



Updated on 15 Iunie 2026

## Office space

**11,209 EUR +VAT / month**

Web Reference

**#143487**

 S-Park Bucharest, Presei Libere, Bucharest

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<http://ec2-3-72-183-126.eu-central-1.compute.amazonaws.com/en/office-space-for-rent-presei-libere-bucharest-143487>

### Description

**S-Park Building B3 – 2nd Floor, 773 sqm modern office space**

## Compact and efficient office layout with Class A features

S-Park Building B3 is part of one of Bucharest's most prominent business parks, located in the northern part of the city, close to Piața Presei Libere and Henri Coandă Airport.

The available 773 sqm office space on the 2nd floor combines functionality, comfort, and premium technical specifications, making it an excellent choice for modern companies seeking a high-standard business environment.

### Location & Accessibility:

- Prime business location in the DN1 – Piața Presei Libere area
- Excellent access to Henri Coandă International Airport, Băneasa, Pipera, and Aviatiei
- Well connected through public transport – bus and tram lines nearby
- Easy access to main arterial roads and commercial hubs

### Building Overview:

- Part of the S-Park Business Park, a landmark office complex in North Bucharest
- Building B3 features a modern glass façade ensuring abundant natural light
- 2nd floor – 773 sqm of open-plan office space, fully customizable
- Ideal for consulting firms, IT&C companies, or corporate offices

### Technical Specifications:

- 4-pipe HVAC system with individual zone control
- Raised technical floor for electrical and data cabling
- Suspended ceiling with integrated LED lighting
- BMS (Building Management System) for centralized monitoring
- Sprinklers, smoke detectors, and fire safety systems
- Controlled access, 24/7 security, and CCTV
- Fiber-optic internet and high-performance telecom infrastructure

### Facilities & On-site Services:

- Underground and surface parking available for tenants and visitors
- Bicycle storage, lockers, and showers for employees
- On-site café, restaurant, pharmacy, and bank
- Green landscaped areas and modern common spaces
- Professional property management and 24/7 maintenance

**Key Advantages:**

- Compact, efficient workspace ideal for mid-sized teams
- Flexible open-space configuration, easily adaptable to any layout
- Energy-efficient building with optimized maintenance costs
- Prestigious corporate image in a renowned office park
- Excellent visibility, accessibility, and connectivity to key business zones

**Conclusion:**

The 773 sqm office space on the 2nd floor of S-Park – Building B3 offers the perfect combination of modern design, efficiency, and location.

With top-tier finishes, comprehensive technical infrastructure, and access to a wide range of amenities, this office is ideal for companies seeking a professional, flexible, and energy-efficient workspace in one of Bucharest's most established business parks.

S-Park remains a preferred destination for leading companies looking for comfort, functionality, and prestige in the north of the capital.

Property details	
Constructed surface	773m <sup>2</sup>
Building type	Block
Year built	2007
State	Finished
Elevator	Yes
Common service charges	2706.00 EUR

### Amenities

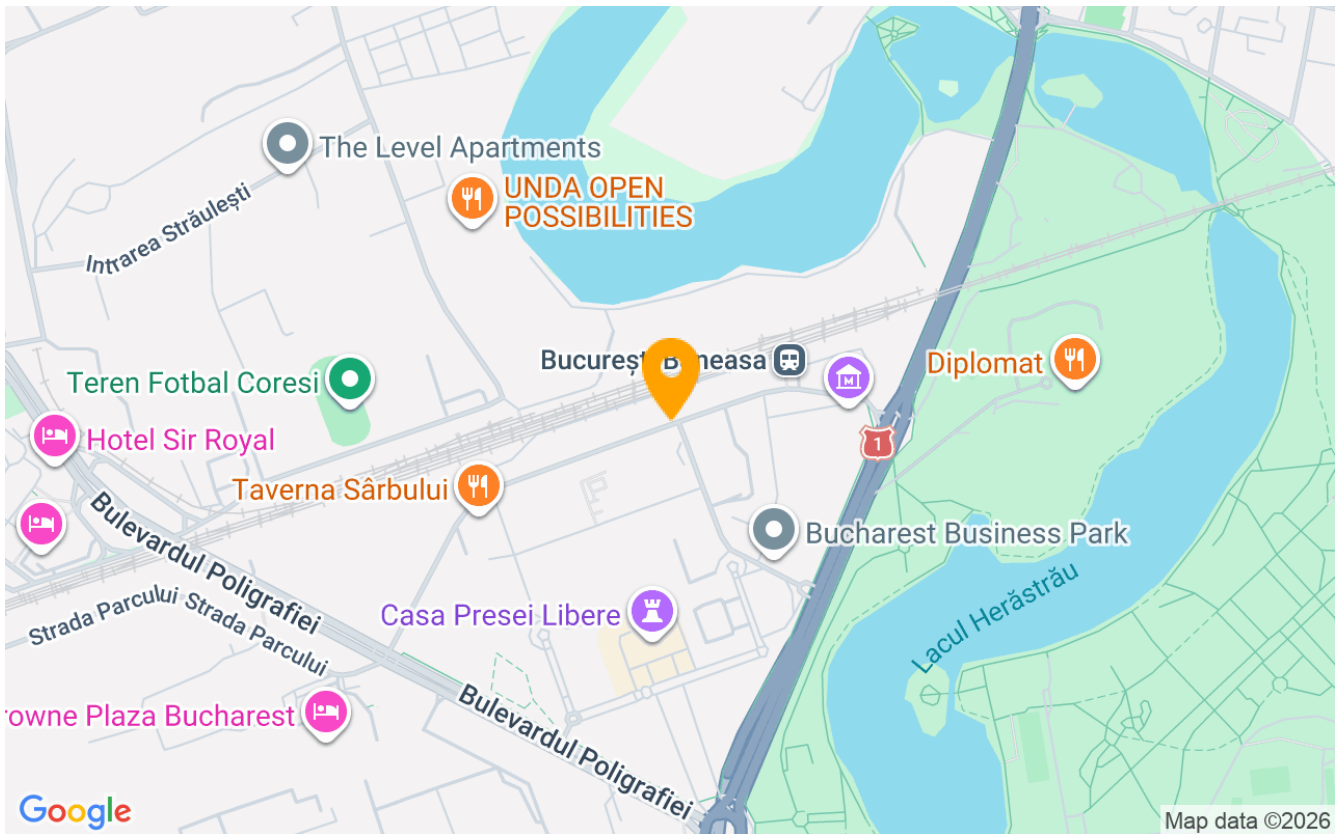
 Not furnished

 Building heating

 Suitable for office

 Air conditioning

## Location



## Photos

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