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## Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

**3,315 EUR +VAT / month**

Web Reference  
**#143325**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143325>  
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## Description

**Sema Parc - OB403A Building, 2nd Floor, 390 sqm**

Prime location with full business facilities and metro access

### Modern, partially partitioned office space with full amenities

Located on the 2nd floor of the OB403A Building, within Sema Parc, this 390 sqm office space offers a modern and functional working environment in one of Bucharest's most established business parks.

Approximately 20% of the total area is already partitioned, including a fully equipped kitchenette, sanitary group, and a dedicated ventilation system, making the space ideal for immediate use.

The layout is bright, efficient, and flexible, perfectly suited for medium-sized teams looking for a comfortable office with ready-to-use facilities.

### Main features

- Total area: 390 sqm
- Floor: 2
- Class B office building
- 20% partitioned layout – kitchenette, sanitary group, and technical area

- Ventilation and individual HVAC system
- Raised flooring and suspended ceiling with LED lighting
- 24/7 secure access and modern elevators
- Building Management System (BMS) for energy optimization
- 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:

- Petrarhe 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, banks, and fitness centers

### **Advantages**

- Prime location in a renowned business park
- Partially fitted office space with kitchen and ventilation
- Ready-to-use, with modern infrastructure and utilities
- Competitive operational costs
- Professional and flexible work environment

The 390 sqm office space on the 2nd floor of OB403A – Sema Parc provides companies with the perfect balance between comfort, flexibility, and efficiency, in a prime business location with excellent transport connections.



Property details

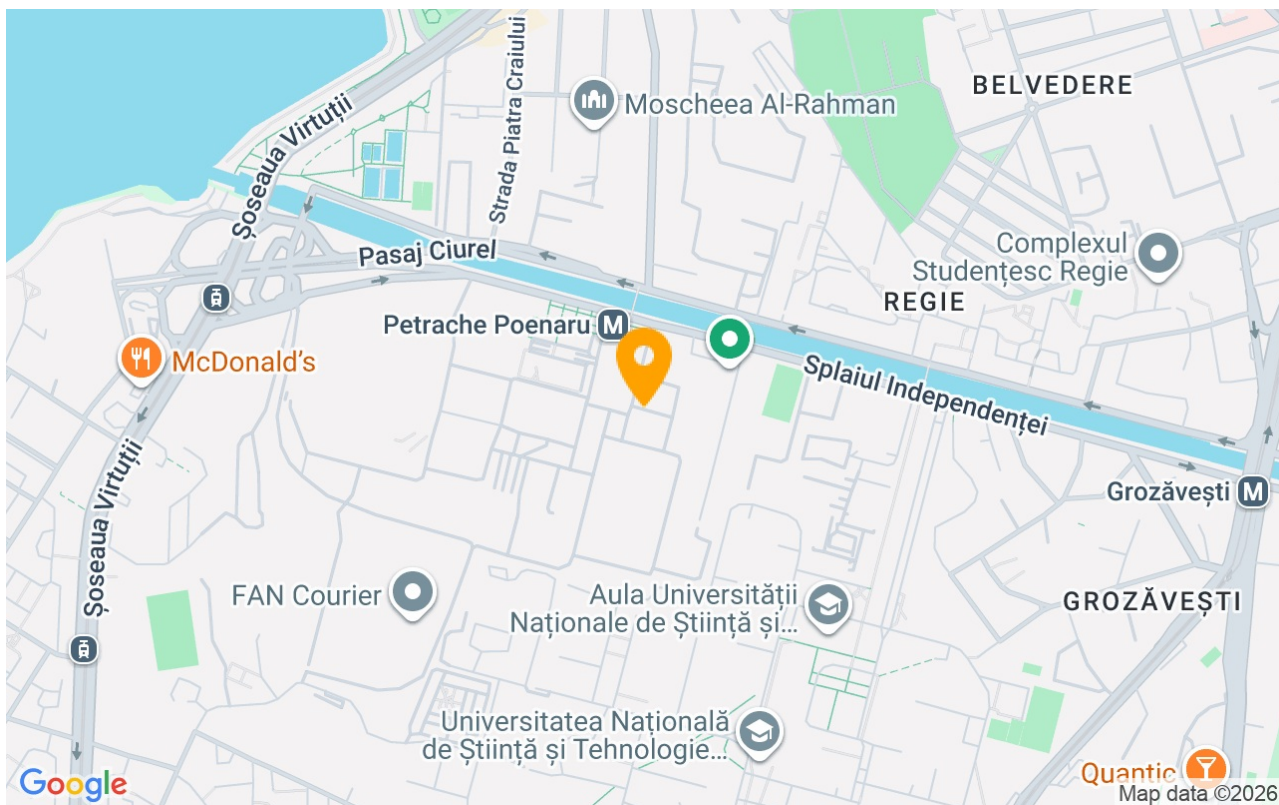
Constructed surface	390m²
Building type	Block
Year built	2003
Year renovated	2016
State	Finished
Common service charges	780.00 EUR

Amenities

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



## Location



## Photos

