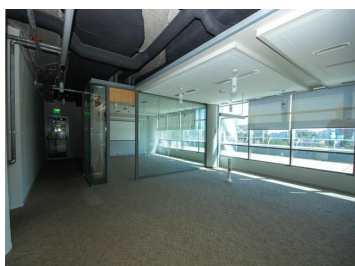


Eroilor

CARACTERISTICS

- ▶ **AREA:** Eroilor
- ▶ **Usable surface:** 1877 sqm
- ▶ **Floor:** Et.4, Et. 6
- ▶ **Maximum height:** 2S+P+7E



DESCRIPTION

A class office building, LEED GOLDEN Certification, situated in Operei Square, benefiting of a great visibility and accesibility, being very close to Eroilor subway station.

Facilities:

air conditioning system HVAC (4 pipes)

control access

fiber optic, IT wiring;

smoke fire detector system;

false ceiling with built in lights

2 elevators

BMS

coffee shop/ restaurant;

add-on factor 5 %

Parking places: 1/100 sqm (80 sqm / place/ month + VAT)

4th floor: 286 sqm; 1,018 sqm

6th floor: 573 sqm

Maintenance: 4.2 Euro/ sqm/month + VAT

17 EUR sqm

0.01 ETHEREUM sqm