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## office space

📍 Green Gate, Parcul Sebastian, Bucharest

**2,184 EUR +VAT / month**

Web Reference

**#142745**



<https://blissimobiliare.ro/en/office-space-for-rent-parcul-sebastian-bucharest-142745>  
(<https://blissimobiliare.ro/en/office-space-for-rent-parcul-sebastian-bucharest-142745>)

## Description

### Office Space for Lease - Green Gate

*4th Floor | 168 sqm | Fully fitted | Available Immediately*

On the 4th floor of Green Gate, a 168 sqm office space is available, fully fitted and functional, ideal for companies seeking a ready-to-use office in a modern Class A building.

## Layout

- Open space for teamwork and collaboration
- Meeting room for internal or client discussions
- Server room with dedicated IT infrastructure
- Shared access to 2 additional meeting rooms and the floor kitchenette

## 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 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**

- Fully fitted, ready-to-use office space
- Balanced layout – open space + meeting room
- Dedicated server room
- Shared access to 2 meeting rooms and kitchenette
- Class A building, BREEAM certified
- Central location with immediate availability



## Property details

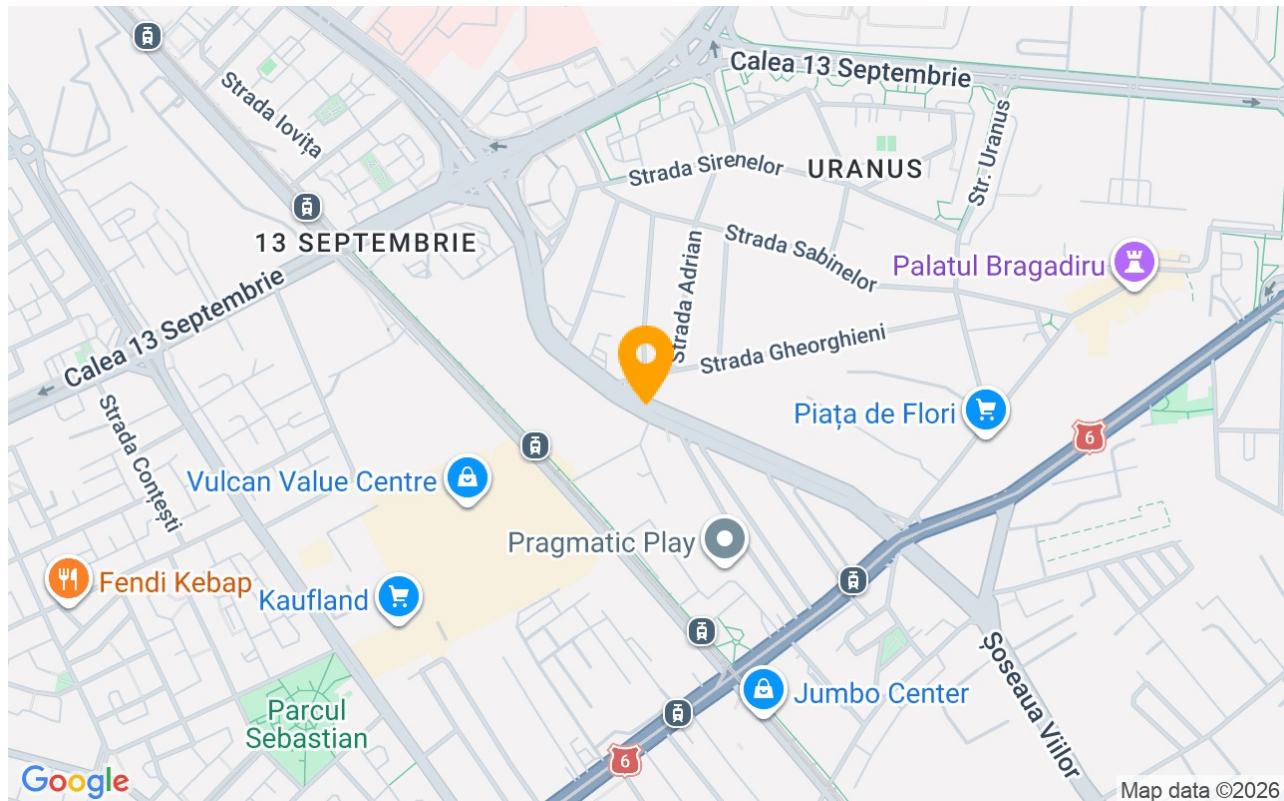
<b>Useable surface</b>	168m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2014
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Parking inside</b>	450
<b>Common service charges</b>	902.16 EUR

## Amenities

-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos

