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Office space

📍 Sema Parc Bruxelles, Eroilor, Bucharest

14,545 EUR +VAT / month

Web Reference
#123449



<https://blissimobiliare.ro/en/office-space-for-rent-cotroceni-bucharest-123449>
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Description

Bruxelles Building - Sema Parc Class A

Strategic location with excellent metro access

Office Spaces in Western Bucharest

Part of the modern Sema Parc business hub, the Bruxelles Building is a benchmark for sustainable and efficient office developments in Bucharest. Completed in 2016, it combines premium finishes with cutting-edge technology and is certified BREEAM Excellent, ensuring energy efficiency and reduced operational costs. Strategically located, the building benefits from direct access to Petrache Poenaru metro station and excellent road connections to the city center, DN1, and major arterial routes.

Available Space

- Ground Floor – 1,163 sqm, available immediately
- Open space with 33% partitioned into private offices and meeting rooms
- Includes kitchen and server room
- Ideal for corporate offices, IT hubs, BPO centers, or businesses requiring ground-floor visibility

Key Features

- Class A office building with glass façade and premium finishes
- Total leasable area: 13,488 sqm

- Typical floor size: 1,221 sqm
- Clear height: 3 m
- Raised technical floors (15 cm) and suspended acoustic ceilings
- Generous inner courtyard with green landscaped areas

Technical Specifications

- VRV HVAC system ensuring high energy efficiency
- BMS – Building Management System with up to 15% energy savings
- LED lighting throughout the building
- CCTV surveillance, 24/7 security, backup generators
- Underground and above-ground parking, including EV charging stations

Nearby Facilities

- Hotels, restaurants, cafés, banks, medical clinics
- Quick access to Grozăvești and Politehnica university campuses
- Excellent public transport connections (metro, tram, bus)




Conclusion

The Bruxelles Building – Sema Parc offers companies a modern, efficient, and sustainable office environment in a prime business location. The 1,163 sqm ground floor space, designed as open space with 33% partitioning, kitchen, and server room, is ready for immediate occupancy – a perfect opportunity for dynamic businesses seeking visibility and accessibility.

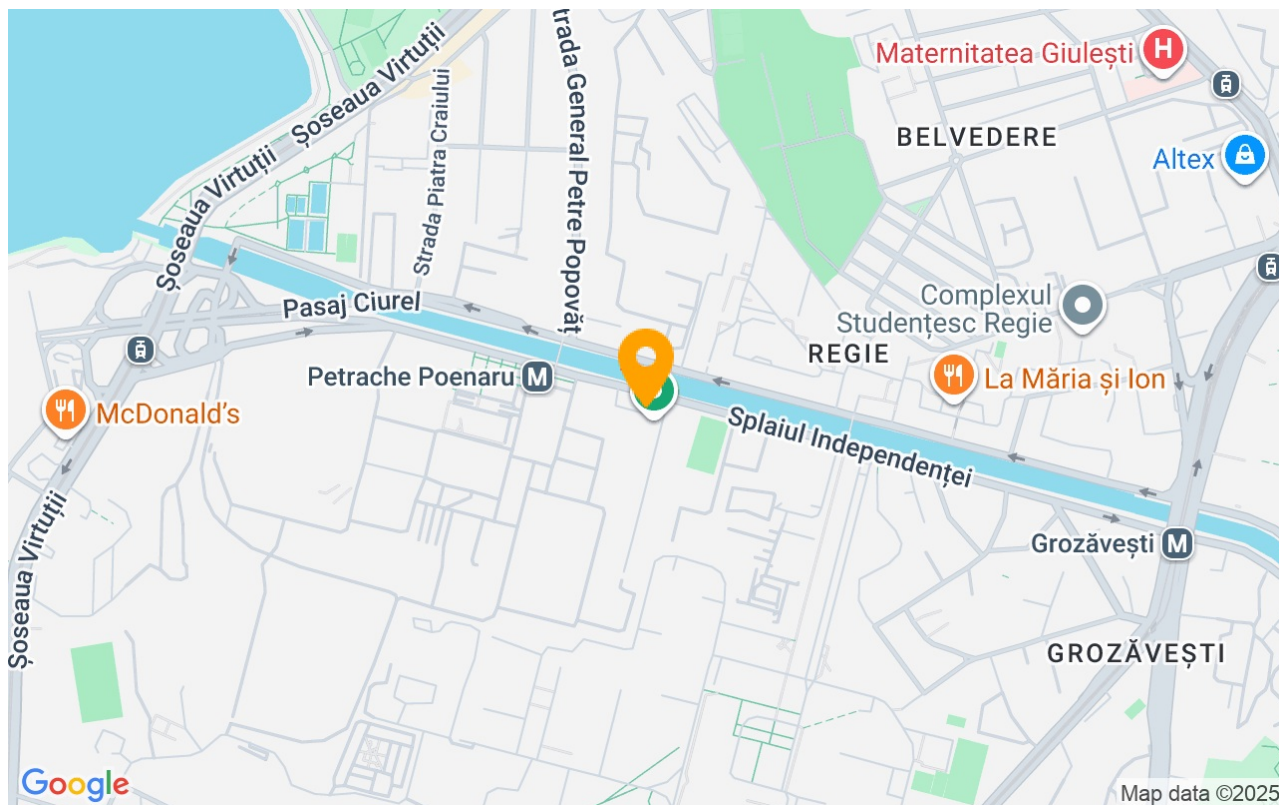
Property details

Constructed surface	1164m²
Bathrooms no.	3
Building type	Block
Year built	2016
State	Finished
Common service charges	4072.00 EUR

Amenities

-  Not furnished
-  Building heating
-  Suitable for office

Location



Photos

