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## Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

**3,740 EUR +VAT / month**

Web Reference

**#143320**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143320>  
[\(https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143320\)](https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143320)

## Description

**Sema Parc - OB403A Building, 1st Floor, 440 sqm**

Prime location with metro access and full amenities

### Modern office space in a well-established business park

Located on the 1st floor of the OB403A Building, within the Sema Parc complex, this 440 sqm office space offers companies a modern, efficient, and versatile working environment in a prime business location with excellent accessibility and full infrastructure.

The office benefits from ample natural light, modern finishes, and a flexible layout, suitable for both open-space configurations and private offices. Its strategic positioning and proximity to the metro make it an excellent choice for companies seeking a professional and operationally efficient headquarters in western Bucharest.

### Main features

- Total area: 440 sqm
- Floor: 1
- Class B office building
- Bright and flexible layout with large windows
- Raised flooring and suspended ceiling with LED lighting
- Individual HVAC system with zoned temperature control

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

## **Location and connectivity**

The OB403A Building is part of Sema Parc, strategically located in the Splaiul Independenței – Grozăvești area, providing excellent access to major roads and business districts:

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

## **Advantages**

- Excellent location in a recognized business park
- Modern and efficient layout, ideal for medium-sized teams
- Competitive operational costs
- Easy metro access and full business infrastructure
- Professional environment with integrated services

The 440 sqm office space on the 1st floor of OB403A – Sema Parc provides companies with the ideal balance between visibility, flexibility, and functionality, in one of Bucharest's best-connected business parks.



## Property details

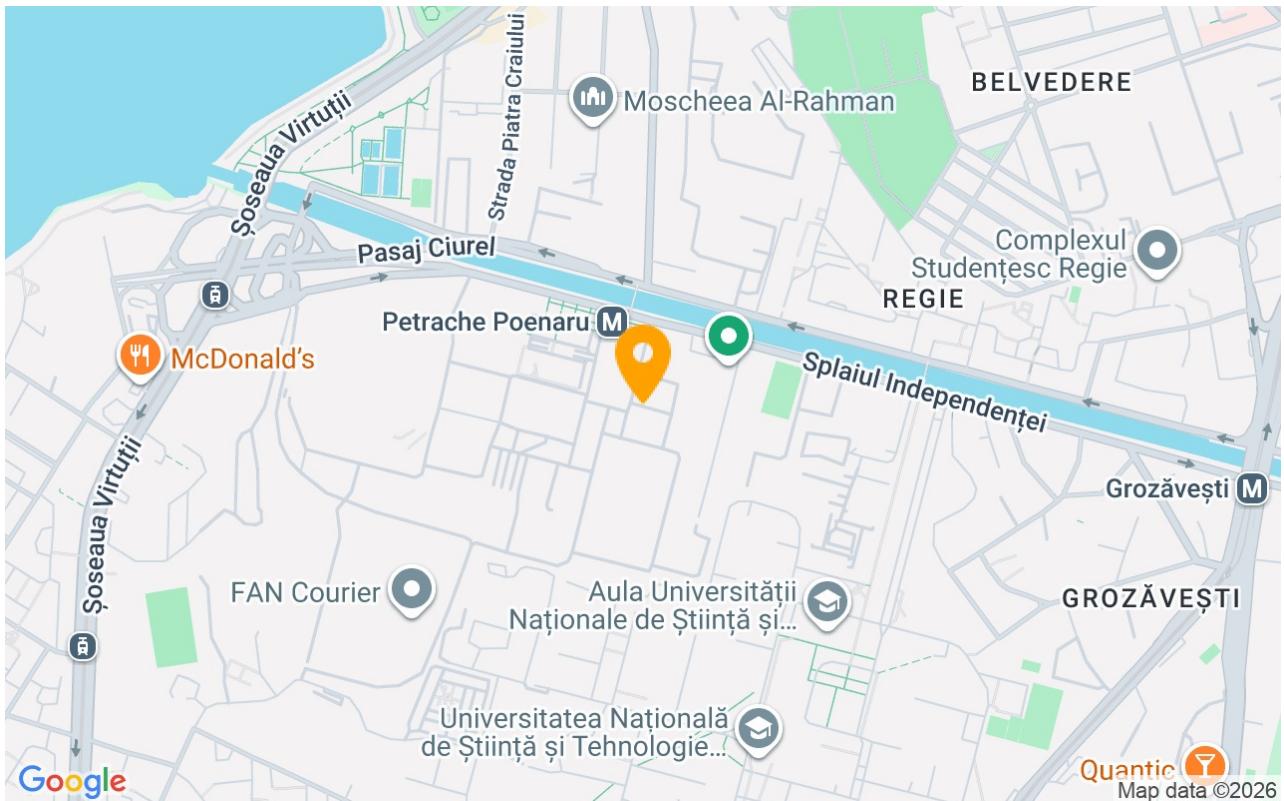
<b>Constructed surface</b>	440m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2003
<b>Year renovated</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	880.00 EUR

## Amenities

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



## Location



## Photos



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