



Updated on 26 Februarie 2024

## office space

Web Reference

**#108435**

 Excelsior Tower, Calea Victoriei Novotel, Bucharest



<http://ec2-3-72-183-126.eu-central-1.compute.amazonaws.com/en/office-space-for-rent-km-0-ultracentral-bucharest-108435>

### Description

Space with an area of 840 sqm, located on the 4th floor, in Excelsior Center.

Excelsior Tower benefits from a central location situated between Calea Victoriei and Piata Universitate extending to 12 levels above ground floor with a modern design comprising a mixed façade of stone finishing and modern glazing.

The ground floor of the building comprises a theatre with independent access as well as café/restaurant located immediately adjacent to the main office lobby area. The floor plates extend to approximately 800 sq m in total with balcony and terrace areas available on the medium and upper levels of the building. The car parking provisions are located at street level in front of the building with a paid facility operated by the Municipality in addition to other street parking in the immediate area.

The location affords a central location with numerous Government buildings and Institutions within walking distance. There is also a wide range of restaurants and hotels located in the immediate area as well as the historical center of Lipscani located a short distance away.

Excelsior Tower is located in the Center submarket, only few minutes walking distance from Universitatii Square. The area is excellently served by all type of public transportation means, including Universitate metro station on the M2 line which links north to south areas of the city. Due to its center location the area offers to the occupiers numerous facilities and amenities. The international airports (Baneasa, Henri Coanda/Otopeni) are at a distance of 10-15 minutes by car depending on the day time and traffic. In the neighbourhood are available a wide range of hotel accommodations: Novotel, Hilton, Radisson, Continental and InterContinental.

The building is provided with all the necessary amenities and facilities in proximity.

- Status: completed
- Year of completion: 2009
- Floors: 2S+P+12
- GLA: 8.150 m<sup>2</sup>
- Parking (spaces): 30

#### Facilities


- Retail/Shopping Area Reception Services
- Own parking lot Coffee Shop
- Restaurant ATM
- Press shop Pharmacy


#### Technical Specs

- Air Conditioning Raised Floor
- Suspended Ceiling Open-able Windows
- Elevator/s Smoke/Heat Detectors
- Sprinkler System Carpeting


Property details	
Rooms no.	1
Constructed surface	840m <sup>2</sup>
Building type	Block
Year built	2008
State	Finished
Elevator	Yes
Common service charges	3360.00 EUR

### Amenities

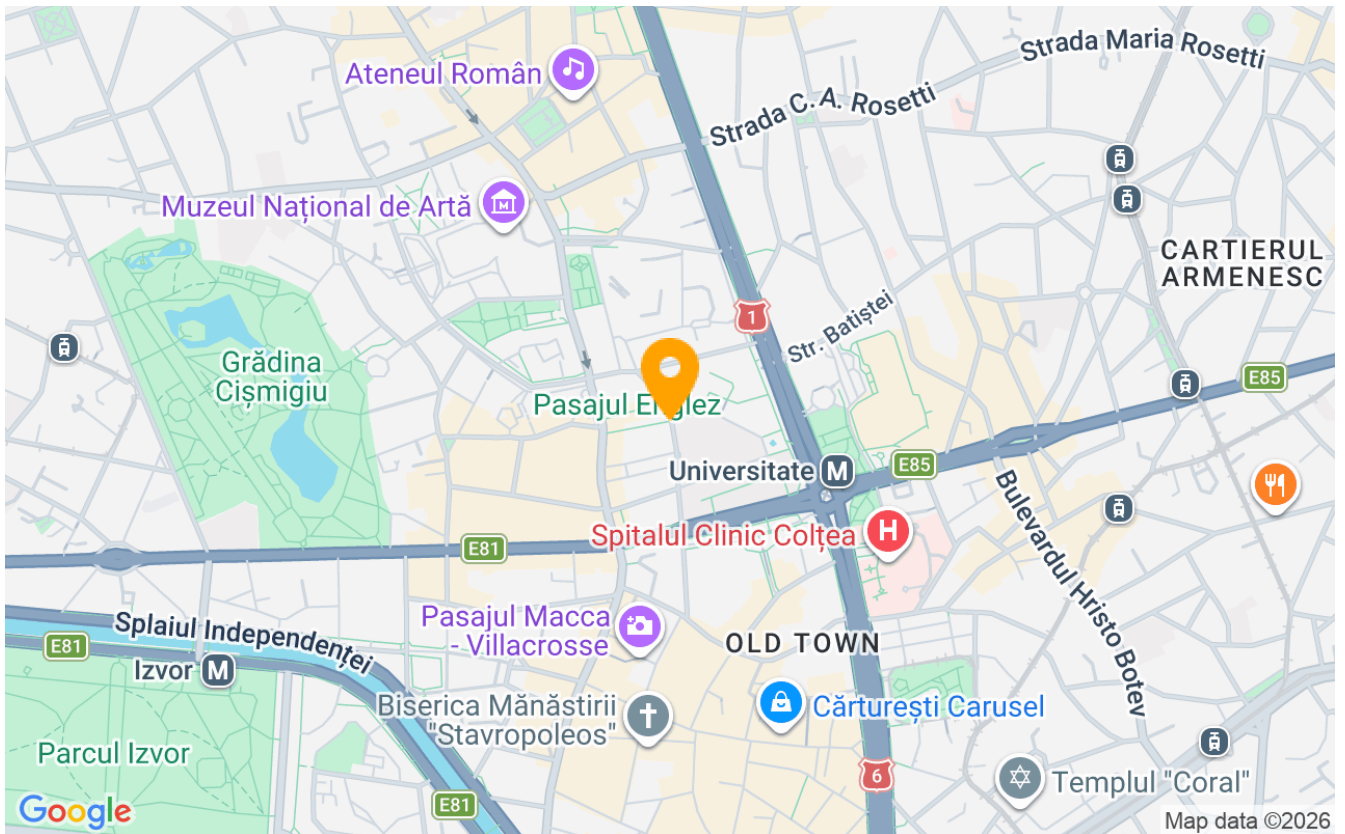
 Not furnished

 Private heating

 Suitable for office

 Air conditioning

## Location



## Photos

