



<https://blissimobiliare.ro>  
(<https://blissimobiliare.ro>)



**Violetta Tudorache**

📞 +40 729 005 624

✉️ [contact@blissimobiliare.ro](mailto:contact@blissimobiliare.ro)

(<mailto:contact@blissimobiliare.ro>)

Updated on 1 October 2025

## Office space

📍 Sema Parc Bruxelles, Eroilor, Bucharest

**18,151 EUR +VAT / month**

Web Reference  
#123447



<https://blissimobiliare.ro/en/office-space-for-rent-cotroceni-bucharest-123447>  
(<https://blissimobiliare.ro/en/office-space-for-rent-cotroceni-bucharest-123447>)

## Description

**Bruxelles Building - Sema Parc, District 6, Bucharest**

Fully adaptable for customized fit-out

## Modern Class A Offices in Western Bucharest

The Bruxelles Building, part of the Sema Parc Office complex, is a Class A office building, BREEAM Excellent certified, completed in 2016, with a total leasable area of 13,500 sqm (G+1).

Designed to provide a sustainable and efficient working environment, the building enjoys a strategic location on Splaiul Independenței, right next to Petrache Poenaru metro station, offering quick access to the city center and Bucharest's main traffic arteries.

## Available Space - 1st Floor

- Available area: 1,452 sqm
- Layout: open-space with flexible partitioning options
- Class A office building
- International certification: BREEAM Excellent
- Suitable for companies in IT, BPO, consultancy, corporate services, or public/private institutions

## Location & Accessibility

- Adjacent to the Politehnica University of Bucharest
- Only 1 km from Grozăvești – Orhideea intersection and the inner ring road
- Car access: Splaiul Independenței (along the Dâmbovița River), with direct connection to the city center and Basarab Bridge
- The new Splaiul Independenței – A1 overpass (under construction) will ensure fast connections to the A1 motorway
- Public transport:
  - Metro: Petrache Poenaru station, right in front of the park
  - Tram: line 41 (500 m away)
  - Bus: multiple routes within walking distance

## **Facilities & Specifications**

- High-performance VRV HVAC system
- Integrated Building Management System (BMS)
- Raised technical floor & suspended acoustic ceiling
- LED lighting, optimized energy consumption
- CCTV surveillance, 24/7 security, backup generators
- Above-ground parking & EV charging facilities
- Inner courtyard with landscaped green areas for relaxation

## **Conclusion**

The 1,452 sqm office space on the 1st floor of the Bruxelles Building – Sema Parc is the perfect solution for companies seeking a modern, Class A, BREEAM Excellent certified office building, located in a well-connected, accessible area with complete infrastructure.



## Property details

<b>Constructed surface</b>	1452m <sup>2</sup>
<b>Bathrooms no.</b>	3
<b>Building type</b>	Block
<b>Year built</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	5082.00 EUR

## Amenities

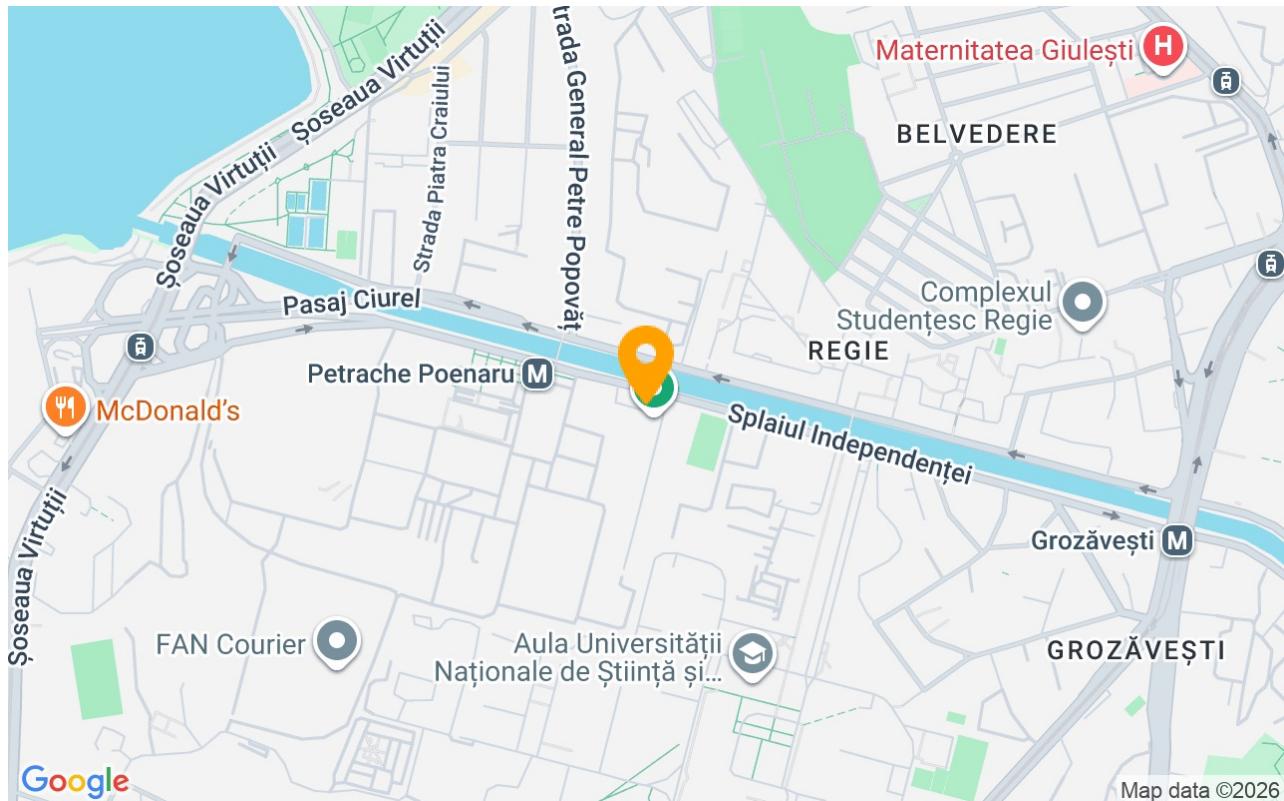
 Not furnished

 Building heating

 Suitable for office



## Location



## Photos



BLISS Imobiliare © 2026