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## Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

**3,604 EUR +VAT / month**

Web Reference

**#143312**



<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143312>  
(<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143312>)

## Description

**Sema Parc - OB403A Building, 1st Floor, 424 sqm**

Strategic location with metro access and amenities

### Modern offices in a well-established business park

Located on the 1st floor of the OB403A Building, within the Sema Parc complex, this 424 sqm office space provides companies with a complete solution for efficient and comfortable business operations in a professional environment.

The office benefits from a flexible layout, suitable for both open-space configurations and individual offices, meeting rooms, or breakout areas. With excellent visibility, abundant natural light, and easy metro access, it is ideal for companies seeking a modern and accessible workspace in central-west Bucharest.

### Main features

- Total area: 424 sqm\
- Floor: 1
- Class B office building
- Bright and modern space with large windows
- Raised flooring and suspended ceiling
- Individual HVAC system with zoned control

- Modern elevators and 24/7 secure access
- Building Management System (BMS) for optimized energy efficiency
- Surface parking available
- Access to on-site amenities – restaurants, cafés, green areas, and business services

## **Location and connectivity**

The OB403A Building is part of Sema Parc, a landmark business hub located in the Splaiul Independenței – Grozăvești area, offering excellent connections to major business and commercial districts:

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

## **Advantages**

- Prime location within a recognized business park
- Modern and flexible office layout ideal for mid-sized teams
- Competitive operating costs
- Excellent accessibility and complete infrastructure
- Professional business environment with integrated services

The 424 sqm office space on the 1st floor of OB403A – Sema Parc combines flexibility, accessibility, and efficiency, making it a great choice for companies looking to expand their presence in a dynamic business hub.



## Property details

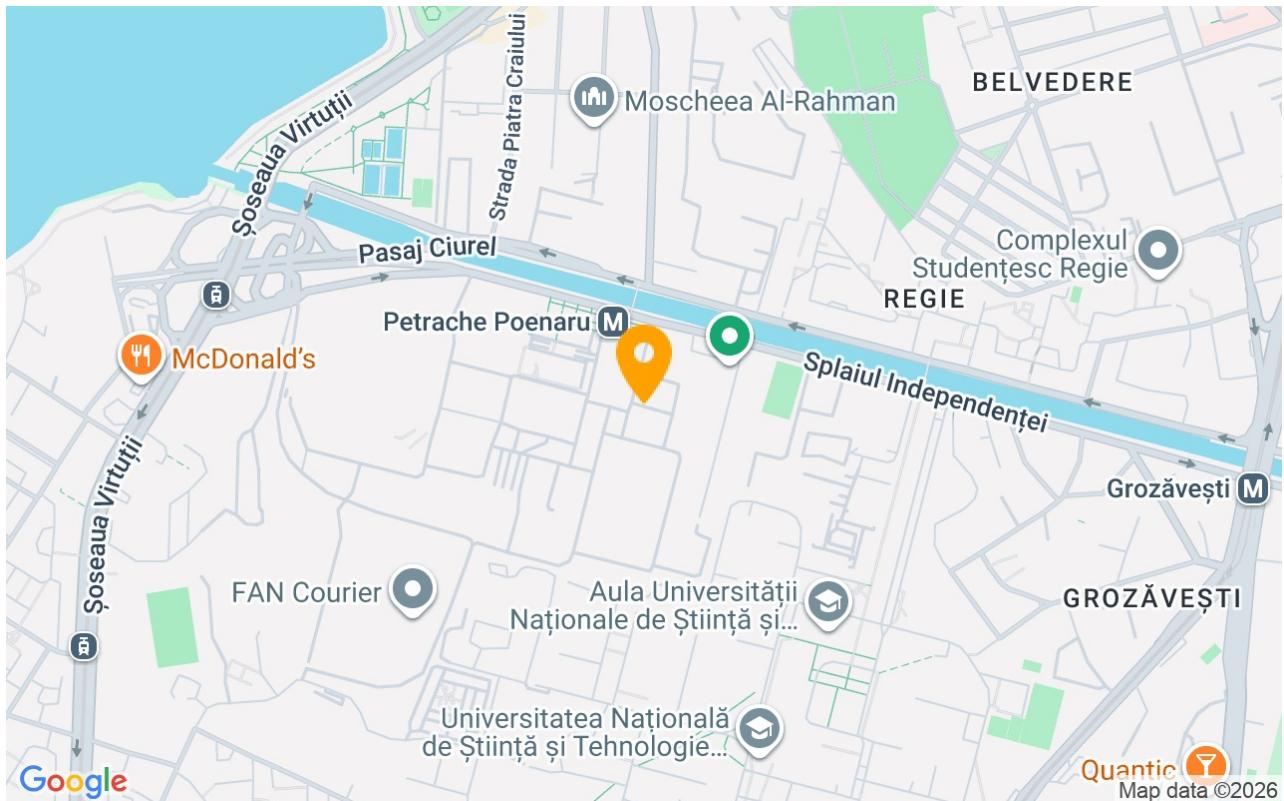
<b>Constructed surface</b>	424m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2003
<b>Year renovated</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	848.00 EUR

## Amenities

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



## Location



## Photos



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