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## Office space

📍 Sema Parc Berlin, Semanatoarea, Bucharest

**18,544 EUR +VAT / month**

Web Reference

**#114691**

<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-114691>  
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## Description

**Sema Parc - Berlin Building, 1st Floor, 1,483.49 sqm, Shell & Core**

## Flexible surface and customizable layout

### Modern office space, flexible and ready for full customization

At the heart of one of Bucharest's most ambitious mixed-use projects – Sema Parc, a 1,483.49 sqm office space is available on the 1st floor of the Berlin Building. Delivered in shell & core condition, this space provides tenants with maximum freedom to configure and design their workspace, perfectly aligned with their operational needs and company culture.

The generous surface allows for multiple fit-out solutions, from efficient open spaces to private offices, breakout zones, and modern meeting rooms, all within a Class A building that meets the latest standards of comfort and technology.

### Building features and technical specifications

- Class A office building, part of the Sema Parc development
- Raised floor system for easy integration of IT and cabling
- Curtain wall façade ensuring abundant natural light throughout the day
- High-performance 4-pipe HVAC system with zoned climate control
- Suspended ceiling with LED lighting (after fit-out)
- High-speed elevators and 24/7 controlled access

- Advanced fire detection and security systems
- Backup generator ensuring business continuity
- Access to shared areas and landscaped green spaces within the complex

### **Location and accessibility**

Sema Parc enjoys a strategic position in central-west Bucharest, with excellent accessibility to the city's main roads and business hubs:

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

### **Tenant benefits**

- Generous 1,483.49 sqm surface with multiple fit-out possibilities
- Maximum flexibility with shell & core delivery
- Class A standards, with premium technical infrastructure
- Part of a landmark business and lifestyle hub in Bucharest




Berlin Building – 1st Floor, 1,483.49 sqm, Shell & Core is the perfect choice for companies seeking a modern, adaptable, and representative office space in a growing business community.



Property details

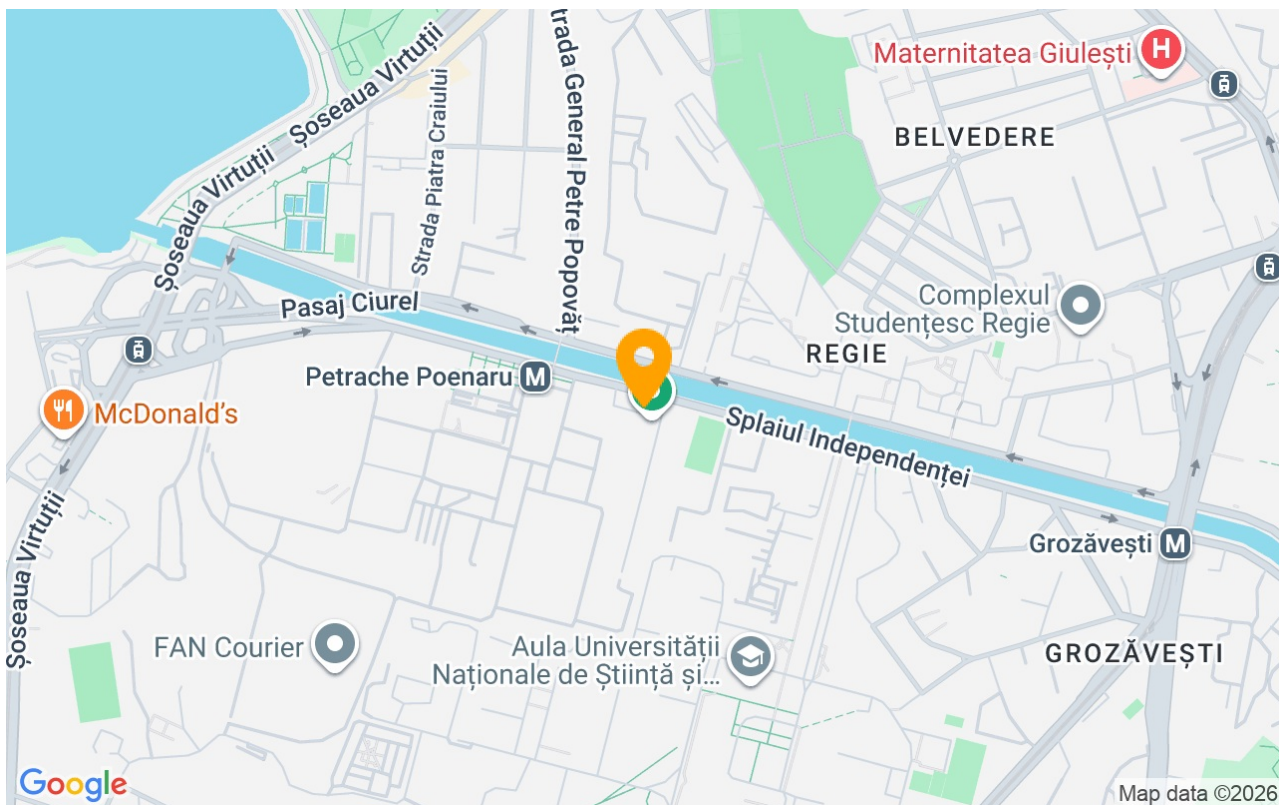
Constructed surface	1483m²
Building type	Block
Year built	2019
State	Finished
Common service charges	5192.00 EUR

Amenities

-  Not furnished
-  Building heating
-  Suitable for office



## Location



## Photos

