



Updated on 1 Octombrie 2025

Office space

18,612 EUR +VAT / month

Web Reference

#114692

 Sema Parc Berlin, Semanatoarea, Bucharest



<http://ec2-3-72-183-126.eu-central-1.compute.amazonaws.com/en/office-space-for-rent-semanatoarea-bucharest-114692>

Description

Sema Parc – Berlin Building, 1st Floor, 1,488.94 sqm, Shell & Core

Generous floor area for custom layouts

Generous office space with complete customization freedom

Within Berlin Building – Sema Parc, a 1,488.94 sqm office space is available on the 1st floor, delivered in shell & core condition. This setup provides companies with the opportunity to fully design their workspace, from open-plan layouts and private offices to modern meeting rooms and employee relaxation areas.

The generous surface is perfectly suited for establishing a representative headquarters or for large teams seeking a highly adaptable office in a Class A building, part of one of Bucharest's most significant mixed-use developments.

Building features and technical specifications

- Class A office building with premium construction standards
- Raised floor system prepared for IT and cabling integration
- Curtain wall façade providing abundant natural daylight and energy efficiency
- 4-pipe HVAC system, with zoned climate control
- Suspended ceiling designed for integrated LED lighting (post fit-out)
- High-speed elevators and 24/7 controlled access
- Advanced fire detection and security systems

- Backup generator ensuring operational continuity
- Access to shared areas, on-site facilities, and landscaped green zones

Location and accessibility

Sema Parc is strategically located in central-west Bucharest, a dynamic and growing business area.

- Petrache Poenaru metro station – just 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd. and Basarab Bridge
- Excellent public transport connectivity: metro, tram, bus
- Nearby restaurants, cafés, retail and integrated services within the complex


Tenant benefits

- Generous 1,488.94 sqm surface, easily customizable
- Maximum flexibility with shell & core delivery
- Modern Class A infrastructure, ideal for top companies
- Located in a vibrant business and lifestyle hub in Bucharest

Berlin Building – 1st Floor, 1,488.94 sqm, Shell & Core is the perfect choice for companies seeking a modern, adaptable, and representative office in one of Bucharest's most prominent business hubs.

Property details	
Constructed surface	1489m ²
Building type	Block
Year built	2019
State	Finished
Common service charges	5211.00 EUR

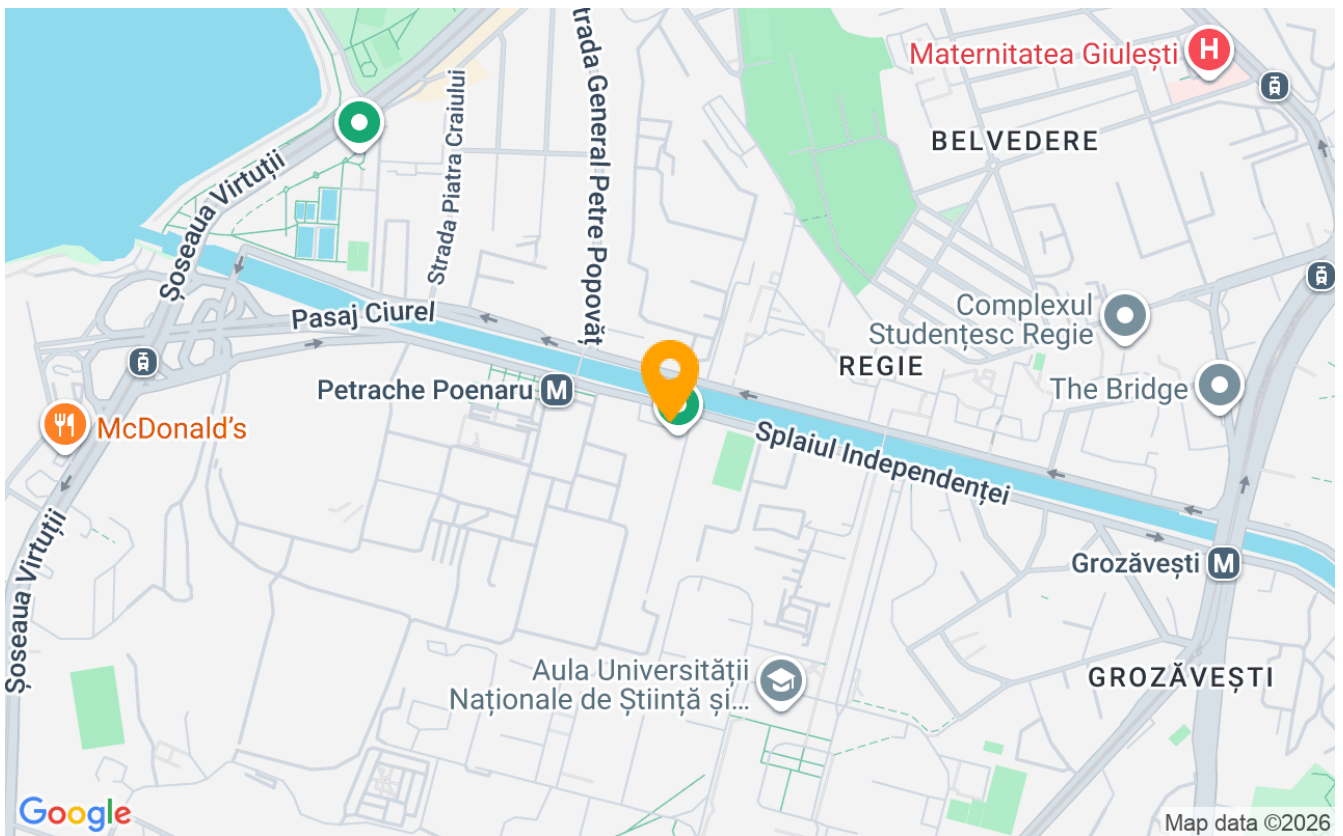
Amenities

 Not furnished

 Building heating

 Suitable for office

Location



Photos

