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## Office space

📍 Swan Office Park, Pipera OMV Rond,  
Bucharest / Ilfov

**8,710 EUR +VAT / month**

Web Reference  
**#143059**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-iancu-nicolae-pipera-bucharest-ilfov-143059> (<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-iancu-nicolae-pipera-bucharest-ilfov-143059>)

## Description

**Office Space Swan Office Park - Ground Floor, 871 sqm (810.16 sqm NLA)**

## Premium amenities and strategic location

*Modern and efficient ground floor space*

At Swan Office Park Bucharest, on the ground floor, a generous office space of 871 sqm GLA and 810.16 sqm NLA is available, perfectly suited for companies looking for a representative and easily accessible headquarters.

### Bright workspace with flexible layout

The unit benefits from large glazed areas that provide abundant natural light, creating a pleasant and productive working atmosphere. The 810.16 sqm net leasable area can be arranged as open plan offices or divided into private offices, meeting rooms, and collaborative areas, offering maximum flexibility for fit-out.

### Premium facilities in a modern office park

Swan Office Park meets international standards and offers tenants a wide range of amenities:

- Stylish reception and welcoming visitor area
- Centralized HVAC system with zoned control
- High-speed elevators
- Back-up generator
- 24/7 security and monitoring
- Green areas and relaxation spaces for employees

### **Strategic location in northern Bucharest**

Located on Șoseaua București Nord, in the Pipera – Voluntari area, Swan Office Park enjoys excellent visibility and accessibility, with direct connections to the Bucharest ring road, A3 Highway, Henri Coandă International Airport, and the city center.

### **The ideal choice for dynamic companies**

The ground floor space, with a total of 871 sqm (810.16 sqm NLA), is an excellent solution for medium and large companies looking for a modern, flexible, and representative office within a premium business park.



Property details

Useable surface	810m²
Constructed surface	871m²
Building type	Block
Year built	2011
State	Finished
Elevator	Yes

Amenities

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



## Location



## Photos

