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Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

3,315 EUR +VAT / month

Web Reference

#143325



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-semanatoarea-bucharest-143325>
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Description

Sema Parc - OB403A Building, 2nd Floor, 390 sqm

Prime location with full business facilities and metro access

Modern, partially partitioned office space with full amenities

Located on the 2nd floor of the OB403A Building, within Sema Parc, this 390 sqm office space offers a modern and functional working environment in one of Bucharest's most established business parks.

Approximately 20% of the total area is already partitioned, including a fully equipped kitchenette, sanitary group, and a dedicated ventilation system, making the space ideal for immediate use.

The layout is bright, efficient, and flexible, perfectly suited for medium-sized teams looking for a comfortable office with ready-to-use facilities.

Main features

- Total area: 390 sqm
- Floor: 2
- Class B office building
- 20% partitioned layout – kitchenette, sanitary group, and technical area

- Ventilation and individual HVAC system
- Raised flooring and suspended ceiling with LED lighting
- 24/7 secure access and modern elevators
- Building Management System (BMS) for energy optimization
- Surface parking available
- Access to on-site amenities – restaurants, cafés, green areas, and business services

Location and connectivity

The OB403A Building is part of Sema Parc, one of Bucharest's largest and most dynamic business developments, located in the Splaiul Independenței – Grozăvești area:

- Petrache Poenaru metro station – only 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
- Nearby cafés, restaurants, banks, and fitness centers

Advantages

- Prime location in a renowned business park
- Partially fitted office space with kitchen and ventilation
- Ready-to-use, with modern infrastructure and utilities
- Competitive operational costs
- Professional and flexible work environment

The 390 sqm office space on the 2nd floor of OB403A – Sema Parc provides companies with the perfect balance between comfort, flexibility, and efficiency, in a prime business location with excellent transport connections.

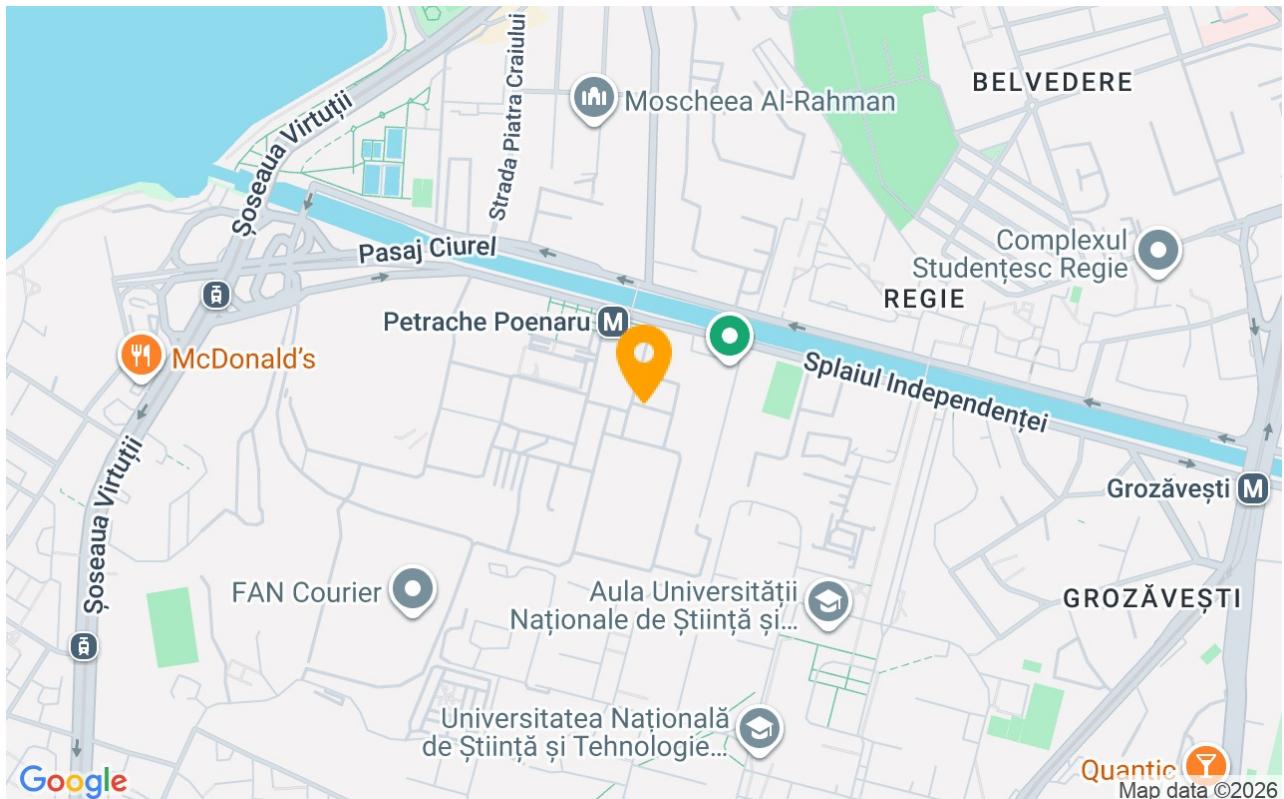
Property details

Constructed surface	390m ²
Building type	Block
Year built	2003
Year renovated	2016
State	Finished
Common service charges	780.00 EUR

Amenities

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

Location



Photos

