



evo
PROPERTIES



LONDON & OSLO



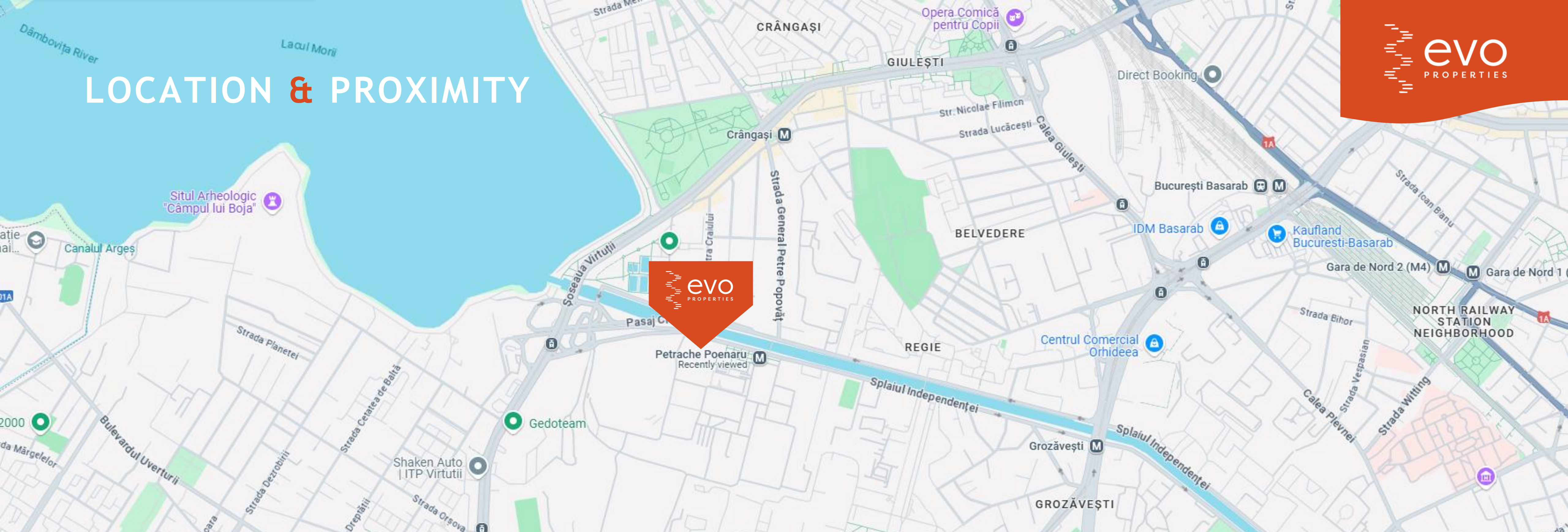
- Location & Proximity
- Specifications
- Facilities
- Market Differentiators
- Let's Discuss!

BUILT TO EVOLVE



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PROPERTIES

LOCATION & PROXIMITY



Center-West Bucharest

- ▶ Quick access to public transport:
- ▶ Metro Station (Petrache Poenaru): Less than 30 meters
- ▶ Bus: No.90, 3' walking distance
- ▶ Tram No.41, 3' walking distance
- ▶ Trolley No.78, 2-3' walking distance

Main Points of Interest

- ▶ 10-12 'drive to CBD
- ▶ Proximity to Residential Area & Politehnica Campus
- ▶ 5' drive to Orhideea Commercial Complex
- ▶ 7' drive to AFI Park Mall
- ▶ 23' to Henry Coanda International Airport

- ▶ Metro
- ▶ Bus
- ▶ Tram
- ▶ Trolley



Two levels
669
car spaces



- ▶ Natural Light - Architecture layout designed to allow maximum natural light, high efficiency.
- ▶ Maximum space efficiency - 5% Add-on factor.
- ▶ Illumination of 500 LUX - Provided for the leasable areas.
- ▶ Flexible and Smart Partitioning - Large floor plates preparing the suitable environment for creation and communication.
- ▶ Technical Rooms - Designed to locate the server room storages and service areas.
- ▶ LED lighting systems - In all common areas.



Security System -

- ▶ International standard for Class A office buildings, solid core with metal facing panels fire rated, as required 24/7 security personnel.
- ▶ Innovative VRV systems - Heat recovery systems for heating and cooling.
- ▶ Centralized Air Treatment Plants - Heat recovery module without air circulation.
- ▶ Suspended Ceiling - Clear Height = 3m



A wide-angle photograph of a modern, minimalist interior space, likely a lobby or common area. The space is characterized by its clean lines and neutral tones. On the right, a long, low concrete wall serves as a reception desk, with a large, illuminated 'London' sign mounted on the wall above it. The ceiling is composed of long, horizontal concrete slats, some of which are recessed, creating a series of linear light fixtures. The floor is a smooth, light-colored material. To the left, large floor-to-ceiling windows offer a view of the outdoors, where a red telephone booth and some greenery are visible. In the background, more of the building's interior is visible, including a red sofa and a glass-enclosed area.

London

BUILDING FACILITIES

- ▶ 4 stars Apart - Hotel, within London Office.
- ▶ Conference Center and 10th floor Restaurant
- ▶ Specialty Coffee and Pastry " Boutique du'Pain, walk through shop.
- ▶ Sports Facilities ;
- ▶ Rectangular office areas, designed for space efficiency.
- ▶ Lumina, Theatre, live shows in the Oslo GF.
- ▶ DigestMed, Medical Clinic

- ▶ BREEAM Outstanding certification, scoring 90.3% in 2023.
- ▶ 360 view with natural light;
- ▶ Green office building, certified Breeam Outstanding, for energy efficiency and sustainability;
- ▶ Low building add on, 5%;
- ▶ Rectangular office areas, designed for maximum flexibility and space efficiency.



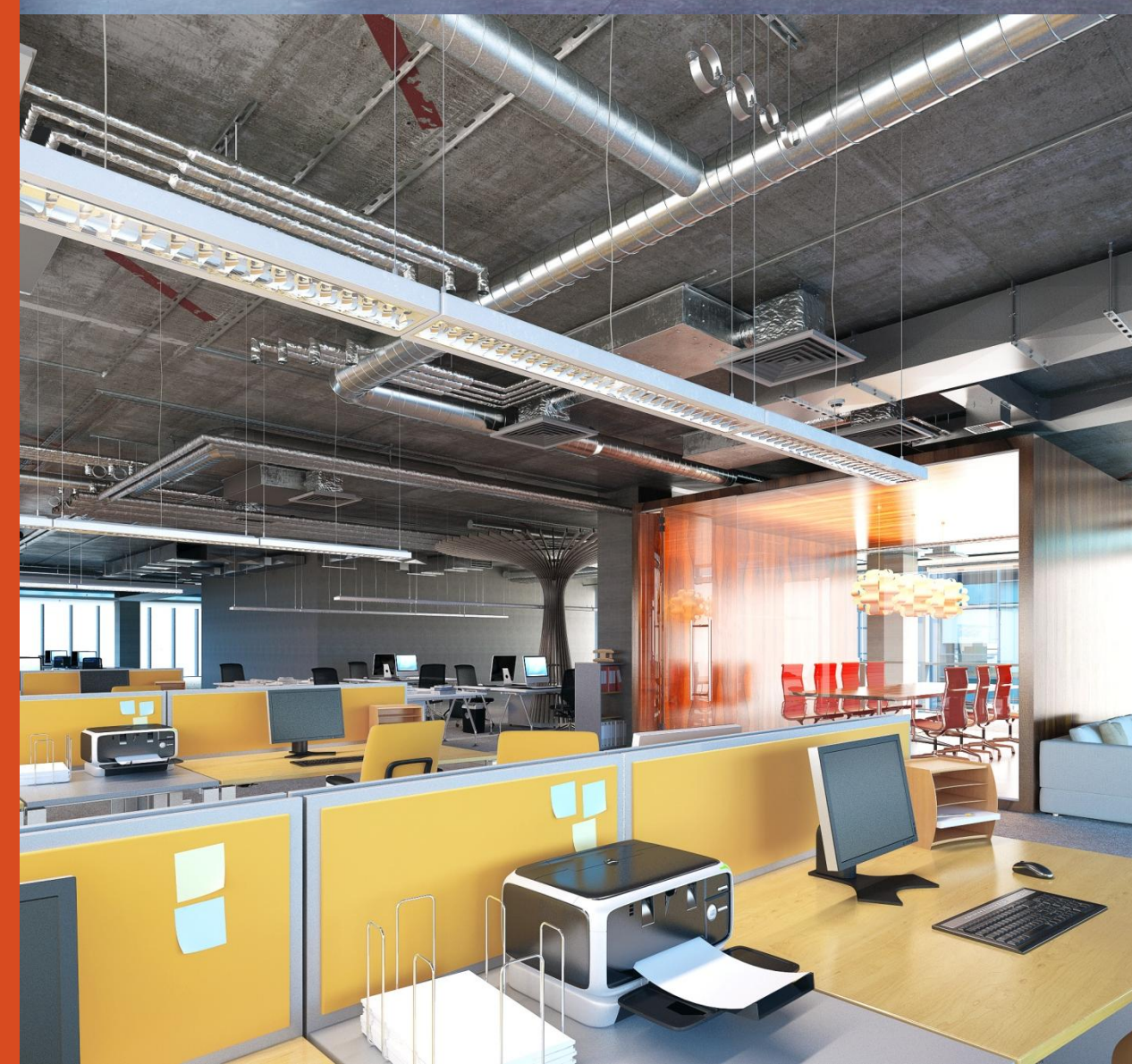
MARKET DIFFERENTIATORS

- ▶ 3,500 sq.m designed for community sharing and destination fairs.
- ▶ First Apart-Hotel within an office building.
- ▶ On-site Conference Center Metro Station, in front of London Office Building;
- ▶ 5% Add - on factor, lowest rate in the market.
- ▶ Optimized Parking area - 669 car park spaces on two levels.

A bold, white, sans-serif text 'MARKET DIFFERENTIATORS' set against a solid orange rectangular background.



BUILT TO EVOLVE





BUILT TO EVOLVE





LET'S DISCUSS!

Contracting Entity

River Tower Project SRL

Registration Code J40/9816/2019

VAT number RO 41445448

HQ: Splaiul Independenței 319H,
London Office Building, 15th floor



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