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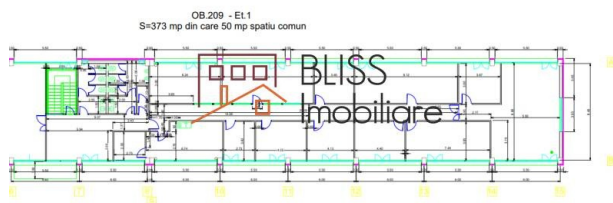
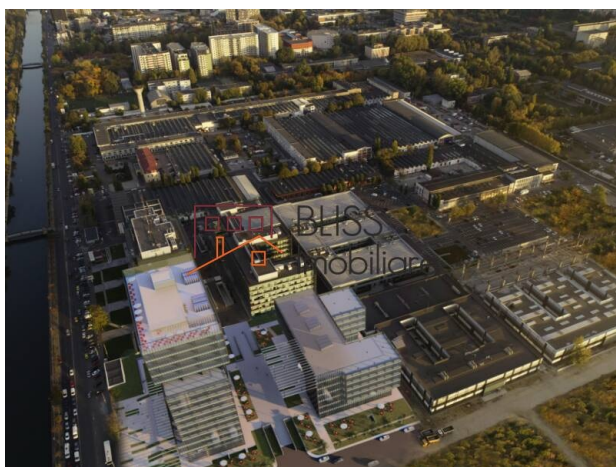
Updated on 14 December 2025

Office space

📍 Sema Parc OB209, Semanatoarea, Bucharest

3,171 EUR +VAT / month

Web Reference
#143306



<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143306>
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Description

Sema Parc - OB209 Building, 1st Floor, 373 sqm

Prime location with metro connectivity and amenities

Class B office space in a strategic business location

Located on the 1st floor of the OB209 Building, within the Sema Parc complex, this 373 sqm office space is an excellent choice for companies seeking a modern, bright, and functional workspace in one of Bucharest's most established business parks.

The office benefits from a flexible layout that can be easily customized to match each company's operational needs — from open-plan areas for collaborative teams to individual offices and dedicated meeting rooms.

Main features

- Total area: 373 sqm
- Floor: 1
- Class B office building
- Bright space with large windows and modern finishes
- Individual HVAC system with zoned temperature control
- Raised floor and suspended ceiling with LED lighting
- Modern elevators and 24/7 secure access

- Building Management System (BMS) for energy efficiency
- Surface parking options
- Access to on-site amenities including cafés, restaurants, and green areas

Location and connectivity

The OB209 Building is located in Sema Parc, one of the largest mixed-use business developments in central-west Bucharest, offering excellent accessibility to major city areas:

- Petrache Poenaru metro station – 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd., and Basarab Bridge
- Quick connections to Victoriei Square, Floreasca, Pipera, and downtown Bucharest
- Multiple public transport options: metro, tram, bus
- Close to restaurants, banks, cafés, and business services

Advantages

- Prime positioning within a well-established business hub
- Modern and efficient office space with customizable layout
- Optimized operational costs and professional maintenance
- Excellent infrastructure and easy metro access
- Ideal for corporate, administrative, and support functions

The 373 sqm office space on the 1st floor of OB209 – Sema Parc offers an excellent combination of flexibility, visibility, and accessibility, making it the perfect solution for modern companies looking to grow in a dynamic business environment.

Property details

Constructed surface	373m²
Building type	Block
Year built	2003
Year renovated	2016
State	Finished
Common service charges	746.00 EUR

Amenities

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

Location

