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office space

📍 Green Gate, Parcul Sebastian, Bucharest

11,297 EUR +VAT / month

Web Reference
#142743



<https://blissimobiliare.ro/en/office-space-for-rent-parcul-sebastian-bucharest-142743>
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Description

Retail / Office Space for Lease - Green Gate

Ground Floor | 869 sqm | Divisible from 400 sqm

Located on the ground floor of Green Gate, this 869 sqm space is suitable for both retail and office use. It offers a flexible layout and the option to be divided into units starting from 400 sqm.

About the Building

Green Gate is a Class A office building, delivered in 2014, located in central Bucharest, on Tudor Vladimirescu Boulevard.

- Only 200 m from the intersection with George Coșbuc Boulevard (Chirigiu Square), ensuring direct access to Unirii Square (2 km away).
- Excellent car access – Tudor Vladimirescu Blvd. has 3 lanes in each direction.
- Public transport: tram and bus stations at Chirigiu Square + dedicated shuttle bus lines connecting to Unirii Square.

Building Specifications

- Total leasable area: 27,500 sqm
- Ground floor + 11 upper floors
- Typical floor plate: 2,500 sqm
- 450 parking spaces across 4 underground levels

- BREEAM certified


Key Benefits


- Large and flexible space - retail / office use
- Divisible from 400 sqm
- Class A building with BREEAM certification
- Central location with excellent accessibility
- Modern facilities and generous parking

Property details


| | |
|-------------------------------|-------------------|
| Useable surface | 869m ² |
| Building type | Block |
| Year built | 2014 |
| State | Finished |
| Elevator | Yes |
| Parking inside | 450 |
| Common service charges | 4666.53 EUR |

Amenities

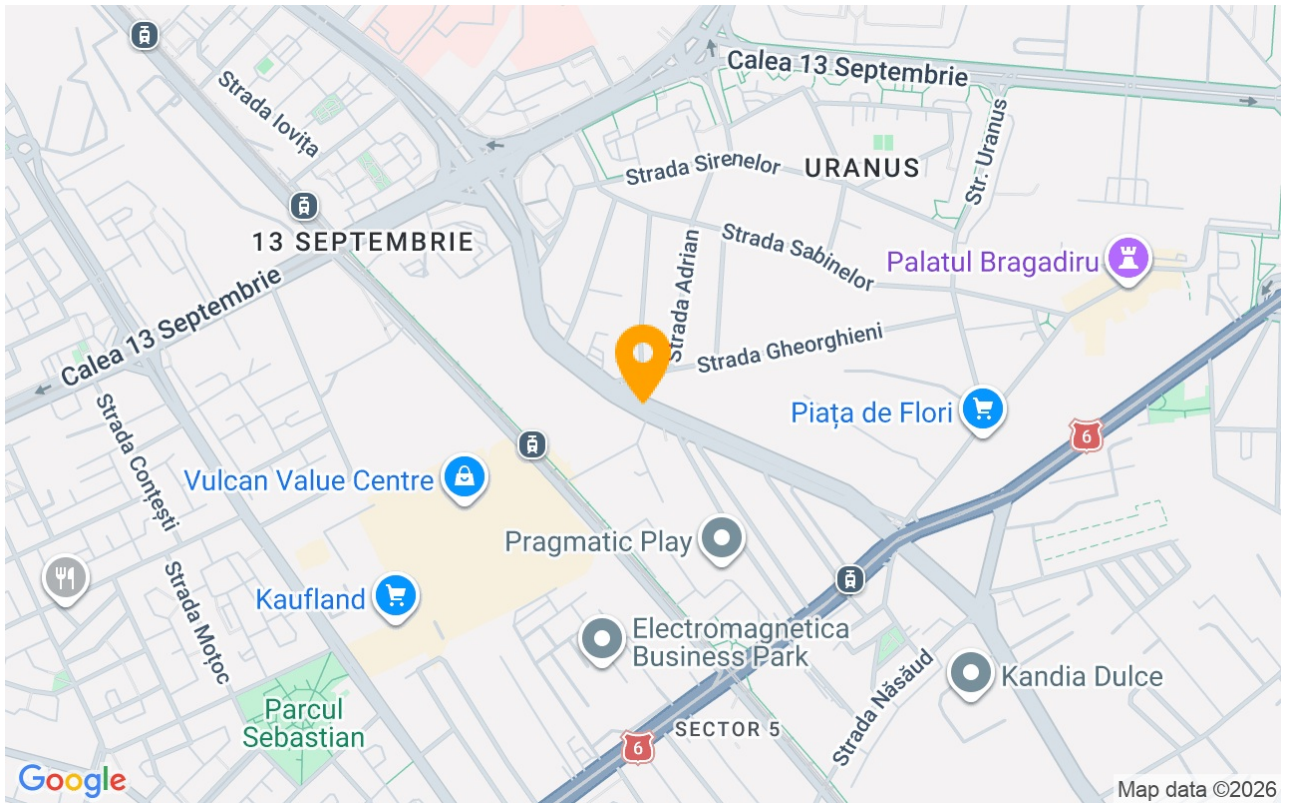
 Not furnished

 Building heating

 Suitable for office

 Air conditioning

Location



Photos

