

# EAST CAPITAL **PARK RAE**

Logistics & light industry solutions



## Designed for people. Built for tomorrow.

[www.eastcapitalparkrae.com](http://www.eastcapitalparkrae.com)



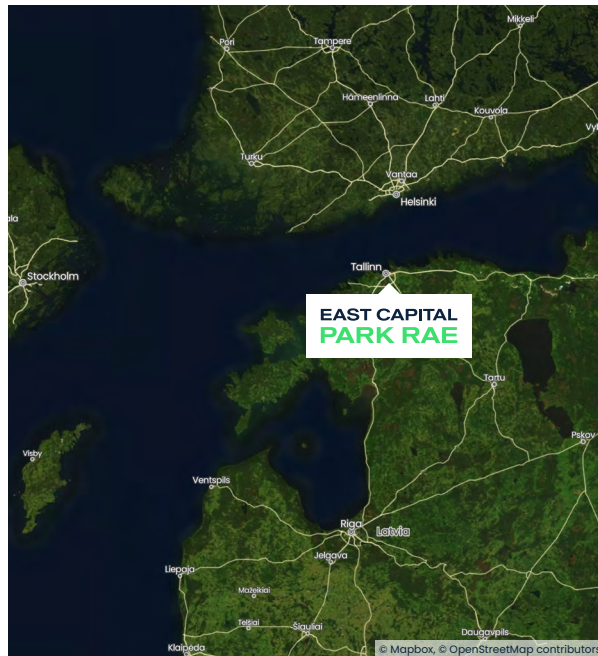
# Location

**East Capital Park Rae** will feature a 130,000-square-metre logistics centre on a 30-hectare site, just 7 km from Tallinn. Positioned at the intersection of the Tallinn ring road and Tartu highway, this strategic location is ideal for logistics, distribution, and light industry, with excellent connectivity to major roads and public transportation.

## Address

Pähklimäe Road 7, 11, 14, 16, 18, 20

Lehmja village, Rae parish, Harju county, Estonia



## Approximate distances



Tallinn City Center  
12 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





# Layout

Park Rae's prime location ensures efficient operations for our tenants by reducing travel time, minimizing emissions, and promoting eco-friendly commuting. With easy access to major highways and public transport, it's conveniently located for skilled workers from Rae and Jüri parishes, as well as Tallinn. Our outdoor landscapes are thoughtfully planned to ensure productivity and safety. Designed with biodiversity in mind, these landscapes include walking and cycling paths surrounded by greenery.

The project aims to set a new standard in the market, both in terms of quality and innovative solutions. The goal is to achieve LEED Platinum green certification, the first to be awarded to any logistics park in the Baltics. This will be an important step forward, setting the tone for the implementation of environmentally friendly solutions in the logistics sector.



**Tanel Tamme**  
Head of Design and Construction  
East Capital Park Rae



Scan the QR code to watch the video presentation.



## East Capital Park Rae Layout

Land Area: 320 000 m<sup>2</sup>

Up to 130 000 m<sup>2</sup> of Lettable Area

**P11** Address of the Pähklimäe street building  
**B** Bus stops



# Logistical Solutions

- Warehouse supporting structure: prefabricated reinforced concrete elements with a 12x24m grid
- Clear height: 10.5m in the warehouse
- Floor tolerance: A0 (highest class)
- Floor bearing capacity: up to 70kN/sqm
- Concrete floors: made of dust-resistant steel fiber with minimal joints
- Outside loading docks: with hydraulic dock levelers (zinc-coated)
- Sprinkler system: for the entire warehouse under the roof level (ESFR)
- Possibility to build a mezzanine floor in the warehouse
- Cross-dock possibility
- Access points and traffic routes with minimized number of intersections
- Parking spaces for trucks
- Truck access points: designed to accommodate at least 18-metre long vehicles (25.25m vehicles are also considered)
- Drive-in possibilities with a concrete ramp
- Video surveillance: throughout the territory
- Extra gas connection possibility for production needs
- Circular feed communication link connection (SOS/ vital services)

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



**Albin Rosengren**  
Partner  
East Capital Group





# Sustainability

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.

- Environmentally friendly solutions and materials (lifecycle cost, not just initial budget)
- LEED Green certification: target level Platinum (highest)
- Roof: covered with IKO Carrara (SRI 82) to reflect heat and improve energy efficiency
- Roof structure: calculated to support full coverage with solar panels
- Warehouse LED lighting with motion and daylight sensors
- Automation and monitoring of indoor climate
- Charging possibilities for electric cars and trucks
- Efficient district heating
- Medium voltage electricity connection
- Potential for solar energy storage in batteries
- Central fire water underground tank to keep heating costs low
- Outside traffic areas: covered with paved stones to reduce the heat island effect
- Rainwater is managed on-site before being discharged

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





# Built for People

- Green, vibrant, people-centered location
- Offices and warehouses are equipped with natural daylight options
- Larger offices: also include terrace possibilities
- Office ceilings: 3.2–4.2m high from floor level
- Controlled and automated indoor climate
- Highest quality class for final finishing
- Scandinavian interior design meets the highest standards of quality
- Bus stops: located on the same Pähklimäe street
- Landscaped areas are close to offices
- Separated large recreation area with lunch and sports opportunities
- Covered parking facilities for bicycles
- Light traffic roads and pedestrian paths with rest areas
- Offices will be fully fitted out and ready to move in

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 to attract and retain the best talent.



**Martin Otsa**  
Head of Investments  
East Capital Real Estate





# Design features

**Designed for people and built for tomorrow**, the spaces feature simple and elegant Nordic design, promoting comfort, flexibility, and well-being while encouraging creativity and collaboration.





# Timeline



2021

**February 2021**  
Land purchase

2023

**November 2023**  
Opening of Infrastructure

2024

**Q2 2024**  
Architectural Competition  
  
**Q4 2024**  
Start of design work

2025

**Q2 2025**  
Completion of the main design  
and start of the construction  
tender for Pähklimäe street 11  
  
**Q3 2025**  
Receipt of building permits  
for Pähklimäe street 11 and  
Pähklimäe street 18

2026

**Q1 2026**  
Signing of the construction  
agreement for Pähklimäe street 11  
and start of construction

2027

**Q1 2027**  
Completion of Pähklimäe  
street 11 and preparation for  
the first tenants to move in



# About us

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

**East Capital Real Estate** and **East Capital Park Rae** are part of **East Capital Group**, a global asset manager based in Sweden since 1997. **East Capital Group** offers a diverse range of investment solutions within equities, fixed income securities, real estate, and alternatives. 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 have a broad range of international investors including leading institutions, companies and private individuals.

**610 million EUR**

Investment volume

**23**

Properties

**500 000 m<sup>2</sup>**

Lettable area

**35**

Buildings



**Martin Otsa**

Head of Investments  
East Capital Real Estate

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**3.9 billion EUR**

Under management

**40**

Investment specialists

**6 offices**

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



**Tanel Tamme**

Head of Design and Construction  
East Capital Park Rae

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Explore Park Rae's logistics solutions tailored to meet your company's needs, available Spring 2027.

[www.eastcapitalparkrae.com](http://www.eastcapitalparkrae.com)

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