



Updated on 1 Octombrie 2025

## Office space

**14,917 EUR +VAT / month**

Web Reference

**#114689**

 Sema Parc Berlin, Semanatoarea, Bucharest



<http://ec2-3-72-183-126.eu-central-1.compute.amazonaws.com/en/office-space-for-rent-semanatoarea-bucharest-114689>

## Description

**Sema Parc – Berlin Building, Ground Floor, 1,193.38 sqm, Shell & Core**

## Excellent connectivity and metro access nearby

### Versatile space with high visibility and maximum flexibility

Within Berlin Building – Sema Parc, a 1,193.38 sqm office and retail space is available on the ground floor, delivered in shell & core condition. This configuration provides companies with complete freedom to design and tailor their layout, making it suitable both for modern headquarters and for mixed-use functions such as showrooms, extended receptions, training centers, or customer-facing commercial spaces.

The ground floor location ensures excellent visibility and easy access, offering strong branding opportunities and a welcoming environment for employees, partners, and visitors alike.

### Building features and specifications

- Class A office building, part of Sema Parc complex
- Shell & core delivery, allowing full customization
- Curtain wall façade with abundant natural light
- Raised floor prepared for cabling and IT infrastructure
- 4-pipe HVAC system with zoned climate control
- 24/7 secure access and on-site security

- High-speed elevators for vertical connectivity
- Modern fire detection systems and backup generator
- Access to common areas, landscaped zones, and integrated facilities

### **Location and connectivity**

Sema Parc is strategically located in central-west Bucharest, with easy access to major transport hubs:

- Petrache Poenaru metro station – just 3 minutes walking distance
- Direct access to Splaiul Independenței, Basarab Bridge, and Iuliu Maniu Blvd.
- Excellent public transport connections: metro, tram, bus
- Proximity to cafés, restaurants, retail, and on-site services


### **Tenant benefits**

- Generous 1,193.38 sqm surface, adaptable to diverse needs
- Ground floor visibility, ideal for representative spaces
- Maximum flexibility with shell & core delivery
- Part of a modern business and lifestyle hub in Bucharest

Berlin Building – Ground Floor, 1,193.38 sqm, Shell & Core is the perfect choice for companies seeking a modern, flexible, and highly visible space in one of the city's most dynamic business locations.

<b>Property details</b>	
<b>Constructed surface</b>	1193m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2019
<b>State</b>	Finished
<b>Common service charges</b>	4177.00 EUR

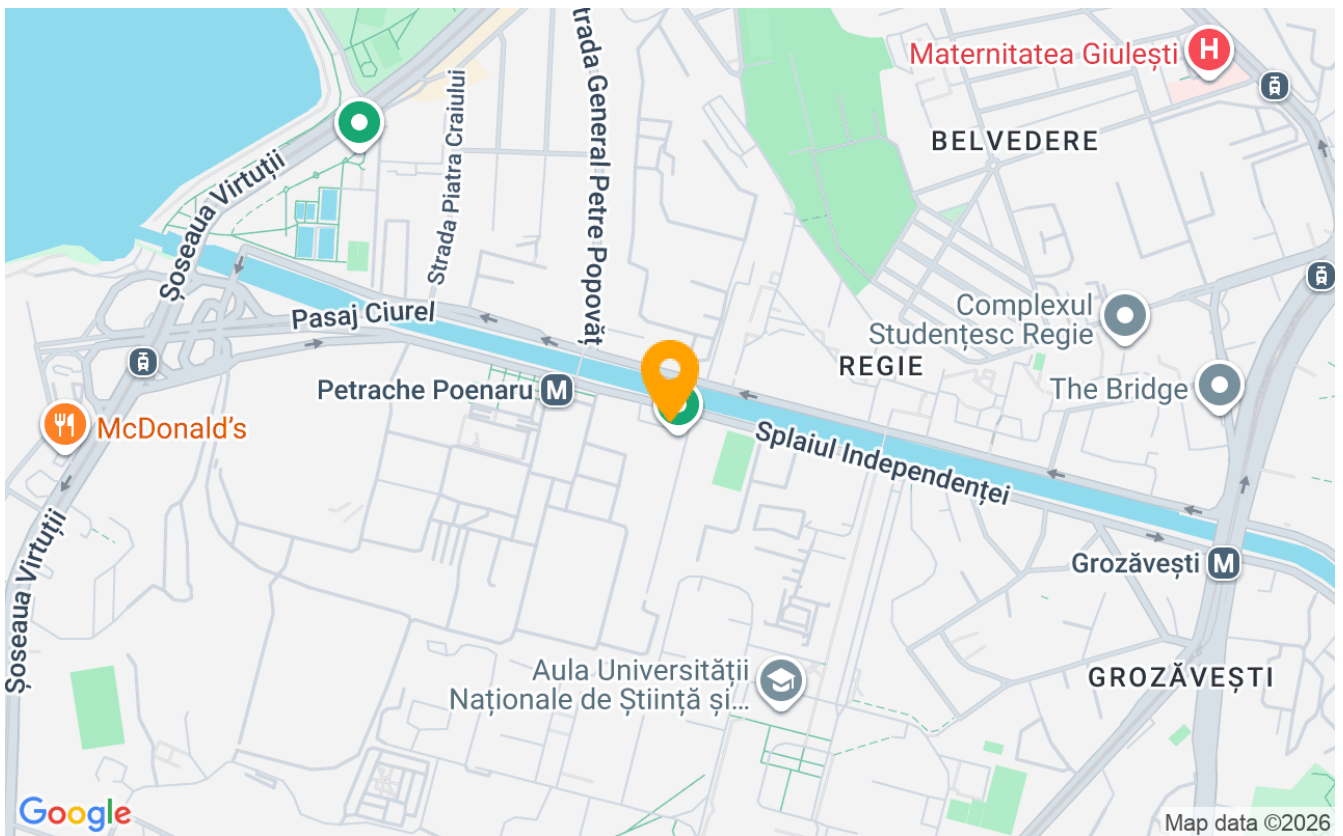
## Amenities

 Not furnished

 Building heating

 Suitable for office

## Location



## Photos

