



<https://blissimobiliare.ro>  
(<https://blissimobiliare.ro>)



**Violetta Tudorache**

📞 +40 729 005 624

✉️ [contact@blissimobiliare.ro](mailto:contact@blissimobiliare.ro)

(<mailto:contact@blissimobiliare.ro>)

Updated on 20 February 2026

## Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

**3,315 EUR +VAT / month**

Web Reference  
**#143325**



<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143325>  
(<https://blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143325>)

## Description

**Sema Parc - OB403A Building, 2nd Floor, 390 sqm**

Prime location with full business facilities and metro access

### **Modern, partially partitioned office space with full amenities**

Located on the 2nd floor of the OB403A Building, within Sema Parc, this 390 sqm office space offers a modern and functional working environment in one of Bucharest's most established business parks.

Approximately 20% of the total area is already partitioned, including a fully equipped kitchenette, sanitary group, and a dedicated ventilation system, making the space ideal for immediate use.

The layout is bright, efficient, and flexible, perfectly suited for medium-sized teams looking for a comfortable office with ready-to-use facilities.

## Main features

- Total area: 390 sqm
- Floor: 2
- Class B office building
- 20% partitioned layout – kitchenette, sanitary group, and technical area

- Ventilation and individual HVAC system
- Raised flooring and suspended ceiling with LED lighting
- 24/7 secure access and modern elevators
- Building Management System (BMS) for energy optimization
- 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, one of Bucharest's largest and most dynamic business developments, located in the Splaiul Independenței – Grozăvești area:

- Petrache Poenaru metro station – only 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
- Nearby cafés, restaurants, banks, and fitness centers

## **Advantages**

- Prime location in a renowned business park
- Partially fitted office space with kitchen and ventilation
- Ready-to-use, with modern infrastructure and utilities
- Competitive operational costs
- Professional and flexible work environment

The 390 sqm office space on the 2nd floor of OB403A – Sema Parc provides companies with the perfect balance between comfort, flexibility, and efficiency, in a prime business location with excellent transport connections.



## Property details

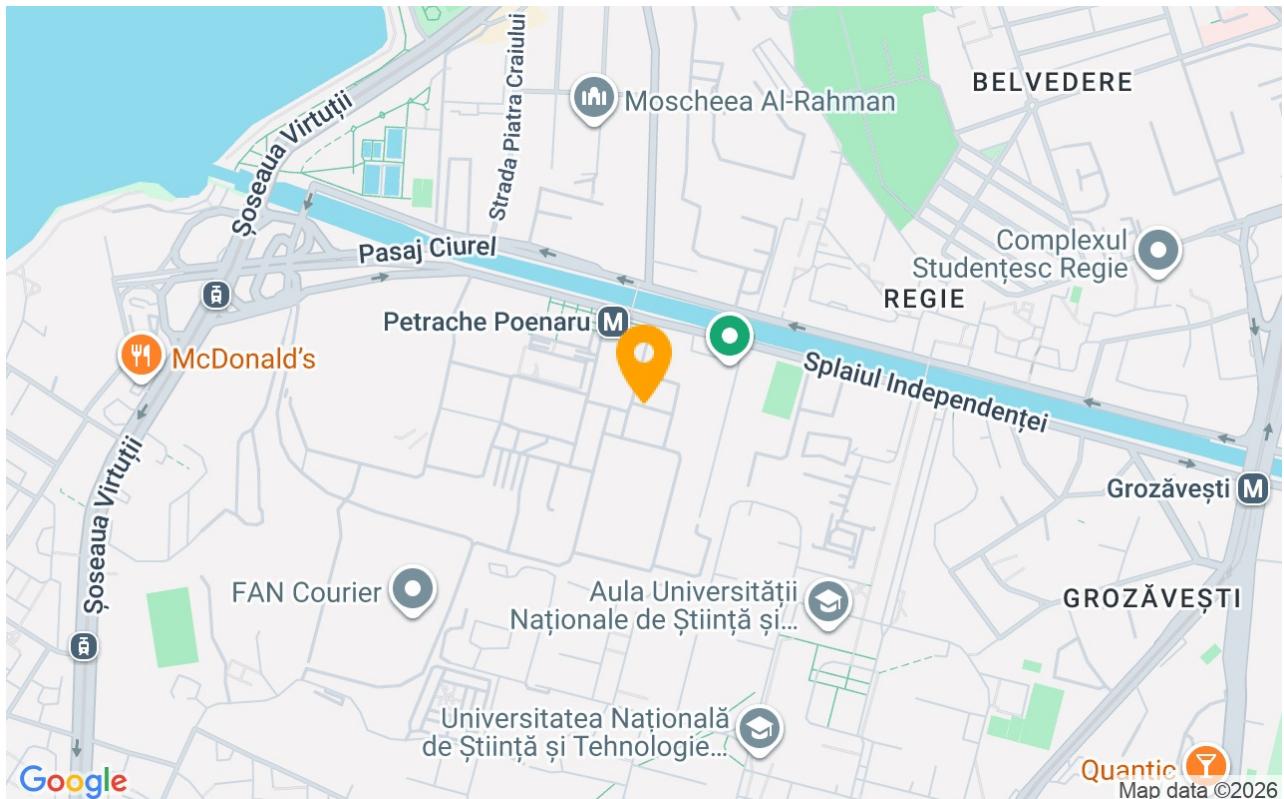
<b>Constructed surface</b>	390m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2003
<b>Year renovated</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	780.00 EUR

## Amenities

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



## Location



## Photos

