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## Office space

📍 Business Garden Bucharest, Plevnei,  
Bucharest

**19,430 EUR +VAT / month**

Web Reference  
**#143167**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-plevnei-bucharest-143167>  
[\(<https://blissimobiliare.ro/index.php/en/office-space-for-rent-plevnei-bucharest-143167>\)](https://blissimobiliare.ro/index.php/en/office-space-for-rent-plevnei-bucharest-143167)

## Description

### Spacious office for dynamic companies

## Prime location – Grozăvești – Orhideea

*Business Garden Bucharest – 6th Floor, 1,160 sqm, Base Build*

On the 6th floor of Business Garden Bucharest, an impressive 1,160 sqm office space is available, delivered in base build condition. This generous area is an excellent opportunity for companies seeking a flexible, modern, and fully customizable headquarters.

The base build delivery allows tenants to design and personalize the entire layout and fit-out while relying on a Class A office building infrastructure, energy-efficient and certified to the highest international standards.

### Technical Specifications - Base Build

The space is delivered with advanced technical features, enabling a fast and efficient fit-out:

- Bandraster suspended ceiling, supplied by landlord, installed by tenant
- LED lighting with DALI ballasts, energy-efficient
- Optical smoke and heat detectors, integrated into the fire safety system
- Complete sprinkler and fire alarm system in compliance with safety standards

- 4-pipe fan coil HVAC system with fresh air supply
- Raised technical floor for maximum flexibility in cabling and IT infrastructure
- Operable windows on all facades (except fire windows)
- Dedicated electrical panel and floor sockets designed for multiple workstations
- Fully equipped restrooms
- Access control system for security and efficiency
- Water supply and sewage connections for additional facilities if required

### **Tenant Benefits**

- Available area: 1,160 sqm
- Full flexibility in customizing the layout and interior design
- Class A office building infrastructure, sustainable and energy-efficient
- Abundant natural light through extensive glazed surfaces
- 24/7 secure access and premium property management
- Parking spaces available for employees and visitors

### **Prime Location - Grozăvești - Orhideea**

Business Garden Bucharest is strategically located in a growing business hub, with direct access to metro, bus, and tram lines, as well as the city's main roads. The area is surrounded by restaurants, cafés, banks, universities, and shopping centers, providing a complete and dynamic environment for businesses.



## Property details

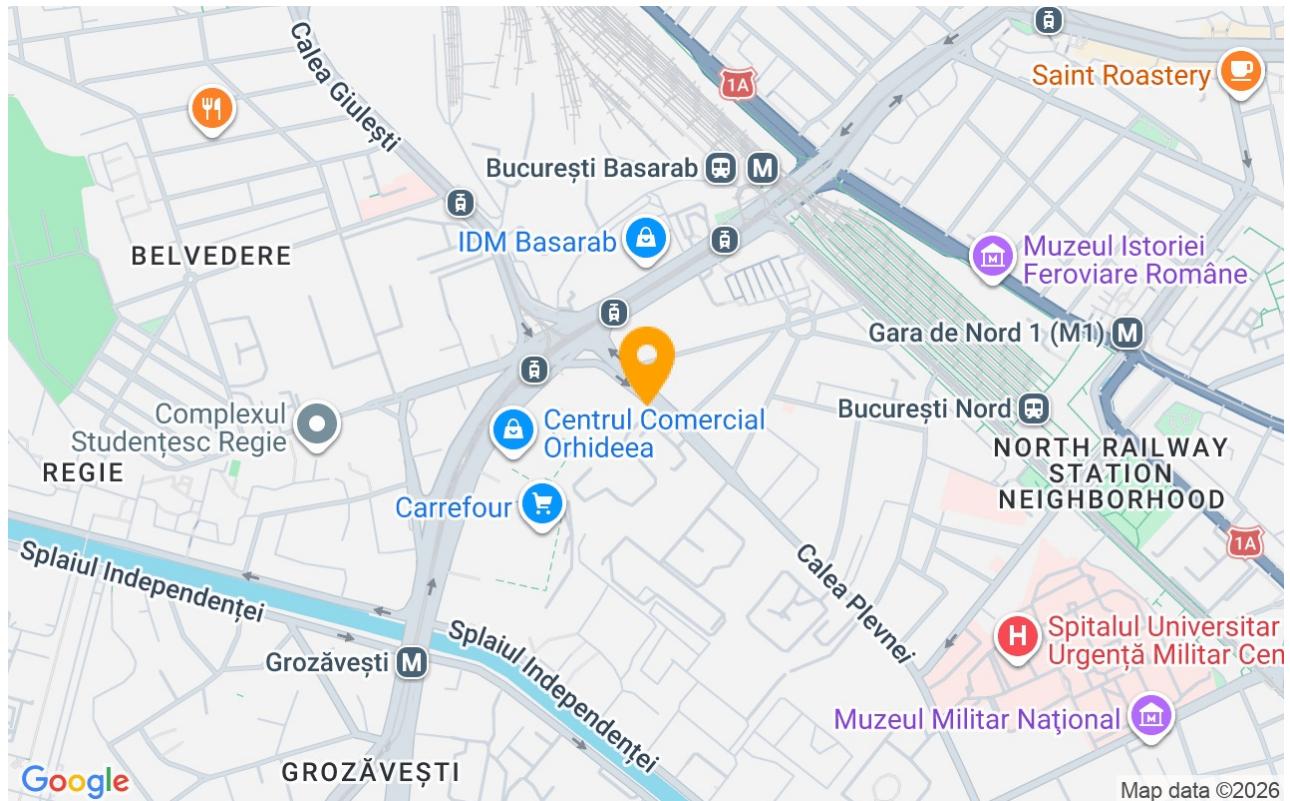
<b>Constructed surface</b>	1160m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2019
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Common service charges</b>	5046.00 EUR

## Amenities

-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos

