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## Office space

📍 Virtuții Business Center, Virtutii, Bucharest

**877 EUR +VAT / month**

Web Reference  
**#104135**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-virtutii-bucharest-104135>  
[\(https://blissimobiliare.ro/index.php/en/office-space-for-rent-virtutii-bucharest-104135\)](https://blissimobiliare.ro/index.php/en/office-space-for-rent-virtutii-bucharest-104135)

## Description

**Virtuții Business Center - 3rd Floor, 103.2 sqm modern office**

## Bright and efficient Class A workspace with flexible layout

Virtuții Business Center is a modern office building located in the Orhideea - Lujerului business area, one of the most accessible and rapidly developing zones in western Bucharest.

The available space, located on the 3rd floor, has a total area of 103.2 sqm (including common area) and provides the ideal balance between functionality, comfort, and visibility for small and medium-sized companies.

### Location & Accessibility:

- Excellent location on Bulevardul Virtuții, near Cora Lujerului and Orhideea Business Park
- Quick access to Podul Grant, Pasajul Lujerului, and Splaiul Independenței
- Lujerului Metro Station (M3) within walking distance, plus tram and bus lines nearby
- Easy connection to the city center and A1 motorway

### Building Overview:

- Modern office building with height regime Basement + Ground Floor + 5 upper levels
- 3rd floor - 103.2 sqm (including common area) available
- Flexible open-space layout adaptable to tenant needs

- Full glass façade offering excellent natural light
- Elegant lobby and reception area with professional on-site management

### **Technical Specifications:**

- HVAC system with individual climate control
- Raised technical floor for structured IT and electrical cabling
- Suspended ceiling with integrated LED lighting
- Fire detection and sprinkler systems
- Access control and 24/7 CCTV surveillance
- High-speed fiber-optic internet and telecom infrastructure
- Opening windows for natural ventilation
- Elevators with quick and silent operation

### **Facilities & On-site Services:**

- Underground and surface parking available for tenants and visitors
- 24/7 access to the building
- Professional property management and maintenance services
- Restaurants, cafés, and banks located nearby
- Well-connected yet quiet and professional business environment

### **Key Advantages:**

- Compact and bright space, ideal for teams of 5-10 people
- Strategic location in a growing business area of West Bucharest
- Low operating costs and energy-efficient systems
- Fully customizable layout for flexible office configurations
- Strong corporate image in a modern, accessible building

### **Conclusion:**

The 103.2 sqm office space on the 3rd floor of Virtuții Business Center offers a professional and efficient working environment in one of Bucharest's most dynamic business districts.

Combining modern architecture, full technical infrastructure, and convenient access, this space is the ideal choice for companies looking for a functional, elegant, and accessible office in the western pa



## Property details

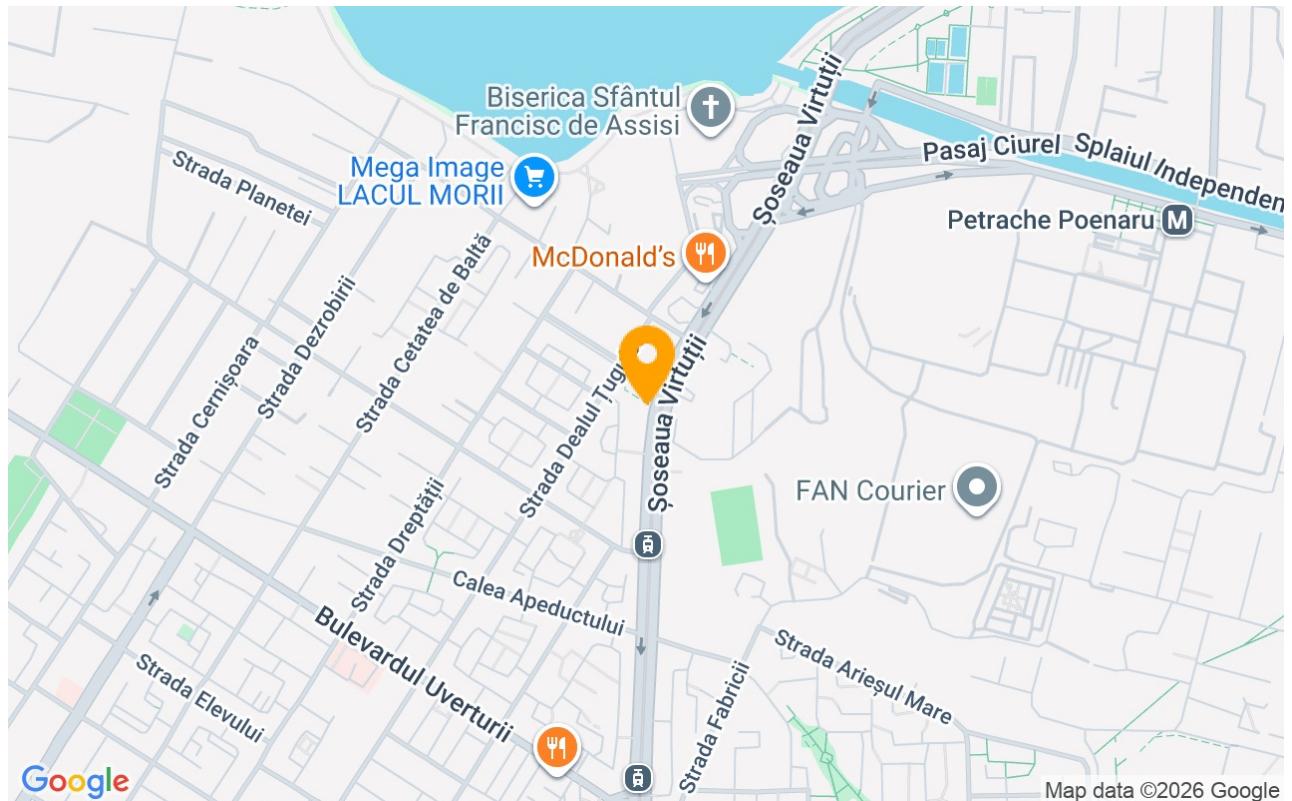
<b>Constructed surface</b>	103m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2009
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Common service charges</b>	310.00 EUR

## Amenities

-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos

