



**Violetta Tudorache**

📞 +40 729 005 624

✉️ [contact@blissimobiliare.ro](mailto:contact@blissimobiliare.ro)

(mailto:[contact@blissimobiliare.ro](mailto:contact@blissimobiliare.ro))

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## Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

**3,426 EUR +VAT / month**

Web Reference

**#143309**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143309>  
[\(https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143309\)](https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143309)

## Description

**Sema Parc - OB403A Building, 1st Floor, 403 sqm**

Strategic location with metro access and full amenities

### Class B office space in a modern business hub

Located on the 1st floor of the OB403A Building, within the Sema Parc complex, this 403 sqm office space is an excellent choice for companies seeking a bright, functional, and well-connected working environment.

The building is part of an established business park, combining modern offices, retail areas, and relaxation zones, creating a complete ecosystem for corporate tenants. Thanks to its strategic location and quality infrastructure, OB403A offers the benefits of a premium business setting with optimized operational costs.

### Main features

- Total area: 403 sqm
- Floor: 1
- Class B office building
- Bright and efficient layout, suitable for open-space or private offices
- Suspended ceiling and raised flooring
- Individual HVAC system with zoned temperature control

- Modern elevators and 24/7 secure access
- Building Management System (BMS) for improved efficiency
- Surface parking available
- Access to on-site amenities within Sema Parc – restaurants, cafés, green areas, and business services

## **Location and connectivity**

The OB403A Building is located within Sema Parc, a landmark development in central-west Bucharest, providing fast access to major city areas and transport routes:

- Petrache Poenaru metro station – only 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd., and Basarab Bridge
- Quick connections to downtown, Victoriei Square, Floreasca, and Pipera
- Multiple public transport options: metro, tram, bus
- Close to restaurants, cafés, banks, and gyms

## **Advantages**

- Prime location in a well-known business park
- Modern and flexible office layout for dynamic teams
- Optimized operating costs
- Excellent accessibility and complete infrastructure
- Professional environment with full business amenities

The 403 sqm office space on the 1st floor of OB403A – Sema Parc provides companies with the ideal mix of visibility, flexibility, and functionality, in a modern, fully equipped business park.



## Property details

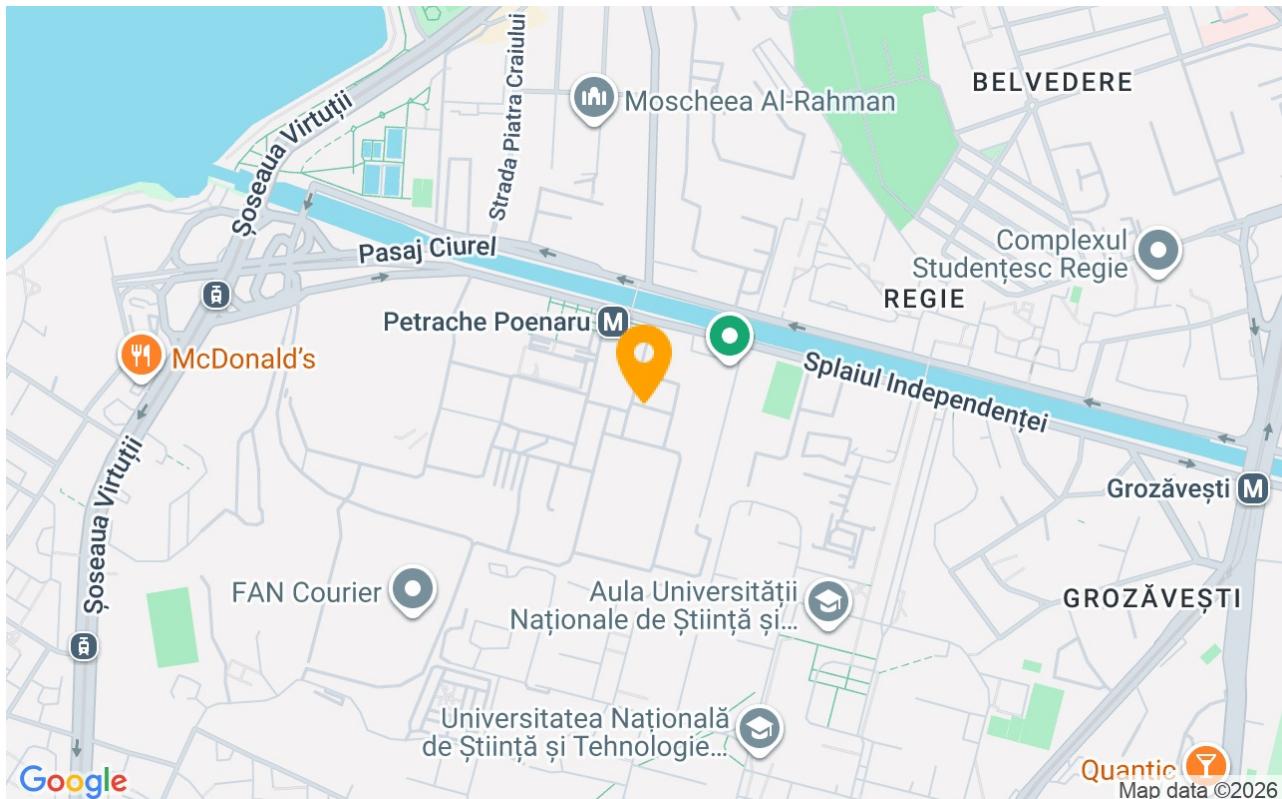
<b>Constructed surface</b>	403m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2003
<b>Year renovated</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	806.00 EUR

## Amenities

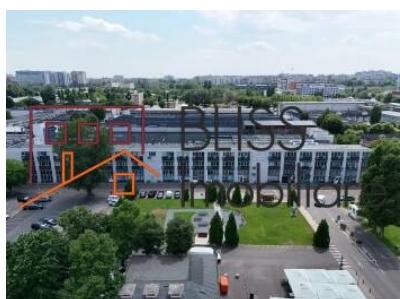
-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos



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