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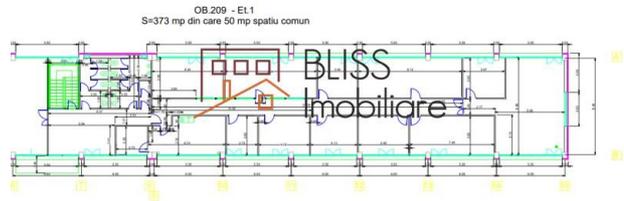
Updated on 16 March 2026

## Office space

📍 Sema Parc OB209, Semanatoarea, Bucharest

**3,171 EUR +VAT / month**

Web Reference  
**#143306**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143306>  
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## Description

**Sema Parc - OB209 Building, 1st Floor, 373 sqm**

## Prime location with metro connectivity and amenities

### Class B office space in a strategic business location

Located on the 1st floor of the OB209 Building, within the Sema Parc complex, this 373 sqm office space is an excellent choice for companies seeking a modern, bright, and functional workspace in one of Bucharest's most established business parks.

The office benefits from a flexible layout that can be easily customized to match each company's operational needs — from open-plan areas for collaborative teams to individual offices and dedicated meeting rooms.

### Main features

- Total area: 373 sqm
- Floor: 1
- Class B office building
- Bright space with large windows and modern finishes
- Individual HVAC system with zoned temperature control
- Raised floor and suspended ceiling with LED lighting
- Modern elevators and 24/7 secure access

- Building Management System (BMS) for energy efficiency
- Surface parking options
- Access to on-site amenities including cafés, restaurants, and green areas

### **Location and connectivity**

The OB209 Building is located in Sema Parc, one of the largest mixed-use business developments in central-west Bucharest, offering excellent accessibility to major city areas:

- Petrache Poenaru metro station – 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd., and Basarab Bridge
- Quick connections to Victoriei Square, Floreasca, Pipera, and downtown Bucharest
- Multiple public transport options: metro, tram, bus
- Close to restaurants, banks, cafés, and business services

### **Advantages**

- Prime positioning within a well-established business hub
- Modern and efficient office space with customizable layout
- Optimized operational costs and professional maintenance
- Excellent infrastructure and easy metro access
- Ideal for corporate, administrative, and support functions

The 373 sqm office space on the 1st floor of OB209 – Sema Parc offers an excellent combination of flexibility, visibility, and accessibility, making it the perfect solution for modern companies looking to grow in a dynamic business environment.



## Property details

<b>Constructed surface</b>	373m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2003
<b>Year renovated</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	746.00 EUR

## Amenities

 Not furnished

 Building heating

 Suitable for office

 Air conditioning



## Location

