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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>  
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## 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:

- Petrarhe 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

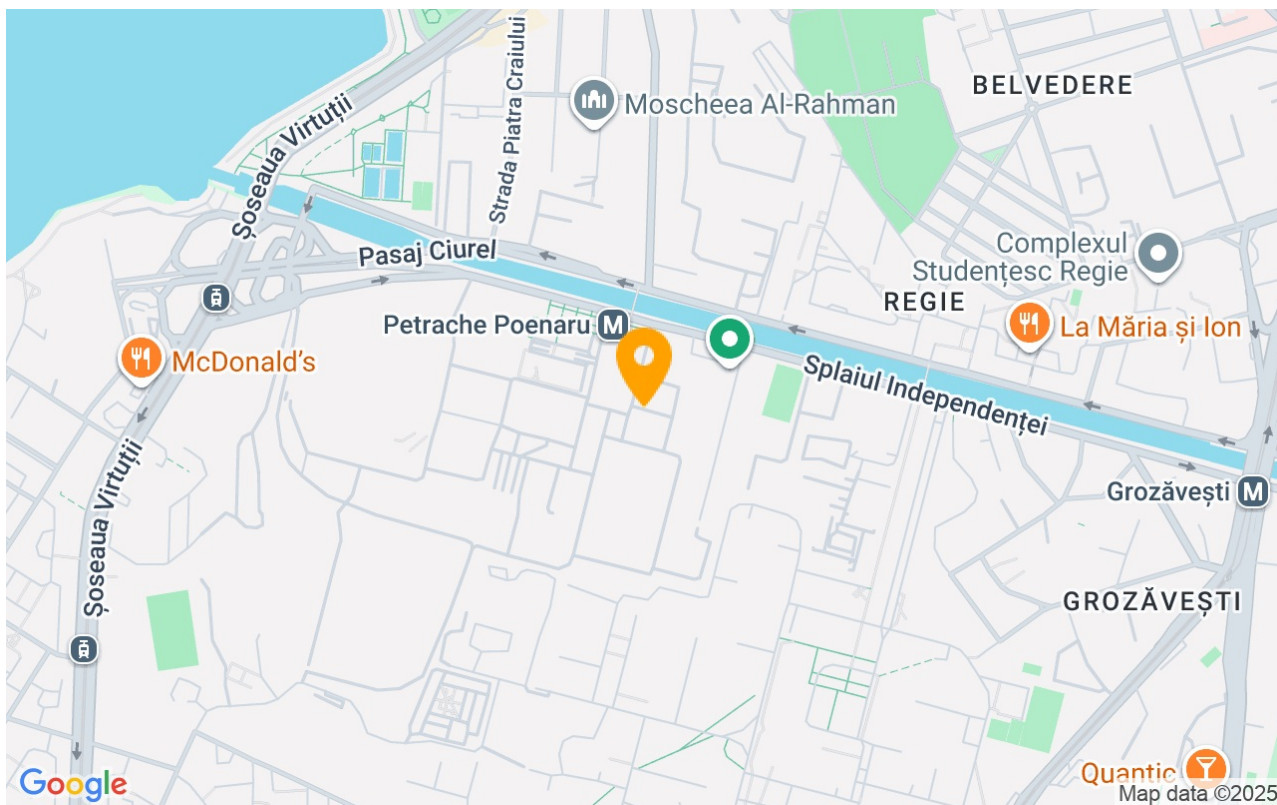
Constructed surface	424m²
Building type	Block
Year built	2003
Year renovated	2016
State	Finished
Common service charges	848.00 EUR

Amenities

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



## Location



## Photos

