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## Office space

📍 Sema Parc Bruxelles, Eroilor, Bucharest

**18,151 EUR +VAT / month**

Web Reference  
**#123447**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-cotroceni-bucharest-123447>  
(<https://blissimobiliare.ro/index.php/en/office-space-for-rent-cotroceni-bucharest-123447>)

## Description

**Bruxelles Building - Sema Parc, District 6, Bucharest**

## Fully adaptable for customized fit-out

### Modern Class A Offices in Western Bucharest

The Bruxelles Building, part of the Sema Parc Office complex, is a Class A office building, BREEAM Excellent certified, completed in 2016, with a total leasable area of 13,500 sqm (G+1).

Designed to provide a sustainable and efficient working environment, the building enjoys a strategic location on Splaiul Independenței, right next to Petrache Poenaru metro station, offering quick access to the city center and Bucharest's main traffic arteries.

### Available Space - 1st Floor

- Available area: 1,452 sqm
- Layout: open-space with flexible partitioning options
- Class A office building
- International certification: BREEAM Excellent
- Suitable for companies in IT, BPO, consultancy, corporate services, or public/private institutions

### Location & Accessibility

- Adjacent to the Politehnica University of Bucharest
- Only 1 km from Grozăvești – Orhideea intersection and the inner ring road
- Car access: Splaiul Independenței (along the Dâmbovița River), with direct connection to the city center and Basarab Bridge
- The new Splaiul Independenței – A1 overpass (under construction) will ensure fast connections to the A1 motorway
- Public transport:
  - Metro: Petrache Poenaru station, right in front of the park
  - Tram: line 41 (500 m away)
  - Bus: multiple routes within walking distance

### **Facilities & Specifications**

- High-performance VRV HVAC system
- Integrated Building Management System (BMS)
- Raised technical floor & suspended acoustic ceiling
- LED lighting, optimized energy consumption
- CCTV surveillance, 24/7 security, backup generators
- Above-ground parking & EV charging facilities
- Inner courtyard with landscaped green areas for relaxation

### **Conclusion**




The 1,452 sqm office space on the 1st floor of the Bruxelles Building – Sema Parc is the perfect solution for companies seeking a modern, Class A, BREEAM Excellent certified office building, located in a well-connected, accessible area with complete infrastructure.



Property details

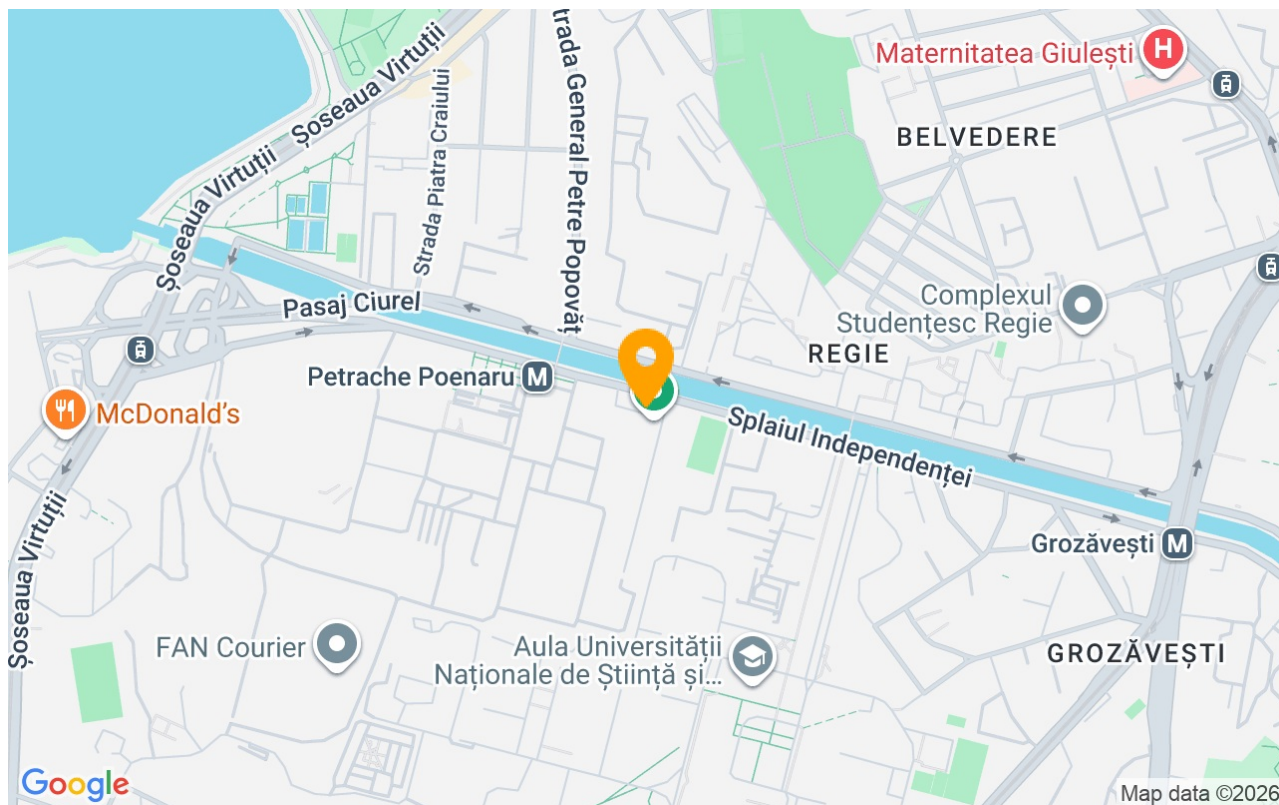
Constructed surface	1452m²
Bathrooms no.	3
Building type	Block
Year built	2016
State	Finished
Common service charges	5082.00 EUR

Amenities

-  Not furnished
-  Building heating
-  Suitable for office



## Location



## Photos

