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## Office space

📍 Swan Office Park, Pipera OMV Rond,  
Bucharest / Ilfov

**8,173 EUR +VAT / month**

Web Reference  
**#108098**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-iancu-nicolae-pipera-bucharest-ilfov-108098> (<https://blissimobiliare.ro/index.php/en/office-space-for-rent-iancu-nicolae-pipera-bucharest-ilfov-108098>)

## Description

**Swan Office & Technology Park - Kingston Building, 5th Floor - 743 sqm**

## Top specifications and flexible layout

The office space available on the 5th floor of the Kingston Building, part of Swan Office & Technology Park, offers a total area of 743 sqm with an efficient layout and generous natural light. The building provides modern technical specifications and high-quality finishes, making it ideal for companies seeking a representative and functional headquarters in the northern business district of Bucharest.

### Key Features:

- Total area: 743 sqm
- Floor: 5th
- Delivery condition: Fully Fitted / Open Space adaptable layout
- Suspended ceiling and raised floor
- Four-pipe HVAC system with zoned climate control
- High-speed elevators and disabled access
- Backup generator and Building Management System (BMS)
- Flexible partitioning according to tenant's requirements
- Underground and surface parking spaces available

**About the Complex:**

Swan Office & Technology Park is a modern business park located in the northern part of Bucharest (Pipera – Voluntari area), consisting of three main buildings: Windsor, Kingston, and Henley. The project offers Class A office spaces, landscaped areas, and on-site amenities such as restaurants and cafés, creating a comfortable and efficient working environment.

**Technical Specifications:**

- Building height (Kingston): Basement + Ground Floor + 6 Floors
- Year of completion: 2011
- Certification: Class A Office Building
- Parking ratio: 1 space / 60 sqm

**Accessibility:**

Swan Office & Technology Park benefits from a strategic location on Șoseaua București Nord, with quick access to DN1, A3 highway, and Henri Coandă International Airport. The area is well connected by public transport and easily accessible from major residential areas such as Pipera, Voluntari, and Băneasa.



Property details

Constructed surface	743m²
Building type	Block
Year built	2010
Year renovated	2020
State	Finished
Elevator	Yes
Common service charges	2749.00 EUR

Amenities

-  Not furnished
-  Building heating
-  Suitable for office



## Location



## Photos

