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## office space

📍 Green Gate, Parcul Sebastian, Bucharest

**7,969 EUR +VAT / month**

Web Reference  
**#142744**



<https://blissimobiliare.ro/en/office-space-for-rent-parcul-sebastian-bucharest-142744>  
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## Description

### Office Space for Lease - Green Gate

*1st Floor | 613 sqm | Open space, unfinished | Available Immediately*

On the 1st floor of Green Gate, a 613 sqm office space is available in open space, unfinished condition, allowing for full customization according to the tenant's needs.

### 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), with direct access to Unirii Square (2 km away).
- Excellent car access – Tudor Vladimirescu Blvd. offers 3 lanes each way.
- Public transport: tram and bus stations at Chirigiu Square + dedicated shuttle bus lines 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**

- Open space, unfinished layout – ready for customization
- Flexible fit-out options to match tenant requirements
- Class A building with BREEAM certification
- Central location with excellent accessibility
- Immediate availability




## Property details


<b>Useable surface</b>	613m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2014
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Parking inside</b>	450
<b>Common service charges</b>	3291.00 EUR

## Amenities

 Not furnished

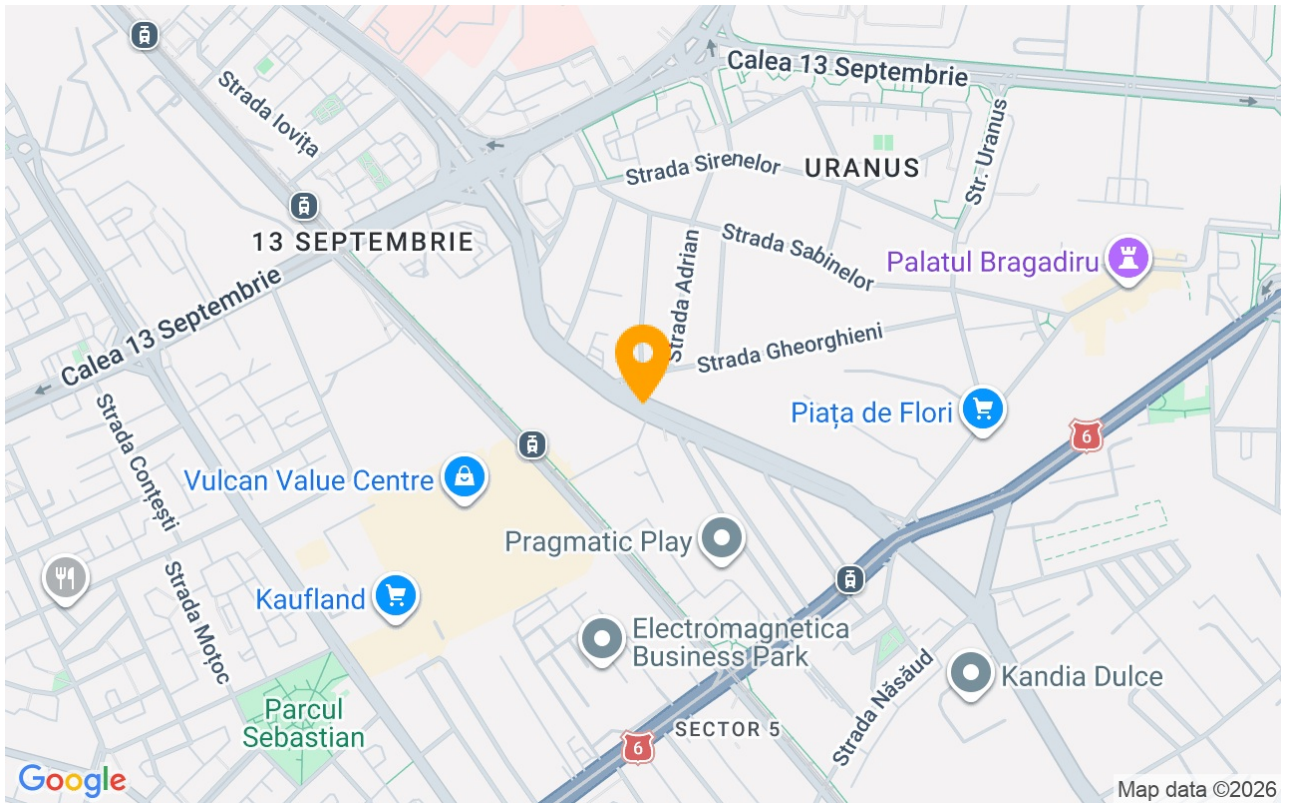
 Building heating

 Suitable for office

 Air conditioning



## Location



## Photos

