaipėda region; the creation of a public logistics centre has been planned.
- The Klaipėda region is a centre of attraction for foreign investment. The Klaipėda Free Economic Zone is a successfully operating zone which ensures relevant tax benefits for businesses.
- The scientific potential of the region is focused in Klaipėda. A Science and Technology Park operates under the direction of Klaipėda University, and a Science, Business and Education Centre (Valley) is under development.
- A developed and reliably operating engineering infrastructure of power transmission and main gas pipeline systems, which are undergoing further developmental processes.
- The Klaipėda region has raw material resources like wind energy, oil, peat and raw construction materials.
- An attractive geographical location for the development of the fisheries sector along with the established traditions of this activity.
- The demand for skilled workers in the enterprises of the region.
- A well-developed network of general education and vocational training, a network of higher university education and higher education institutions, as well as the established education and training programmes for adults.
- The Klaipėda region has a developed network of multi-profile hospitals and the provision of secondary level health care services for its residents is one of the best in the country.

Lithuania is a small country in Central Europe located on the coast of the Baltic Sea. Lithuania's sea coastline is about 100 km long and is one of the most beautiful in Europe. Lithuania is a land of plains. This can be best perceived when crossing the country from the eastern part to the west, where the Baltic Sea lies. More than half of the country's land is suitable for agriculture. About one third of the territory of the country is covered by forests. Lithuania is often called a land of lakes and rivers, as 4% of its territory is covered by water bodies.

Lithuania is a modern, dynamic and open country in Northern Europe with a major transportation hub.

The country is ahead of 190 countries in the world in terms of the quality of life.In accordance with the Quality of Life Index of 2011, the state occupies the 36th position out of 192.

The citizens of Lithuania are among the most educated people in the European Union. Approximately 93% of the people aged 25-64 have a secondary education or higher (74% in the EU).

Diplomas of higher education are held by about 29% of the population of Lithuania (25% in the EU). Lithuania is among the five states of the EU where most of the inhabitants know at least one foreign language. 79% of Lithuanians would be able to participate in conversations in a foreign language (mainly in English, Russian and Polish). 45% of the population speaks two foreign languages (data obtained from the Eurostat).

In 2004 became a Member State of the European Union; the country's currency will be the Euro starting in 2015.



Main Facts about Lithuania

Capital City: Vilnius
Official language: Lithuanian
Area: 65,300
Population: 2,979,000
National currency: from 1 January 2015 - Euro
Geographical location: Lithuania is a Northern European country
Neighbouring States: Latvia, Belarus, Poland and Russia
Independence: Announced on 16 February 1918, restored on 11 March 1990.
Form of government: Parliamentary Democracy

International membership

Large cities (number of inhabitants)

Ethnic composition (%):

- A member of the European Union since 1 May 2004.
- Vilnius (538,700);
- Kaunas (307,500);
- Klaipėda (158,900);
- Šiauliai (106,800);
- Panevėžys (97,600).
- Lithuanians 84.2
- Poles 6.6
- Russians 5.8
- Belarusians 1.2
- other 2.2
- Lithuania is home to representatives of a total of 154 nationalities.

Religion: The majority of its residents are Roman Catholics. Representatives of other religions in Lithuania:Orthodox, Evangelical Lutherans, Evangelical Reformers, the Old Believers, Jews, Muslims and other.

Terrain: Lithuania is a country of plains which comprise 75% of the country's area.