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## Office space

H Hearstrau Park, Herastrau, Bucharest

**9,120 EUR +VAT / month**

Web Reference  
**#143380**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-herastrau-nordului-bucharest-143380>  
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## Description

### H Herăstrău Park - Office Space Available on the 2nd Floor

## Design, Natural Light and Workplace Comfort

H Herăstrău Park is a boutique office and retail building located at 23-25 Ghetarilor Street, in the northern area of Bucharest, just steps away from King Michael I Park (Herăstrău Park).

The building combines elegant architecture with modern functionality, providing a stylish and efficient work environment for companies looking for a representative office in a premium location.

### Available Space

The 2nd floor offers a 506.65 sqm office space, delivered open space and unpartitioned, ideal for a customized fit-out according to the tenant's needs.

The space benefits from excellent natural light, open views, and a flexible layout, easily adaptable to various business types and operational setups.

### Delivery Condition

The office is delivered open space, ready for the tenant's final design and fit-out, and includes:

- New VRV air conditioning system

- Fire detection system – Layer 1
- Exposed ceiling, suitable for modern or industrial design styles
- Carpet removed, floor prepared for customized finishes
- Newly refurbished restrooms, modern and fully functional

This setup ensures full flexibility while providing all the necessary infrastructure of a modern Class A office.

### **Building Highlights**

- Class A boutique office building with contemporary design and high-quality finishes
- Bright and efficient floorplates, easy to partition
- Underground and surface parking available for tenants and visitors
- Quick access to Herăstrău Park, main boulevards, and Henri Coandă Airport
- Professional property management and 24/7 security
- Modern infrastructure including HVAC, BMS, fiber optics, and smart climate control systems

### **Ideal For**

Perfect for companies in consulting, IT, architecture, marketing, professional services, or corporate representation, seeking a premium, efficient, and accessible office space in one of Bucharest's most prestigious business areas.



Property details

Constructed surface	507m²
Building type	Block
Year built	2005
Year renovated	2025
State	Finished
Elevator	Yes
Common service charges	2533.00 EUR

Amenities

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



## Location



## Photos

