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Updated on 1 October 2025

## Office space

📍 Sema Parc Berlin, Semanatoarea, Bucharest

**14,917 EUR +VAT / month**

Web Reference  
**#114689**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-114689>  
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## Description

**Sema Parc - Berlin Building, Ground Floor, 1,193.38 sqm, Shell & Core**

**Excellent connectivity and metro access nearby**

### **Versatile space with high visibility and maximum flexibility**

Within Berlin Building - Sema Parc, a 1,193.38 sqm office and retail space is available on the ground floor, delivered in shell & core condition. This configuration provides companies with complete freedom to design and tailor their layout, making it suitable both for modern headquarters and for mixed-use functions such as showrooms, extended receptions, training centers, or customer-facing commercial spaces.

The ground floor location ensures excellent visibility and easy access, offering strong branding opportunities and a welcoming environment for employees, partners, and visitors alike.

### **Building features and specifications**

- Class A office building, part of Sema Parc complex
- Shell & core delivery, allowing full customization
- Curtain wall façade with abundant natural light
- Raised floor prepared for cabling and IT infrastructure
- 4-pipe HVAC system with zoned climate control
- 24/7 secure access and on-site security

- High-speed elevators for vertical connectivity
- Modern fire detection systems and backup generator
- Access to common areas, landscaped zones, and integrated facilities

## **Location and connectivity**

Sema Parc is strategically located in central-west Bucharest, with easy access to major transport hubs:

- Petrache Poenaru metro station – just 3 minutes walking distance
- Direct access to Splaiul Independenței, Basarab Bridge, and Iuliu Maniu Blvd.
- Excellent public transport connections: metro, tram, bus
- Proximity to cafés, restaurants, retail, and on-site services

## **Tenant benefits**

- Generous 1,193.38 sqm surface, adaptable to diverse needs
- Ground floor visibility, ideal for representative spaces
- Maximum flexibility with shell & core delivery
- Part of a modern business and lifestyle hub in Bucharest

Berlin Building – Ground Floor, 1,193.38 sqm, Shell & Core is the perfect choice for companies seeking a modern, flexible, and highly visible space in one of the city's most dynamic business locations.



## Property details

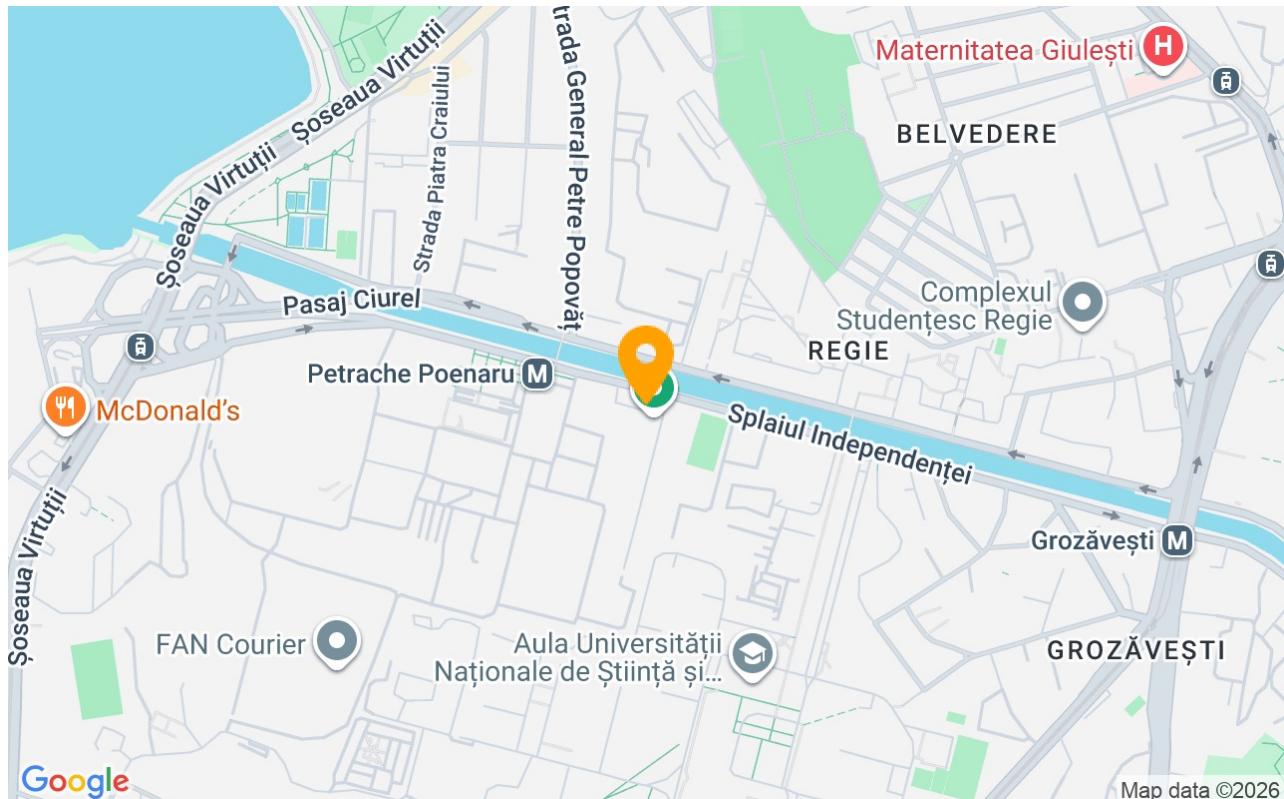
<b>Constructed surface</b>	1193m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2019
<b>State</b>	Finished
<b>Common service charges</b>	4177.00 EUR

## Amenities

 Not furnished  Building heating  Suitable for office



## Location



## Photos

