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Office space

Web Reference

#105347

 Herastrau Office Building, Herastrau, Bucharest



<http://ec2-3-72-183-126.eu-central-1.compute.amazonaws.com/en/office-space-for-rent-herastrau-nordului-bucharest-105347>

Description

Herăstrău Office Building – Full 2nd Floor, 363 sqm

Advanced technology and comfort

Premium office space in one of Bucharest's most prestigious business districts

We are pleased to present a full floor (2nd floor) available for lease in the modern Herăstrău Office Building, located in Sector 1, one of Bucharest's most exclusive business areas.

The building features a striking Schuco curtain wall façade, providing both elegance and superior insulation, complemented by Porotherm brickwork and Schuco aluminum joinery. This ensures optimal thermal comfort and reduced maintenance costs, while creating a premium corporate image.

Prime location

The building is ideally situated at the intersection of Ghetarilor Street and Aleea Priporului, opposite the Embassy of the People's Republic of China, just 150 meters from Herăstrău Park and Șoseaua Nordului. The Aurel Vlaicu metro station is only a 7–8-minute walk away, with bus and tram stops within 5 minutes.

The location provides quick access to major business hubs such as Charles de Gaulle, Victoriei Square, Barbu Văcărescu, Dimitrie Pompeiu, and Pipera.

Building specifications

- Completed in 2011
- Height regime: Basement + Ground floor + 5 floors
- Modern reception area on the ground floor
- High-speed Otis elevator (12 persons, 1.5 m/s)
- Raised technical floor and premium finishes (granite, high-quality carpet)
- LED lighting system integrated in suspended ceilings
- Advanced HVAC system with 4-pipe fan coils and fresh air handling units
- 24/7 security and CCTV monitoring
- Building Management System (BMS) for energy efficiency and cost optimization

Available space

Total leasable area: 363 sqm – a bright, functional full floor, easily adaptable to tenant needs

Key benefits for tenants


- Prestigious location in Bucharest's northern business district
- Premium corporate image within a modern, well-maintained office building
- High comfort and efficiency through state-of-the-art infrastructure

Excellent accessibility to all key areas of the city

Herăstrău Office Building offers a perfect opportunity for companies seeking a representative, efficient, and well-connected office space in one of Bucharest's most exclusive business districts.

Property details	
Constructed surface	363m ²
Building type	Block
Year built	2011
State	Finished
Elevator	Yes
Common service charges	2906.00 EUR

Amenities

 Not furnished

 Building heating

 Suitable for office

 Air conditioning

Location



Photos

