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Updated on 19 September 2025

## Office Space

📍 Baneasa Business & Technology Park (BBTP),  
Baneasa Mall, Bucharest

**4,394 EUR +VAT / month**

Web Reference  
**#142946**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-iancu-nicolae-pipera-bucharest-142946> (<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-iancu-nicolae-pipera-bucharest-142946>)

## Description

### North Bucharest as a Business Hub | BBTP

## 338 sqm open-plan, flexible layout

Bucharest is a city of contrasts and constant transformation. Over the past two decades, the capital's economic growth has generated an ever-increasing demand for modern office spaces aligned with international standards. While the central area long remained the epicenter of business, the northern part of the city has gradually asserted itself as the new business hub, attracting multinational corporations, regional service centers, and innovative companies.

Playing a central role in this evolution is Băneasa Business & Technology Park, a modern office development designed to meet the expectations of companies that seek more than just a workplace: visibility, accessibility, and a professional environment of the highest quality.

The complex benefits from a strategic location on Bucharest – Ploiești Road (DN1), one of the main routes connecting downtown Bucharest to Henri Coandă International Airport. This positioning offers a unique competitive advantage: proximity to air, road, and urban transport infrastructure, as well as immediate access to premium retail and residential amenities.

The available space on the 2nd floor, with a total area of 338 sqm, represents a remarkable opportunity for companies that want to strengthen their image within a landmark office building, in a location that symbolizes success and development.

## **Exterior Design and Visual Identity**

The building is part of a complex designed to balance functionality with aesthetics. Its glazed façade, defined by modern lines and harmonious proportions, provides both visibility and abundant natural light for interior spaces. From an architectural standpoint, the project blends seamlessly into the urban fabric of northern Bucharest, maintaining a contemporary yet sober identity adapted to the corporate environment.

## **Available Space: 2nd Floor - 338 sqm**

The 2nd-floor unit covers 338 sqm, arranged in an open-space layout, with the flexibility to be partitioned according to tenant needs. This adaptability allows companies to personalize the office to reflect their organizational culture and work style.

For instance, a tech start-up may choose to create an open, creative environment with collaborative areas and breakout zones, while a consultancy firm may prefer individual offices, meeting rooms, and a central open area for support teams.

## **Natural Light and Efficiency**

A defining feature of the building is its full-height glazed façade, ensuring abundant natural daylight throughout the day. This has a direct impact on productivity and employee well-being, as numerous studies confirm that exposure to natural light improves focus, reduces fatigue, and contributes to a positive organizational climate.

## **Construction Quality and Finishes**

As a Class A office building, the standards applied in construction and fit-out are of the highest level. Interior finishes include modern raised floors, which allow maximum flexibility for IT and electrical cabling, suspended ceilings with state-of-the-art LED lighting, and high-performance HVAC installations.

## **Modern Features and Amenities**

A modern office space is defined not only by usable area but also by its supporting infrastructure. Băneasa Business & Technology Park excels in this regard, providing a wide range of tenant benefits:

- High-performance HVAC systems – centrally controlled air-conditioning with individual zoning options ensures consistent comfort year-round.
- Building Management System (BMS) – an integrated digital platform that monitors and optimizes energy consumption and building operations.
- 24/7 Security – permanent surveillance, access control with magnetic cards, and CCTV cameras.
- Fast elevators – efficient and quiet vertical transport across all floors.
- Elegant reception and concierge services – enhancing the professional image of tenants by welcoming visitors in a modern, welcoming lobby.
- Underground and surface parking – secure spaces available for both employees and visitors.
- Employee amenities – café and relaxation areas, retail units, and additional services within the complex.

## **Sustainability and Energy Efficiency**

In today's business environment, sustainability has become a key factor in office leasing decisions. Băneasa Business & Technology Park aligns with international energy-efficiency standards, integrating smart technologies and ecological construction solutions.

Features such as efficient LED lighting, intelligent climate control, modern insulation, and eco-friendly building materials reduce operational costs and environmental impact. For tenants, this translates not only into financial benefits but also into enhanced corporate image, reflecting their commitment to environmental and social responsibility.

## **Location and Accessibility**

One of the building's greatest strengths is its strategic location:

- Direct access to DN1 – fast connections to downtown Bucharest and the northern metropolitan area.
- Proximity to Henri Coandă Airport – just a few minutes by car, a major advantage for companies with international partners.
- Public transport connections – bus lines linking the area to central districts and other key business zones.
- Commercial amenities – within walking distance of Băneasa Shopping City, as well as numerous restaurants, hotels, and leisure facilities.

## **Employee Benefits**

A high-quality office means more than just efficiency; it represents a complete experience for employees. At Băneasa Business & Technology Park, teams benefit from:

- Optimized thermal and acoustic comfort.
- Relaxation zones and nearby green spaces.
- Easy access to restaurants, cafés, and shopping centers.
- Secure parking and convenient transport options.

All these elements contribute to creating an attractive professional environment, supporting employee retention and motivation.

## **Conclusion**

The 338 sqm office space on the 2nd floor of Băneasa Business & Technology Park is a rare opportunity for companies looking for a modern, representative, and highly functional headquarters, perfectly aligned with current market requirements.

With its strategic location, premium features, and flexible layouts, this office is not just workspace – it is an investment in corporate image and long-term success.

Băneasa Business & Technology Park is more than a building – it is a business address, a landmark for companies that choose excellence.



## Property details

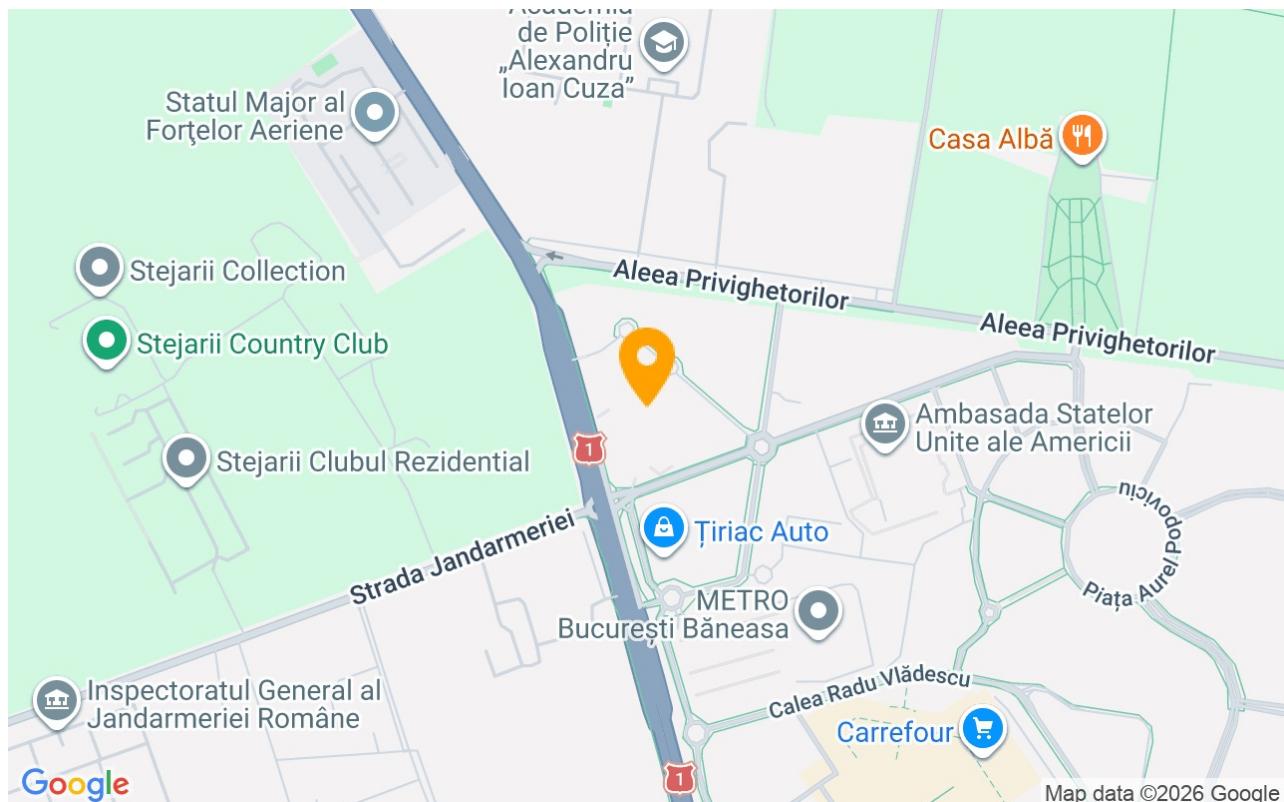
<b>Constructed surface</b>	338m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2008
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Parking inside</b>	4
<b>Common service charges</b>	1521.00 EUR

## Amenities

-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos

