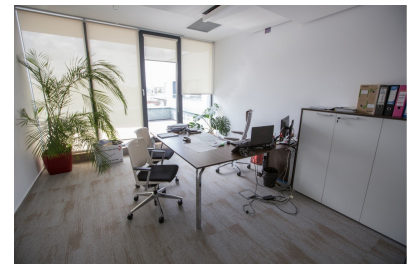


Mihai Eminescu

CARACTERISTICS

- ▶ **AREA:** Mihai Eminescu
- ▶ **Built surface:** 11400 sqm
- ▶ **Parking places:** 81
- ▶ **Maximum height:** 2S+P+M+7E



Layout

Built area: 11,400 sqm

Above ground built area: 8,375 sqm

Available area: 1,100 sqm

3rd - 5th Floor: 300 sqm / floor

4th Floor: 200 sqm

110 Euro/ place - parking places + VAT

Maintenance: 4 Euro/sqm/month + VAT

FINISHES/EQUIPMENT

- ▶ **Others:** Video Surveillance , Alarm system, Fire Protection, Security, AC, Elevator, Internet and Voice Connection , Scara de serviciu, Insulated Windows , Faience, Sandstone, Parquet, Garage

DESCRIPTION

Office building for rent situated in a great central location, in Eminescu area, at only few minutes distance from Romana Square, benefiting of great visibility, pedestrian and car traffic and easy access to all means of transportation. Due to its location the building benefits of good access both to International Airport Otopeni and to all the important point of interest in the city.

Facilities:

modern design perfectly integrated in the historical area;

ground floor usable height: 4.20 m

usable height / floor: 3.15 m;

3 elevators, video surveillance system 24H/24, fire prevention and monitoring system 24H/24, sprinkler system and fire extinguishing with

its own water reserve;
81 parking places;
safety generator;
large terraces;
ventilated facade;
81 parking places with charging infrastructure for electrical cars;
electricity and water management consumption
large terraces accessible from North office areas
increased interior comfort with HVAC, lighting and elevator efficient equipment
large terraces accessible from North office areas
controlled access for both people and vehicles and CCTV system
intelligent metering including individual metering for each tenant;

16 EUR sqm + VAT