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Updated on 30 January 2026

## office space

📍 Green Gate, Parcul Sebastian, Bucharest

**15,190 EUR +VAT / month**

Web Reference

**#142752**



<https://www.blissimobiliare.ro/en/office-space-for-rent-parcul-sebastian-bucharest-142752>  
<https://www.blissimobiliare.ro/en/office-space-for-rent-parcul-sebastian-bucharest-142752>

## Description

### Office Space for Lease - Green Gate

*9th Floor | 1,085 sqm | Partitioned, unfinished | Available Immediately*

On the 9th floor of Green Gate, a 1,085 sqm office space is available, already partitioned but delivered in an unfinished condition, giving tenants the opportunity to fully customize it according to their own requirements.

## About the Building

Green Gate is a Class A office building, delivered in 2014, located in central Bucharest, on Tudor Vladimirescu Boulevard.

- Only 200 m from the intersection with George Coșbuc Boulevard (Chirigiu Square), with direct access to Unirii Square (2 km away).
- Excellent car access – Tudor Vladimirescu Blvd. has 3 lanes in each direction.
- Public transport: tram and bus stations at Chirigiu Square + dedicated shuttle bus to Unirii Square.

## Building Specifications

- Total leasable area: 27,500 sqm
- Ground floor + 11 upper floors
- Typical floor plate: 2,500 sqm

- 450 parking spaces across 4 underground levels
- BREEAM certified

## **Key Benefits**

- Generous 1,085 sqm office space
- Partitioned but unfinished - ideal for tenant customization
- Flexible configuration for different business needs
- Class A building with BREEAM certification
- Central location with excellent accessibility
- Immediate availability



## Property details

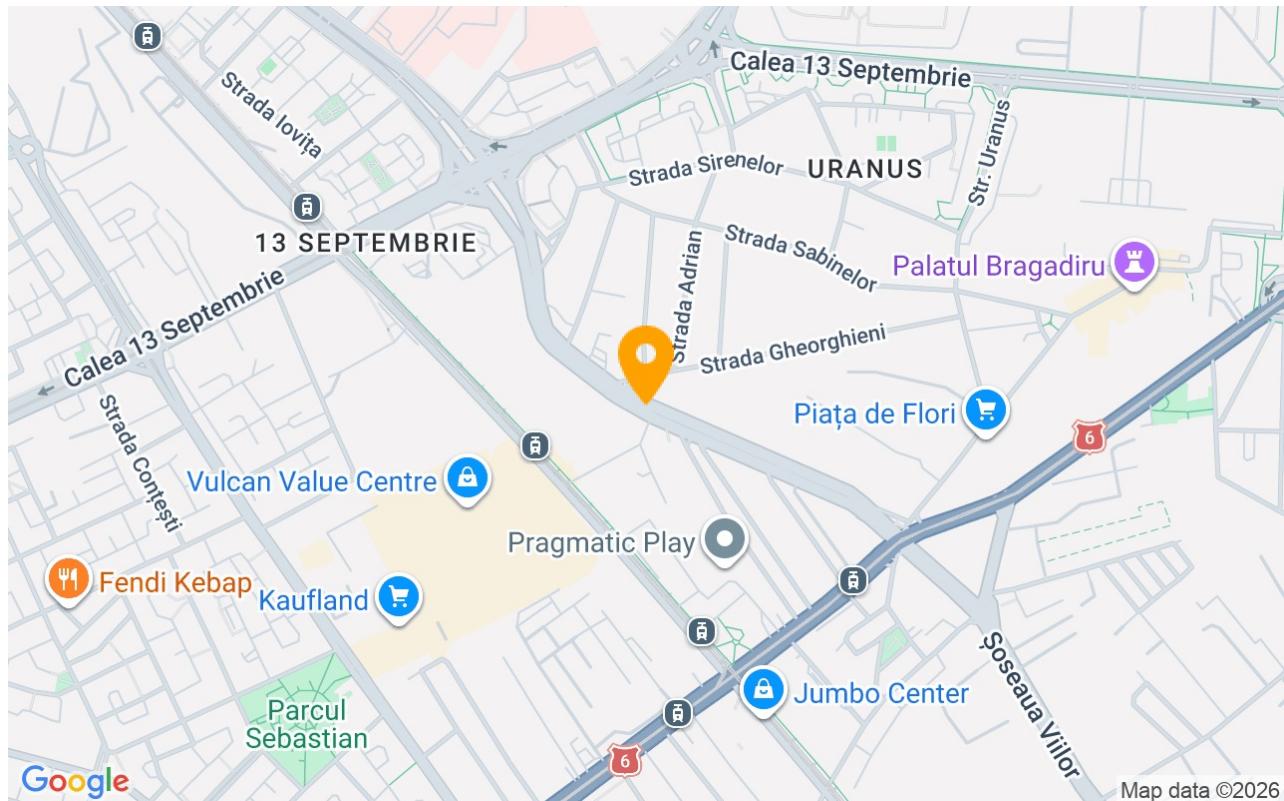
<b>Useable surface</b>	1085m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2014
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Parking inside</b>	450
<b>Common service charges</b>	5826.45 EUR

## Amenities

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



## Location



## Photos

