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## Office space

📍 S-Park Bucharest, Presei Libere, Bucharest

**4,640 EUR +VAT / month**

Web Reference

**#143588**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-presei-libere-bucharest-143588>  
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## Description

**S-Park - A1 Building, Ground Floor - 320 sqm office space**

## Excellent visibility and premium specifications

The 320 sqm office space located on the ground floor of the A1 Building within S-Park offers outstanding visibility and accessibility in one of North Bucharest's most established business parks.

The space benefits from large street-facing windows, abundant natural light, and a flexible layout suitable for offices, showrooms, or service centers.

Delivered Fully Fitted, it features a suspended ceiling, raised floor, zoned HVAC system, structured cabling, Building Management System (BMS), disabled access, and backup power generator.

### Key Features:

- Total area: 320 sqm
- Floor: Ground Floor
- Building: A1 - S-Park
- Delivery condition: Fully Fitted / Open Space
- Suspended ceiling, raised floor, zoned HVAC
- Direct street access - ideal for showroom or retail use
- High-speed elevators and backup generator
- Parking ratio: 1 space / 60 sqm

- Building height: B + GF + 5F
- Completion year: 2007
- Class A certified office building

**About the Complex:**

S-Park is a landmark Class A business park located in the Băneasa – Press House area, at the intersection of București-Ploiești Road and Tipografilor Street. It consists of several modern buildings surrounded by landscaped green areas, restaurants, and cafés, offering a professional and comfortable environment.

**Accessibility:**

The location provides quick access to DN1, Henri Coandă International Airport, and North Bucharest's main boulevards, as well as public transport connections (Aurel Vlaicu metro, buses, trams).



Property details

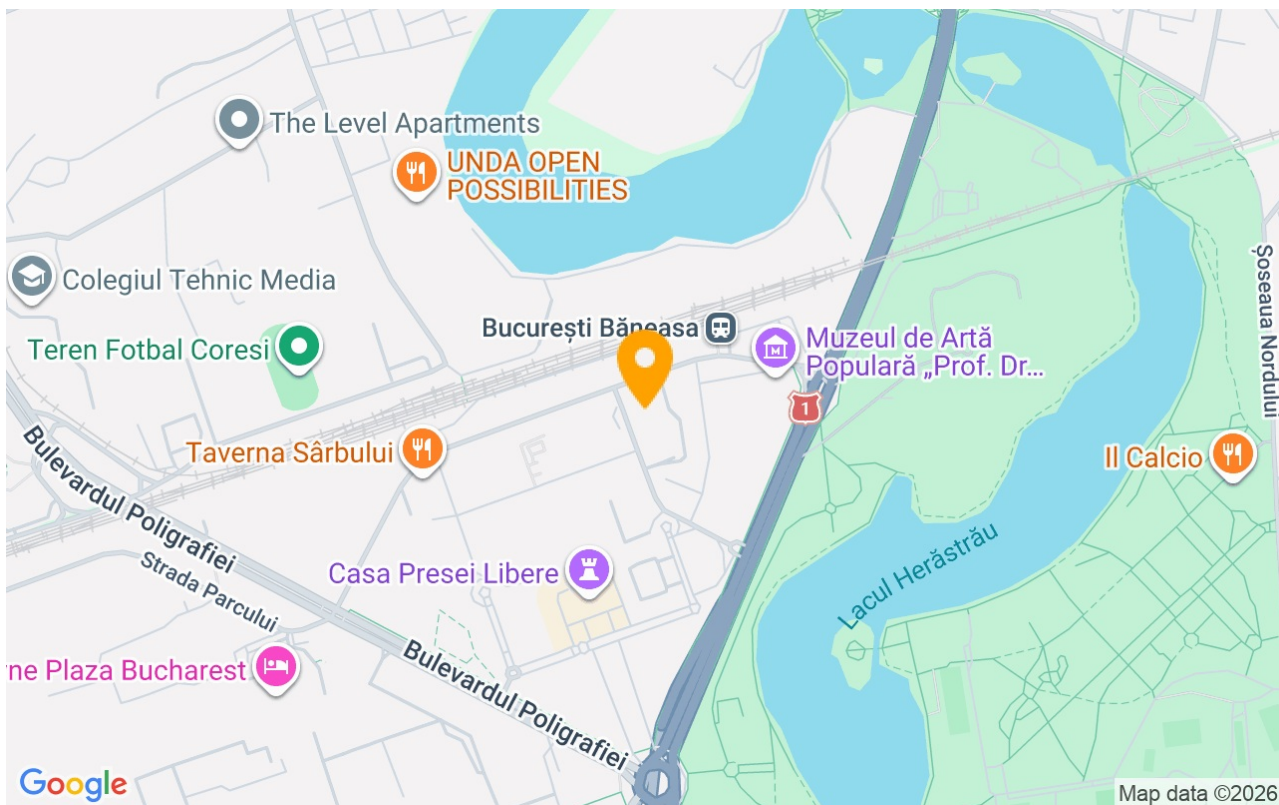
Constructed surface	320m²
Building type	Block
Year built	2007
State	Finished
Elevator	Yes
Common service charges	1120.00 EUR

Amenities

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



## Location



## Photos

