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## Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

**3,706 EUR +VAT / month**

Web Reference

**#143324**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143324>  
[\(https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143324\)](https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143324)

## Description

**Sema Parc - OB403A Building, 2nd Floor, 436 sqm**

Prime location with metro access and full infrastructure

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

Located on the 2nd floor of the OB403A Building, within Sema Parc, this 436 sqm office space is ideal for companies looking for a modern and efficient workspace ready for quick customization and use.

Approximately 22% of the total area is already partitioned, including a sanitary group, dedicated ventilation system, and 29 sqm stairwell, ensuring smooth circulation and operational comfort.

With abundant natural light, modern finishes, and high-quality technical infrastructure, the space offers a professional environment suited for dynamic businesses.

## Main features

- Total area: 436 sqm (including 29 sqm stairwell)
- Floor: 2
- Class B office building
- 22% fitted layout – sanitary group, technical area, ventilation system
- Raised flooring and suspended ceiling with LED lighting
- Individual HVAC system with zoned temperature control

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

## **Location and connectivity**

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

- Petrache 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 cafés, restaurants, banks, gyms, and green spaces

## **Advantages**

- Prime location in a renowned business park
- Partially partitioned office space ready for occupation
- Ventilation system and modern infrastructure included
- Competitive operational costs
- Bright, secure, and flexible working environment

The 436 sqm office space on the 2nd floor of OB403A – Sema Parc combines flexibility, comfort, and functionality, making it a great choice for companies looking for a professional and well-connected location in Bucharest's western business corridor.



## Property details

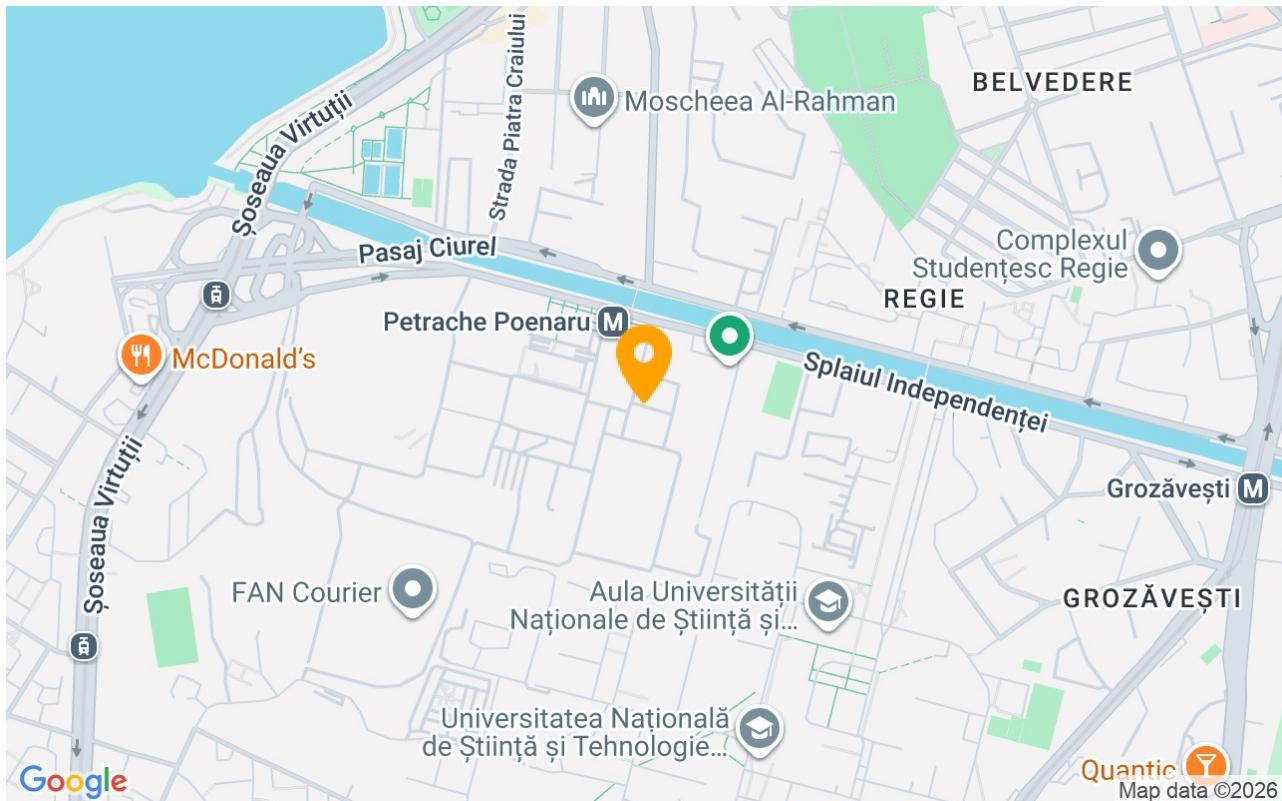
<b>Constructed surface</b>	436m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2003
<b>Year renovated</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	872.00 EUR

## Amenities

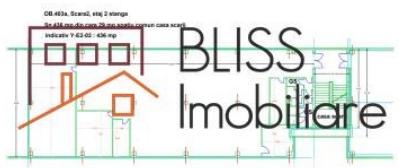
-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos



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