

EMINESCU OFFICE

108 -112 Mihai Eminescu Street 020082, București

Cost chirie birouri (m² / lună)

17.5 €/m² + TVA

Costuri servicii: 3,50 €/m² /lună + TVA

Birou disponibil :

4.700 m²

Spațiu birou minim de închiriat: 250 m²

Offices

The Right Technology

Eminescu Office creates smart working spaces for a better qualitative life and a sustainable future:

- custom management control for the HVAC, lighting, fire, elevators systems
- fan coil units centralized controlled by BMS for openable windows energy performance savings
- controlled access for people and vehicles and CCTV surveillance system
- floor box, pre equipped with power and data sockets
- raised technical floors with high traffic carpet tiles.

Flexible Space

The layout of all the office spaces (mixed, open or single offices) is suitable for custom-partition according to the clients' needs and it can be equipped with extra modules for leisure room, kitchen, storage or archive.

Amenities

Eminescu Office is situated ultracentral, in the first district of Bucharest, near Icoanei and Ioanid Parks and all the major city landmarks, educational, accommodation, food and entertaining points.

You can rent a bike or an scooter, run in the park, meet your friends, grab a coffee and read a book in the park, watch a movie at Cinema Elvira Popesco or take French classes at Institutul Francez.

Project Features

- access to natural lighting for all office spaces
- 7 office floors with 720 sq m/floor with up to 3 independent tenants per floor
- 2 spaces equipped for kitchenette/ floor
- accessible terraces for the North offices and a private upper floor terrace
- main access hall (119 sq m) with reception
- 2 underground floors with 81 parking spaces
- visitors' parking drop off area
- access to alternative transport (bike/ scooter) station and parking
- charging infrastructure for electric cars and bicycles
- 3 elevators
- ground floor retail area.

Technical Information

- Efficient office lighting – LED external / interior lighting with DALI, with smart metering and control
- High end finishing and materials (wood, ceramic tiles, glass partition walls) in all common areas
- Ventilated façade with Vraza limestone and cement decorative boards
- BMS infrastructure for all main building systems: electricity, HVAC, fire and security
- Full-building CCTV monitoring and access control
- Exterior envelope designed for the overall low energy building
- BOMA space measuring leasing procedures.

Clasa clădirii de birouri:	Birouri de clasa A	Cost chirie birouri:	17.5 €/m ² /lună + TVA
Localizare:	Polonă, Eminescu	Costuri servicii:	3,50 €/m ² /lună + TVA
Status clădire:	Existentă	Perioada minimă de închiriere:	5 ani
Spațiu total de birouri :	7100 m ²	Garanție financiară:	3 luni
Birou disponibil :	4.700 m ²		
Birouri de închiriat :	470 m ² , 887 m ²		
Spațiu birou minim de închiriat :	250 m ²		
Coefficient Add-on:	10.94 %		
Grad ocupare:	34%		

Tip parcare	Spații	Cost parcare
Parcare suprafață	-	-
Status clădire:	81 locuri	100 € + TVA

Anul construirii:	1 ianuarie 2019
Anul renovării:	-
Chiriași:	Oscar Downstream Akcent Development

Bancă	Bar	Locuri de parcare pentru biciclete	Buticuri
Cantină	Cinema	Servicii de curierat	Cafenea
Florărie	Coafor	Hotel	Fitness
Vestiar cu dușuri	Centru Medical	Parcare pentru vizitatori	Grădiniță
Farmacie	Restaurant	Supermarket	Parcare în apropiere
Magazin de vinuri	Parc în apropiere	Accesibilitate la transport public	Wellness & Spa Gas station

Podea înălțată	Sistem antiincendiu	Control acces	Sprinklere
Detectoare de fum/incendiu	Sistem modern de telecomunicații	BMS	Sistem de alarmă
Cameră server	HVAC	Compartimentare	Mechanical ventilation
Supraveghere video (CCTV)	Audio warning system	Designul atractiv al zonelor comune	Ventiloconvectoare cu 4 țevi
Control acces pe zone	Fibră optică	Izolare fonică	Tavan fals
Contoare individuale	Contoare	Tablou de distribuție	Finisaje de calitate

Contact

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