



Sąvaržėlė

Vilnius, Lithuania

The goal is to use sustainable materials during construction, to ensure minimum energy consumption and to minimize the negative impact on the environment. RSHP and the team provided a design which excelled all these criteria

Marius Žemaitis
Lords LB Asset Management



Location
Vilnius, Lithuania

Date
2022 - under construction

Client
Lords LB Asset
Management

Area
19,200m²

Site Area
6,430 m²

Storeys
7

Executive Architect
UNITECTUS

Structural Engineer
BuroHappold

Landscape Architect
Gillespies

Facade Consultant
KG

Main Contractor
Conres

**Construction
Management Consultant**
Contestus



Sąvaržėlė is a 19,200m² International BREEAM Outstanding business centre located within the central business district of Vilnius. Positioned at the meeting point of the city's historic Old Town and emerging commercial district, the seven-storey development provides more than 16,000m² of Grade A office accommodation alongside retail, hospitality and public amenity spaces.

Conceived as a catalyst for urban regeneration, the scheme creates a strong physical and social connection between the CBD and the Old Town. A covered public street lined with shops and cafés passes through the building, linking a new public square with landscaped public spaces and encouraging activity throughout the day. The building's form responds to its context, opening towards Konstitucijos Avenue to the north while creating a more intimate civic space to the south.

A dramatic central atrium, animated by open staircases, panoramic lifts and extensive planting, draws natural light deep into the building. Its fully glazed roof incorporates automated natural ventilation and solar-control systems, creating a bright, comfortable environment through the year.

Office floorplates are carefully planned so that no workspace is more than six metres from a facade, maximising access to daylight and views of vegetation. The landscape strategy draws inspiration from the nearby river, indigenous tree species and local ecology, with landscaped spaces and a roof terrace enhancing biodiversity, wellbeing and outdoor amenity.

Environmental performance is supported by passive design principles, energy-efficient chilled beam systems, a high-performance double-skin facade with automated solar shading, rainwater harvesting, and an extensive green roof, contributing to the building's A++ energy performance.