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## Office space

📍 Sema Parc OB406, Semanatoarea, Bucharest

**1,734 EUR +VAT / month**

Web Reference

**#143326**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143326>  
[\(https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143326\)](https://blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143326)

## Description

**Sema Parc - OB406 Building, Ground Floor, 204 sqm**

High visibility and excellent access in a prime business park

### Modern ground floor space, ideal for office or retail use

Located on the ground floor of the OB406 Building, within Sema Parc, this 204 sqm unit is an excellent option for companies seeking high visibility and easy access in one of Bucharest's most established business parks, in the Splaiul Independenței - Grozăvești area.

The space benefits from direct access from the exterior, modern finishes, and plenty of natural light, making it suitable for office operations, showrooms, or service-based businesses.

## Main features

- Total area: 204 sqm
- Floor: Ground floor
- Class B office building
- Direct access from outside and from the building's common areas
- Bright and open layout, suitable for reception, office, or showroom
- Raised flooring and suspended ceiling with LED lighting

- Individual HVAC system with zoned temperature control
- Efficient ventilation and air conditioning system
- 24/7 secure access and modern elevators
- Building Management System (BMS) for energy monitoring
- Customizable interior layout
- Surface parking available
- Access to on-site amenities: cafés, restaurants, green areas, bank, gym

### **Location and connectivity**

The OB406 Building is part of Sema Parc, a modern business and service complex strategically located in the Splaiul Independenței – Grozăvești area, offering excellent access to key city locations and transport links:

- 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
- Nearby cafés, shops, banks, parks, and leisure areas

### **Advantages**

- Excellent visibility and accessibility at ground floor
- Versatile space suitable for office or retail use
- Energy-efficient systems and modern infrastructure
- Immediate access to metro and multiple amenities
- Competitive operational costs in a top business park

The 204 sqm ground floor space in OB406 – Sema Parc offers the perfect balance between visibility, accessibility, and flexibility, making it a smart choice for modern businesses seeking a representative headquarters or retail presence in Bucharest's western business hub.



## Property details

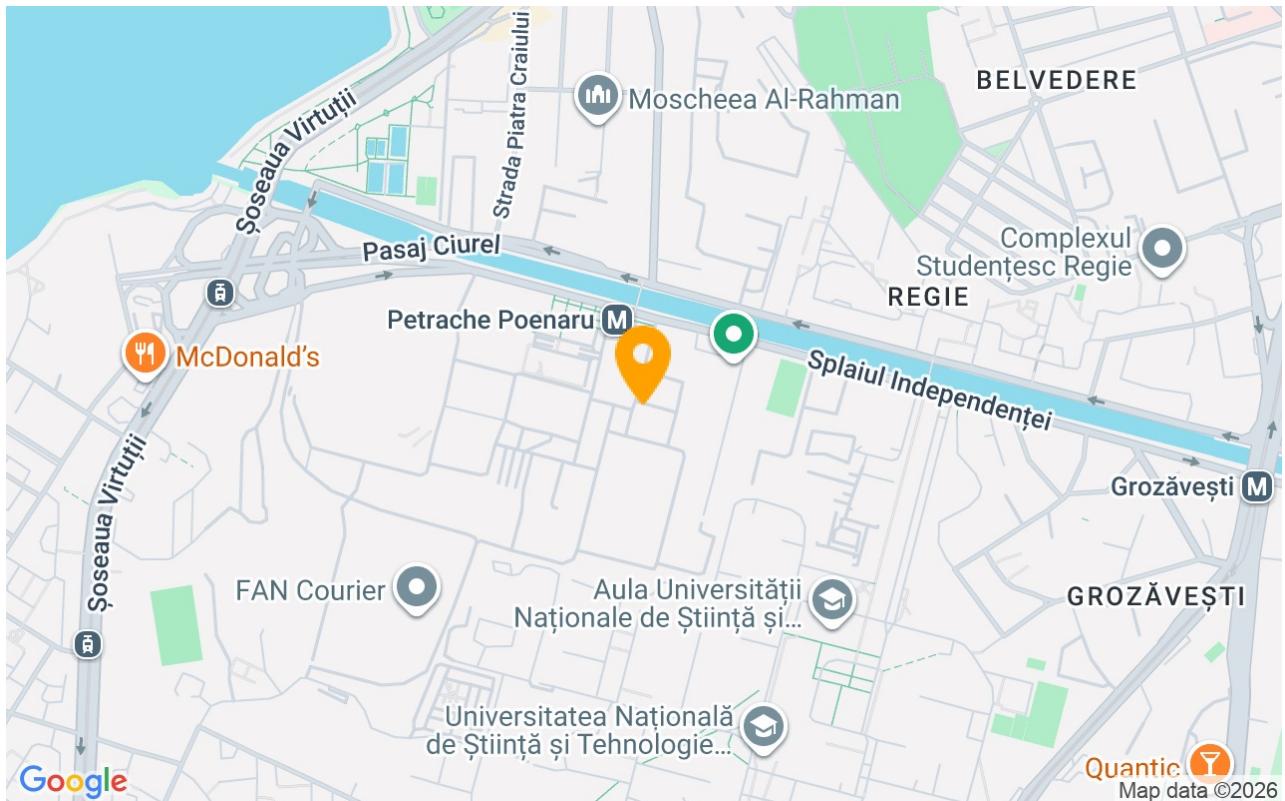
<b>Constructed surface</b>	204m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2003
<b>State</b>	Finished
<b>Common service charges</b>	408.00 EUR

## Amenities

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



## Location



## Photos



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