

## Sema Parc – Other available spaces



### Summary:

**Sema Parc** is the largest urban reconversion project in Bucharest, designed as a mix of functions, which combines the office segment with the residential and commercial, located in the center-west of the Capital, in sector 6, on Splaiul Independentei no. 319, less than 10 minutes away from the city center. The current status is in full development.

On the entire surface of the project of almost 41 ha, coexist the new class A office buildings, built or under construction, with the spaces and buildings in the industrial park, which have multiple destinations.

The buildings and spaces available in this area have been completely refurbished and can be a starting point for any type of business, but especially for those with logistics activities, storage needs, small non-polluting production workshops. The park is an efficient and attractive way of organization and economic development, due to the fact that companies operating within it benefit from the advantages of infrastructure, accessibility and the presence of all utilities, the possibility of direct collaboration between companies on the platform and especially reduction of operating costs due to the multitude of related services offered.

### Available spaces:

**A Building: 2.500 sqm – ground floor + 2 floors**, suitable space for public institution, available now.

**B Building: 745 sqm – ground floor, mezzanine & 1<sup>st</sup> floor**, office destination, available now;

**E Building: 922 sqm ground floor**, warehouse destination, available from 01 Feb. 2021;

**K Building: 1.084 sqm – ground floor**, office & warehouse destination, available now;

**O Building: 282 sqm - ground floor**, warehouse destination, available now; **1.490 sqm - ground floor**, warehouse destination, available now; **297 sqm - 2nd Floor**, Class C Office destination, available now.

**V Building: 1.522 sqm, ground floor**, warehouse/ logistic space, available now; **500 sqm – 1<sup>st</sup> floor**, office destination, already compartmentalized space, available now; **518 sqm – 2nd Floor**, office destination, already compartmentalized space, available now.

**W Building: 254 sqm – ground floor**, logistics / warehousing activity; available from November 2020; **137 sqm – 1<sup>st</sup> floor**, offices, available from November 2020.

## Sema Parc – B Building

### Available for lease:

- **745 sqm – ground floor, mezzanine & 1<sup>st</sup> floor**, office destination, available now;

Localized on the rim of Sema Parc, entrance from Splaiul Independenței, near to River Place office building, direct subway access.

### Specifications:

**Free height:** 4,75m timber; 5,00m skylight base

**Authorization status:** Negation (no ISU authorization of the building is required)

### Facilities nearby:

- Parking up-ground for visitors
- Supermarket
- Cafeteria
- Coffee-Shop
- Restaurant
- ATM.

### Level and finishes' s type:

- concrete floor
- washable white paints
- PVC doors with double glazing
- PVC windows with double glazing.

**Installed electrical power:** 20kw

### Utilities:

- Equipment for central heating for the wintertime
- Equipment for water supply
- Interior and exterior wiring.