

**Violetta Tudorache**

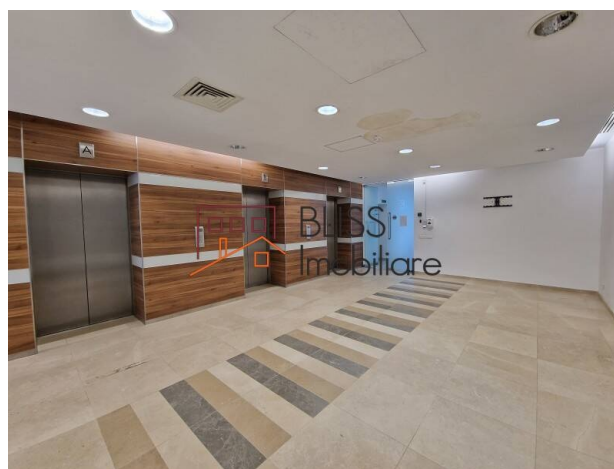
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Updated on 26 February 2024

## 816sqm office space with parking spaces and cafe

📍 Excelsior Tower, Calea Victoriei Novotel, Bucharest

**12,240 EUR +VAT / month**Web Reference  
**#108437**

<https://blissimobiliare.ro/en/office-space-for-rent-km-0-ultracentral-bucharest-108437>  
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### Description

Space with an area of 816.44 sqm, located on the 5th floor, in Excelsior Center. Piata Universitatii Bucharest.

## Centrally positioned office space with elevator, smoke/fire detector

Excelsior Tower benefits from a central location situated between Calea Victoriei and Piata Universitatii extending to 12 levels above ground floor with a modern design comprising a mixed façade of stone finishing and modern glazing.

The ground floor of the building comprises a theatre with independent access as well as café/restaurant located immediately adjacent to the main office lobby area. The floor plates extend to approximately 800 sq m in total with balcony and terrace areas available on the medium and upper levels of the building. The car parking provisions are located at street level in front of the building with a paid facility operated by the Municipality in addition to other street parking in the immediate area.

The location affords a central location with numerous Government buildings and Institutions within walking distance. There is also a wide range of restaurants and hotels located in the immediate area as well as the historical center of Lipscani located a short distance away.

Excelsior Tower is located in the Center submarket, only few minutes walking distance from Universitatii Square. The area is excellently served by all type of public transportation means, including Universitate metro station on the M2 line which links north to south areas of the city. Due to its center location the area offers to the occupiers numerous facilities and amenities. The international airports (Baneasa, Henri Coanda/Otopeni) are at a distance of 10-15 minutes by car depending on the day time and traffic. In the neighbourhood are available a wide range of hotel accommodations: Novotel, Hilton, Radisson, Continental and InterContinental.

The building is provided with all the necessary amenities and facilities in proximity.

- Status: completed
- Year of completion: 2009
- Floors: 2S+P+12
- GLA: 8.150 m<sup>2</sup>
- Parking (spaces): 30

#### Facilities

- Retail/Shopping Area
- Reception Services
- Own parking lot
- Coffee Shop
- Restaurant
- ATM
- Press shop
- Pharmacy

#### Technical Specs





- Air Conditioning
- Raised Floor
- Suspended Ceiling
- Open-able Windows
- Elevator/s
- Smoke/Heat Detectors
- Sprinkler System Carpeting



**Property details**

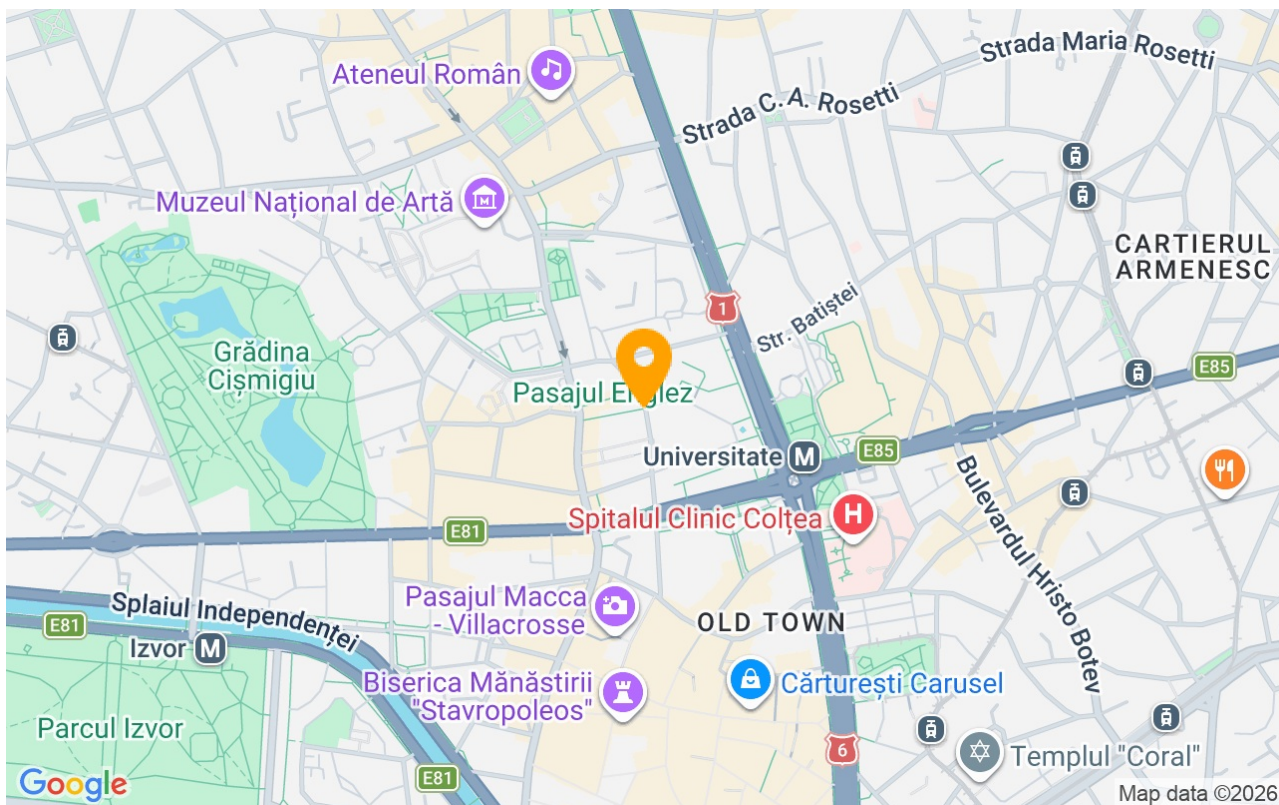
Rooms no.	1
Constructed surface	816m²
Building type	Block
Year built	2008
State	Finished
Elevator	Yes
Common service charges	3266.00 EUR

**Amenities**

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



## Location



## Photos

