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## Office space

📍 Sema Parc Paris, Semanatoarea, Bucharest

**23,946 EUR <sup>+VAT</sup> / month**

Web Reference

**#114695**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-114695>  
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## Description

**Paris Building - Sema Parc, Bucharest**

## Ideal for Large Corporate Teams or Headquarters Use

### Premium Class A Offices in Western Bucharest

In today's competitive office market, companies are looking for more than just space – they seek strategic locations, flexibility in design, and international certifications that guarantee quality and sustainability.

Part of the landmark Sema Parc business hub, the Paris Building delivers exactly that. Completed to international standards and BREEAM Excellent certified, it offers a modern workplace in a strategic area with excellent accessibility and visibility.

### Available Space - 1st Floor

- Total area: 1,953 sqm
- Type: office space
- Delivery condition: shell & core – full customization according to tenant needs
- Class A office building, BREEAM Excellent certified

This space allows companies to design a fully customized headquarters, with open-space layouts, meeting rooms, breakout areas, and tailored facilities.

## **Key Features**

- Modern architecture with large glazed surfaces and high energy efficiency
- Generous floorplate, designed for optimized workflow
- Maximum flexibility with shell & core delivery for bespoke fit-out
- Access to green landscaped areas and modern common spaces within the business park

## **Facilities & Specifications**

- High-performance VRV HVAC system for comfort and energy efficiency
- Building Management System (BMS) for monitoring and control
- Efficient LED lighting for reduced operating costs
- CCTV surveillance, 24/7 security, backup generators for safety and continuity
- Underground and above-ground parking, with EV charging stations
- Nearby restaurants, cafés, banks, and medical services

## **Location & Accessibility**

- Strategically located on Splaiul Independenței – one of Bucharest's key arterial roads
- Metro station Petrache Poenaru right in front of the building
- Tram (line 41) and multiple bus routes within walking distance
- Fast road connections to the city center, DN1, and the A1 motorway via the new Splaiul Independenței overpass
- Close to the Politehnica University of Bucharest, in a vibrant and dynamic area

## **Conclusion**

The Paris Building – Sema Parc is not just an office building, but a platform for modern companies to thrive. The 1,953 sqm office space on the 1st floor, delivered in shell & core condition, provides tenants with the freedom to create their own workspace in a Class A, BREEAM Excellent certified office building.



## Property details

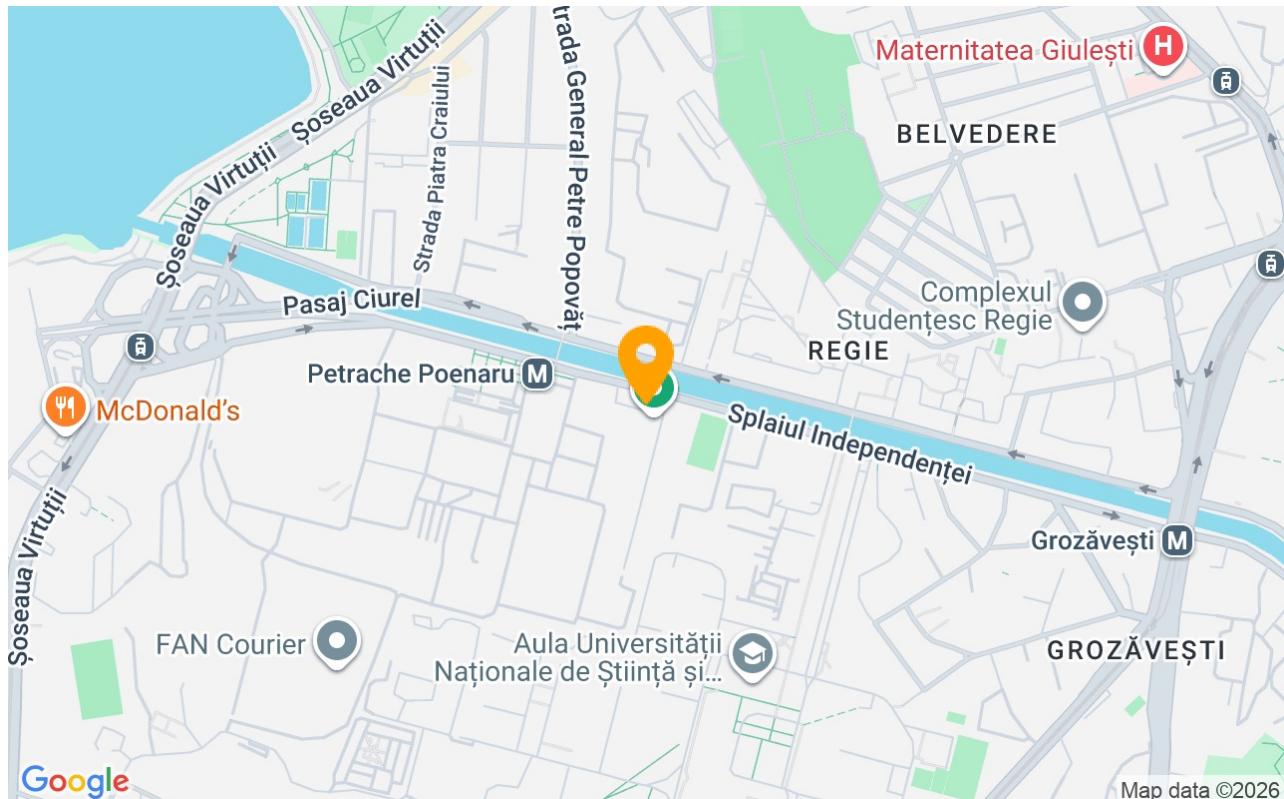
<b>Constructed surface</b>	1916m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2018
<b>State</b>	Finished
<b>Common service charges</b>	6705.00 EUR

## Amenities

 Not furnished  Building heating  Suitable for office



## Location



## Photos

