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Office space

📍 Sema Parc Paris, Semanatoarea, Bucharest

Web Reference

#114696



<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-114696>
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Description

Paris - Sema Parc | Class A Office Building

Ideal for Large Corporate Teams or Headquarters Use

Overview

The Paris Building is part of the Sema Parc mixed-use urban regeneration project, located in the Grozăvești - Splaiul Independenței area of Bucharest.

It is a GF + 1F (ground floor + first floor) office building with a total leasable area of approximately 10,000 sqm, offering modern and flexible office spaces designed for dynamic companies.

The building benefits from dedicated parking spaces and fast access to the city center, the A1 highway, and the main roads connecting western Bucharest.

Specifications & Facilities

Classification & Certifications

- Class A office building
- BREEAM Excellent certified and DEKRA Trusted Facility standard

Design & Structure

- Large floor plates allowing efficient and customizable layouts
- Clear floor height of approx. 3 meters
- Raised floor system (15 cm) for IT and data cabling
- Floor-to-ceiling windows ensuring optimal natural light
- Modern HVAC systems, BMS, and advanced climate control
- Dedicated technical spaces (server rooms, storage, utilities)

Energy Efficiency

- Reduced HVAC energy consumption through rotary heat exchangers
- LED lighting with ambient light sensors
- Optimized power consumption through an advanced building management system
- EV charging stations available

Available Spaces & Delivery Condition

- On the 1st floor, office spaces of 1,953 sqm and 1,221 sqm are available, delivered in Shell & Core condition
- 1,003.24 sqm space available as a subdivided unit, ready for full tenant fit-out
- Flexible layout and customized partitioning according to tenant needs
- Access to modern common areas, lifts, and shared restrooms

Location & Accessibility

Paris Building is located at 319 Splaiul Independenței, in close proximity to Petrace Poenaru Metro Station (M2).

The area provides excellent public transport connectivity (metro, tram, bus), easy road access to central and northern Bucharest, and bicycle paths connecting nearby business districts.

Concept & Urban Environment

The Paris Building integrates into the Sema Parc master plan, which emphasizes open green spaces, pedestrian-friendly areas, and mixed-use functions including offices, retail, and residential components.

It promotes a modern, sustainable, and community-oriented urban environment, offering the perfect balance between work, comfort, and accessibility.


Tenant Benefits


- Competitive service charge and operating costs
- Flexible office layouts and delivery options
- Integrated telecom and fiber-optic infrastructure
- Professional technical and facility management support
- Representative corporate image within a growing business hub


Property details

Constructed surface	1003m ²
Building type	Block
Year built	2018
State	Finished
Common service charges	3511.00 EUR

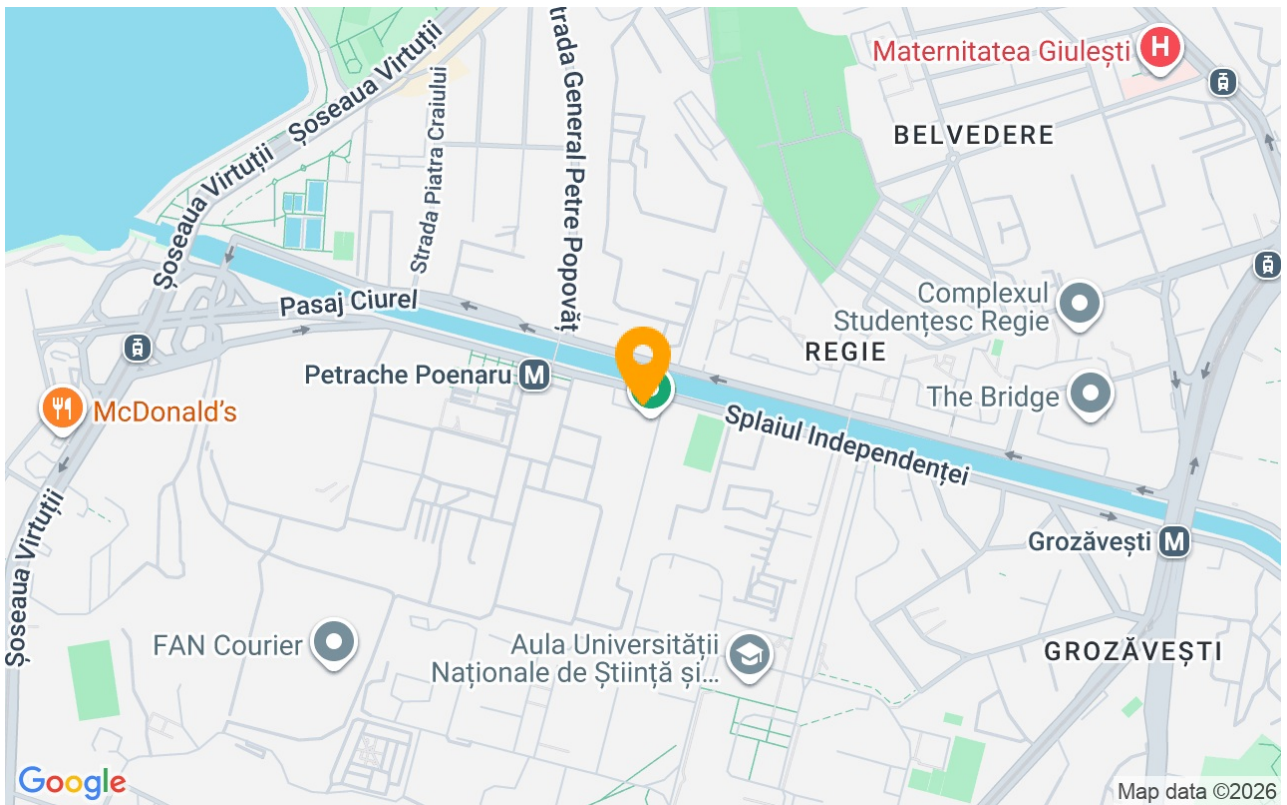
Amenities

 Not furnished

 Building heating

 Suitable for office

Location



Photos

