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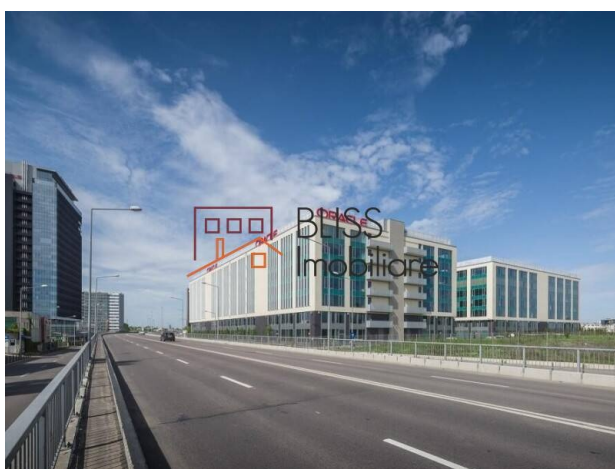(https://blissimobiliare.ro)

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Class A Office Space – Floreasca Park, Aviatiei

📍 Floreasca Park Building A, Aviatiei, Bucharest

29,200 EUR **+VAT** **/ month**

https://blissimobiliare.ro/en/office-space-for-rent-aviatiei-promenada-mall-metro-pipera-bucharest-121607 (https://blissimobiliare.ro/en/office-space-for-rent-aviatiei-promenada-mall-metro-pipera-bucharest-121607)

Description

Premium Office Space – 3rd Floor, 1,825 sqm

Walking Distance to Promenada Mall & Aurel Vlaicu Metro Station

In a Class A office building, the 3rd floor offers a generous surface of 1,825 sqm, carefully designed to meet the needs of large corporations and modern organizations. This space combines functionality, comfort, and a prestigious corporate image, making it an ideal choice for companies seeking a representative headquarters with a complete infrastructure.

Interior Layout – an Entire Floor Designed for People

The 3rd floor is not just about size, but about delivering a complete workplace experience.

Work Areas

- 6 large open-space zones, with capacities ranging from 38 to 106 workstations each – perfect for organizing departments or project teams.
- Private and executive offices, between 12 and 45 sqm, suitable for management, specialized departments, or confidential activities.

Meeting and Collaboration Areas

- Multiple meeting rooms, ranging from small rooms for 4–6 people to large rooms of 36–39 sqm, ideal for workshops, training sessions, or board meetings.
- Informal collaboration zones integrated within the open spaces, encouraging fast and efficient teamwork.

Social and Relaxation Spaces

- Two generous relaxation areas (48 sqm and 86 sqm), designed for comfort, social interaction, or lounge-style activities.
- Spacious cafeteria of 172 sqm, with up to 72 seats, ideal for lunch breaks or company events.
- Additional dining area of 31.5 sqm and a fully equipped kitchen of 25 sqm, providing full support for employees.

Auxiliary and Technical Spaces

- Dedicated reception area, offering a welcoming entrance point for employees and visitors.
- Server rooms, copy areas, and storage facilities efficiently distributed across the floor.
- Coffee points and kitchenettes conveniently located for daily use.

Premium Features and Technical Benefits

The 3rd floor is fully equipped to support complex corporate operations:

- Abundant natural light from full-height glazed façades.
- High-performance HVAC systems, with zoned control for optimal comfort.
- Building Management System (BMS) for integrated monitoring and energy efficiency.
- 24/7 security and controlled access, ensuring a safe working environment.
- Fully cabled IT&C infrastructure, ready for immediate use.
- Ergonomic design, fostering productivity and employee well-being.

A Floor for Large Companies and Service Centers

With its 1,825 sqm, the 3rd floor can easily accommodate more than 200 workstations, distributed between open-space areas, executive offices, meeting rooms, and social spaces.

It is the perfect choice for:

- Regional service centers (SSC, BPO, IT&C),
- Corporate headquarters,
- International companies in expansion, seeking a representative and fully equipped office floor.

Conclusion

The 3rd floor – 1,825 sqm represents a unique opportunity for large organizations looking to combine functionality and prestige within a landmark office building.

With its mix of open spaces, executive offices, meeting rooms, social areas, and support facilities, this floor provides the ideal setting for performance, innovation, and a healthy organizational culture.
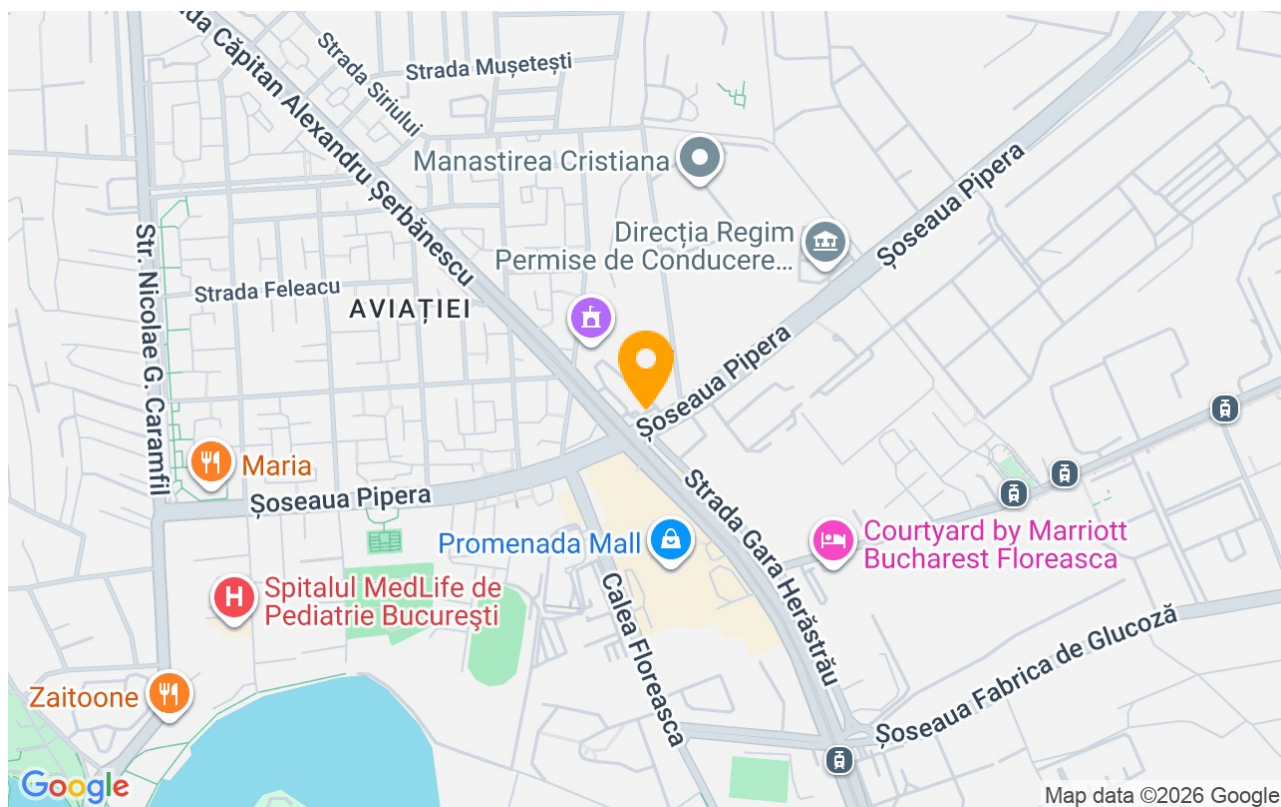
Property details

Useable surface	1825m²
Kitchens no.	1
Bathrooms no.	1
Building type	Block
Year built	2013
State	Finished
Elevator	Yes
Common service charges	7482.50 EUR

Amenities

Not furnished	Building heating	Suitable for office
Air conditioning		

Location

Photos