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Office space

📍 Sema Parc Berlin, Semanatoarea, Bucharest

14,917 EUR +VAT / month

Web Reference

#114689

<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-114689>
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Description

Sema Parc - Berlin Building, Ground Floor, 1,193.38 sqm, Shell & Core

Excellent connectivity and metro access nearby

Versatile space with high visibility and maximum flexibility

Within Berlin Building – Sema Parc, a 1,193.38 sqm office and retail space is available on the ground floor, delivered in shell & core condition. This configuration provides companies with complete freedom to design and tailor their layout, making it suitable both for modern headquarters and for mixed-use functions such as showrooms, extended receptions, training centers, or customer-facing commercial spaces.

The ground floor location ensures excellent visibility and easy access, offering strong branding opportunities and a welcoming environment for employees, partners, and visitors alike.

Building features and specifications

- Class A office building, part of Sema Parc complex
- Shell & core delivery, allowing full customization
- Curtain wall façade with abundant natural light
- Raised floor prepared for cabling and IT infrastructure
- 4-pipe HVAC system with zoned climate control
- 24/7 secure access and on-site security

- High-speed elevators for vertical connectivity
- Modern fire detection systems and backup generator
- Access to common areas, landscaped zones, and integrated facilities

Location and connectivity

Sema Parc is strategically located in central-west Bucharest, with easy access to major transport hubs:

- Petrache Poenaru metro station – just 3 minutes walking distance
- Direct access to Splaiul Independenței, Basarab Bridge, and Iuliu Maniu Blvd.
- Excellent public transport connections: metro, tram, bus
- Proximity to cafés, restaurants, retail, and on-site services

Tenant benefits




- Generous 1,193.38 sqm surface, adaptable to diverse needs
- Ground floor visibility, ideal for representative spaces
- Maximum flexibility with shell & core delivery
- Part of a modern business and lifestyle hub in Bucharest

Berlin Building – Ground Floor, 1,193.38 sqm, Shell & Core is the perfect choice for companies seeking a modern, flexible, and highly visible space in one of the city's most dynamic business locations.

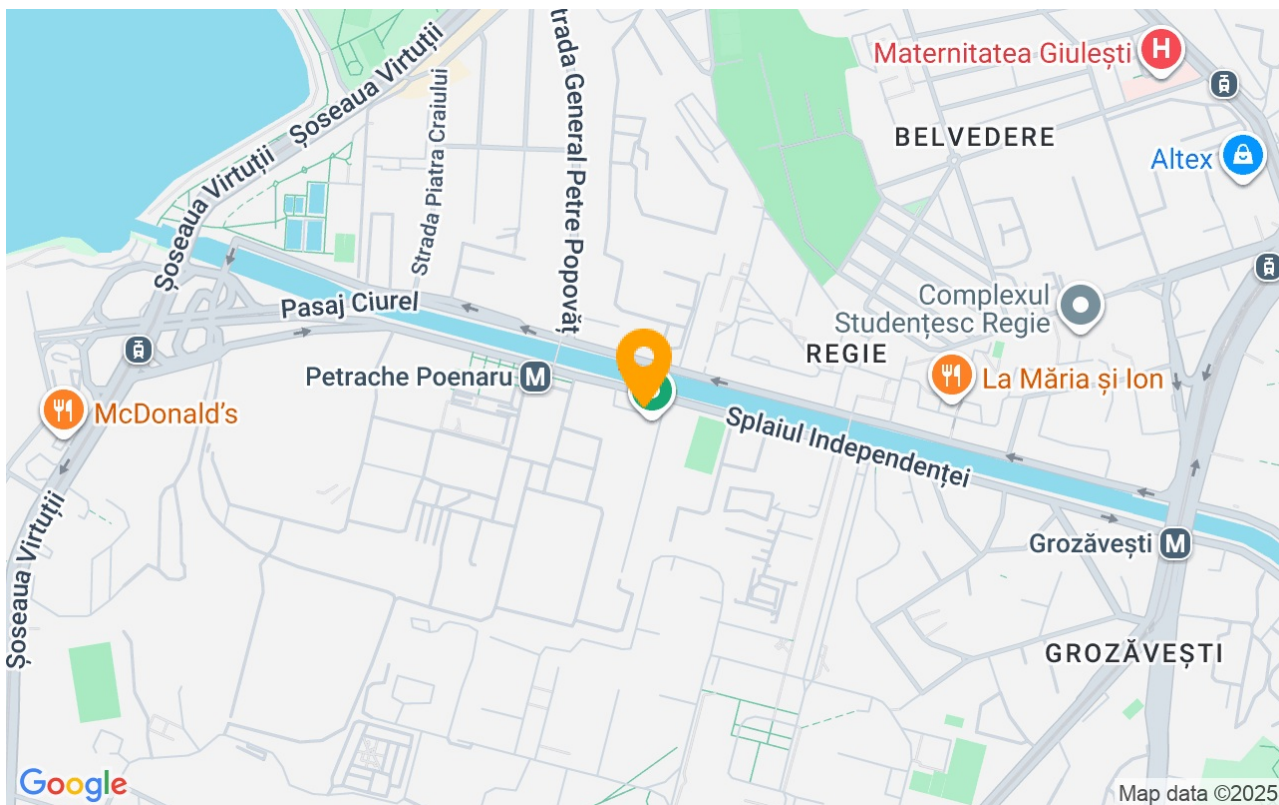
Property details

Constructed surface	1193m²
Building type	Block
Year built	2019
State	Finished
Common service charges	4177.00 EUR

Amenities

-  Not furnished
-  Building heating
-  Suitable for office

Location



Photos

