

108 -112 Mihai Eminescu Street 020082, Bucharest

<p>Office rental fee:</p> <p>15 €/sq m + VAT</p> <p>Service charge: 3,50 € /sq m /month + VAT</p>	<p>Total available office space:</p> <p>4.700 sq m (floor 1-5)</p> <p>Min. office space for rent: 300 sq m</p>
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<p>Retail rental fee:</p> <p>27 €/sq m + VAT</p> <p>Service charge: 3,50 € /sq m /month + VAT</p>	<p>Total available retail space:</p> <p>575 sq m (ground floor)</p> <p>Min. retail space for rent: 90 sq m</p>
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Office building category:	A	Add-on factor:	5.95 %
Building status:	Completed	Min. rental period:	5 years
Year of construction:	2019	Financial guarantee:	3 months
Total office space:	7095 sq m	Underground parking:	50 slots
Rentable offices:	887 sq m/ floor	Parking fee/ slot:	100 € + VAT

The Right Technology

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

- custom management control for the HVAC, lighting, elevators and fire systems
- fan coil units centralized controlled by BMS for openable windows energy performance savings
- controlled access for people and vehicles
- CCTV surveillance system
- raised technical floors.

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.

Project Features

- access to natural lighting for all office spaces
- 7 office floors with 887 sq m/floor with up to 2 independent tenants per floor
- 2 spaces 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
- electric charging station
- 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)
- Ventilated façade with Vraza limestone and cement decorative boards
- BMS infrastructure for all building systems: electricity, HVAC, fire and security
- CCTV monitoring and access control
- Exterior envelope designed for low energy consumption
- BOMA space measuring leasing procedures.

Amenities

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

You can rent a bike or an escooter, 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 the French Institute.

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| • Supermarket | • Public transport | • Cafe |
| • Bank | • Parks | • Bar |
| • Pharmacy | • Kindergarten | • Restaurant |
| • Medical Center | • School | • Cinema |
| • Gas station | • Wellness & Spa | • Boutiques |
| • Flower shop | • Beauty salon | • Hotel |

Contact

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