

Orhideea Towers



Project total rentable area: 36,336 sqm

Orhideea Towers is located in the new emerging central-western business district of Bucharest, being dedicated to dynamic companies and their people. High class architecture and outstanding building concept. Appealing and healthy live-and-work environment. The two H-shaped towers are linked together by a bridge hidden behind a glass façade.

The surrounding developments comprise of both residential and commercial uses (Carrefour Shopping Center at 2 min. distance).

The Property has excellent road communication and access via Basarab bridge which connects it with the city centre and the airport. The Property benefits from great public transport links, the nearest Metro stop Grozavesti, bus and tram stop are near the Property.

Polytechnic University Bucharest (Micro-location of Orhideea); Recreation area - 10 min distance - sport center, swimming pool, gym.

Year of delivery	2018
Total Building <u>Gross</u> lettable area	36,336 sqm
Total Building Office area	34,113 sqm
Floors number/Building (North Tower & South Tower)	GF+15F+16(thF); GF+11F+12(thF)
Number of staff elevators/ Building	5 (North Tower) & 4 (South Tower)
Common area factor/Add-on factor	9.85%
Building occupancy- sqm/person - max concentration per area (max. efficiency of systems)	10:1 (average)

OFFICE PREMISES TO LEASE

Floor	Available area	Availability
1 st floor	510.11 sqm	Q4 2024



OFFICE PREMISES TO LEASE

Technical Specifications

Building Management System -centralized monitoring and specifically controlling M&E-systems Building infrastructure central control	X
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LEED Platinum certification for new construction Energy Performance Certificate A class	X
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Power generator to provide energy for life safety systems (elevators, security illumination, IT server rooms, air conditioning unit dedicated to the server rooms)	X
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Integrated security solutions (CCTV + security services 24h/7, access control in the building and garage)	X
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Central fire control	X
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Multiple power supply with an automatic change-over	X
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Different telecommunication operators	X
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4 - pipe HVAC system	X
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Smoke/heat detectors	X
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Hydrants & sprinklers	X
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Independent meter units for electricity consumption on the exclusive use areas	X
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Staff elevators: 5 (North Tower) & 4 (South Tower); 1 Service elevator; 2 Parking elevators (South Tower)	X
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Standard fit-out: ➤painting walls (white) ➤suspended ceiling with integrated HVAC system, built-in- lighting (500 lux/m² in office areas), smoke detectors, hydrants & sprinklers ➤floor boxes provided with electrical sockets & cabling	X
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Office premises & parking units available

Office space 1 st floor	510.11 sqm
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Parking ratio	1: 100 sqm lettable area
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Commercial terms

Monthly Rents

Office	17.00 EUR/sqm
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Storage	7.50 EUR/sqm
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Parking units	120.00 EUR/pp
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Annual indexation HICP	
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Service charges (open - book system applied, annually reconciled, electricity costs not included)	5.50 EUR/sqm
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Exclusive VAT	
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Bank guarantee – 3 months rent, service charges and VAT	
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Lease term – 5 years	
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Additional details

Reception desk and ancillary services Canteen, cafeteria, express market and bank services	x
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Openable windows	x
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Measurement standard	BOMA
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Building add-on factor	9.85%
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PAVAL HOLDING | PROPERTIES

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