

@EXPO

THE COMPLETE
OFFICE EXPERIENCE





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@EXPO WE ARE FLUENT IN CREATIVITY

This modern three-building complex, composed of two medium-high office buildings and a tower, is located in the North-Western area of the capital and has almost 50,000 sq. m rentable area. Dedicated to companies seeking quality and efficiently designed offices, @Expo represents a fresh and new approach in the city's office building landscape.

The project enriches a new and emerging business hub on Expozitiei Blvd., one of the few airy office areas in Bucharest, with quick access to the city center, other business zones and Otopeni Airport.

Nowadays efficiency is key, so @Expo has been carefully designed to fulfill the most demanding requirements, offering future tenants everything they need for a productive and successful workspace.

@Expo is tenant-oriented, offering great features and multiple benefits such as outdoor relaxing areas, bike parking and electric car chargers.

On the inside, the buildings feature high efficiency LED luminaires placed in all office areas, light and motion detection sensors for energy saving, as well as a custom BMS solution designed for @Expo.

STRATEGICALLY, NEXT TO THE SUBWAY

@Expo is located on Expozitiei Boulevard, next to Piata Presei Libere and just a short walk away from 1 Mai Metro Station. Thanks to its strategic location, the business complex is easily accessible from all areas of the city, offering great public transport links. Surrounded by restaurants, banks, wellness facilities, malls, hotels and having the most important exhibition center right across the street, @Expo offers a complete experience for its tenants.

Check out the most important points of interest on the map:

Parks & Sports Facilities

- 1. Herastrau Park - 15 min walk
- 2. World Class CDG - 10 min drive
- 3. World Class EBP - 12 min walk

Education Institutions

- 4. Romanian-American University - 1 min walk
- 5. University of Agriculture and Veterinary Medicine - 12 min walk
- 6. SNSPA - 8 min walk

Hotels

- 7. Pullman - 8 min walk
- 8. Crowne Plaza - 6 min drive
- 9. Ramada Plaza - 5 min drive
- Best Western Plus Expocenter Hotel - 8 min drive

Restaurants & Shops

- 10. Hard Rock Cafe - 14 min walk
- 11. H Brewery - 14 min walk

- 12. Embassy 18 Lounge -10 min walk
- 13. Mega Image - 9 min walk

Banks

- 14. Unicredit Bank - 4 min walk
- 15. BCR - 7 min walk
- 16. Raiffeisen Bank - 13 min walk

Health Care

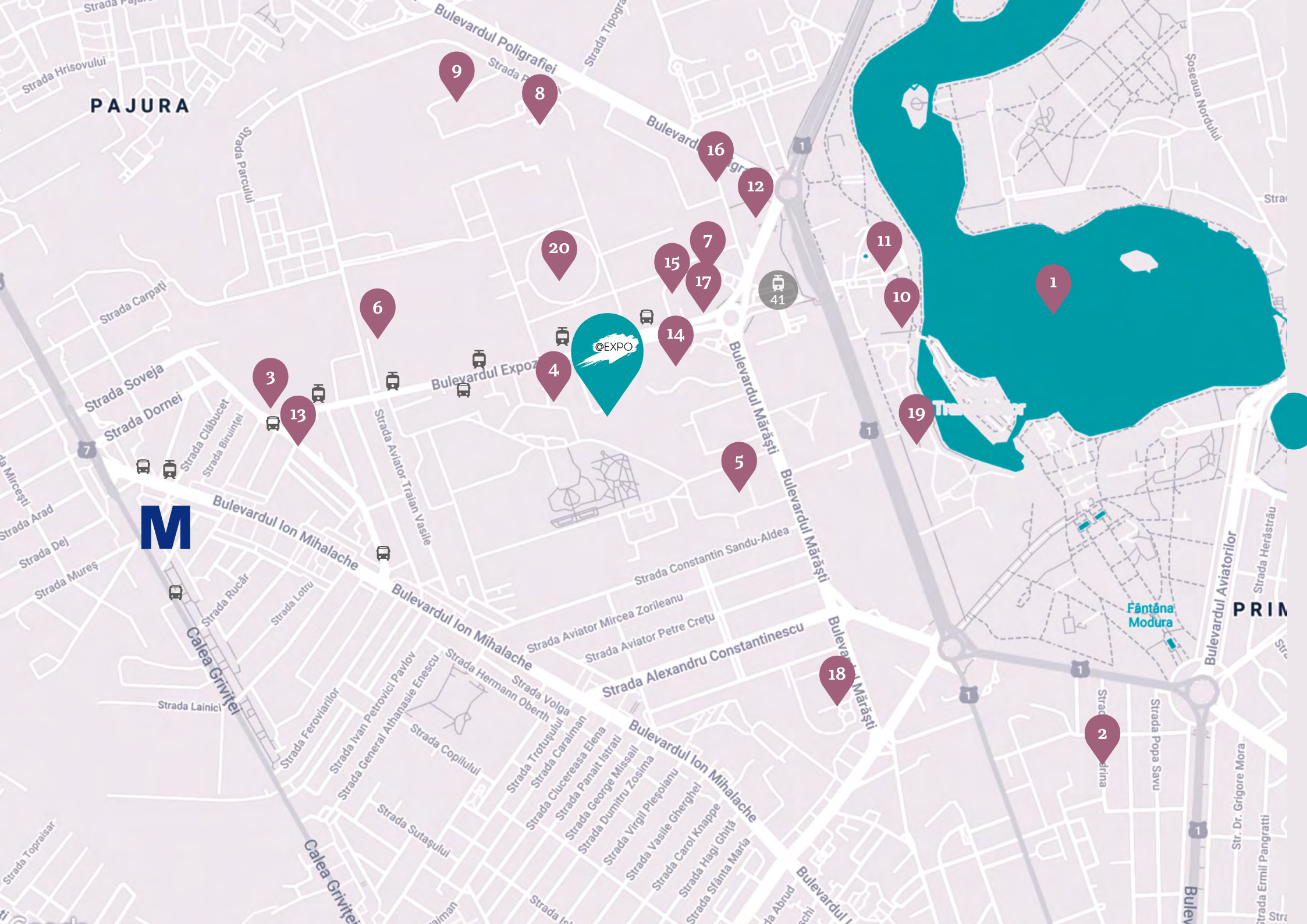
- 17. World Trade Pharmacy - 7 min walk
- 18. Elias Emergency Hospital - 6 min drive

Museums & Exhibition Centers

- 19. National Village Museum - 18 min walk
- 20. Romexpo - 4 min walk

Transport

Metro Station 1 Mai
42 Tram line and 105 Bus line



BUILD STRONG, STAY EFFICIENT

- @Expo business hub is compliant with the latest energy efficiency best practices. Moreover, the project is designed to achieve both “Excellent” BREEAM certification rating and a type A Energy Performance Certificate.

- The buildings envelopes are made of high-quality composite materials assuring energy efficiency, comfort and increased resistance.

- The heating and cooling of the office areas made with radiant ceilings, designed to be energy-efficient, quickly bringing all spaces to the desired temperature.

- The project includes 2 civil defence shelters for the entire project, accommodating a total of 2/3 of the persons capacity of the buildings.

- Every building is designed to meet the individual needs of people with disabilities without requiring any assistance (access, fire escape facilities, lift operation and toilet facilities).

- The rainwater collected in the retention tank is going to be reused through a dedicated hydraulic system to the toilet facilities and landscape.

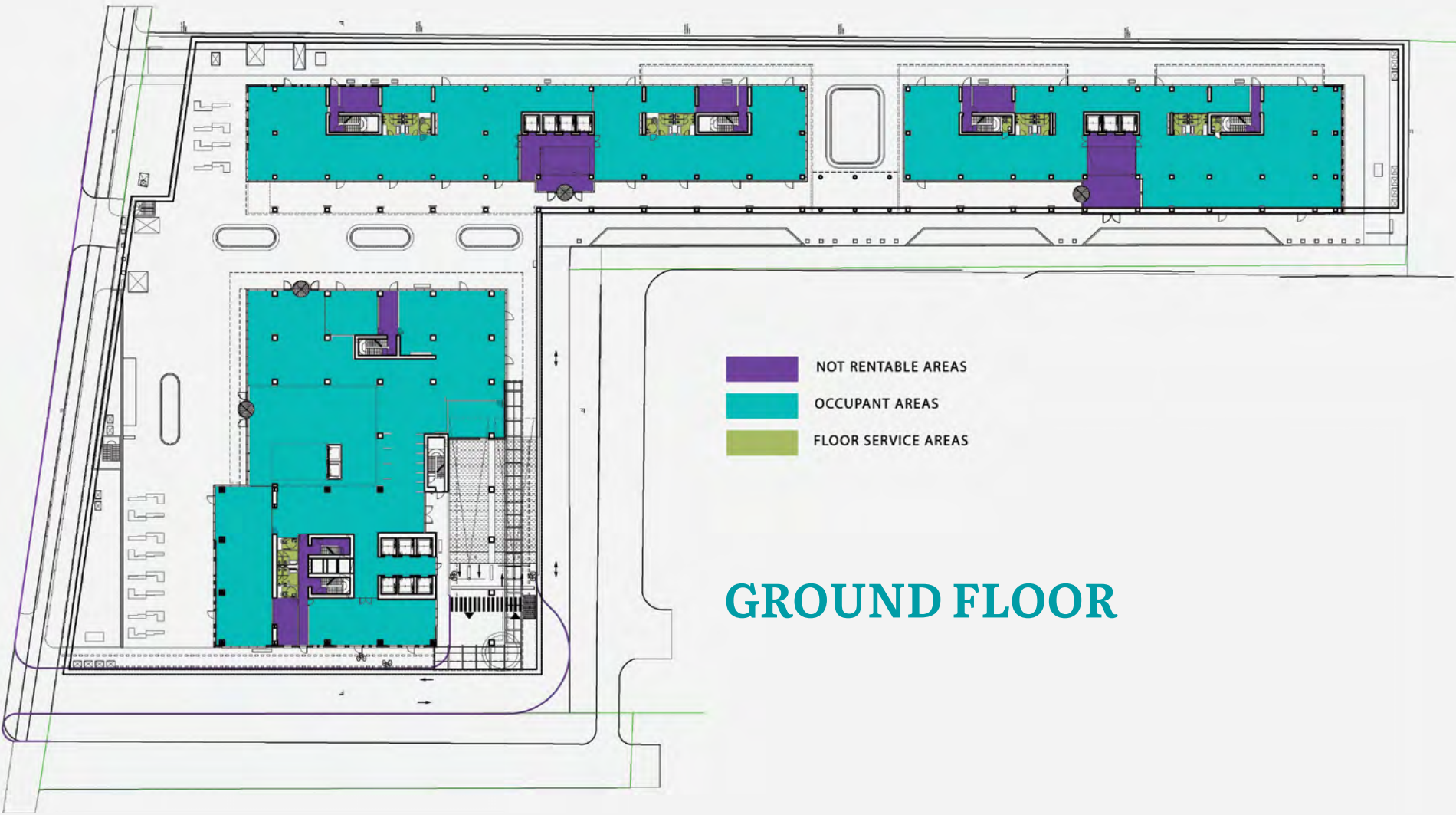
- The slurry walls will be thermally activated making them act as a giant heat exchanger connected to the heat pumps, thus a sustainable solution to produce heating or cooling energy installed on site.



TAKE A LOOK @ THE PLANS

Building A Configuration

Total rentable area: 28,360 sq. m
2 compartments | **1** underground (U1-U3) | **1** above-ground (G + 18F) | **6** elevators

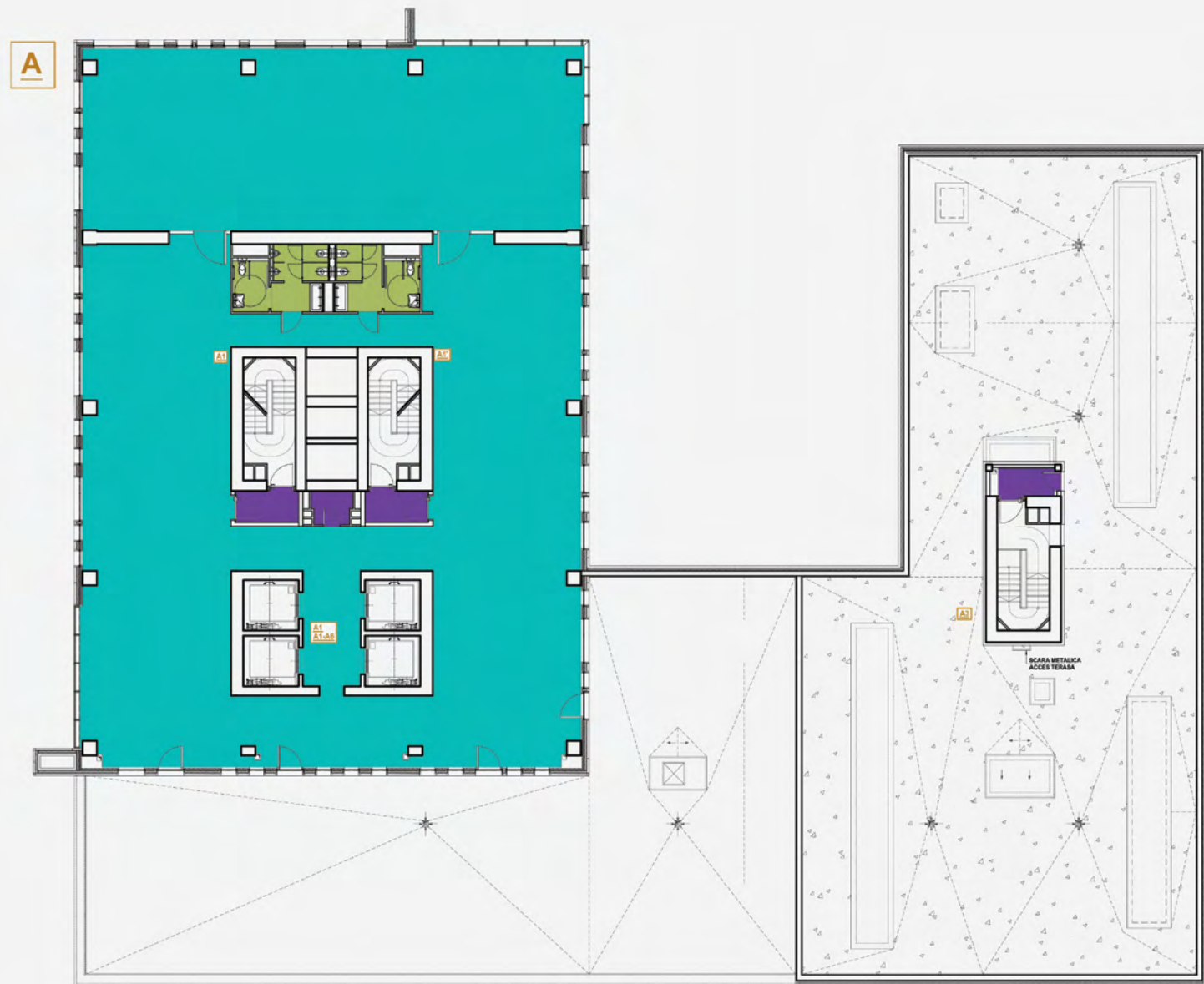


Building B1 & B2 Configuration

Total rentable area: 21,032 sq. m
3 compartments | **1** underground (U1-U3) | **2** above-ground (G + 3F + 7F + technical floor) | **7** elevators







- NOT RENTABLE AREAS
- OCCUPANT AREAS
- FLOOR SERVICE AREAS

13TH FLOOR



- NOT RENTABLE AREAS
- OCCUPANT AREAS
- FLOOR SERVICE AREAS

14TH - 18TH FLOORS

TECHNICALLY, WE BUILD THE FUTURE ON THE PAST

Floor heights:

- 100 mm raised floor system in all general office floors
- Ground floor/lobby height: 4.35 m
- Office areas height: 2.80

Surface distribution:

- Open plan offices: 1 person/8 sq m
- Meeting rooms: 1 person/5 sq m



Project perks:

- High tech control system comprising card readers and audio-visual facilities for each user category
- CCTV System inside and outside the buildings, as well as a dedicated control room
- Custom fit BMS system controlling summer heat loads and winter heat losses
- High efficiency LED luminaires in office areas to provide a very efficient lighting system
- Motion and light sensors for energy saving and a comfortable use
- Bicycle racks and motorbike parking spaces
- Electric car fast charging stations with 3 electrical phases and 22kW electric power capabilities
- Private fire service to ensure constant and swift support for all tenants safety
- Car parking area for visitors connected to a separate interphone access control system
- Smoke detectors, hydrant system and automated sprinkler systems throughout the building, including car parking areas
- Water and drainage connections to facilitate tenant's additional kitchenettes
- Retail area on the ground floor





US @ ATENOR

In our 25 years of extensive experience in real estate development we specialized in exceptionally located large scale urban projects – office buildings, mixed-use and residential complexes built with great technical and architectural quality.

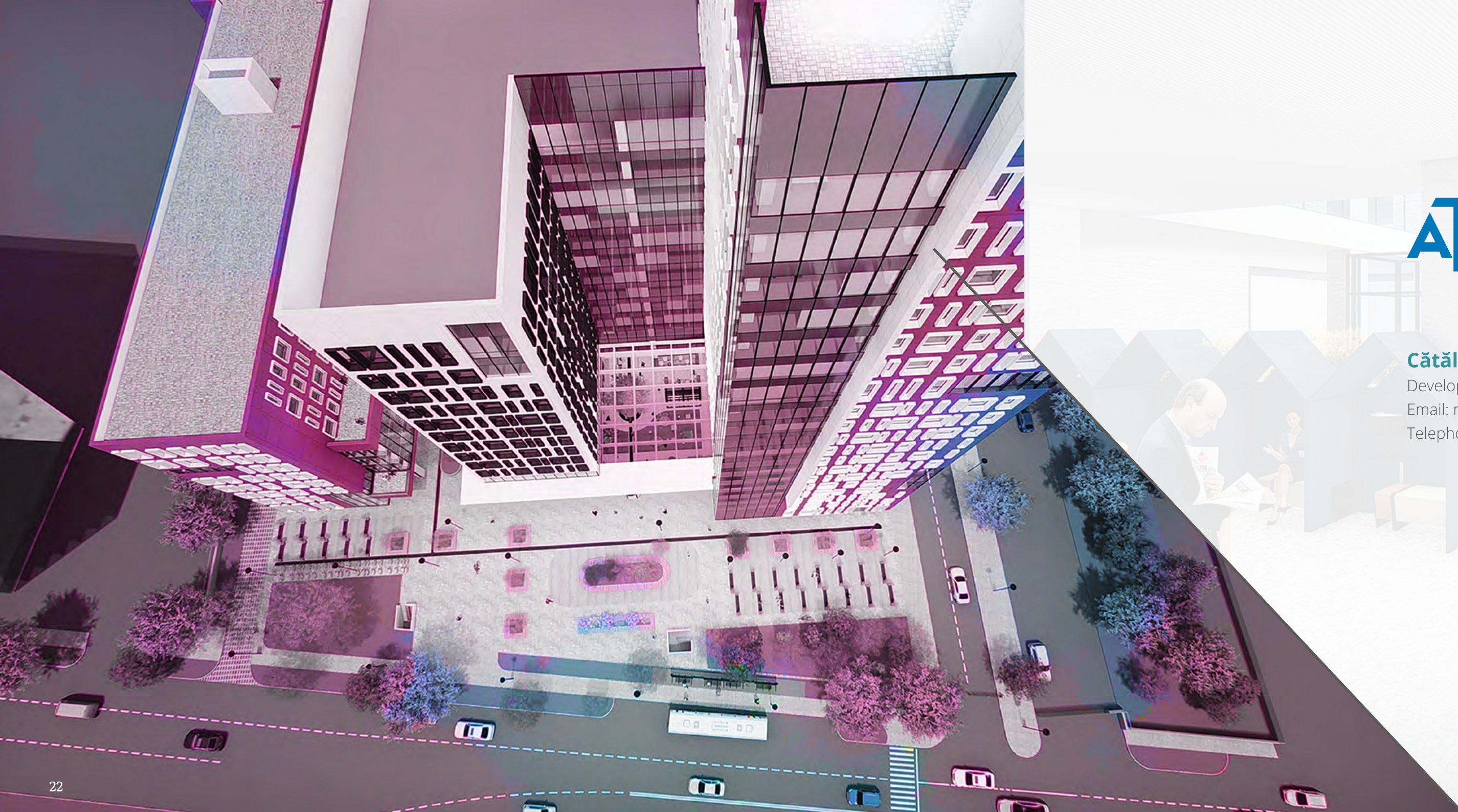
Considering the ever-changing urban landscape, we always felt the need to create competitive buildings in terms of planning, location, efficiency and technical features. We are constantly paying attention to the market and seek to develop new concepts, to design and implement projects that meet the demands of national and international companies, whether large or small.

Discover some of our past projects

Hermes Business Campus – Bucharest, Romania
Dacia 1 – Bucharest, Romania
Up-Site Bucharest – Bucharest, Romania
Arena Business Campus – Budapest, Hungary

City Dox – Brussels, Belgium
Naos – Belval, Luxembourg
University Business Center – Warsaw
Am Wehrhahn – Düsseldorf





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