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## Office space

📍 Sema Parc OB403A, Semanatoarea, Bucharest

**3,315 EUR +VAT / month**

Web Reference

**#143321**



<https://www.blissimobiliare.ro/en/office-space-for-rent-semanatoarea-bucharest-143321>  
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## Description

**Sema Parc - OB403A Building, 1st Floor, 390 sqm**

Prime business location with easy metro access

**Modern, partially partitioned office space in a well-established business park**

Located on the 1st floor of the OB403A Building, within Sema Parc, this 390 sqm office space provides a modern and flexible work environment ready for immediate occupation.

Approximately 20% of the area is already partitioned, including a fully equipped kitchenette, sanitary group, and a dedicated ventilation system, making it ideal for companies seeking a functional workspace with essential facilities in place.

The layout offers high flexibility and can be customized to include open-space areas, meeting rooms, reception, or private offices, depending on the team's operational needs.

## Main features

- Total area: 390 sqm
- Floor: 1
- Class B office building
- 20% partitioned area (kitchenette, sanitary group, utility area)
- Ventilation and HVAC system fully operational

- Raised flooring and suspended ceiling with LED lighting
- 24/7 secure access and modern elevators
- Building Management System (BMS) for energy efficiency
- Surface parking available
- Access to on-site amenities: cafés, restaurants, green spaces, and relaxation areas

## **Location and connectivity**

The OB403A Building is part of Sema Parc, one of Bucharest's largest and most dynamic business parks, strategically located in the Splaiul Independenței - Grozăvești area.

- Petrache Poenaru metro station - 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd., and Basarab Bridge
- Fast connections to Victoriei Square, Floreasca, Pipera, and downtown Bucharest
- Multiple public transport options: metro, tram, bus
- Close to restaurants, cafés, gyms, and banks

## **Advantages**

- Prime location in a renowned business park
- Partially fitted office space with kitchen and ventilation system
- Efficient layout and immediate availability
- Optimized operational costs and professional management
- Secure, bright, and modern working environment

The 390 sqm office space on the 1st floor of OB403A - Sema Parc combines flexibility and functionality, making it a smart choice for companies seeking a ready-to-use office in a prime business location.



## Property details

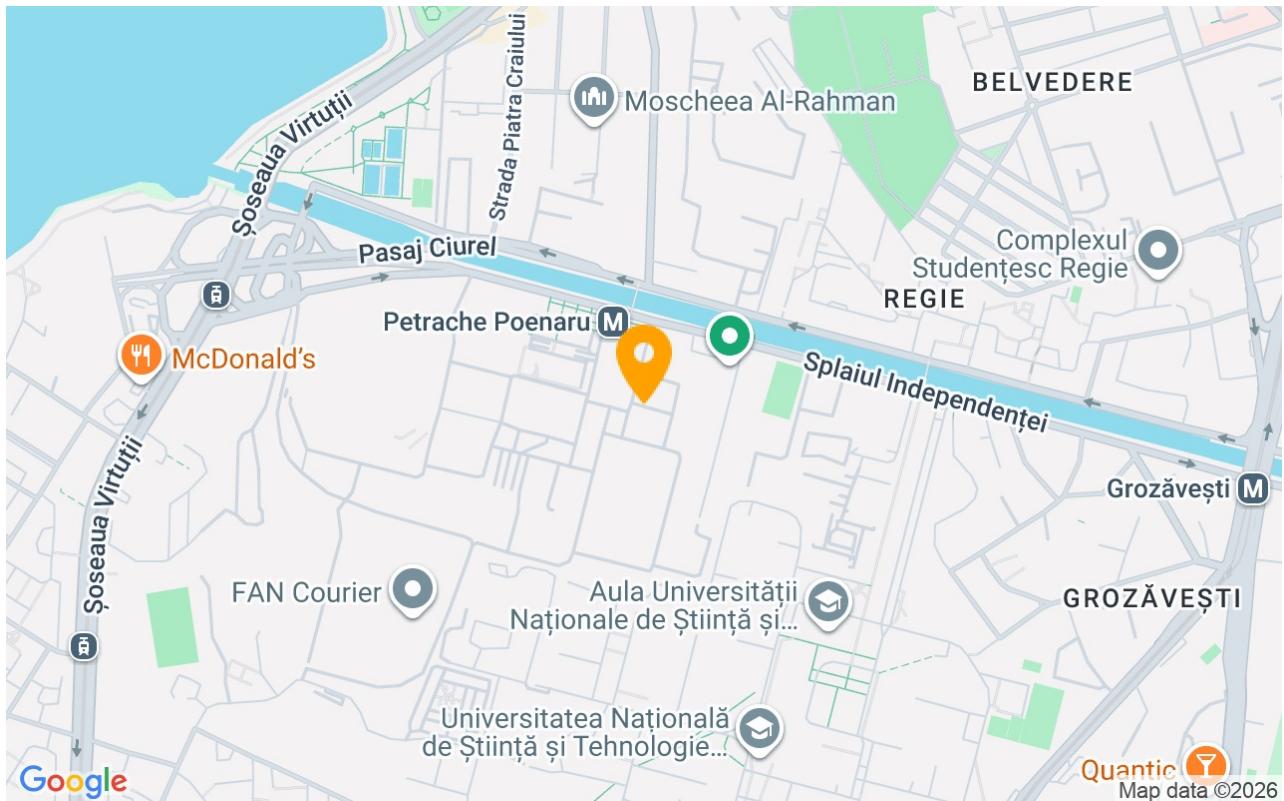
<b>Constructed surface</b>	390m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2003
<b>Year renovated</b>	2016
<b>State</b>	Finished
<b>Common service charges</b>	780.00 EUR

## Amenities

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



## Location



## Photos



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