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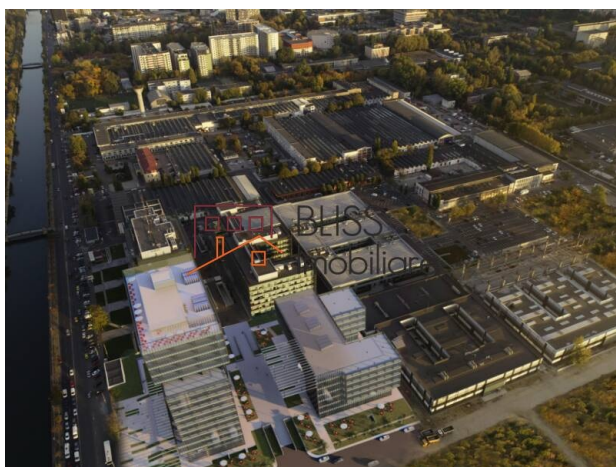
Updated on 20 February 2026

Office space

📍 Sema Parc OB209, Semanatoarea, Bucharest

2,618 EUR +VAT / month

Web Reference
#143305



<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143305>
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Description

Sema Parc - OB209 Building, 1st Floor, 308 sqm

Excellent location and metro accessibility

Modern Class B offices in a fully equipped business park

Located on the 1st floor of the OB209 Building, within the Sema Parc complex, this 308 sqm office space offers companies an efficient, bright, and adaptable working environment. The building is part of a landmark business development in western Bucharest, known for its construction quality, excellent accessibility, and integrated business facilities.

The space is ideal for small to medium-sized companies or project-based teams seeking a functional and cost-efficient office within a well-maintained building featuring modern infrastructure and optimized operational costs.

Main features

- Total area: 308 sqm
- Floor: 1
- Class B office building
- Bright and efficient layout, suitable for open-space or partitioned offices
- Suspended ceilings, raised floors, and individual HVAC system
- Modern elevators and 24/7 secure access

- Building Management System (BMS) for energy monitoring
- Surface parking available
- Refurbished common areas and access to Sema Parc facilities

Location and connectivity

OB209 is part of Sema Parc, a well-established business hub strategically positioned in central-west Bucharest, with fast connections to the main business districts:

- Petrache Poenaru metro station – 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd., and Basarab Bridge
- Quick links to Victoriei, Floreasca, and Pipera
- Multiple public transport options: metro, tram, bus
- Nearby amenities: restaurants, cafés, green spaces, and business services

Advantages

- Excellent positioning in a well-known business park
- Functional and affordable office space with professional maintenance
- Flexible fit-out options based on tenant requirements
- Complete infrastructure and easy metro access
- Ideal environment for corporate, administrative, or support teams

The 308 sqm office space on the 1st floor of OB209 – Sema Parc is a smart choice for companies seeking a modern, efficient, and conveniently located office within one of Bucharest's premier business parks.

Property details

Constructed surface	308m²
Building type	Block
Year built	2003
Year renovated	2016
State	Finished
Common service charges	616.00 EUR

Amenities

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

Location

