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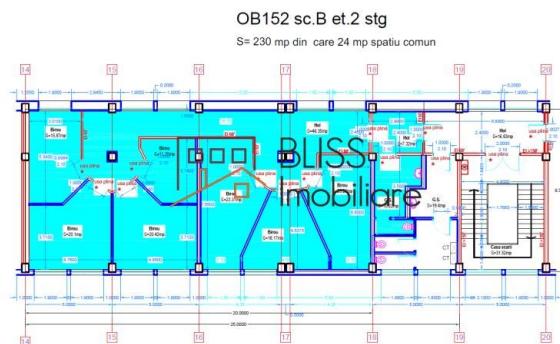
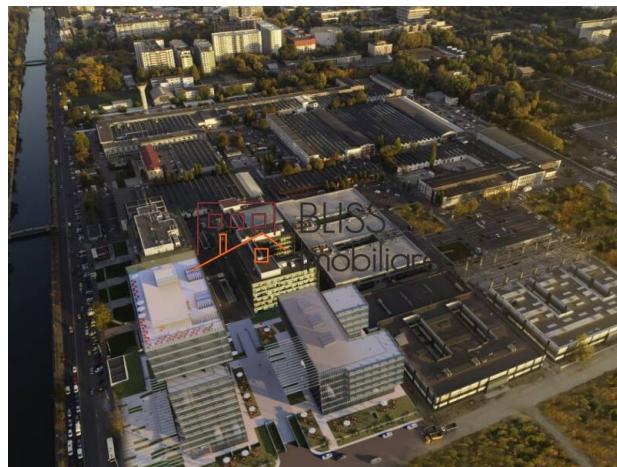
## Office space

📍 Sema Parc OB152, Semanatoarea, Bucharest

**1,955 EUR +VAT / month**

Web Reference

**#143287**



<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143287>  
[\(https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143287\)](https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143287)

## Description

**Sema Parc - OB152, 2nd Floor, 230 sqm**

**Strategic location in western Bucharest**

### **Modern office space in a landmark Class B building**

On the 2nd floor of OB152 Building within the Sema Parc complex, a 230 sqm office unit is now available, designed to meet the needs of companies looking for a professional, adaptable, and easily accessible workspace.

The office provides a flexible layout, allowing for both open-plan and partitioned configurations, depending on team structure and working style. Abundant natural light and high-quality finishes create a pleasant and productive working environment.

### **Features and specifications**

- 230 sqm on the 2nd floor of OB152
- Immediately available
- Raised floors for cabling and IT infrastructure
- Suspended ceilings with integrated LED lighting
- 4-pipe HVAC system, with zoned climate control
- Curtain wall façade for optimal daylight
- 24/7 secure access and on-site security

- High-speed elevators and modern common areas
- Building Management System (BMS) for efficiency and monitoring

### **Benefits for companies**

- Modern and representative Class B office space
- Fully customizable layout – open space or private offices
- Access to common areas, restaurants, cafés, and green spaces within the complex
- Professional setting with optimized operational costs

### **Location and accessibility**

OB152 is located in Sema Parc, one of Bucharest's largest business hubs, in the central-west area of the city.

- Petrache Poenaru metro station – only 3 minutes walking
- Direct connections to Splaiul Independenței, Iuliu Maniu Blvd., and Basarab Bridge
- Excellent public transport: metro, tram, bus
- Fast access to downtown and major office hubs in the north (Victoriei, Floreasca, Pipera)

The 230 sqm office on the 2nd floor of OB152 is an excellent opportunity for companies seeking a modern, functional, and strategically located workspace.



## Property details

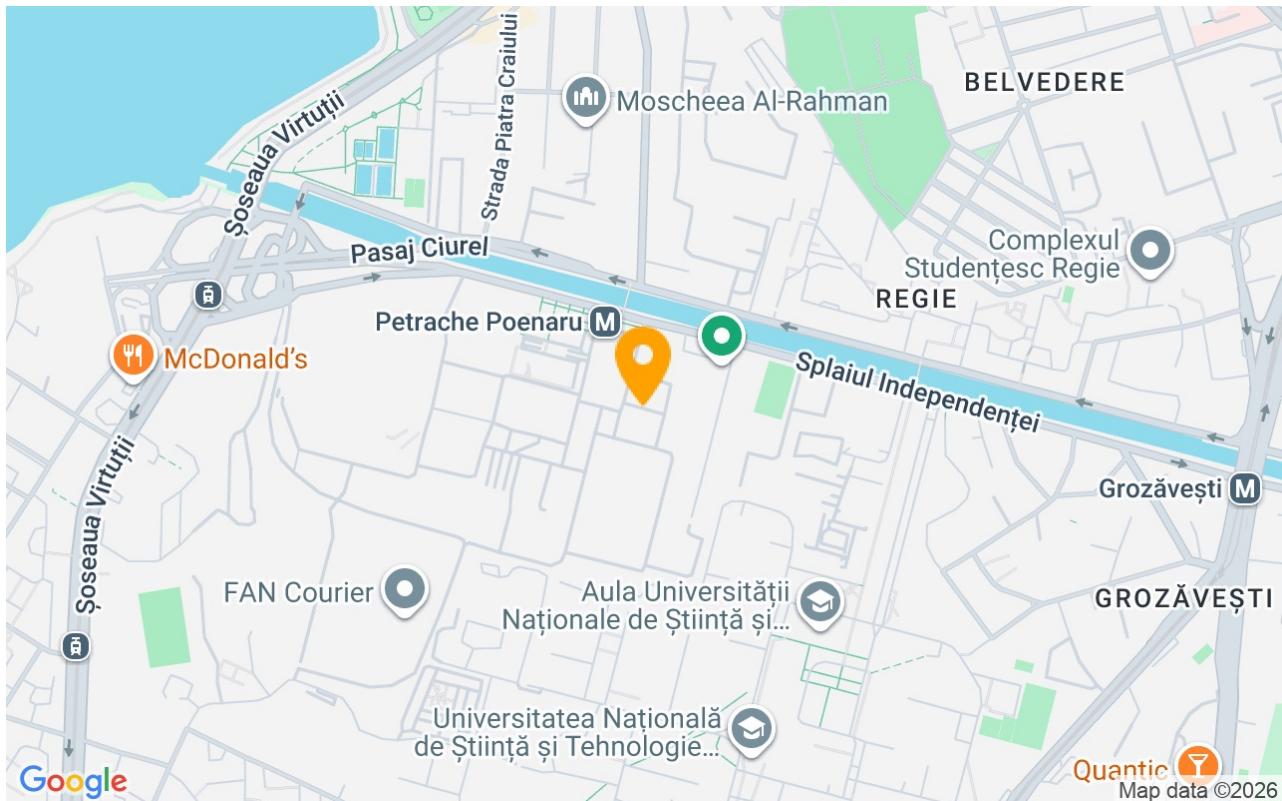
|                               |                   |
|-------------------------------|-------------------|
| <b>Constructed surface</b>    | 230m <sup>2</sup> |
| <b>Building type</b>          | Block             |
| <b>Year built</b>             | 2003              |
| <b>Year renovated</b>         | 2016              |
| <b>State</b>                  | Finished          |
| <b>Common service charges</b> | 460.00 EUR        |

## Amenities

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



## Location



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