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Updated on 16 March 2026

## office space

📍 Green Gate, Parcul Sebastian, Bucharest

**2,660 EUR +VAT / month**

Web Reference  
**#142749**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-parcul-sebastian-bucharest-142749>  
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## Description

### Office Space for Lease - Green Gate

*8th Floor | 190 sqm | Partitioned | Available Immediately*

On the 8th floor of Green Gate, a 190 sqm office space is available, efficiently partitioned, ideal for small to medium-sized teams. The space offers a balanced mix between open areas and private offices.

### Layout

- Open space for teamwork and collaboration
- 4 private offices, suitable for management or focused activities
- Kitchenette for staff convenience

### About the Building

Green Gate is a Class A office building, delivered in 2014, located in central Bucharest, on Tudor Vladimirescu Boulevard.

- Only 200 m from the intersection with George Coșbuc Boulevard (Chirigiu Square), with direct access to Unirii Square (2 km away).
- Excellent car access - Tudor Vladimirescu Blvd. has 3 lanes each way.
- Public transport: tram and bus stations at Chirigiu Square + dedicated shuttle bus to Unirii Square.

## **Building Specifications**

- Total leasable area: 27,500 sqm
- Ground floor + 11 upper floors
- Typical floor plate: 2,500 sqm
- 450 parking spaces across 4 underground levels
- BREEAM certified

## **Key Benefits**

- 190 sqm office space ideal for small to medium teams
- Balanced configuration - open space + private offices
- Dedicated kitchenette for employee comfort
- Class A building with BREEAM certification
- Central location with excellent accessibility
- Immediate availability



## Property details

<b>Useable surface</b>	190m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2014
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Parking inside</b>	450
<b>Common service charges</b>	1020.30 EUR

## Amenities

 Not furnished

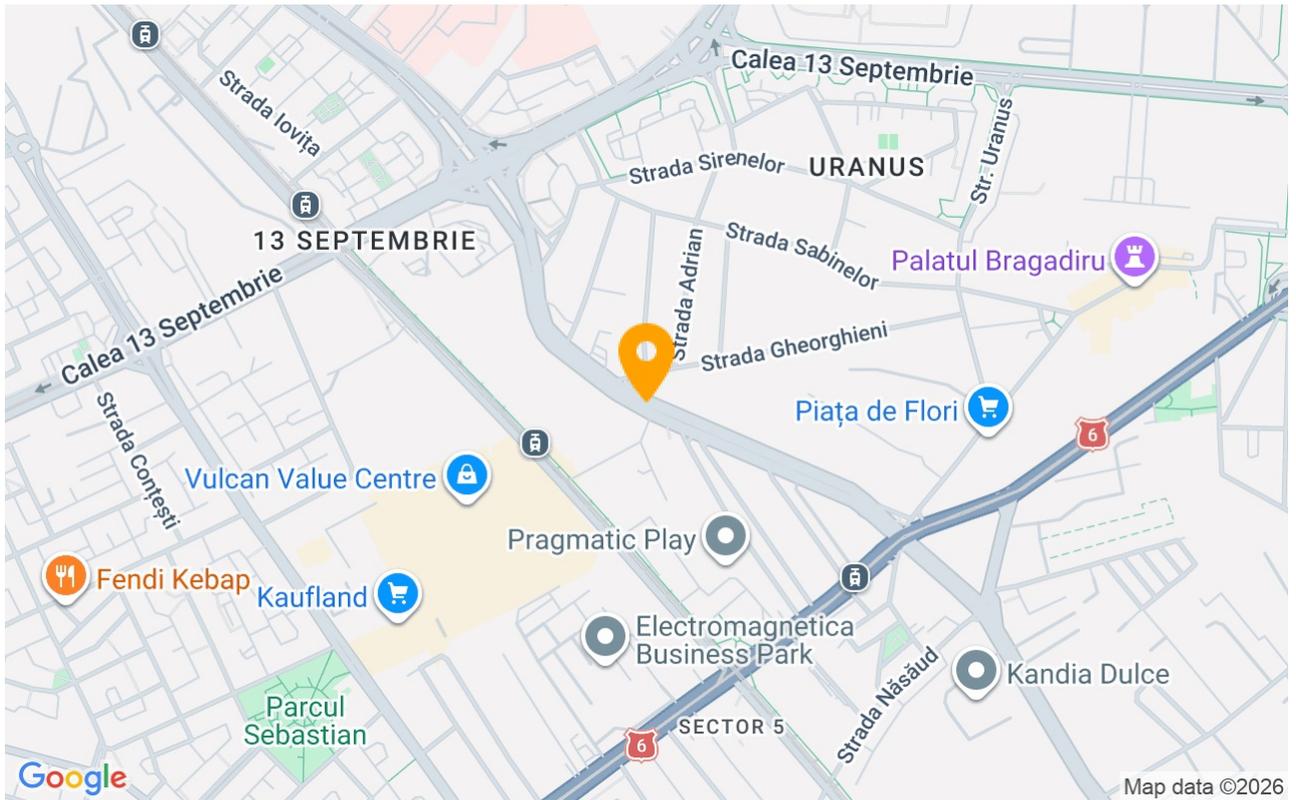
 Building heating

 Suitable for office

 Air conditioning



## Location



## Photos

