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## Office space

📍 S-Park Bucharest, Presei Libere, Bucharest

**27,710 EUR +VAT / month**

Web Reference  
**#143486**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-presei-libere-bucharest-143486>  
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## Description

**S-Park - 4th Floor, 1,911 sqm modern office in Building A1**

## Flexible open-space layout with Class A technical standards

S-Park Building A1 is part of a premium business park located in the northern area of Bucharest, close to Piața Presei Libere and Henri Coandă Airport.

The 4th floor offers a generous 1,911 sqm of Class A office space – bright, efficient, and fully adaptable to modern corporate needs.

### Location & Accessibility:

- Prime location in the DN1 – Piața Presei Libere area
- Fast access to Băneasa, Pipera, and Aviatiei districts
- Only a short drive from Henri Coandă International Airport
- Excellent public transport connections – buses and tram lines nearby

### Building Overview:

- Part of the S-Park Business Park, one of Bucharest's most established office hubs
- Building A1, with full-height glass façade and modern architectural design

- 4th floor – 1,911 sqm available, with flexible open-plan configuration
- Suitable for corporate headquarters, IT&C, shared services, or consulting firms

**Technical Specifications:**

- 4-pipe HVAC system with individual zone control
- Raised technical floor for structured cabling and IT installations
- Suspended ceiling with integrated LED lighting
- BMS (Building Management System) for full control of building operations
- Fire safety systems: sprinklers, smoke detectors, and alarm systems
- 24/7 security, CCTV and controlled access
- High-speed fiber-optic connectivity and modern telecom infrastructure

**Facilities & On-site Services:**

- Underground and surface parking for tenants and visitors
- Bicycle racks, lockers, and showers for employees
- On-site café, restaurant, pharmacy, and bank within the complex
- Green landscaped areas and modern reception with lounge
- Property professionally managed with full maintenance services

**Key Advantages:**

- Excellent natural light and open views
- Flexible open-space layout customizable to tenant needs
- Energy-efficient systems ensuring optimized operating costs
- Quick access to transport, airport, and retail amenities
- Prestigious corporate image in a top business environment

**Summary:**

The 4th floor of S-Park – Building A1 provides the perfect balance between functionality, comfort, and corporate prestige.

With high-quality finishes, full technical infrastructure, and on-site facilities, this office space is ideal for companies seeking a modern, efficient, and strategically located business address in North Bucharest.



Property details

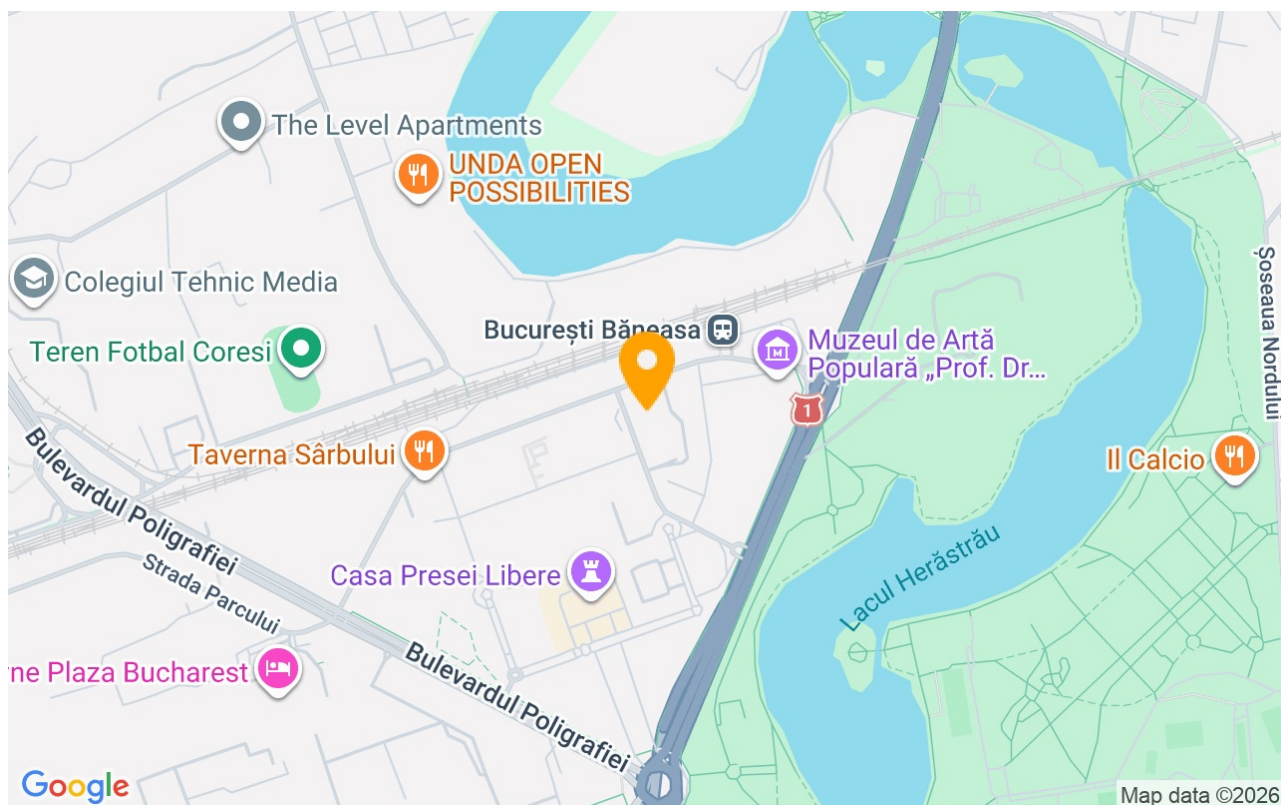
|                        |             |
|------------------------|-------------|
| Constructed surface    | 1911m²      |
| Building type          | Block       |
| Year built             | 2007        |
| State                  | Finished    |
| Elevator               | Yes         |
| Common service charges | 6689.00 EUR |

Amenities

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



## Location



## Photos

