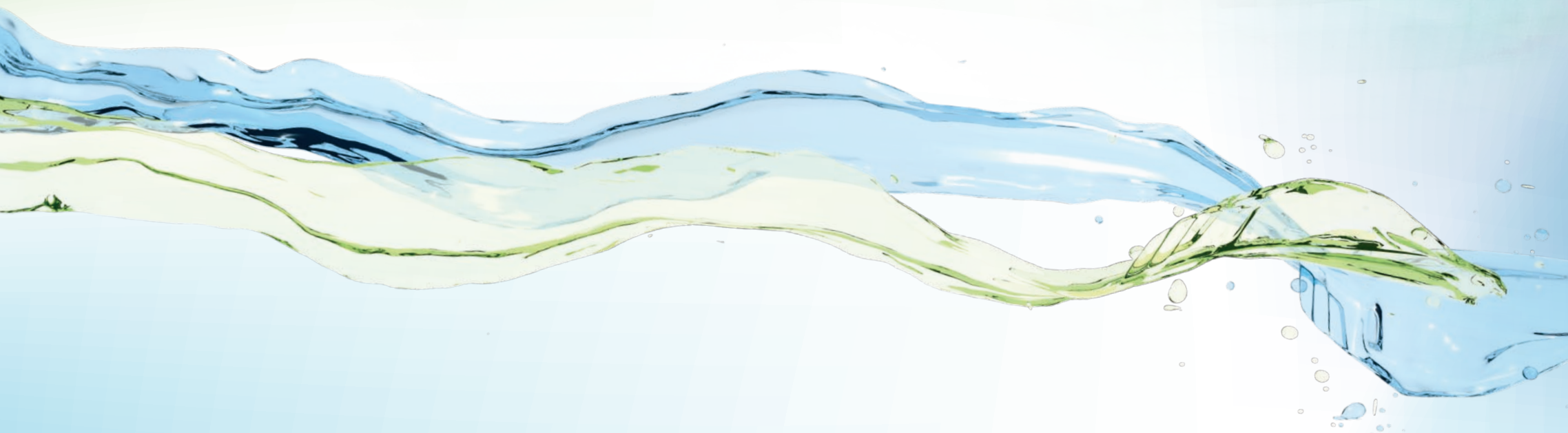


WWW.GREEN-GATE.INFO

TUDOR VLADIMIRESCU 22, BUCHAREST



GREEN GATE



Welcome to Green Gate.

We are located in the very heart of the [CITY CENTRE](#) and are convenient and easy to access for your business partners as well as for your employees. We believe that the environment, both internally and externally, significantly influences working efficiency, which is why you will find calming [WATER ELEMENTS AND A GREEN DOME](#) at Green Gate. We have designed the building to the most [SUPERIOR CLASS A](#) technical standards in Bucharest, which includes the most advanced structural seismic technology for your [MAXIMUM SAFETY](#) and business continuity. Green Gate gives you high [FLEXIBILITY](#) for configuring your office to suit your business needs.

This is why Green Gate is right for you!



SMART LOCATION

Bucharest is regarded as one of the most competitive markets in the region, as evidenced by the presence of many international companies here. Amongst the central areas of the city, Sector 5, the location of Green Gate, still retains a **GREAT POTENTIAL FOR GROWTH** as a modern business district.

The **STRATEGIC LOCATION** of Green Gate on Tudor Vladimirescu Boulevard provides **EASY ACCESS** to important public transportation hubs including Piata Chirigiu for buses and trams, and two Metro stations, Izvor and Piata Unirii. Easily accessible by car, it takes only 5 minutes to reach Green Gate from Piata Unirii and only 2 minutes from the Marriott Hotel or the Palace of the Parliament.

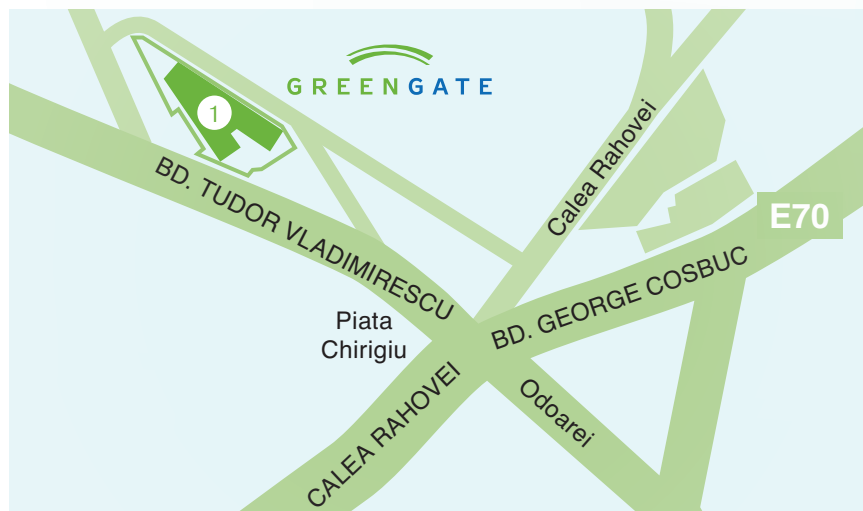
1 GREENGATE

2 Piața Unirii

3 Piața Universității

4 Piața Victoriei

5 Palace of the Parliament



SMART ENVIRONMENT

You can take a break and step into the oasis of Green Gate garden, walk into a **GREEN DOME** or just sit around **CALMING WATER FEATURES**. No matter if it is your guest waiting for a meeting or you recharging for the meeting, a relaxing feeling is ensured both inside the garden and the reception areas.



Entrance with water feature



Front facade with green dome

The first smart design feature you will notice when you approach Green Gate is the façade, which is as yet **UNMATCHED** on the Romanian market. The solar control glazing combines great light transmittance with **LOW ENERGY LOSS** using an insulating glass with metal mesh interlayer which not only provides high aesthetics but is **HIGHLY FUNCTIONAL** too.

Next to mention is the structural design which uses the **INNOVATIVE TECHNOLOGY** of base isolation by using Friction Pendulum seismic isolation bearings, the most **ADVANCED SEISMIC ISOLATION TECHNOLOGY** protecting the most important seismically isolated buildings around the world. During an earthquake, the shaking movements transmitted to the structure are greatly reduced which reduces the impact upon the building significantly and accords with the 475 years earthquake return period for your **MAXIMUM SAFETY**.

Additional smart design features include:

- Highly efficient system of heating, ventilation and cooling
- Stand alone generator backed power supplies
- Building Management System control
- Energy efficient design
- Raised access flooring
- Functional suspended ceilings
- Floor to ceiling heights of 2.8 m
- Large structural grid of 8.1 m × 8.1 m
- Flexible tenant fit out configurations
- 24/7 access and security
- Spacious basement parking providing over 400 spaces

SMART OFFICE SPACE

COMFORTABLE, AMBIENT AND EFFICIENT entrance lobby with full height glazed atrium, welcoming reception and relaxed waiting area complimented with a water wall and greenery is what your guests and employees will appreciate day by day.

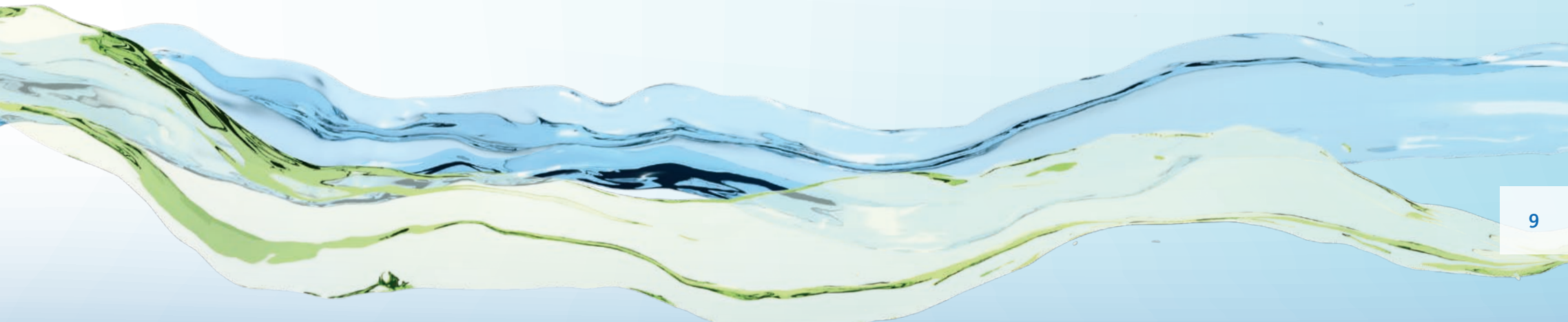
Green Gate provides **FULLY FLEXIBLE OFFICE SPACE** that addresses your business needs. Floors can be leased in full or divided into multiple tenancy spaces. The ground floor will offer space for a canteen, café, and retail units providing services for the building and local area.



Reception and lobby



Typical office



SMART LAYOUT

Typical Floor: Single Tenancy



Typical Floor: Multiple Tenancies



Ground Floor Plan



SMART TEAM



Green Gate Development
Developer



Syner Romania
Construction Manager



Gardiner & Theobald
Project and Cost Manager



YRM
Architect and Lead Consultant



Arup
Manager and Engineering



CERASELLA CRĂCIUN
Landscape Design



your smart choice

Green Gate

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Please note that these particulars are set out as a general outline only and for the guidance of intended purchasers or lessees, and do not constitute part of an offer or a contract. All descriptions, dimensions, references to conditions, necessary permissions for use and occupation, and other details, are given without responsibility. Any intending purchasers or tenants should not rely upon the particulars as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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