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## Office space

📍 Sema Parc Bruxelles, Eroilor, Bucharest

**14,545 EUR +VAT / month**

Web Reference  
**#123449**



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## Description

**Bruxelles Building - Sema Parc Class A**

Strategic location with excellent metro access

## Office Spaces in Western Bucharest

Part of the modern Sema Parc business hub, the Bruxelles Building is a benchmark for sustainable and efficient office developments in Bucharest. Completed in 2016, it combines premium finishes with cutting-edge technology and is certified BREEAM Excellent, ensuring energy efficiency and reduced operational costs. Strategically located, the building benefits from direct access to Petrache Poenaru metro station and excellent road connections to the city center, DN1, and major arterial routes.

## Available Space

- Ground Floor – 1,163 sqm, available immediately
- Open space with 33% partitioned into private offices and meeting rooms
- Includes kitchen and server room
- Ideal for corporate offices, IT hubs, BPO centers, or businesses requiring ground-floor visibility

## Key Features

- Class A office building with glass façade and premium finishes
- Total leasable area: 13,488 sqm

- Typical floor size: 1,221 sqm
- Clear height: 3 m
- Raised technical floors (15 cm) and suspended acoustic ceilings
- Generous inner courtyard with green landscaped areas

## **Technical Specifications**

- VRV HVAC system ensuring high energy efficiency
- BMS – Building Management System with up to 15% energy savings
- LED lighting throughout the building
- CCTV surveillance, 24/7 security, backup generators
- Underground and above-ground parking, including EV charging stations

## **Nearby Facilities**

- Hotels, restaurants, cafés, banks, medical clinics
- Quick access to Grozăvești and Politehnica university campuses
- Excellent public transport connections (metro, tram, bus)

## **Conclusion**

The Bruxelles Building – Sema Parc offers companies a modern, efficient, and sustainable office environment in a prime business location. The 1,163 sqm ground floor space, designed as open space with 33% partitioning, kitchen, and server room, is ready for immediate occupancy – a perfect opportunity for dynamic businesses seeking visibility and accessibility.



## Property details

<b>Constructed surface</b>	1164m <sup>2</sup>
<b>Bathrooms no.</b>	3
<b>Building type</b>	Block
<b>Year built</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	4072.00 EUR

## Amenities

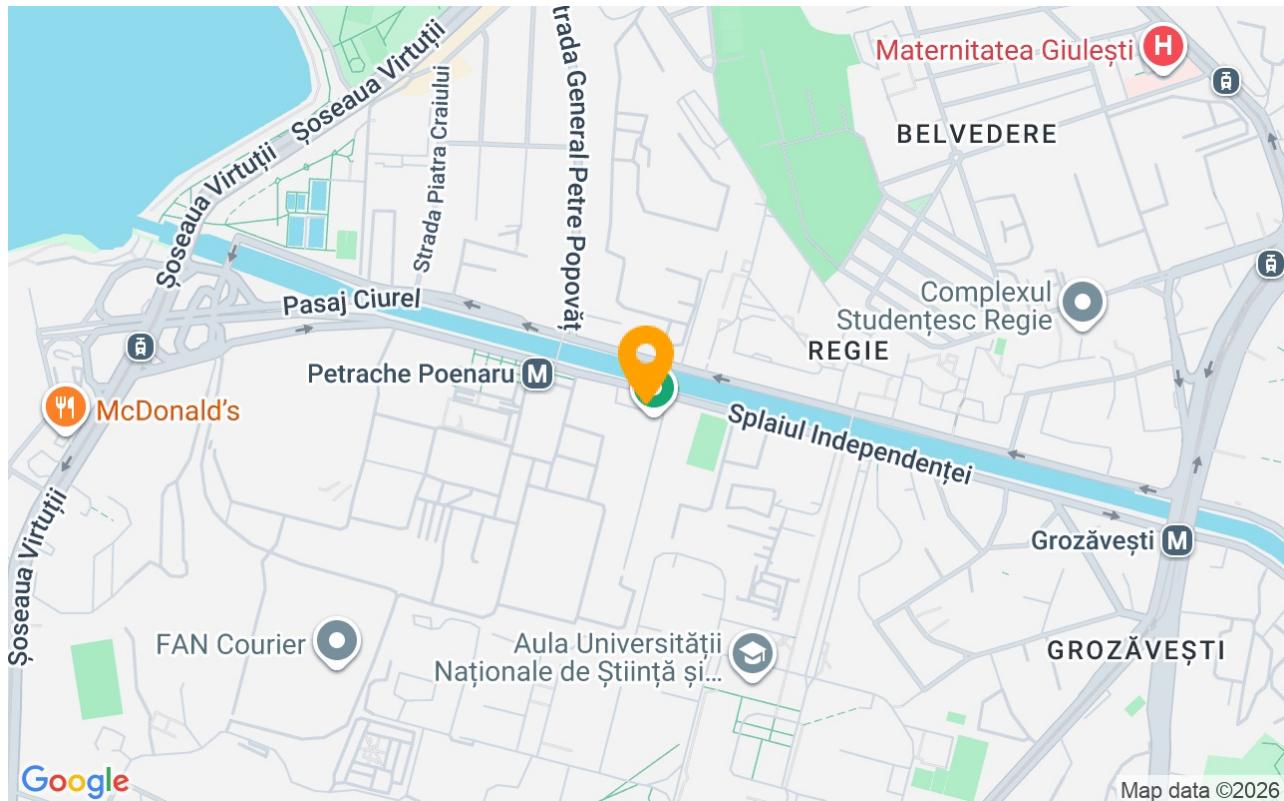
 Not furnished

 Building heating

 Suitable for office



## Location



## Photos



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