

CLASS A OFFICE SPACE, CBD BUCHAREST

COMMERCIAL

Romania, Bucharest, Bucharest 02076

REF. TP70

The new delivered Class A office space, is excellently positioned in the most developed area for office buildings in Bucharest, the central point for the most important multinational and national companies. The area offers a well-developed transport infrastructure (subway, buses, trams), fast access to the International Henri Coanda Airport and it is full of amenities (shopping centers, restaurants, hotels, sport centers). The office has evolved into a single 9-story building, having a total of 7500 sqm, with state-of-the-art facilities and finishings. The fit-out budget granted for space planning varies according to the leased area and duration of the contract. Currently, the building offers 3246 sqm office area, both for rent and for sale, being located at 3rd (1068 sq m), 4th (1068 sq m) and 7th floor (885 sq m). Each floor, currently with open space partition, can be sold or rent individually, offering great possibilities for a private office with a branding design.

The building uses high-quality materials and systems, having Excellent BREEM Certification:

- 3.35 m sized concrete slabs, covered with ceramic facade on the metal structure;
- floor height 3.05 m from floating floor to the ceiling;
- HVAC "on 4 pipes", simultaneously cold and



warm;

- separate electric console metering for each space;
- ventilated facade;
- 18 cm exterior insulation;
- 4 Kone elevators (3*15 people and 1* 6 people);
- card access control;
- CCTV - 110 video cameras;
- BMS HVAC control, indoor and outdoor;
- LED lights;
- ventilation systems for fresh air, fire prevention and extinction systems;

The building has 4 underground levels, 3 levels of the underground being used for 69 car parking spaces and the 4th level for fire water reserve. The groundfloor offers a reception lobby, a commercial space of 300 sq m and additional 25 car parking spaces. The outdoor area is equipped with 25 parking spots and bicycle racks, as well as a taxi/courier drop-off zone.

PROPERTY DETAILS

- Building size: 7 500 sqm
- Surface for rent: 3 246 sqm
- Monthly asking rent: 15 EUR

UTILIZATION POSSIBILITIES

- Office space

PLOT TYPE AND ZONING DETAILS

- Commercial Building

SALE PRICE:

7 995 000 EUR + VAT