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## Office space

📍 S-Park Bucharest, Presei Libere, Bucharest

**4,640 EUR +VAT / month**

Web Reference

**#143588**



<https://blissimobiliare.ro/en/office-space-for-rent-presei-libere-bucharest-143588>  
[\(https://blissimobiliare.ro/en/office-space-for-rent-presei-libere-bucharest-143588\)](https://blissimobiliare.ro/en/office-space-for-rent-presei-libere-bucharest-143588)

## Description

**S-Park - A1 Building, Ground Floor - 320 sqm office space**

## Excellent visibility and premium specifications

The 320 sqm office space located on the ground floor of the A1 Building within S-Park offers outstanding visibility and accessibility in one of North Bucharest's most established business parks.

The space benefits from large street-facing windows, abundant natural light, and a flexible layout suitable for offices, showrooms, or service centers.

Delivered Fully Fitted, it features a suspended ceiling, raised floor, zoned HVAC system, structured cabling, Building Management System (BMS), disabled access, and backup power generator.

## Key Features:

- Total area: 320 sqm
- Floor: Ground Floor
- Building: A1 - S-Park
- Delivery condition: Fully Fitted / Open Space
- Suspended ceiling, raised floor, zoned HVAC
- Direct street access - ideal for showroom or retail use
- High-speed elevators and backup generator
- Parking ratio: 1 space / 60 sqm

- Building height: B + GF + 5F
- Completion year: 2007
- Class A certified office building

#### **About the Complex:**

S-Park is a landmark Class A business park located in the Băneasa – Press House area, at the intersection of Bucureşti-Ploieşti Road and Tipografilor Street. It consists of several modern buildings surrounded by landscaped green areas, restaurants, and cafés, offering a professional and comfortable environment.

#### **Accessibility:**

The location provides quick access to DN1, Henri Coandă International Airport, and North Bucharest's main boulevards, as well as public transport connections (Aurel Vlaicu metro, buses, trams).



## Property details

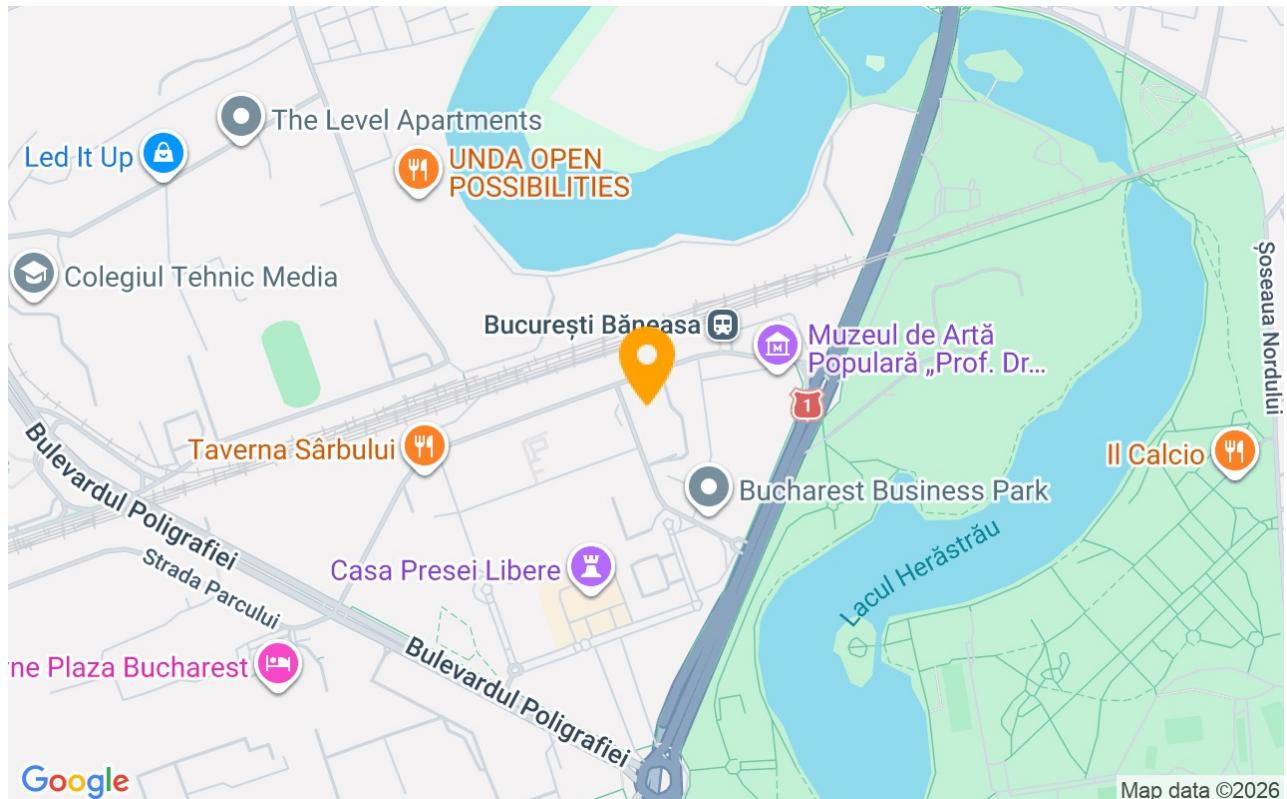
<b>Constructed surface</b>	320m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2007
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Common service charges</b>	1120.00 EUR

## Amenities

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



## Location



## Photos

