

EAST CAPITAL **PARK RAE**

Logistics & light industry solutions



**Designed for people.
Built for tomorrow.**

www.eastcapitalparkrae.com



Location

East Capital Park Rae – a 130,000-square-meter logistics centre will be located on a 30-hectare land plot next to Tallinn in Rae municipality, on the corner of Tallinn ring road and the Tartu highway, 7 km from Tallinn. This is a prominent location for logistics, distribution, and light industry companies in the Estonian capital city. It is close to the main highways as well as convenient access to public transportation.



Address

Pähklimäe Road 7, 11, 14, 16, 18, 20
Lehmja village, Rae parish, Harju county, Estonia

Approximate distances

Tallinn City Center	7 km
Tallinn Airport	10 km
Muuga Cargo Harbour	20 km
Port of Paldiski	53 km
Tartu	175 km
Narva	212 km
Helsinki	98 km
Riga	310 km
Vilnius	602 km
Stockholm	431 km





East Capital Park Rae Layout

Land Area: 320 000 m²

Up to 130 000 m² of Lettable Area

P20 Address of the Pähklimäe tee building

B Bus stops

Our sustainability approach

Welcome to Park Rae – where design and function meet sustainability in a vibrant workplace community! 🌱

At Park Rae, we're not just setting the bar – we're raising it. In a prime location, Park Rae isn't just about offering the best technical solutions; it's about carefully crafted form and function aligned with ambitious sustainability initiatives. A workspace that not only caters to the needs of our future tenants and their employees but also nurtures the environment and local communities.

From conception to construction, sustainability is at the heart of everything we do. We're committed to minimizing our carbon footprint and maximizing adaptability, ensuring that every aspect of Park Rae leaves a positive impact. With top-notch building technology solutions and a focus on renewable energy sources we're paving the way for a greener, brighter future.



Pille Rand
Head of Sustainability and Research
East Capital Real Estate

We understand the importance of balance, which is why we offer extensive amenities to enhance the work experience. From indoor recreation areas to outdoor gyms, food areas, and walking and biking paths, there's something for everyone. Our outdoor landscapes are designed with biodiversity in mind; a refreshing escape from daily hustle and bustle.

Park Rae's superior location ensures seamless operations for our tenants while reducing the need for extensive travel, minimizing emissions and promoting eco-friendly commuting. With easy access to major highways and good connections to public transport, getting to and from Park Rae is a safe and appealing for skilled workers coming from both Rae and Jüri parish as well as Tallinn.

We want to provide the best possible work environment for Park Rae's partners and as such, tenant and employee satisfaction is one of Park Rae's top priorities. Green buildings have a fundamental impact on employee health and productivity, so it is not only an ethical choice but also a strategic advantage, helping our employers to attract and retain the best talent.



Martin Otsa
Head of Investments
East Capital Real Estate



The development of the Park will focus on green and renewable energy sources (huge solar parks with battery storage, geothermal, biomass).



With simple and elegant Nordic design, we create lifestyle spaces offering comfort, flexibility and well-being and encouraging creativity and collaboration among employees.



Enhancing the work experience – Park Rae promotes a healthy work-life balance with indoor and outdoor gyms, food areas, walking & biking paths, changing rooms and more.



The park is well-connected to the main highways and has good connection with public transportation, ensuring attractive commutes for Tallinn's competent workforce.

Technical features

Discover tailored excellence with East Capital Park Rae's high-quality construction and customizable tenant spaces, carefully crafted to meet the specific technical needs of our tenants. We are committed to adapting our buildings to meet market demands and trends, integrating smart technologies for automation and monitoring to enhance efficiency and sustainability.

Our buildings adhere to the highest energy efficiency standards and are designed to accommodate gross dock loading solutions for seamless operations. All our buildings will be designed and constructed with a target rating of LEED Platinum.

Facade

The facades of the warehouse structures are made from carefully selected prefabricated sandwich panels, chosen to meet pre-determined energy efficiency targets. A concrete plinth, with the height of 500mm above the concrete floor level, is constructed around the whole perimeter of warehouse to provide a better protection against damage.

Roof

The roof is made of trapezoidal steel sheeting and covered with advanced thermal insulation. Using a light color roof covering material (IKO Carrara or similar) is a strategic move to reflect heat and improve energy efficiency. The load-bearing capacity of the roof supports full coverage with solar panels.

Industrial floor

The floors are made of dust-resistant steel fibre reinforced concrete slabs with minimal joints. The floor slabs will have a minimum bearing capacity of 60 kN/m², and their quality will be class A according to BÜ7 standards. The load capacity of the floor is designed according to the storage height.

Gates and loading equipment

Fully automated hydraulic dock levellers with a load capacity of 60 kN are standard to ensure efficient truck loading and unloading. Loading docks are delivered together with the loading houses which will be located outside the building perimeter. The standard sectional doors, measuring 3.0 × 3.25 meters, are also equipped with an external viewing window. Also a concrete ramp option is possible for small cargo loading/unloading.

Manoeuvring areas

Truck access points, including parking and manoeuvring areas, are designed to accommodate at least 18-metre vehicles with full loads but up to 25.25m vehicles are also considered as an option. To improve road safety, the truck traffic zone is separated from areas used by pedestrians, cyclists and regular car traffic.

Supporting structure

Warehouse columns are made of prefabricated reinforced concrete, systematically arranged on a 12 x 24 m grid, with a minimum clear height between 10-12 meters. Office load bearing structure is made either from reinforced prefabricated concrete elements or wooden structure depending on the locations of the offices and fire regulations.

Smart lighting

To optimize energy use and create a safe and comfortable working environment, we will use energy efficient LED lighting, motion-activated lighting and the integration of natural light, e.g. through skylights. The provided light intensity in the office areas is at least 500 lux when measured at the height of 850mm from the floor level. In warehouse 150-300 lux light intensity will be provided, taking into account the valid norms, regulations and different areas in the warehouse.

The future of the logistics industry is green, sustainable, and flexible. This means that energy comes from renewable sources and that sustainable materials are used in the construction.



Albin Rosengren
Partner
East Capital Group

Technical features

District heating and gas connection

The warehouse area is heated by district heating but as an alternative we also provide gas connection mainly for production goals but if needed, gas can also be used for heating the warehouse. Office areas are heated independently through a system of hot water steel radiators.

Office space

Office spaces are designed with the well-being of employees in mind, prioritizing accessibility to ensure a seamless experience for everyone, including those with special needs. Featuring rest areas, quiet rooms, and modern changing facilities, high ceilings (up to 3m clear height), plenty of natural light, air conditioning, climate control, ventilation, and human-centered lighting. We will maximise energy efficiency and soundproofing in office spaces with triple-glazed windows. In addition, high quality interior finishes and colours will be selected by interior designer and every customer can choose between the provided options, with further adaptations possible according to their needs. Office blocks are offered either next to the Pähklimäe tee green alley or above the loading areas.

Water use

We will collect rainwater from roofs and the ground and, if tenant based technological solutions allow, we also try to use grey water for a variety of purposes to reduce reliance on traditional water sources & promote sustainability.

Communication link

Passive fiber optic communication network is provided by landlord what is also operator-free. According to the wishes of the end customers, the service provider can be changed on the address object.

Charging network for electrical cars

There will be a possibility to charge passengers cars in the parking area and there will also be foreseen an option for truck charging.

Enhance your workspace experience – choose innovation, choose growth, choose East Capital Park Rae.



Scan the QR code to watch the video presentation.



About us

610 million EUR

Investment volume

23

Properties

35

Buildings

500 000 m²

Lettable area

East Capital Real Estate is a leading real estate manager that focuses on commercial real estate investments the Baltics and Central Europe, primarily in the office, logistics and retail segments. We manage three funds and one investment mandate, with a total property value of EUR 610 million, distributed across 23 properties (including 35 buildings) with a lettable area of 500 000 square metres.

East Capital Real Estate and East Capital Park Rae are part of the **East Capital Group**, a global asset manager based in Stockholm, founded in 1997. The East Capital Group offers a range of investment solutions within equities, fixed income securities, real estate, and alternatives. Within the group you also find Espirio and Adrigo. The essence of our business is not only to find attractive investment opportunities, but also to work to drive positive change, influencing industries around the world to become more sustainable. We are responsible long-term owners who are committed in terms of both our stewardship and our capital.

2.7 billion EUR

Under management

40

Investment specialists

6 offices

Stockholm, Hong Kong, Luxembourg, Tallinn, Vilnius, Riga



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Explore Park Rae's logistics solutions tailored to meet your company's needs, available Spring 2025.

www.eastcapitalparkrae.com

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