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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>  
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## 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

|                        |            |
|------------------------|------------|
| Useable surface        | 168m²      |
| Building type          | Block      |
| Year built             | 2014       |
| State                  | Finished   |
| Elevator               | Yes        |
| Parking inside         | 450        |
| Common service charges | 902.16 EUR |

Amenities

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



## Location



## Photos

