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## office space

📍 Green Gate, Parcul Sebastian, Bucharest

**27,500 EUR +VAT / month**

Web Reference  
**#142746**



<https://blissimobiliare.ro/en/office-space-for-rent-parcul-sebastian-bucharest-142746>  
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## Description

### Office Space for Lease - Green Gate

*2nd Floor | 2,500 sqm | Open space | Available Immediately*

On the 2nd floor of Green Gate, a 2,500 sqm office space is available in an open space configuration, providing maximum flexibility for fit-out according to tenant requirements.

### 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. has 3 lanes in each direction.
- 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**


- Large floor plate of 2,500 sqm on a single level
- Open space layout, customizable fit-out
- Class A building with BREEAM certification
- Excellent car access and public transport links
- Immediate availability



## Property details


<b>Useable surface</b>	2500m <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>	13425.00 EUR

## Amenities

 Not furnished

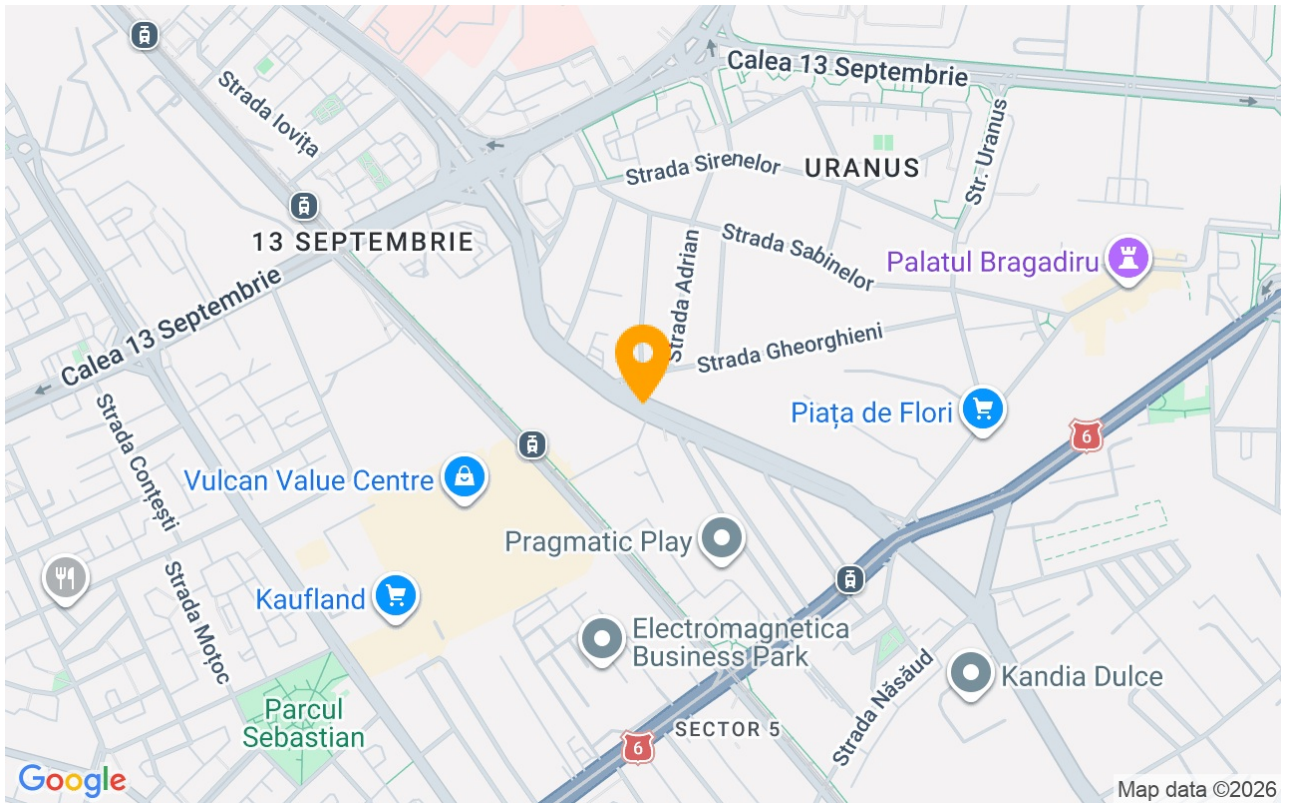
 Building heating

 Suitable for office

 Air conditioning



## Location



## Photos

