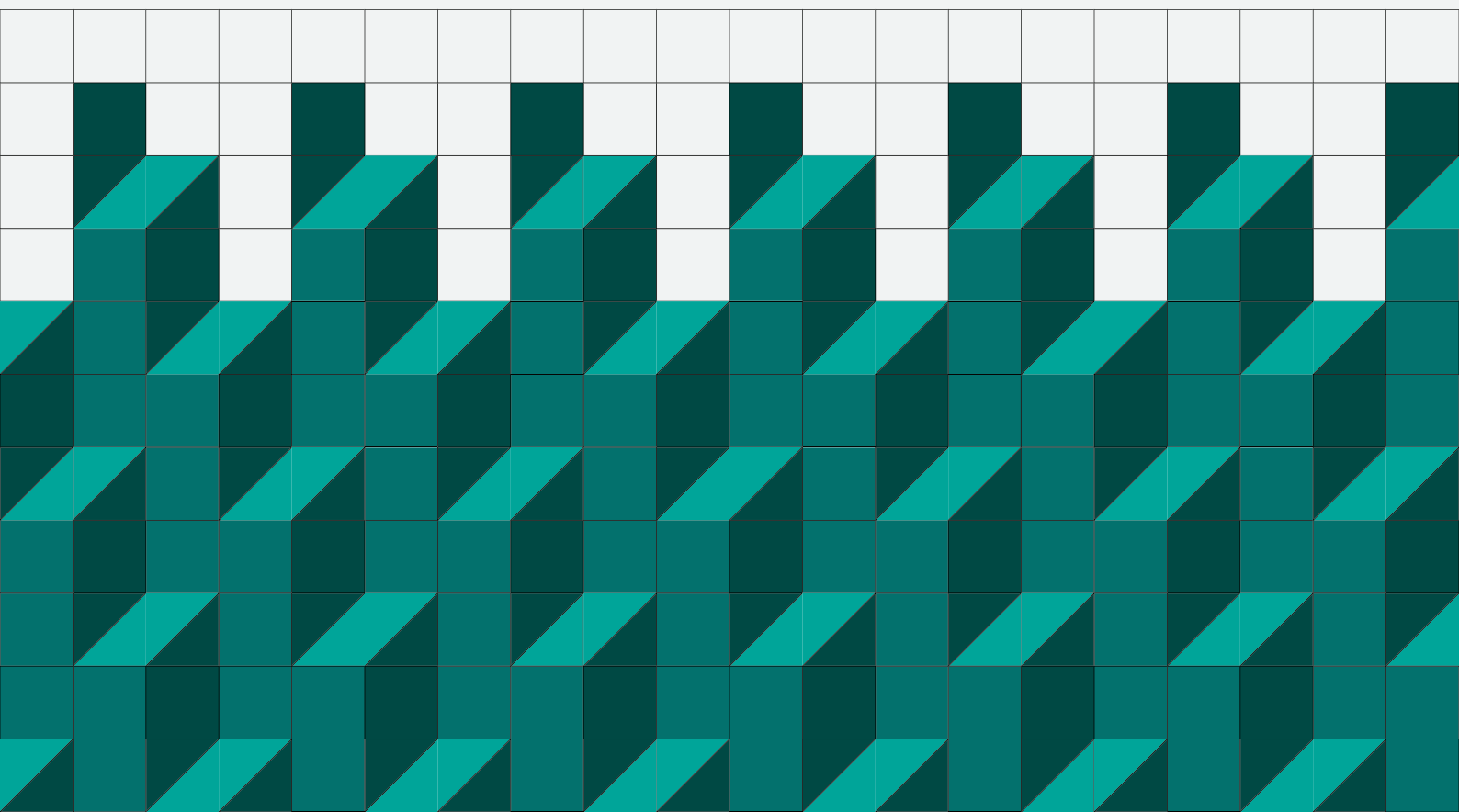




# More than offices





More than offices

cbcampus.ro

# In a nutshell

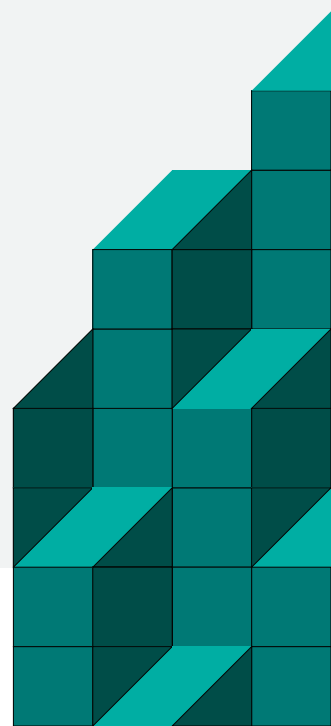
29.000 sqm  
office Spaces

3  
buildings

1300 GLA  
per floor

flexibility  
in office customization

9 to 5  
reception





More than offices

[cbcampus.ro](http://cbcampus.ro)

# In a nutshell

24/7  
security

access

controlled access via mobile phone or key card

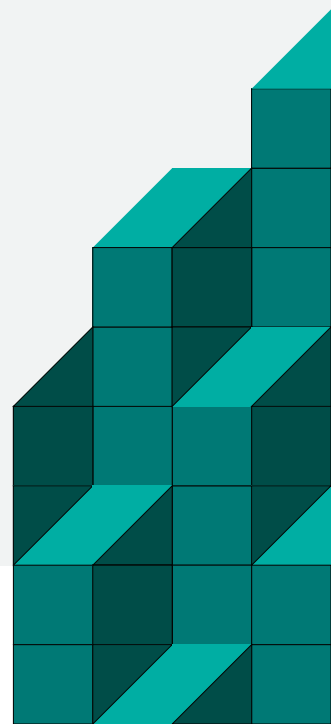
parking

400 parking spots  
electric car charging spots  
bike parking spots  
motorcycle parking spots

transportation

1 Bus line in front of building - line 29  
10+ Bus lines less than 5 minutes away

recording  
studio





More than offices

[cbcampus.ro](http://cbcampus.ro)

# In a nutshell



2 Conference & Events Rooms  
Restaurant & Events Rooftop Terrace  
Coworking Space



International School  
and Kindergarten



Private Park



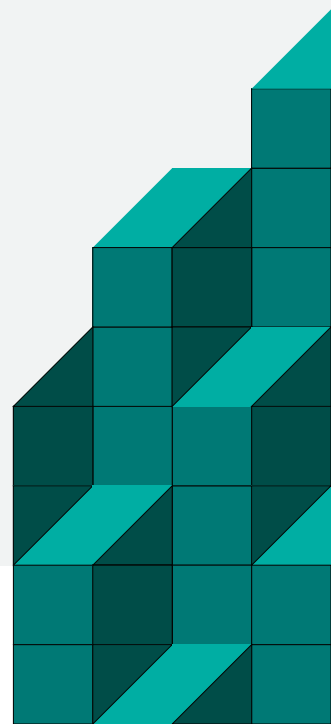
Private Medical Clinic



Specialty Coffee Shop



Gym & Football Pitch





More than offices

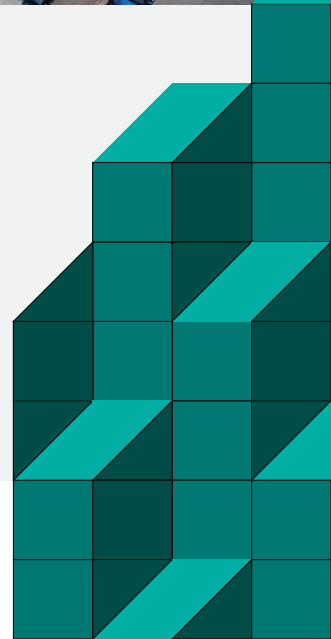
[cbcampus.ro](http://cbcampus.ro)

**Welcome to Cluj Business Campus, a thriving ecosystem designed to make days at the office enjoyable and productive.**



Our purpose is to curate a workplace experience that nurtures community and inspires people to create and grow together.

Joined on our mission by industry giants and dynamic start-ups alike, together we have built a unique corporate hospitality concept that embodies our vision for the workplace of the future, built on three concept philosophies.





## One Minute City Philosophy



We want you to save time and get more done when you come into the office.

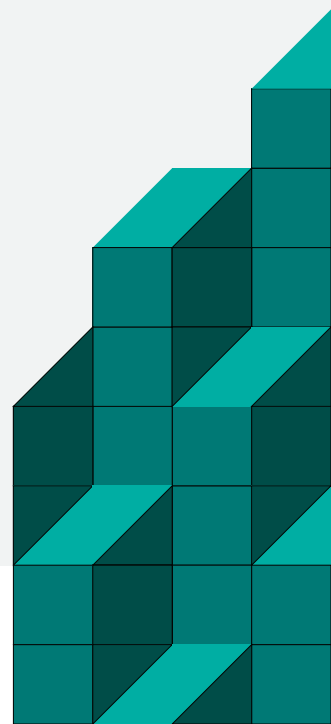
The 1 minute city philosophy pioneered by CBC delivers exactly that by having almost everything you need on campus, **1 minute away from your office.**

From the daily caffeine fix at the coffee shop, to quality education and childcare programs for children of all ages at the Royal School and International Kindergarten, we've got it covered.

Grab your lunch at our on-site restaurant, workout at our gym, or enjoy a friendly match on our football court.

Relax in our private park and meditation area or enjoy an after work drink on the rooftop bar.

And with two private clinics on site, healthcare needs are met without stepping out of the campus.





## Looks like an Office, but Feels Like a Hotel Philosophy



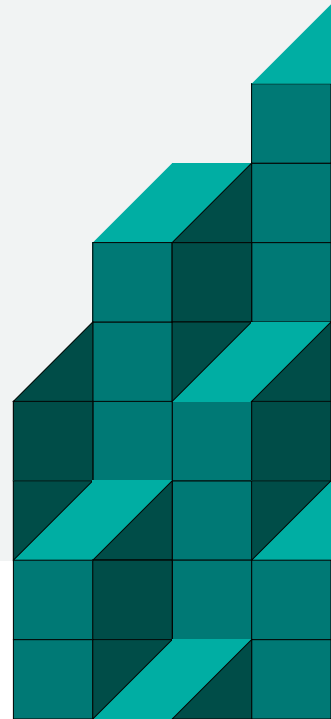
Apart from the educational services, everything on campus is owned and operated by CBC, transforming the entire ecosystem into an employee engagement tool for building culture and connection.

Special lunch discounts and gym memberships to encourage a healthy lifestyle?

Dedicated yoga classes or massage at the office?

After school programs for parents? After work socialising events to bring people together?

Our community manager is here to help bring your ideas to life and create the workplace experience that attracts and retains top talent.





## Looks Like an Office, Feels Like a Festival Philosophy

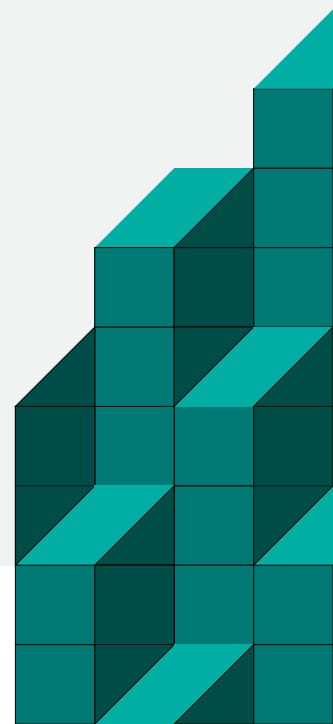


**We believe in working for a life, not a living.**

Our “Office Festival” philosophy means we permanently invest in experiences that bring people together and make days at the office interesting and fun.

Join the CBC yoga club for a more balanced lifestyle. Nature lover? The CBC Hiking Club is the right community for you. Try something new and register for our beginner Jiu-Jitsu classes. Have some fun and meet us at our beloved CBC parties or dancing lessons. Bring your little ones to the office for our karate after school classes.

There’s something happening for everyone on campus and most of our events and experiences are free of charge for the CBC community and bear no additional costs for our tenants.





## CBC APP



Pioneering in digital convenience, we are the first office campus in Romania to offer a dedicated tenant experience app that connects the CBC community with the campus facilities and experiences.

Through the CBC App, you can manage access to the building (no more misplacing key cards!), organise your deliveries and guests seamlessly, and enjoy exclusive discounts.

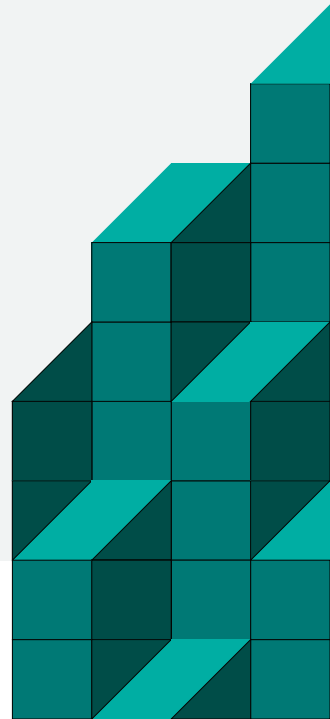
The APP has a dedicated marketplace where our community can find best value deals for on site and off site services, carefully curated by our community management team.

Furthermore, through the CBC app you have our in house facility management team one button away for a one of a kind effortless maintenance experience. You can also provide real time feedback and monitor how the campus staff responds to every ticket raised

Last, but not least, the CBC app can be used within your own office space as a tool that enables hybrid working with features such as parking, desk and meeting room bookings.

It's a one-stop solution that keeps you connected and in control, right from your device.

**[Check out the App Launch commercial](#)**



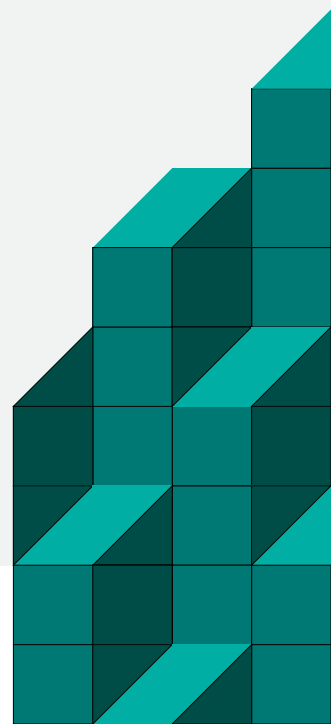


## The Campus

Sprawled over a generous 20,000 square metre canvas, Cluj Business Campus is much more than just an office park. It's a rich tapestry of experiences, amenities, and opportunities waiting to be discovered.

Here's what makes up our dynamic campus:

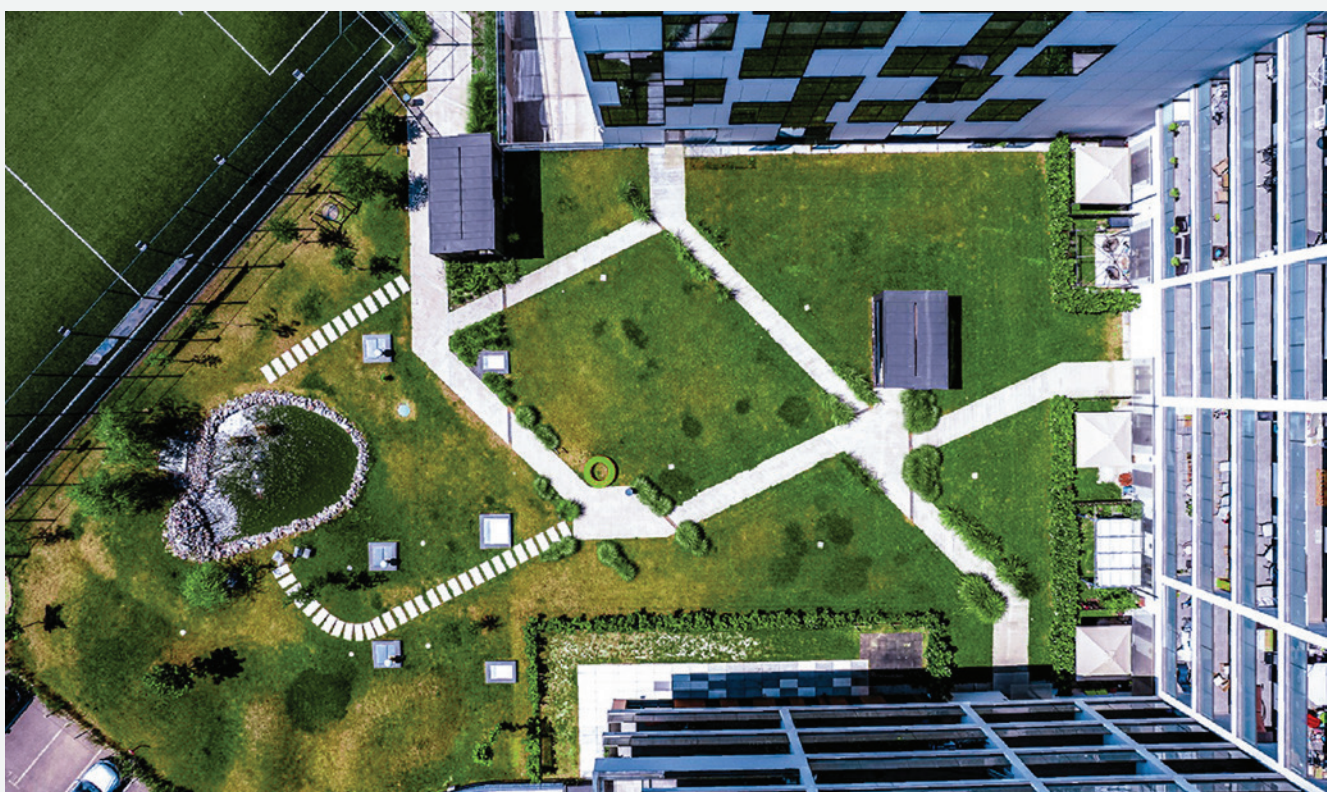
- 23.000 SQM of state-of-the-art Class A office spaces
- A tastefully curated restaurant featuring a delightful terrace
- 400 underground and overground parking options to accommodate all commuters
- Dedicated bike parking, because we believe in green means of transport
- Electric car charging stations
- Private medical clinic
- Coworking space
- A boutique gym to help keep the work-life balance in check
- A private park and sports area - the perfect place for a breath of fresh air
- An international kindergarten, school and high school
- A chic rooftop bar and events terrace that offers a panoramic view of the city
- A residential area, blurring the lines between work and home
- 1 meeting room accommodating up to 30
- 1 meeting & events room accommodating up to 100
- Meron coffeeshop
- Podcast and media room





## Technical Features

| Building                                                     | CBC 1             | CBC 2             | CBC 3                                               |
|--------------------------------------------------------------|-------------------|-------------------|-----------------------------------------------------|
| Floors                                                       | 2S+P+7E+Et        | S+P+7E+Et         | 2S+P+6E+Et                                          |
| Free Height                                                  | 2.80 m            | 2.80 m            | 3.10 m                                              |
| Façade structure                                             | Glass panels      | Glass panels      | Masonry with Equitone fibre cement panels and glass |
| Partitioning:<br>Light masonry, acoustic isolated drywall    | √                 | √                 | √                                                   |
| Ceiling Structure                                            | Suspended ceiling | Suspended ceiling | Industrial ceiling                                  |
| Raised floor                                                 | √                 | √                 | √                                                   |
| Led Lighting System                                          | √                 | √                 | √                                                   |
| HVAC System: cooling and heating, perimeter control, 4 pipes | √                 | √                 | √                                                   |
| Electrical system: 230 V                                     | √                 | √                 | √                                                   |
| Multiple high telecom providers                              | √                 | √                 | √                                                   |
| Building back up power supply: diesel generator              | √                 | √                 | √                                                   |
| Fire Security System                                         | √                 | √                 | √                                                   |
| CCTV                                                         | √                 | √                 | √                                                   |
| Access Control                                               | √                 | √                 | √                                                   |
| Security 24/7                                                | √                 | √                 | √                                                   |
| Elevators                                                    | 2                 | 2                 | 2                                                   |



## Accessibility

Public Transport connectivity

- 1 bus line right in front of the campus (line 29)
- 10+ bus lines less than 5 minutes away that connect the whole city
- CCTV Monitored Bike Racks
- EV Charging Station on Campus
- 400 Parking Spots Above and Below the Ground

## Our Partners

90% IT 10% BPO

|             |                  |                      |
|-------------|------------------|----------------------|
| Arobs       | Blue Projects    | Firebyte Games       |
| Bitdefender | Brillio          | HTEC Group           |
| Cloudflight | Cerved           | Leoni Wiring Systems |
| SAP         | Ddroid LTD       | P3 Digital Services  |
| OSF Digital | Delonghi         | Q-Perior             |
| Globant     | Dynamic Software | Samskip              |
| Rinf        | Solutions        | Tecknoworks Europe   |
| Frequentis  | Eberspaecher     | WeLocalize           |



# Excited to create the workplace of the future together

**Vlad Buzoianu**

CEO

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