

one

TOWER

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Developed by



ONE FLOREASCA CITY

A mixed use development is born

The Romania's first sustainable Mixed-use Development

One Floreasca City offers a place to meet, to entertain, to share and look for opportunities to collaborate.

The architecture is conceived as a four-dimensional urban framework, designed with large-sized floor plates to provide maximum programmatic flexibility.

The project will be activated by restaurants, storefronts, dynamic offices, exclusive living apartments and educational programming. Between the buildings, a pedestrian area will exhibit a variety of lush landscapes that create diverse microclimates and allow the building's programs to extend outdoors.

A continuing heritage

The plot houses the historical monument, Ford warehouse. It is over 12,000 sqm large pre-war warehouse where the first operating line of the overseas concern Ford was built.

The ruin will be converted in an Auchan boutique retail with emphasis on creative leisure courses, events and launches of gourmet products, team-building retreats and general social interactions. **It will be a unique in Romania innovative retail and food-hall concept.**

WORK
LIVE
SHOP

one
FLOREASCA CITY



Calea Floreasca 151 | Bucharest | Romania



Location

Located in Floreasca neighbourhood, one of the most effervescent area in Bucharest on several segments of real estate market: office, retail and residential, One Floreasca City creates a new destination for the city while retaining the neighborhood's green and relaxing character.

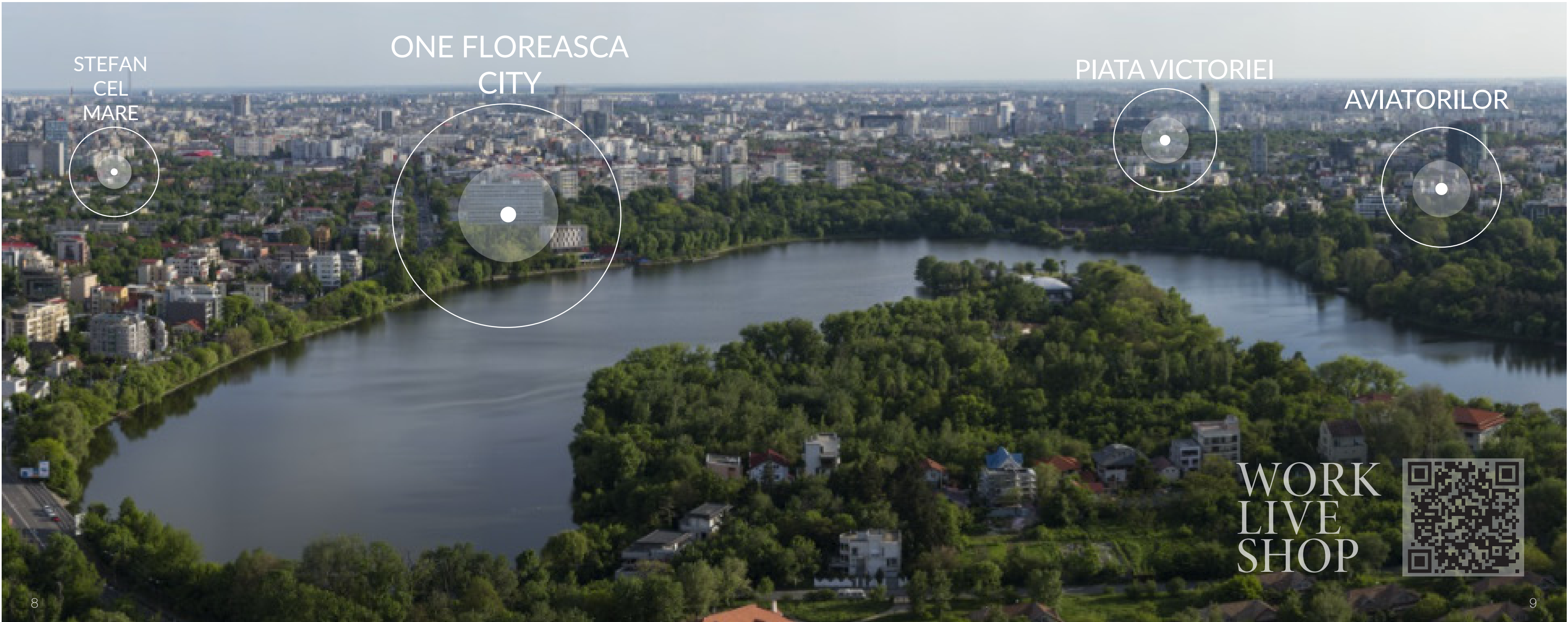
Floreasca Lake Circuit - tourism destination with:

2 amphitheatres for cultural and leisure activities, a multifunctional hall of 260 sqm and a capacity of 360 people, 4 platforms for cultural and recreational activities, with shooting possibilities, 2 agreement pools, 4 tourist ports 8 berths for small boats recreational and tourist boats (yachts, boats, wind surf and kite surfing, canoe and waterbikes), a children's playground with an area of 832 sqm and cycling tracks with a length of 4,410 meters.

MAP



Prime location area meets excellent views



Public transportation

METRO station

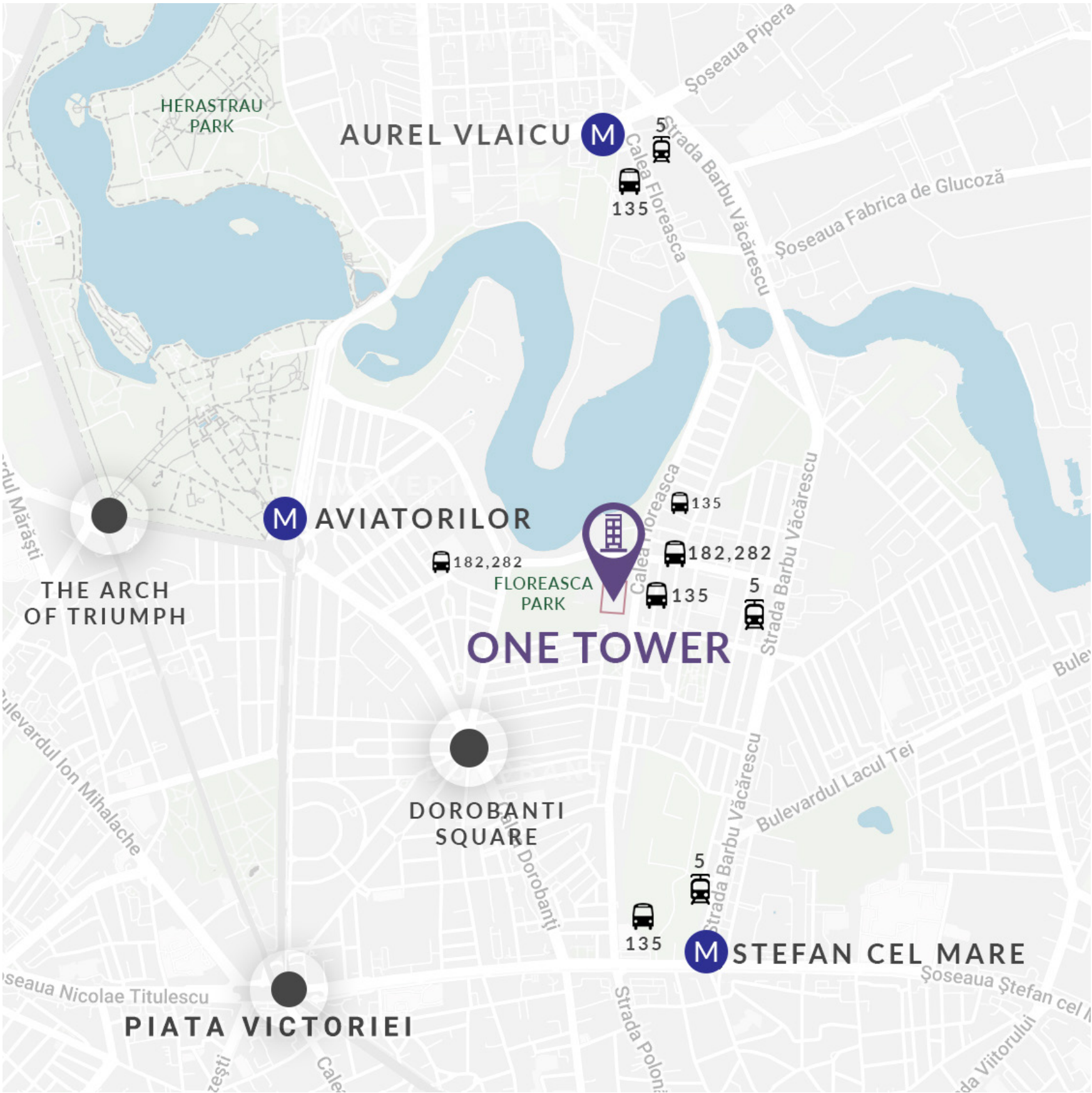
- Aurel Vlaicu - less than 15 min by bus
- Stefan cel Mare - less than 10 min by bus
- Aviatorilor - less than 10 min by walk

BUS station

- 135 Pipera, Barbu Vacarescu, Aurel Vlaicu, Mircea Eliade, Piata Floreasca, Soseaua Stefan cel Mare, Calea Mosilor, Calea Vitan, CET Sud Vitan
- 182 Gara de Nord, Bd. Banu Manta, Pasaj Victoria, P-ta. Dorobantilor, Calea Floreasca, Barbu Vacarescu, Bd. Lacul Tei, Institutul Oncologic
- 282 Gara Basarab, Gara de Nord, Arcul de Triumf, P-ta. Charles de Gaulle, P-ta Dorobantilor, Calea Floreasca, Barbu Vacarescu, Doamna Ghica, Sos. Fundeni

TRAM station

- 5 P-ta Sf. Gheorghe, Hristov Botev, Batistei, P-ta Gemeni, Soseaua Stefan cel Mare, Blvd. Lacul Tei, Ceaicovski, Sos. Pipera, Pasaj Baneasa





Office with a view

Sustainable development
spectacular views



Masterplan

ONE TOWER is one of 4 towers in the One Floreasca City project. The buildings are designed to operate independently but with a shared courtyard and access.

It will benefit of the mixed-development that promotes a walkable built environment between 3 residential towers with services, retail or restaurants located at their ground floor and the neighbor Auchan building. No cars will be allowed on the pedestrian zone between the buildings.



ONE TOWER

A new way of working

One Tower is the iconic gateway to One Floreasca City, which is the Romania's first sustainable Mixed-use development. The building provides 24844.5 sqm built area, above ground, of Class "A" office accommodation served by a basement of approximately 15136 sqm built area in 3 underground levels.

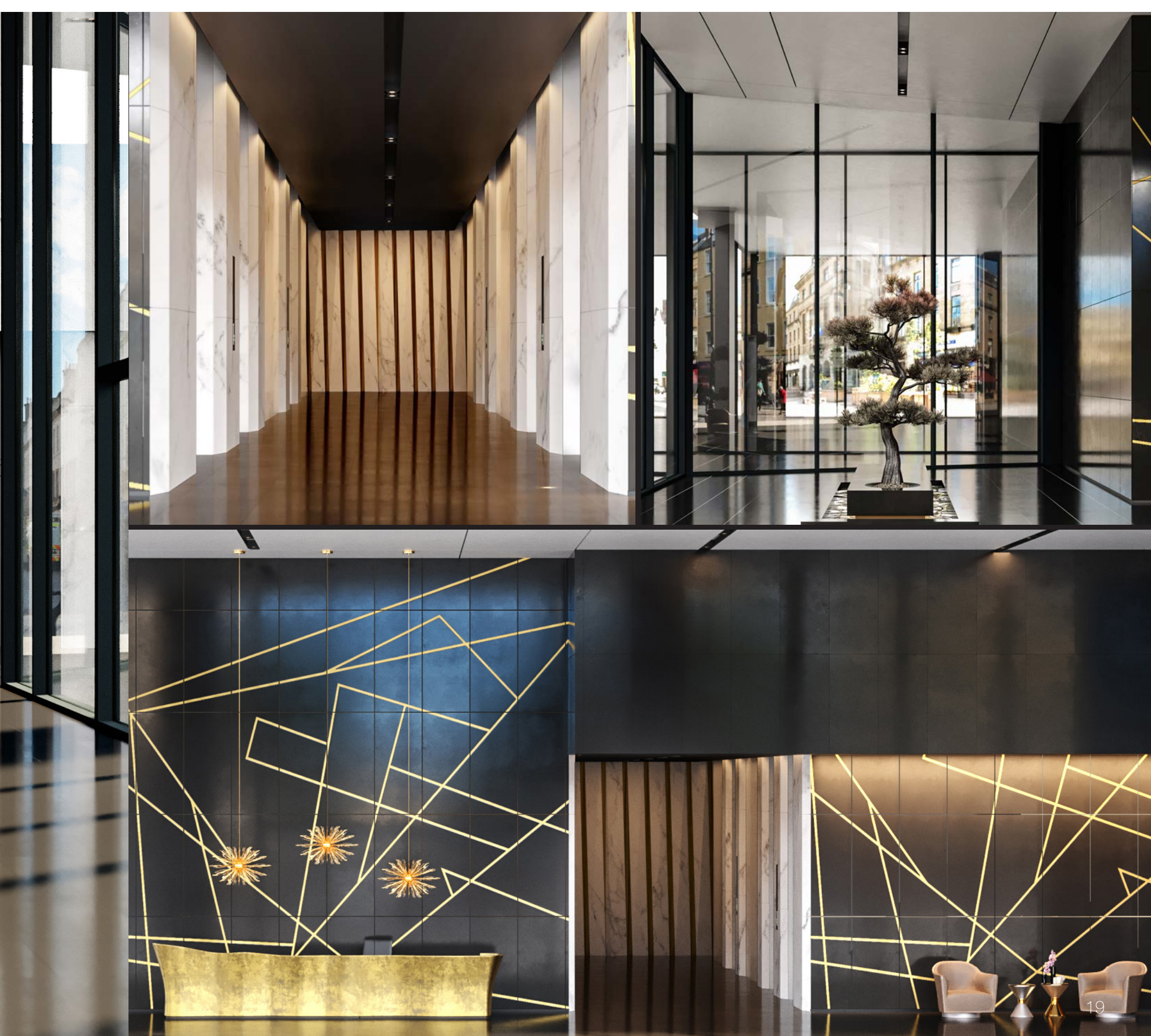
Great taste comes with the territory

And we're ready to make your eatery or retail space a part of the landscape. Retail and restaurant spaces can be found at One Tower, ground floor level.





One Tower lobby design





23.866 sq m

Gross leasable area

1.407 sq m

Typical floor area

878 sq m

Retail area

453

Underground parking places

16

Floors

3

Basements

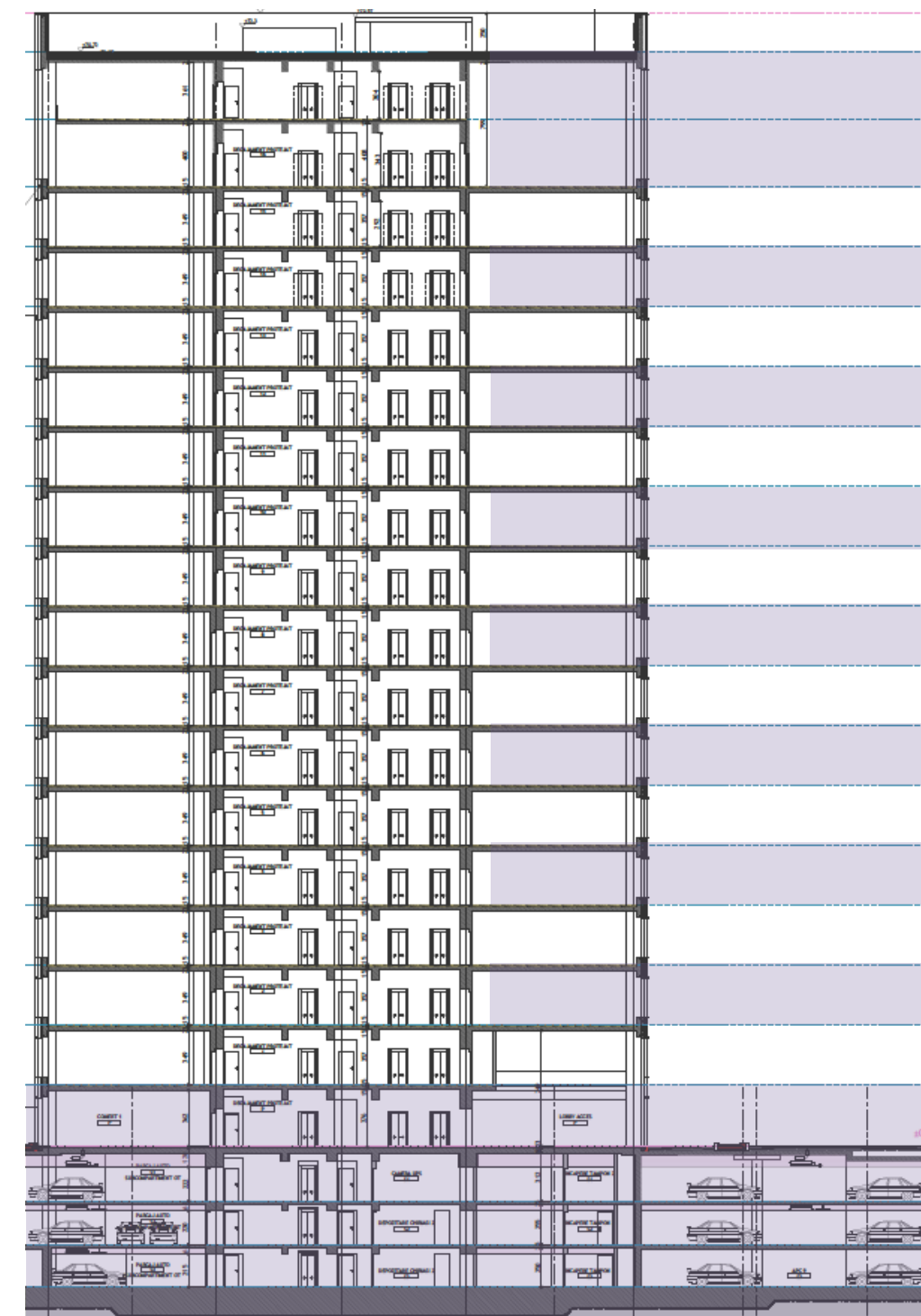
9

High speed elevators

Q3 2020

Delievery Date

Building cross section



GLA 23.866,22 sq m

16thB floor 711,46 sq m

16thA floor 1.355,63 sq m

15th floor 1.409,57 sq m

14th floor 1.407,80 sq m

13rd floor 1.403,22 sq m

12nd floor 1.409,37 sq m

11st floor 1.400,68 sq m

10th floor 1.407,88 sq m

9th floor 1.405,52 sq m

8th floor 1.396,80 sq m

7th floor 1.399,17 sq m

6th floor 1.393,13 sq m

5th floor 1.405,46 sq m

4th floor 1.399,12 sq m

3rd floor 1.397,94 sq m

2nd floor 1.399,12sq m

1st floor 1.038,88 sq m

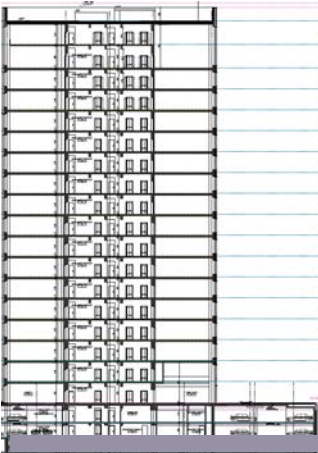
Groundfloor 878,36 sq m

Storage area 274 sq m

3 Underground levels

(453 parking places)

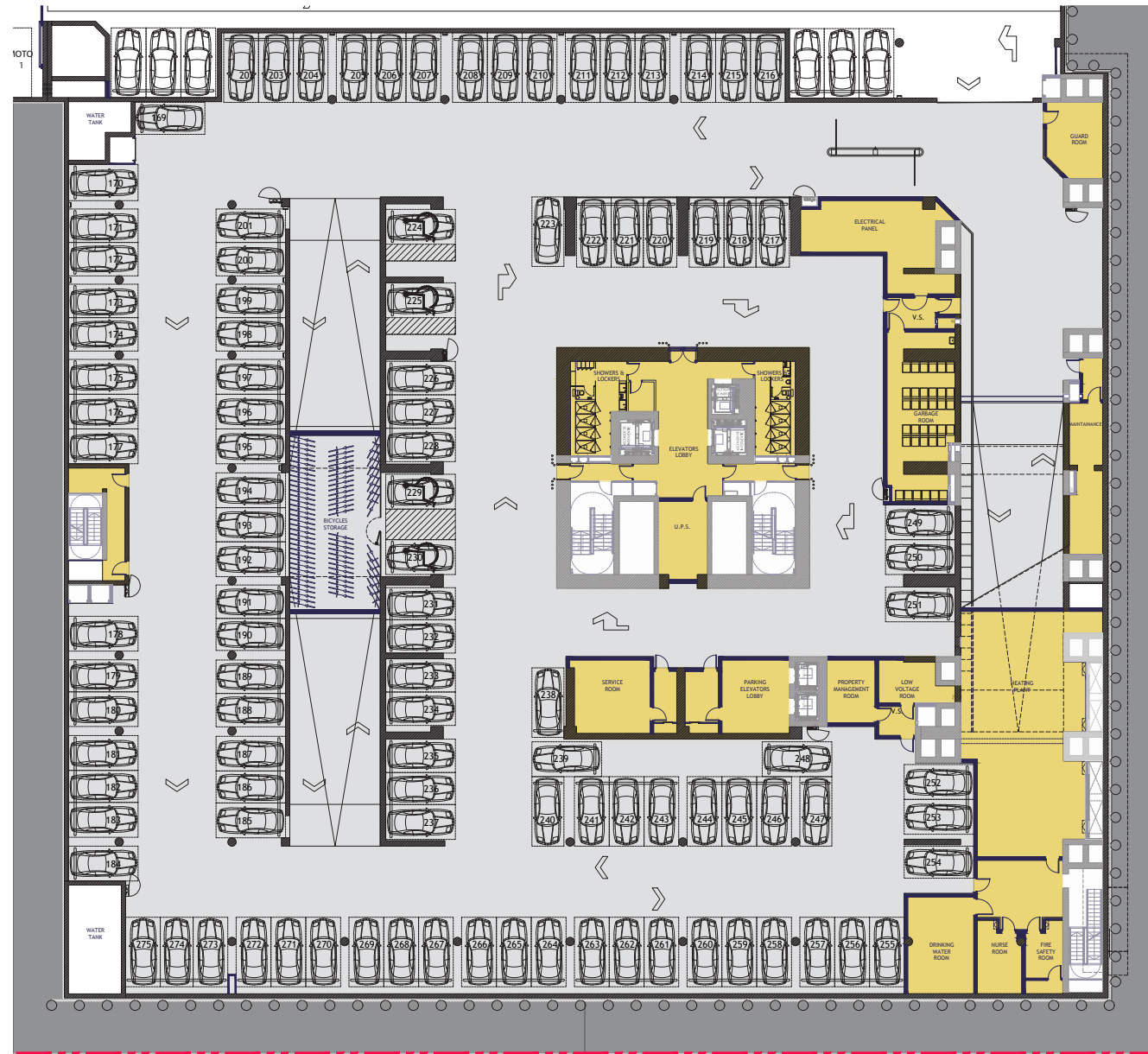
Underground -3



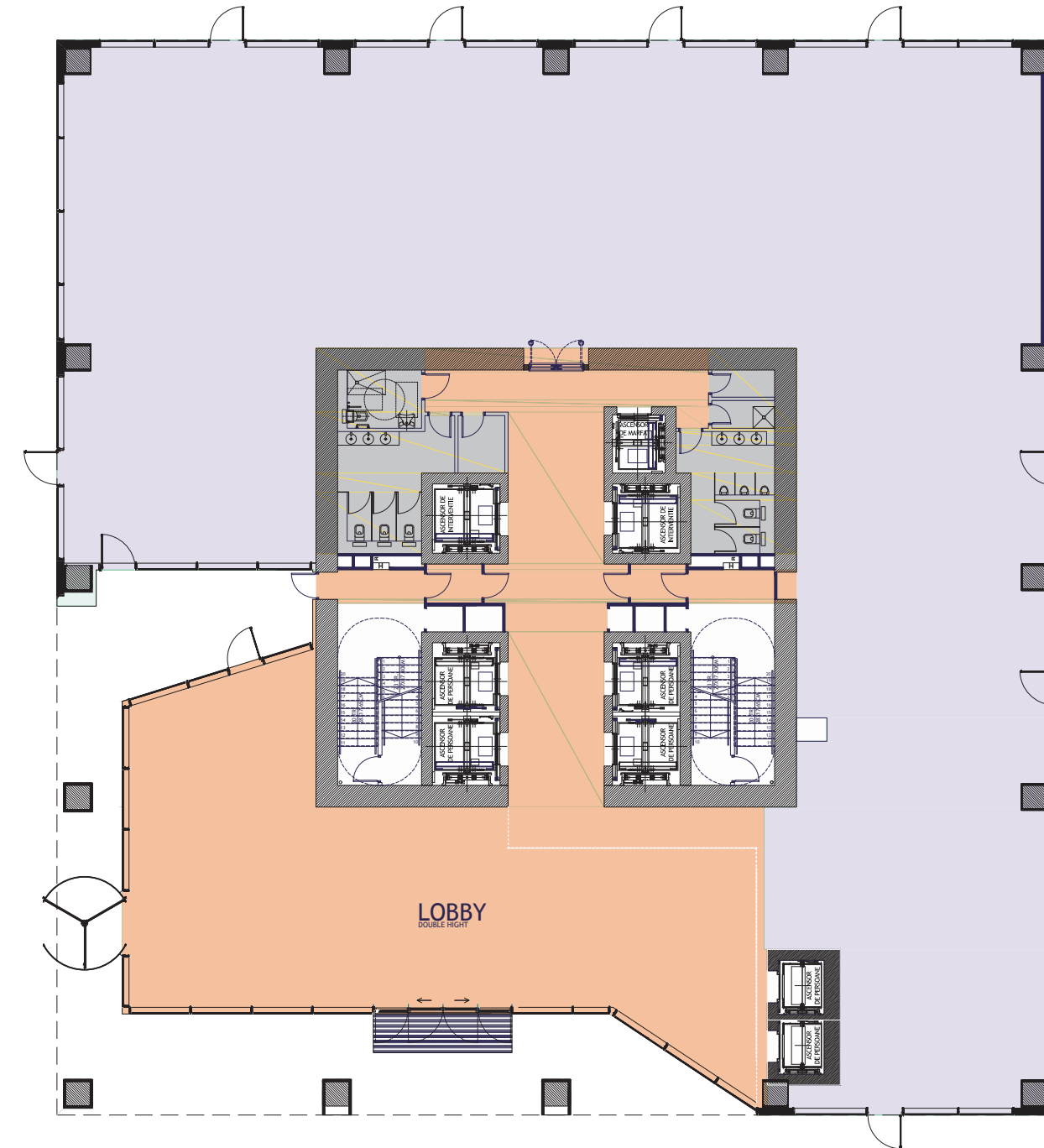
Underground -2



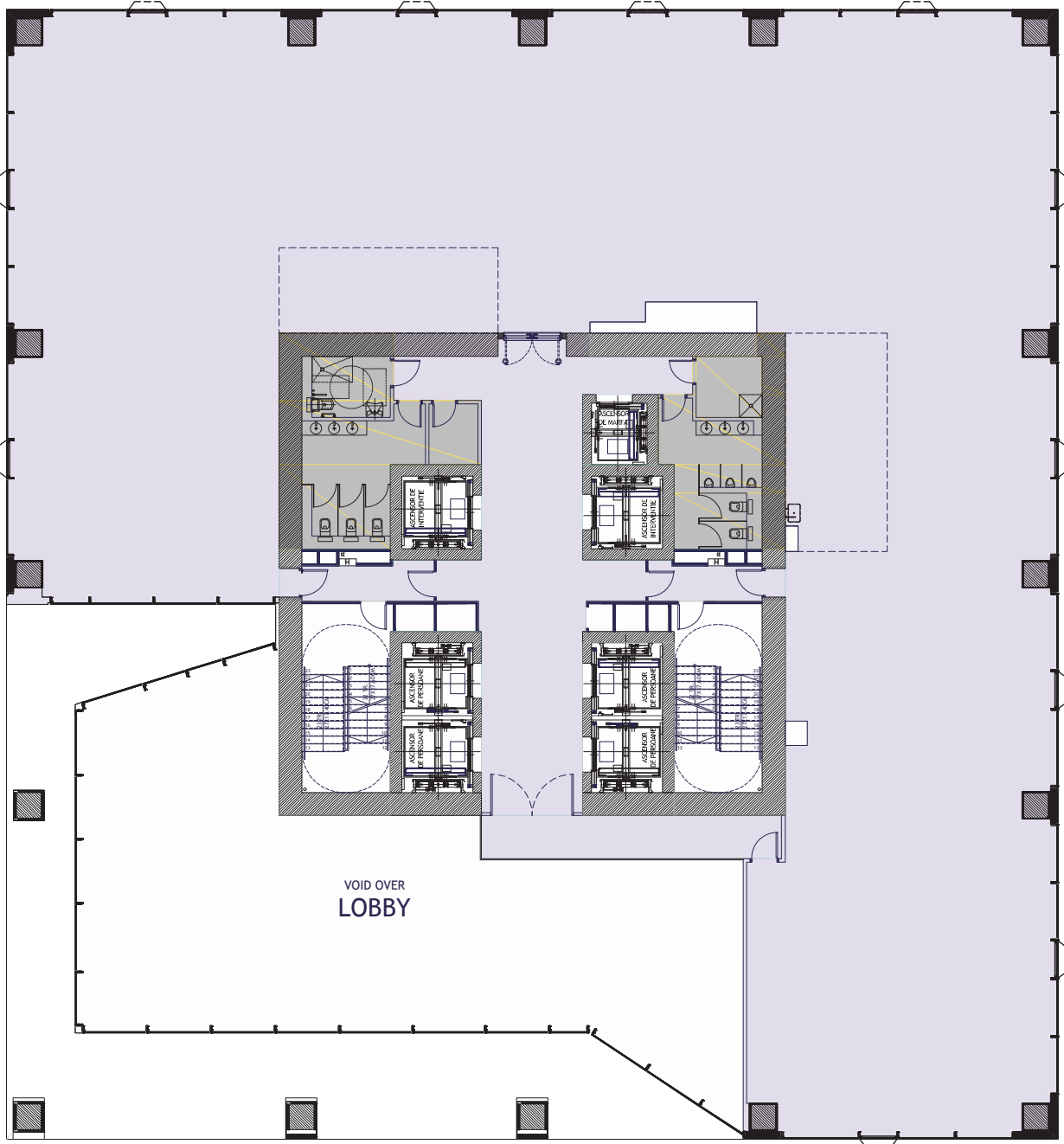
Underground -1



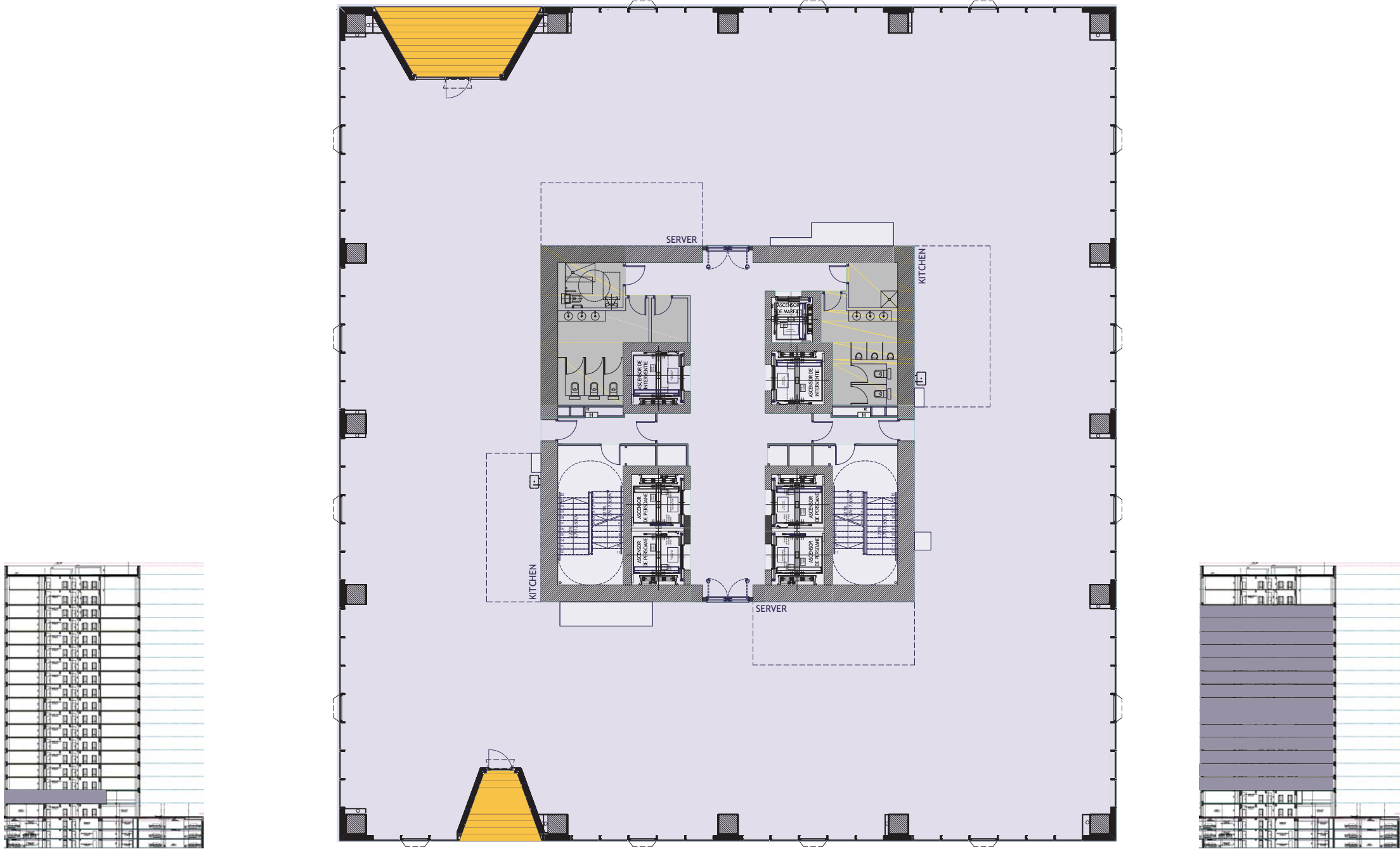
Groundfloor



1st Floor

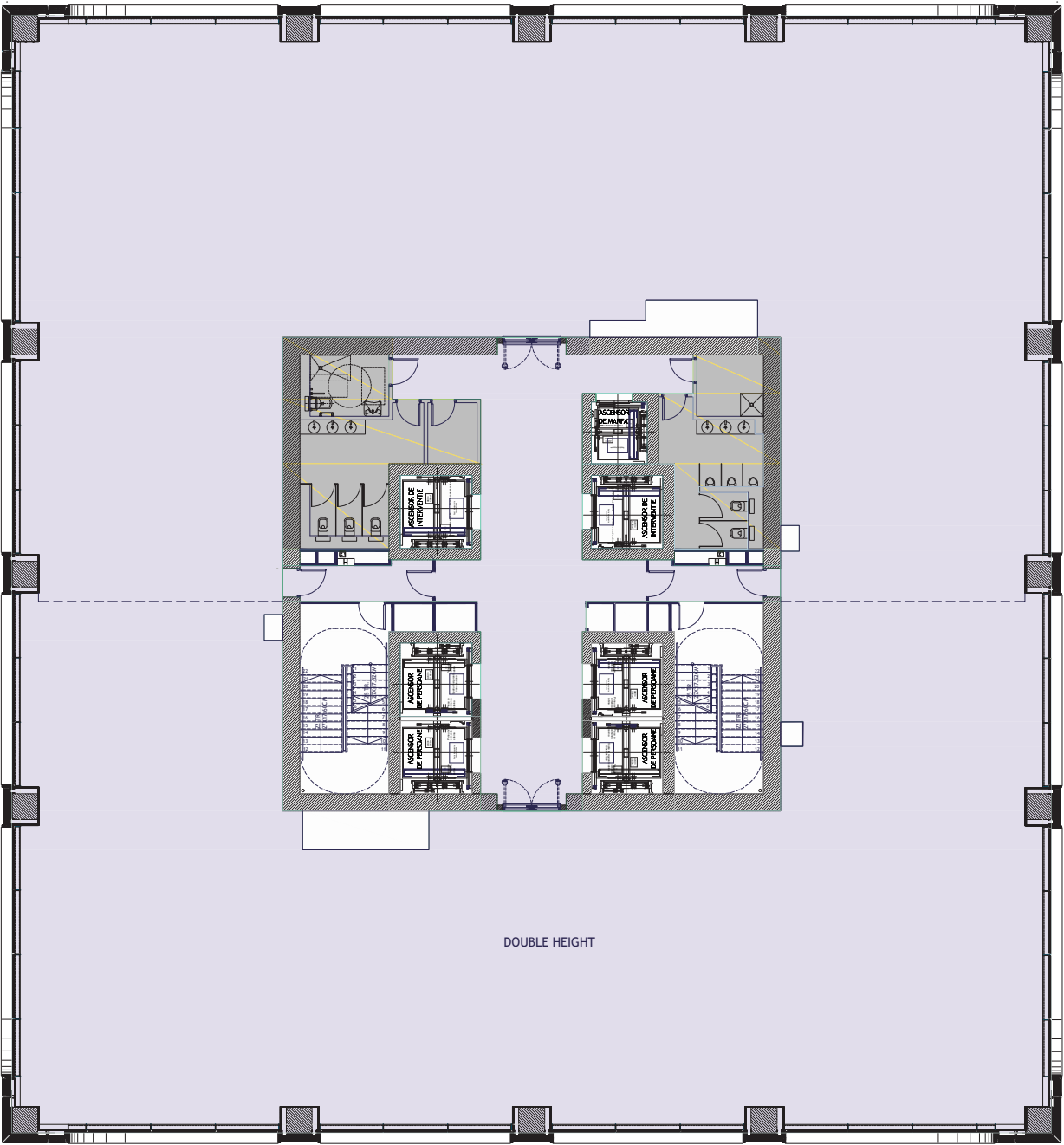


Typical floor

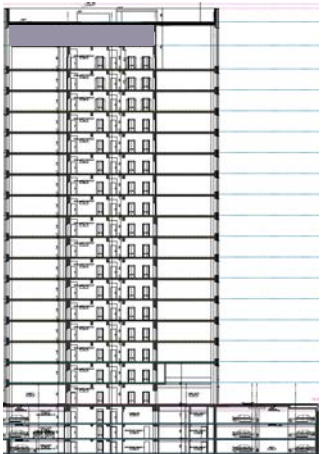
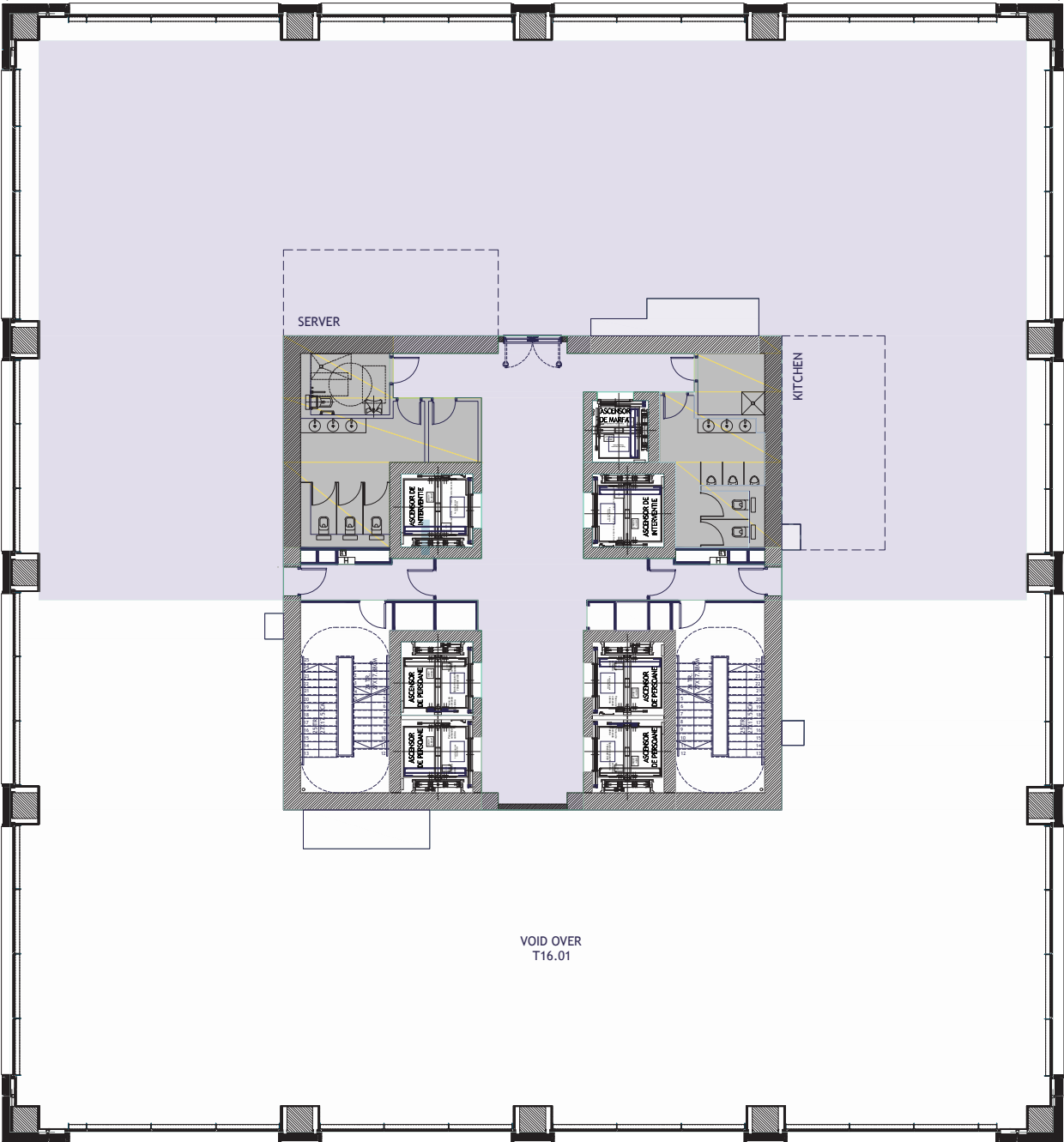


Depending on each floor, the position of balconies may be different from the one represented.

16th A Floor



16th B Floor





Typical floor

accomodation

Building specifications

Approximately 24,000 sq m of high quality offices with aesthetically pleasing and notable presence in Floreasca Quarter.



Technical Specifications

- 2.9 m floor-to-ceiling height
- 9 high speed elevators
- Operable window modules
- Optimized elevator waiting times and core layouts to allow efficient access for occupiers
- Typical floor loads – 3.0 kN/m2/office space and special reinforced 5.0 kN/m2/storage areas
- Suspended ceilings throughout the offices
- 15 cm raised floors

Architecture

- Quality architectural features and facades
- Emphasis on optimal use of natural light throughout the building
- High ratios of parking spaces and area usage effectiveness
- Generous double height
- 453 underground parking spaces
- Additional road will be built in order to avoid obstructing traffic movement

HVAC & Electrical Systems

- 4-pipe fan coil HVAC system;
- Ceiling-mounted diffusers;
- Local temperature controllers;
- Office lighting; fully recessed fluorescent luminaries to fulfill local code to open plan layout;
- Space allowance for tenant generators and diverse electrical distribution;
- Efficient distribution of services to allow tenant specific IT/ LAN rooms.

Fire & Security Systems

- Full sprinkler system
- Smoke Detection System
- Building Management System
- CCTV monitoring of all access points to the buildings and parking area
- Access Control System
- Security staff available 24h a day

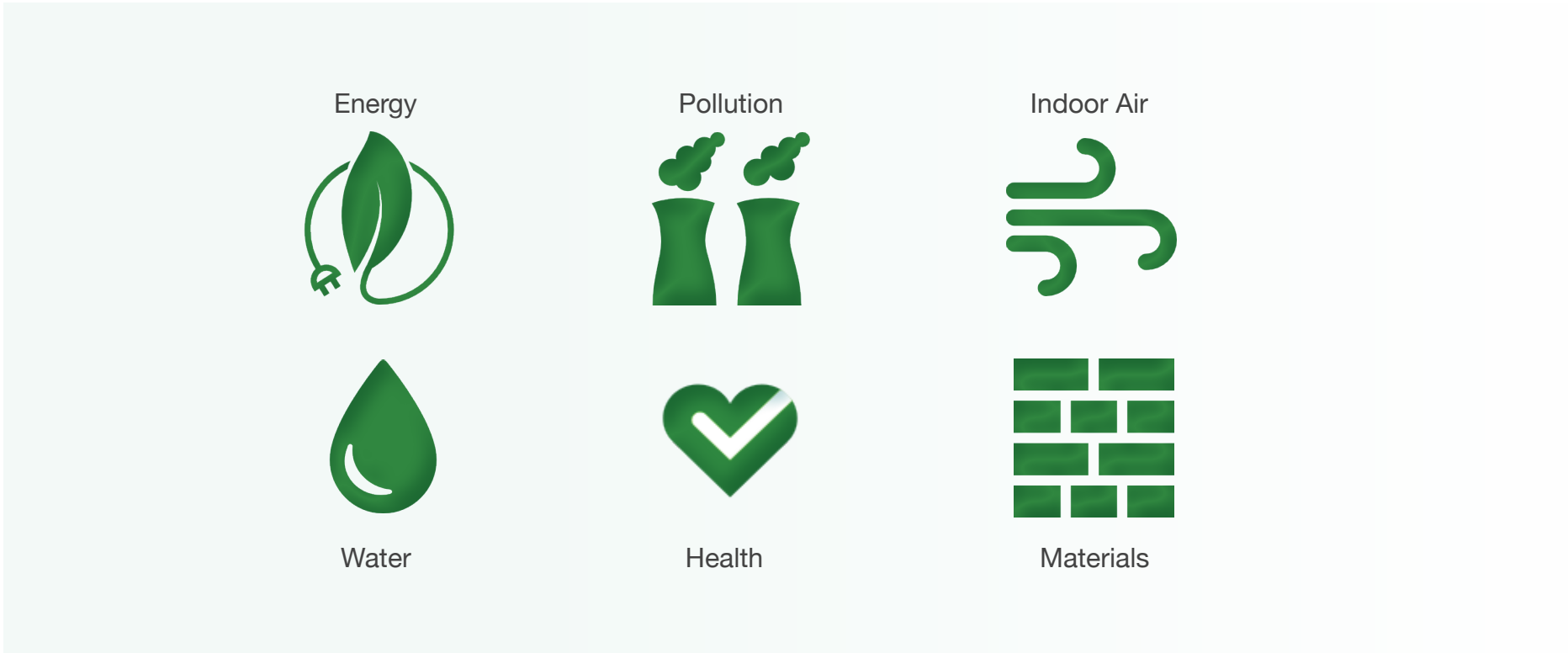
Designing green workspaces

GREEN BUILDING

Healthy, highly efficient and cost-saving office building

The savings consist in energy efficiency and renewable energy, water efficiency, waste and toxics reduction, protecting occupant health and improving employee productivity, maintaining the indoor air quality and choosing environmentally preferable building materials and specifications.

The integrated sustainability concept for the building helps to conserve natural resources while an innovative energy plan includes heated and chilled ceilings for a liveable climate.



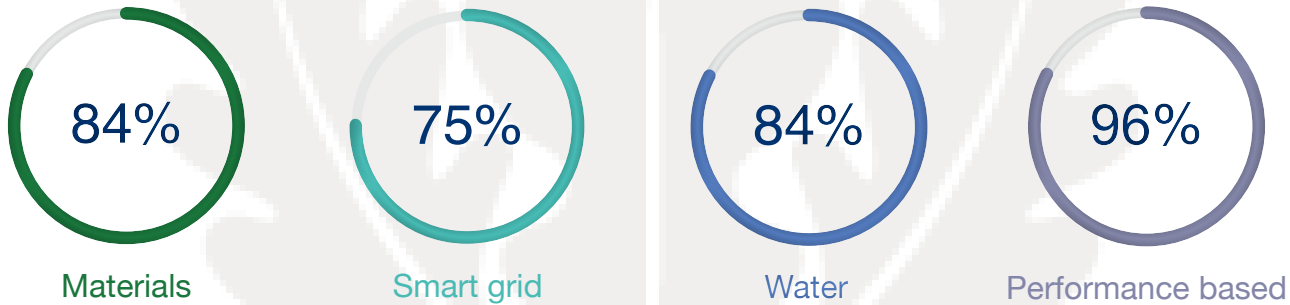
LEED PLATINIUM

v4 to the LEED of future

One Tower is expected to obtain the v4 LEED Platinum US Green Building Council Award, one of the highest ratings for environmental impact and performance.

One Tower benefits from higher levels of performance at every stage: design, construction and operations.

The latest improvements to LEED v4, designed to be flexible and improve the overall project experience are based on: materials, performance based, smart grid and water efficiency.



Disclaimer: representative percentage; needing the right values provided by Colliers.

DEVELOPER TRACK RECORD

Designing future

Office



The Bridge, up to 60.000 sqm rentable area in II phases.
The Bridge Phase 1 Building receives LEED Platinum with the highest score earned in Romania to date.
Orhideelor 15, Bucharest, Romania



HQ Victoriei, 8.900 sqm office building is located in the most prestigious business district of Bucharest, around Victoriei Square.
Grigore Alexandrescu 59, Bucharest, Romania

Residential



One Herastrau Park
12-14 Nicolae Caramfil Street
Bucharest



One Herastrau Plaza
21-25 Zagazului Street
Bucharest



One Charles de Gaulle
8 Charles de Gaulle Square
Bucharest

AWARDS

Through the eyes of the world

Uncompromised quality
Commitment to environment
Outstanding design
Winning year after year



2017
ONE Herastrau Park
Developer of the Year



2017
Sustainable Company
Of the Year



2017
One United Properties
Forbes Green Award



2017
One Herastrau Park
Green Homes
Certification



2018
Developer of the Year
Best Residential
Development



2018
Award
Forbes Best Office
Buildings Gala

CONTACT INFORMATION

 Mrs. Alexandra Grigoras
+40 741 699 473

 alexandra.grigoras@oneunited.ro

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