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## Office space

📍 H Hearstrau Park, Herastrau, Bucharest

**9,120 EUR +VAT / month**

Web Reference  
**#143380**



<https://blissimobiliare.ro/en/office-space-for-rent-herastrau-nordului-bucharest-143380>  
(<https://blissimobiliare.ro/en/office-space-for-rent-herastrau-nordului-bucharest-143380>)

## Description

### H Herăstrău Park - Office Space Available on the 2nd Floor

## Design, Natural Light and Workplace Comfort

H Herăstrău Park is a boutique office and retail building located at 23-25 Ghetarilor Street, in the northern area of Bucharest, just steps away from King Michael I Park (Herăstrău Park).

The building combines elegant architecture with modern functionality, providing a stylish and efficient work environment for companies looking for a representative office in a premium location.

## Available Space

The 2nd floor offers a 506.65 sqm office space, delivered open space and unpartitioned, ideal for a customized fit-out according to the tenant's needs.

The space benefits from excellent natural light, open views, and a flexible layout, easily adaptable to various business types and operational setups.

## Delivery Condition

The office is delivered open space, ready for the tenant's final design and fit-out, and includes:

- New VRV air conditioning system
- Fire detection system - Layer 1

- Exposed ceiling, suitable for modern or industrial design styles
- Carpet removed, floor prepared for customized finishes
- Newly refurbished restrooms, modern and fully functional

This setup ensures full flexibility while providing all the necessary infrastructure of a modern Class A office.

## **Building Highlights**

- Class A boutique office building with contemporary design and high-quality finishes
- Bright and efficient floorplates, easy to partition
- Underground and surface parking available for tenants and visitors
- Quick access to Herăstrău Park, main boulevards, and Henri Coandă Airport
- Professional property management and 24/7 security
- Modern infrastructure including HVAC, BMS, fiber optics, and smart climate control systems

## **Ideal For**

Perfect for companies in consulting, IT, architecture, marketing, professional services, or corporate representation, seeking a premium, efficient, and accessible office space in one of Bucharest's most prestigious business areas.



## Property details

<b>Constructed surface</b>	507m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2005
<b>Year renovated</b>	2025
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Common service charges</b>	2533.00 EUR

## Amenities

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



## Location



## Photos

