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Office space

Sema Parc OB403A, Semanatoarea, Bucharest

3,315 EUR +VAT / month

Web Reference
#143321



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143321>
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Description

Sema Parc - OB403A Building, 1st Floor, 390 sqm

Prime business location with easy metro access

Modern, partially partitioned office space in a well-established business park

Located on the 1st floor of the OB403A Building, within Sema Parc, this 390 sqm office space provides a modern and flexible work environment ready for immediate occupation.

Approximately 20% of the area is already partitioned, including a fully equipped kitchenette, sanitary group, and a dedicated ventilation system, making it ideal for companies seeking a functional workspace with essential facilities in place.

The layout offers high flexibility and can be customized to include open-space areas, meeting rooms, reception, or private offices, depending on the team's operational needs.

Main features

- Total area: 390 sqm
- Floor: 1
- Class B office building
- 20% partitioned area (kitchenette, sanitary group, utility area)
- Ventilation and HVAC system fully operational

- Raised flooring and suspended ceiling with LED lighting
- 24/7 secure access and modern elevators
- Building Management System (BMS) for energy efficiency
- Surface parking available
- Access to on-site amenities: cafés, restaurants, green spaces, and relaxation areas

Location and connectivity

The OB403A Building is part of Sema Parc, one of Bucharest's largest and most dynamic business parks, strategically located in the Splaiul Independenței – Grozăvești area.

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

Advantages

- Prime location in a renowned business park
- Partially fitted office space with kitchen and ventilation system
- Efficient layout and immediate availability
- Optimized operational costs and professional management
- Secure, bright, and modern working environment

The 390 sqm office space on the 1st floor of OB403A – Sema Parc combines flexibility and functionality, making it a smart choice for companies seeking a ready-to-use office in a prime business location.

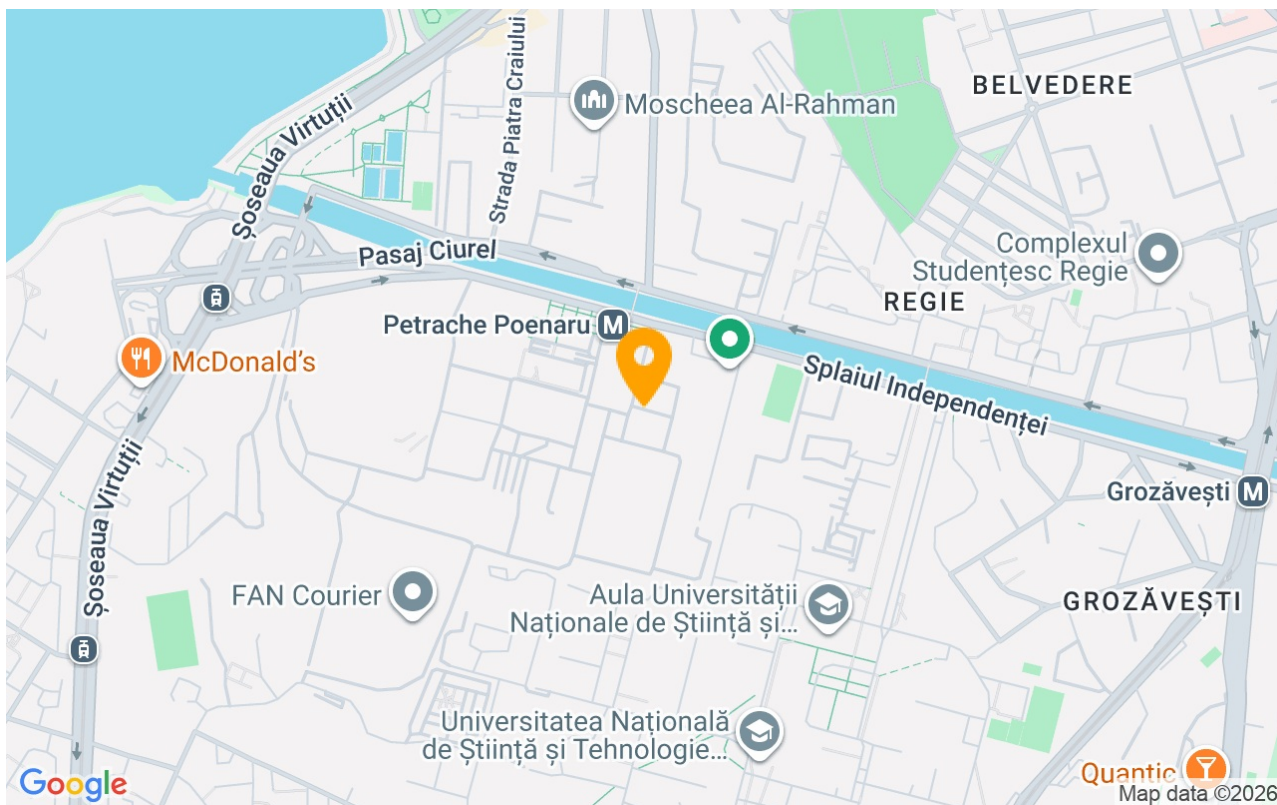
Property details

Constructed surface	390m²
Building type	Block
Year built	2003
Year renovated	2016
State	Finished
Common service charges	780.00 EUR

Amenities

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

Location



Photos

