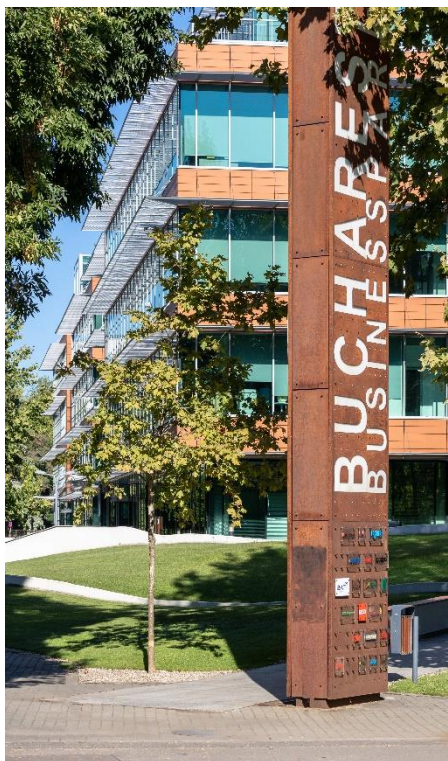
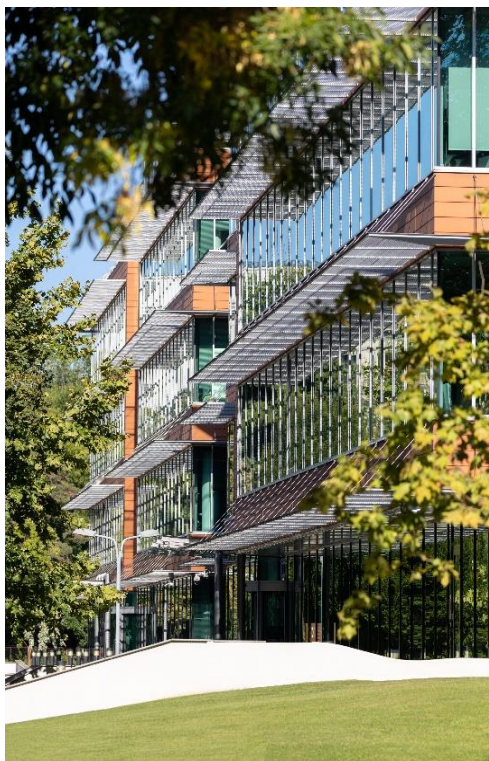


Bucharest Business Park



Project total rentable area: 26,684 sqm

Bucharest Business Park is placed on one of the most important boulevards of City, in close vicinity to the Press House. The access to the compound is facile, being connected with a lot of public means of transportation (buses, tram), the metro line which links the City to the Airport being also projected to be developed within next years, fast connection to Henri Coanda Airport and outskirts of Bucharest through DN1.

The Project, set in landscaped surroundings, comprises four buildings, each of five floors, providing ca 25,699 sqm of office space.

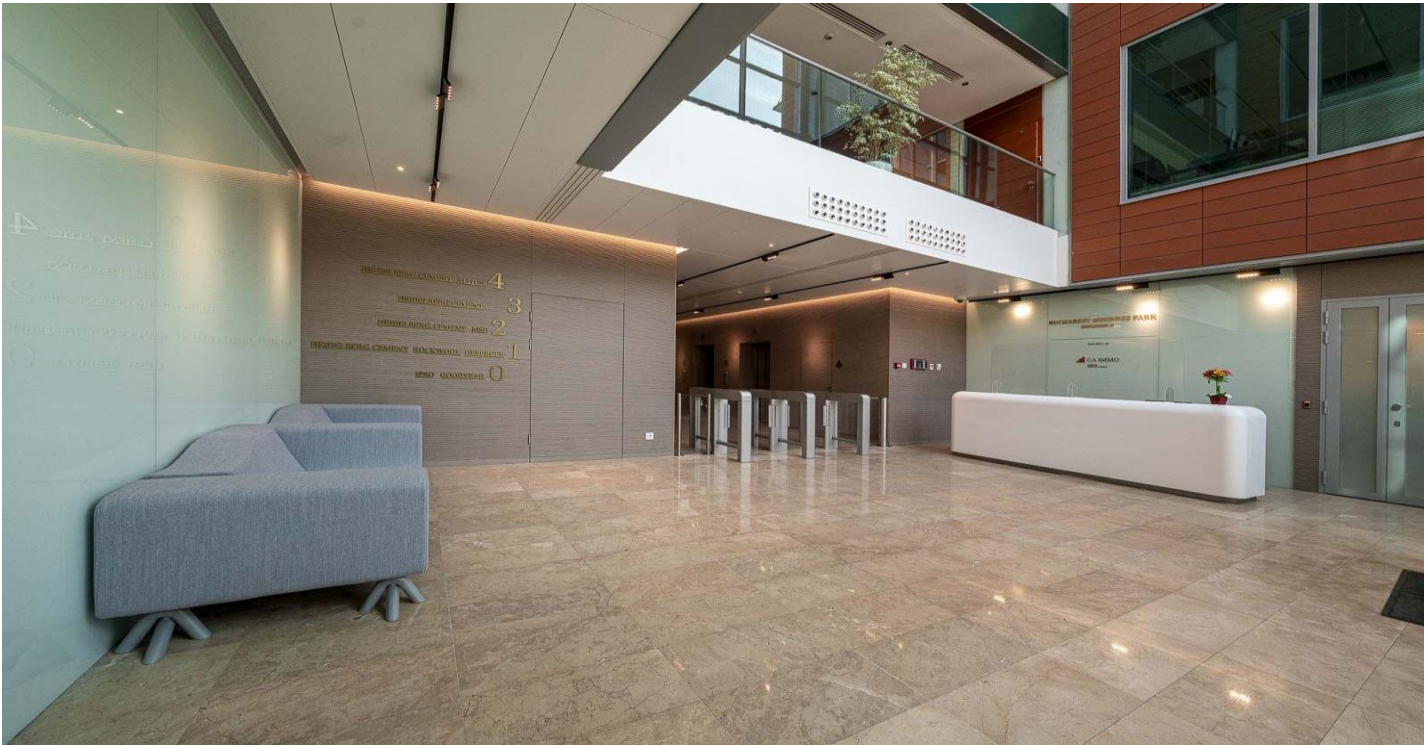
The ensemble is a functional typological model of business park: high quality office building with a small height ratio within an open composition, set on a generous land.

Within the compound are provided amenities such: restaurant/outdoor terrace including smoking area (Stradale – Flavours Group), medical & ancillary services, lobby reception and help desk, etc.

Year of delivery	2004-2006
Total Building <u>Gross</u> area	26,684 sqm
Total Building <u>Net</u> Office area	24,489 sqm
Floors number/Building (A, B, C) ; D	GF+4; GF + 5
Number of elevators/ Building	3
Common area factor/Add-on factor	5.0%
Building occupancy- sqm/person - max concentration per area (max. efficiency of systems)	10:1 (average)

OFFICE PREMISES TO LEASE

Building	Available area	Availability
A, C, D	300-400-500-750-1,100 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 GOLD certification for Buildings in use	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	X
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Independent meter units for electricity consumption on the exclusive use areas	X
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3 elevators: - 2 nd basement / 4 th - 5 th floor	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 ➤floor boxes provided electrical cabling and sockets	X
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Office premises & parking units available

Office	300-400-500-750-1,100 sqm
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Parking ratio	1: 60 sqm lettable area
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Commercial terms

Monthly Rents

Office	16.50 EUR
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Storage	7.00 EUR
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Parking units	60.00 EUR
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Annual indexation HICP	
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Service charges (open - book system applied, annually reconciled, electricity costs not included) Management charge fee 3% of annual collected rent	5.00 EUR
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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

Building description	2U+GF+ 4/5 floors
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Reception desk and ancillary services Canteen and medical services	x
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External terraces	x
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Measurement standard	BOMA
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Building add-on factor	5.00%
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PAVAL HOLDING | PROPERTIES

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