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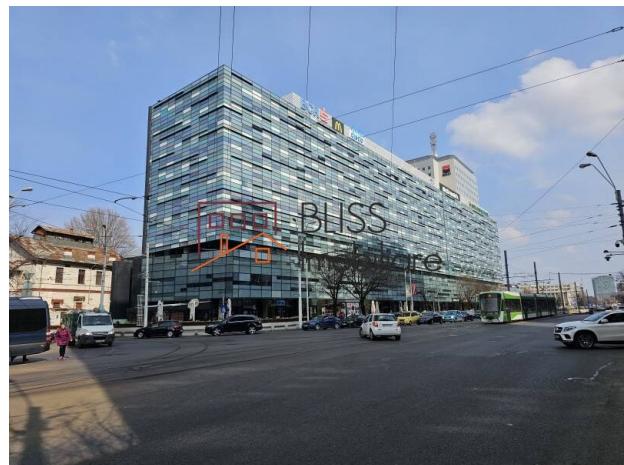
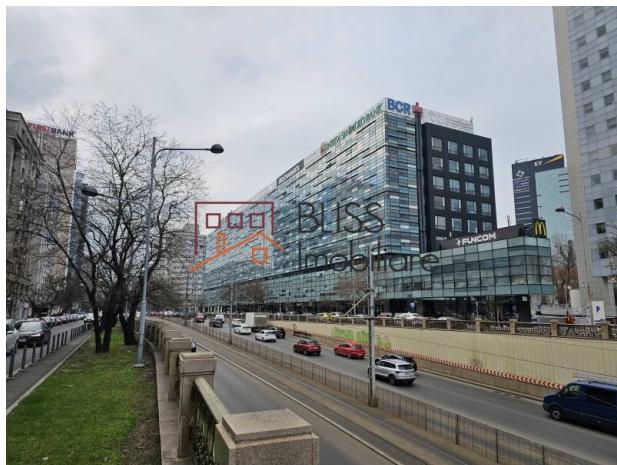
## office space

📍 America House, Piata Victoriei, Bucharest

**13,803 EUR +VAT / month**

Web Reference

**#121123**



<https://www.blissimobiliare.ro/en/office-space-for-rent-piata-victoriei-bucharest-121123>  
(<https://www.blissimobiliare.ro/en/office-space-for-rent-piata-victoriei-bucharest-121123>)

### Description

Class A | BREEAM In Use, office space, 657 sqm GLA, located on the 4th floor of the America House Piata Victoriei.

America House is an office building completed in 2006, with a total leasable area of 27,300 m<sup>2</sup>, spread over a basement level, ground floor and 10 floors, with a current floor area of 2,730 m<sup>2</sup>. The building has HVAC, elevator, smoke detectors, air conditioning, suspended ceiling, carpeting, sprinklers, etc.

The building is located in Piata Victoriei, in front of Filantropia Hospital and next to the National Museum of Natural History "Grigore Antipa", just 600 meters from Kiseleff Park and 2.2 km from Piata Romana / Arcul de Triumf / Piata Charles de Gaulle.

The access by car is excellent, being made from Soseaua Nicolae Titulescu, 3 lanes per direction with connection to the Median Ring - Iancu de Hunedoara, Calea Victoriei, Aviatorilor, Nicolae Titulescu, Lascăr Catargiu, Strada Buzesti, Ion Mihalache and Soseaua Pavel D. Kiseleff. Public transport includes Piata Victoriei metro station at 7 minutes walking distance from the building and bus and tram stops at 1-3 minutes walking distance from the building.

Neighbourhoods of the building include residential buildings, office buildings, promenade areas (Kiseleff Park, Calea Victoriei), educational (George Enescu National Music College, ASE, Tonitza High School, etc.) and cultural (Antipa Museum, Geological Museum, Roman Peasant Museum) institutions, restaurants and shops.

STATEMENT ICONIC OFFICE BUILDING IN THE HEART OF BUCHAREST

Where lifestyle meets business

America House is an iconic office building, with a premium look and feel, contributing to Bucharest's architectural and urban story, a place where business meets leisure activities.

Innovation, smart technologies, vibrant amenities, and green terraces favor a different lifestyle, inspiring creativity and creating a harmonious work-life balance.

Mixed use development: The building covers office spaces, retail, and services, creating the ideal environment for wellbeing, socializing, and shopping.

- 3,675 SQM COMMERCIAL SPACES
- 28,534 SQM OFFICE SPACES

Services that enhance your life

Iconic office building in center of Bucharest, recently refurbished, newly designed by ama design, with plenty of amenities, retail and service centres.

Amenities & Services

- 1,500 SQM WORLD CLASS GYM FULLY REFURBISHED
- STARBUCKS
- MCDONALD'S
- SAGAKURA ASIAN FUSION
- VELOCITA
- FRU FRU
- GRAM BISTRO
- SUBMARINE BURGER
- BUBBLE TEA
- NOODLE PACK
- CARTURESTI BOOKS STORE
- INMEDIO
- BCR BANK BRANCH AND ATM
- GARANTI BANK BRANCH AND ATM

Bicycle Facilities

- 60 RACKS FOR BICYCLES
- 3 DEDICATED BICYCLE PARKING ROOMS
- LOCKERS
- DEDICATED SHOWERS AND TOILETS
- 3 BIKE PATHS CONNECTING AT AMERICA HOUSE

The largest parking in CBD

- America House offers 3-level underground parking, with an outstanding parking ratio and intelligent systems, to provide maximum convenience to the tenants.
- 365 Parking Lots
- Licence plate recognition system, LED motion sensor-controlled lighting
- 18 Electric Car Charging Stations
- Aiming to reach 50
- Designated parking spaces for people with reduced mobility

ESG-driven, sustainable building.

America House policy states for sustainability, clean indoor and outdoor environment, with a focus on health of wellbeing of the tenants and the community that aim for comfort, life quality and a brighter future.

BREAAM Outstanding In-Use

- America House is the first - Class A commercial office building in Bucharest to obtain an

OUTSTANDING rating according to BREEAM In-Use certification methodology, after a major investment of 10 million euros.

- Amongst the different rating categories, Health and Well-being was the category that obtained the maximum rating score of 100%.

#### Active Score Gold

- America House is also the first office building in Bucharest to achieve the Gold ActiveScore Certification, which is a definitive accreditation for active travel offerings in real estate.
- This means that America House has reached a high standard of providing facilities and services that encourage and support active travel modes such as walking, cycling, and public transportation.



## Property details

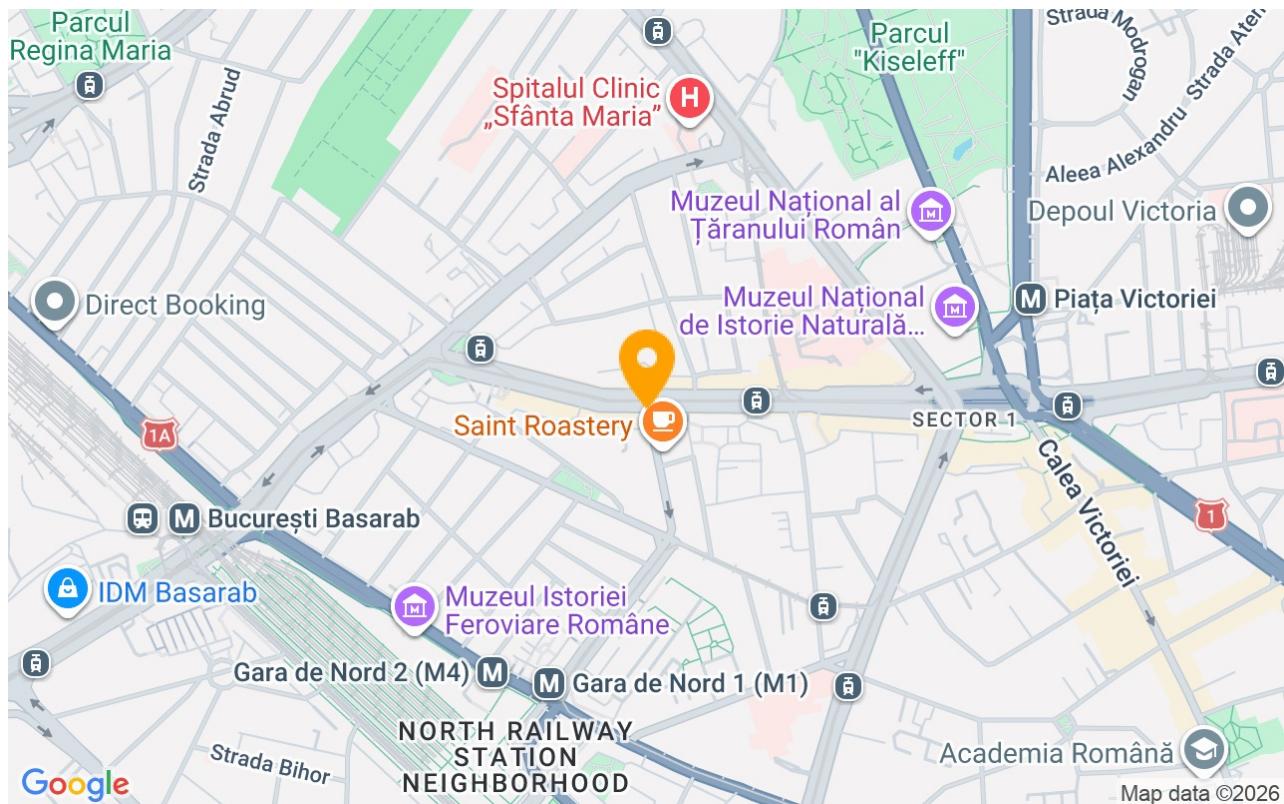
<b>Constructed surface</b>	657m <sup>2</sup>
<b>Kitchens no.</b>	1
<b>Bathrooms no.</b>	1
<b>Building type</b>	Block
<b>Year built</b>	2006
<b>Elevator</b>	Yes
<b>Parking inside</b>	10
<b>Common service charges</b>	3812.00 EUR

## Amenities

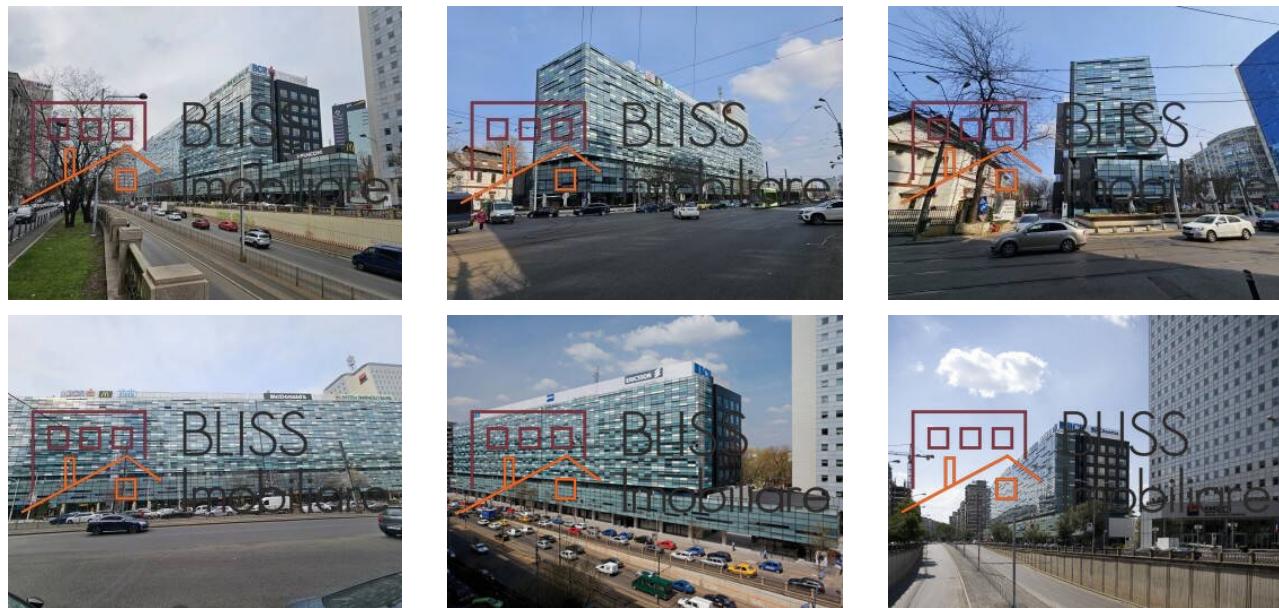
-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos



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