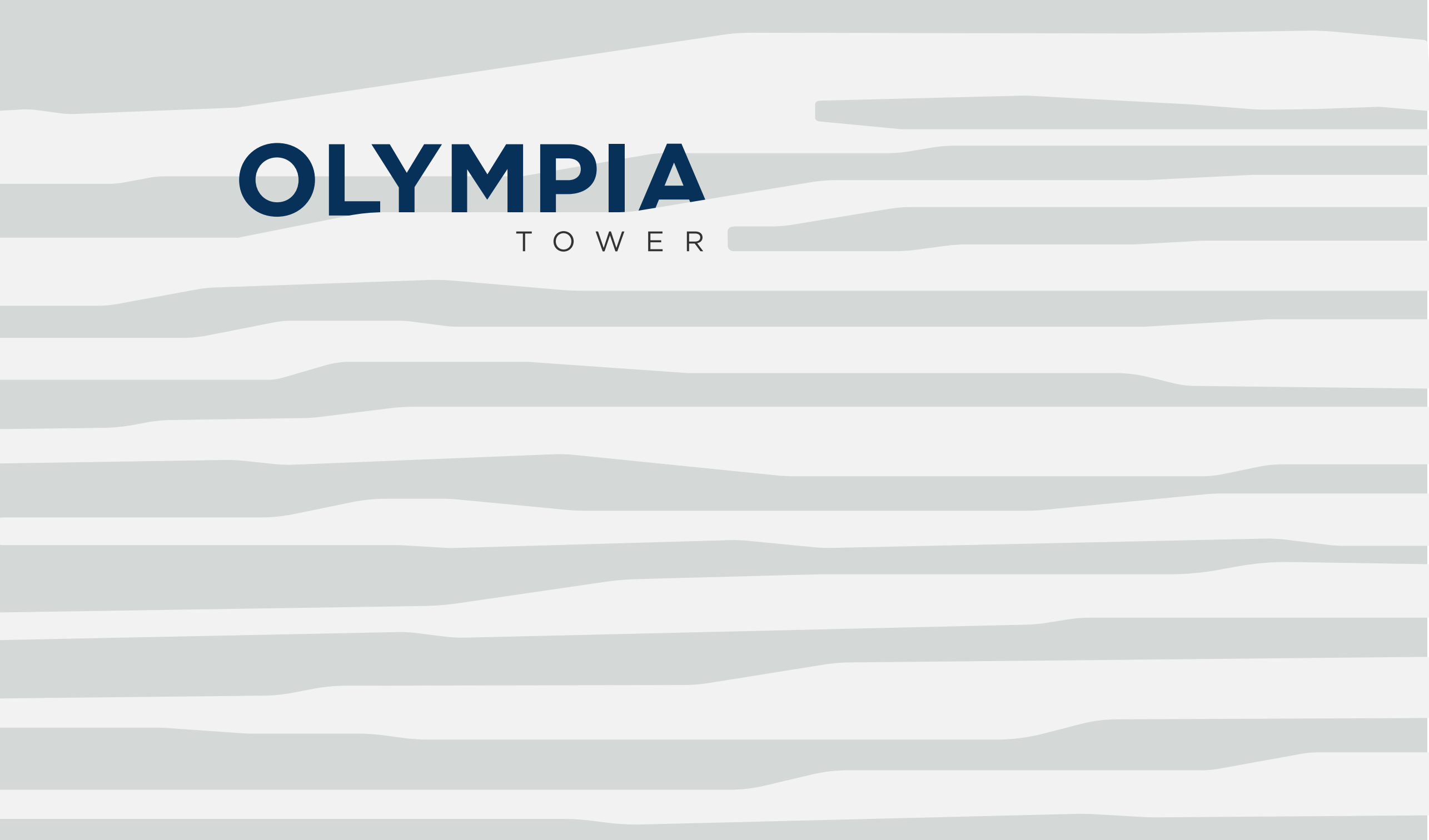
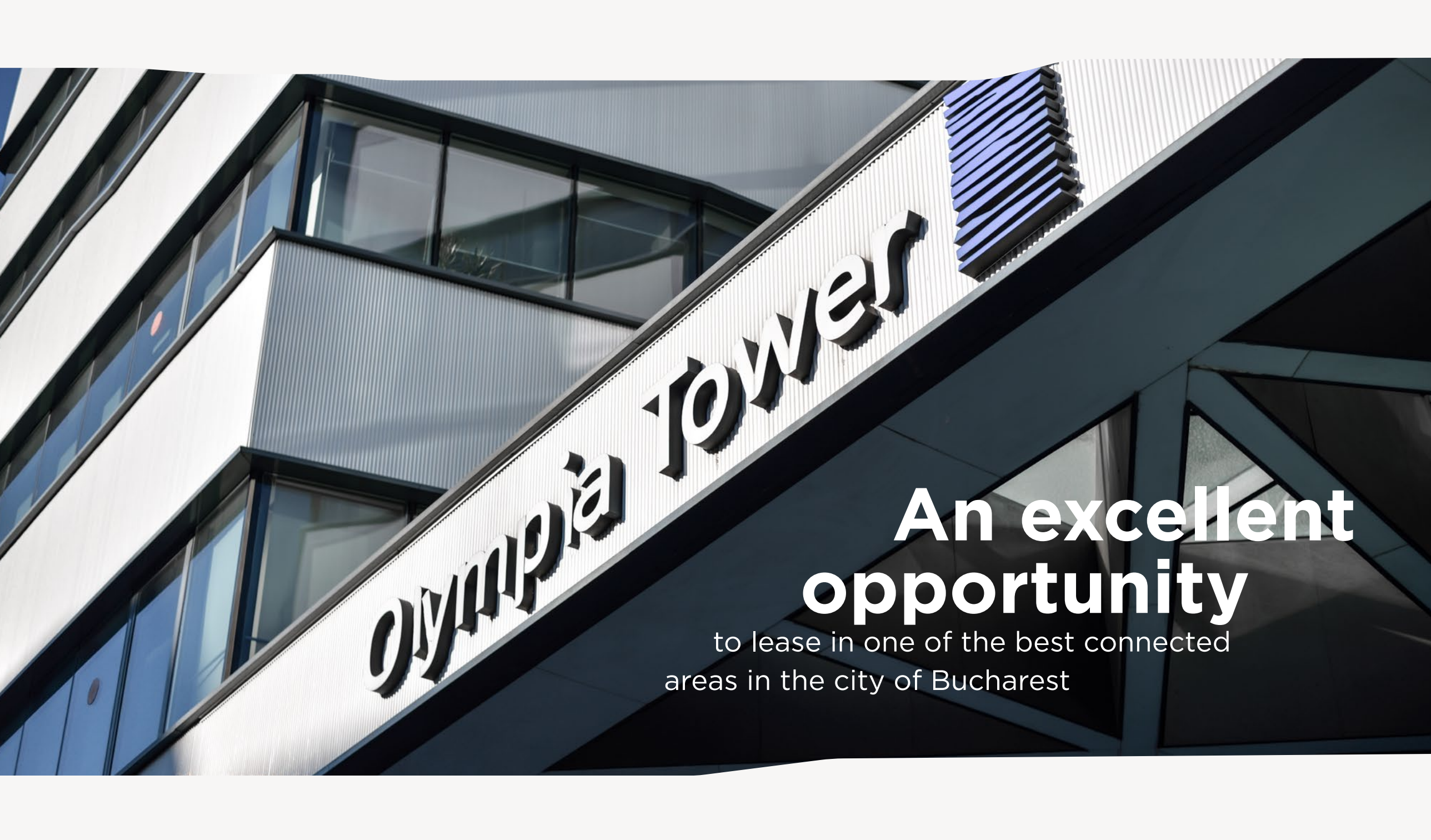




OLYMPIA

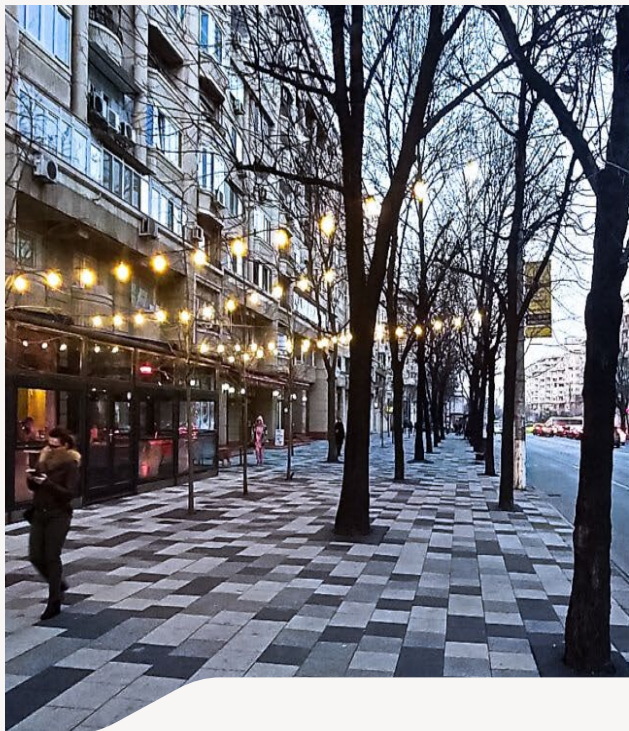
T O W E R

A low-angle, upward-looking photograph of a modern building's facade. The building features a mix of light-colored corrugated metal panels and large glass windows. A prominent 3D sign in white letters is mounted on a dark horizontal beam. The sky is visible in the background.

olympia tower

An excellent opportunity

to lease in one of the best connected
areas in the city of Bucharest



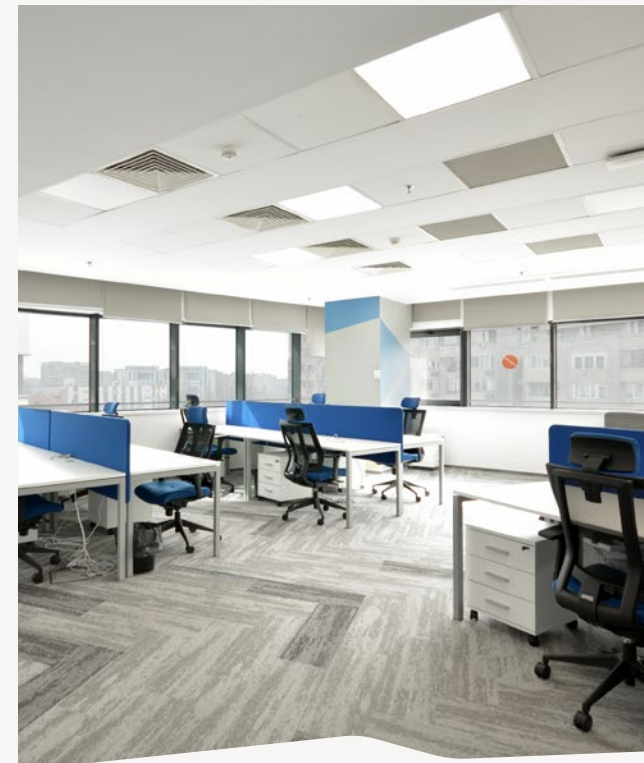
Olympia Tower

is located in one of the main hubs of the capital, well-known for its diverse range of businesses, restaurants, and attractions



Great transportation connectivity

– situated at only 100 meters from Piata Muncii subway station and very close to bus and tram transportation links that connect with the city center as well as with the other areas.



Over 10,012 sqm

of office, retail, and storage spaces supported by a 3-level underground parking, plus the possibility to rent spaces in the public underground parking from Decebal Blvd.

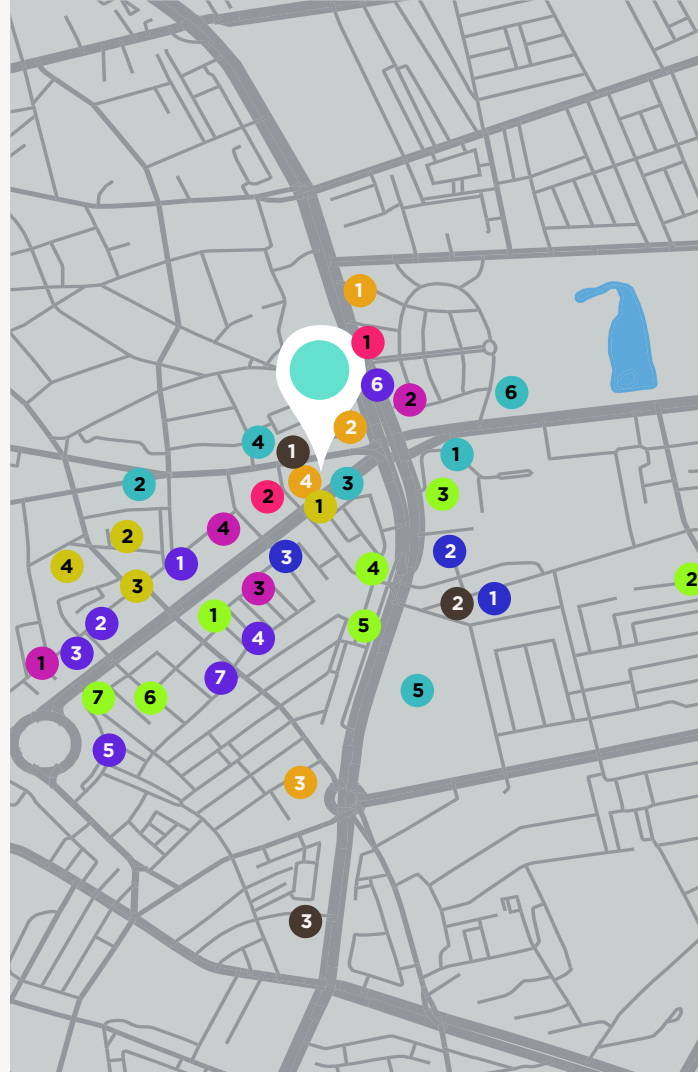
Proximity Map



Description of the Area

Olympia Tower is located right next to Muncii Square, at the junction of four main routes: Decebal Boulevard, Mihai Bravu Road, Basarabia Boulevard, and Calarasi Road.

Olympia Tower offers great access thanks to the excellent connectivity to the rest of the city through public transportation and roads. The area offers immediate access to many attractions, as well as commercial and recreational places, such as: the National Park, the “Lia Manoliu” sports complex, the “National Arena” stadium – the biggest in the country, Bucharest Mall, and also Park Lake Shopping Center.



Supermarkets

1. Mega Image Shop & Go
2. La 2 Pasi
3. Penny
4. Produse Traditionale Sibiu
5. Profi City
6. Spring Trest

Banks

1. Banca Transilvania
2. BCR
3. BRD
4. ING Bank

Restaurants

1. Turquoise
2. Santorini
3. Gallo Nero
4. Duman Oriental Cuisine

Coffee shops

1. Mon Cher Decebal
2. XO Lounge Café Decebal
3. Lotus Café
4. Rainbow Coffee & more
5. 5 To Go
6. Boiler Coffee Shop
7. Handsome Monk

Health & Dental care

1. YTS Dental View
2. Endo Care Dental Clinic
3. Visiodent
4. Synevo
5. “Victor Babes” Hospital
6. “Dr. Victor Gomoiu” Children’s Hospital

Hotels

1. Holiday Inn Bucharest – Times, an IHG Hotel
2. Hotel Byblov
3. Decebal Residence
4. Ganzo Boutique Hotel

Bars

1. Narco Lounge
2. Gatto Lounge

Gyms

1. Coliseum Gym
2. Dance Today
3. Body Tailors Pilates

Gas stations

1. Mol
2. Petrom
3. Rompetrol

Connectivity

From Muncii Square, one of the main hubs of the Capital

Olympia Tower is connected through excellent public transportation to the rest of the city – by tram, bus, and subway. All of them are within very easy reach: the subway station is only a 2 minutes walk away from Piata Muncii, while the bus and tram stations are just 1 minute away, in front of the building.



About the building



Olympia Tower was built with the goal of offering your business the recognition

that it deserves and to your staff the joy and pleasure to work here.

The property consists of 3 underground levels, a commercial ground floor, mezzanine,

10 upper floors, and a technical floor. It is fully ISU authorized and it obtained a Very Good rating from the BREEAM In-Use certification for both asset and building management.

The property includes a total GLA of 10,012 sqm:

Office spaces – 8,996 sqm

Retail – 972 sqm

Storage – 44 sqm

The office building has 3 levels of underground parking with a total of 85 spaces.



Completed in 2010, the class A offices offer a modern glazed façade with openable windows

and generous floor to ceiling heights of 2.7 m. The building features modern design and specifications, including suspended ceilings and high-quality HVAC installations.











Your lifestyle at Olympia Tower



09:00 AM

You arrive in the morning at work.

In case you ride by car, you can park in our 3-level underground car parking or in the “Decebal” underground parking that is only 1 minute drive away from your office.

Do you prefer to come to work by public transportation? No problem. We have a variety of public transportation means that you can use to reach Olympia Tower - trams, buses, and subway. The stops are just a 1-2 min. walk away from the building.



10:00 AM

Would you fancy a good coffee to start the day or some breakfast?

You can choose from one of the many coffee shops and supermarkets, right next to your workplace. Mega Image supermarket is located right on the ground floor of our building





13:00 PM

Do you need to refuel the car

or just to give it a quick wash? Say no more! You have a Mol gas station right next to Olympia Tower ready to assist you. You can even do this in a short break from your work schedule.



It's lunch time!

Craving for something delicious? You have a great variety of restaurants and cuisines that you can choose from around Olympia Tower, but also around the Decebal Blvd. area.



**In case you need
to go to the bank
or run an errand**

you can do it even in a short break, as you have numerous banks in very close proximity to the building, even at an only 1 minute walk away. You actually have a Banca Transilvania office inside Olympia Tower, at the ground floor.



18:00 AM

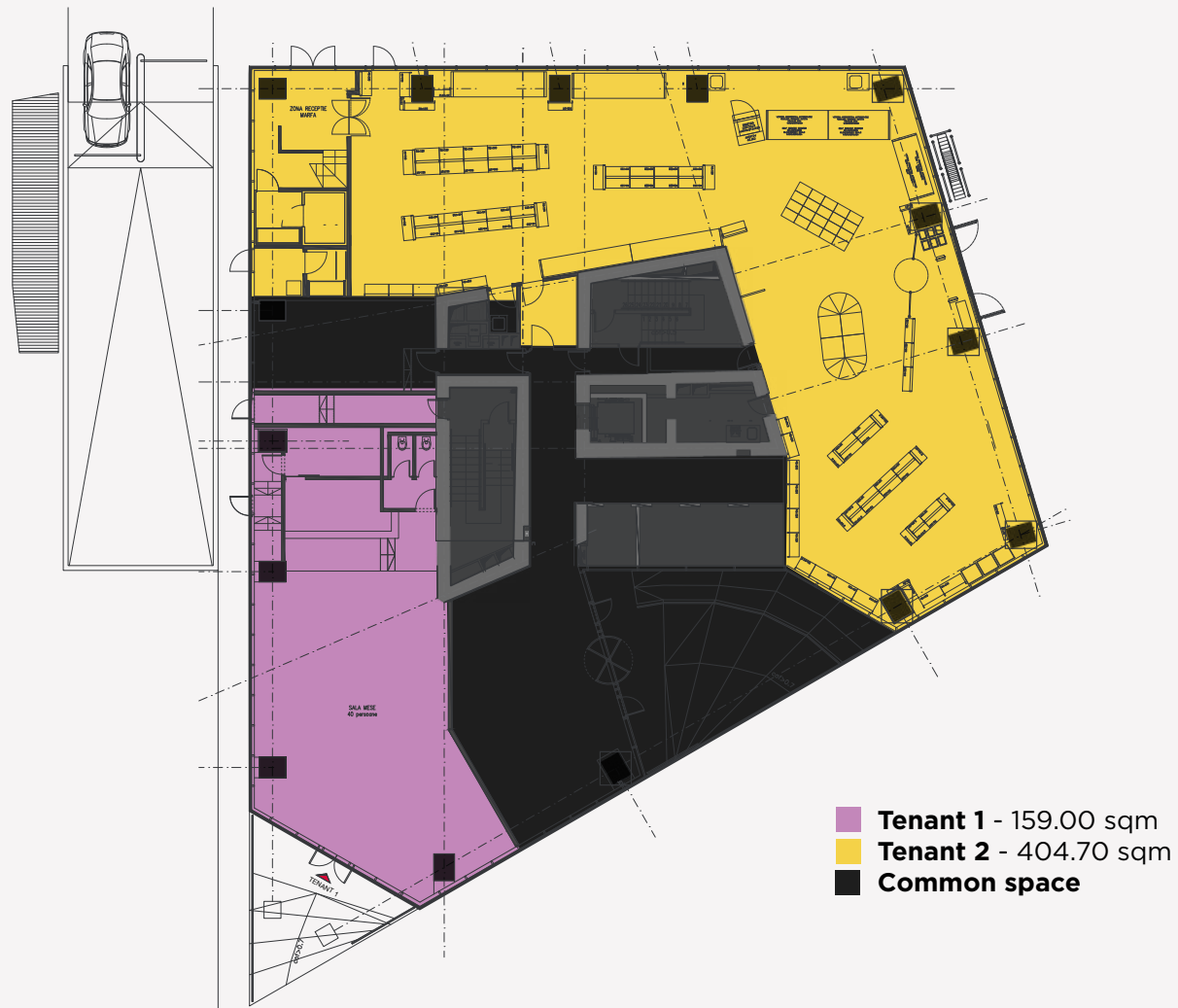
**A drink after
work with your
friends or
colleagues**

or maybe you want to go to the gym? Decebal Blvd. area has it all! You can enjoy restaurants, bars, and coffee shops in one of the most lively areas of Bucharest.

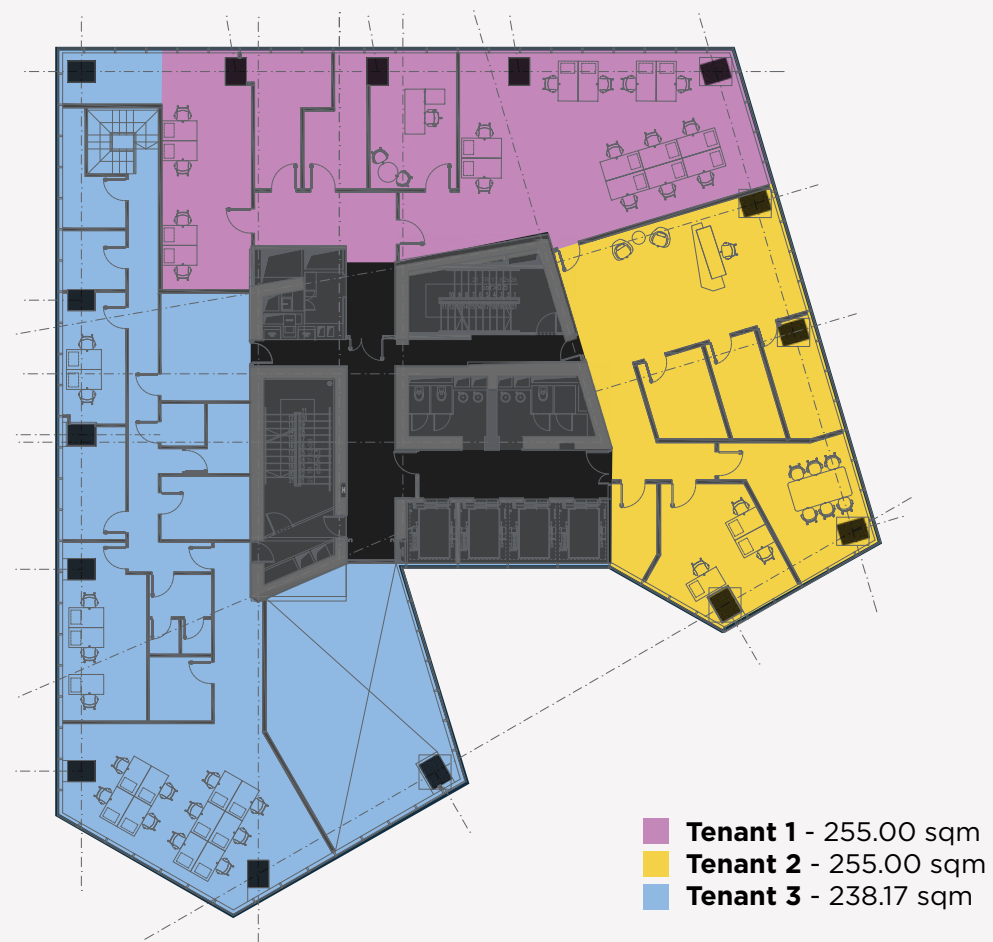


Floor planning

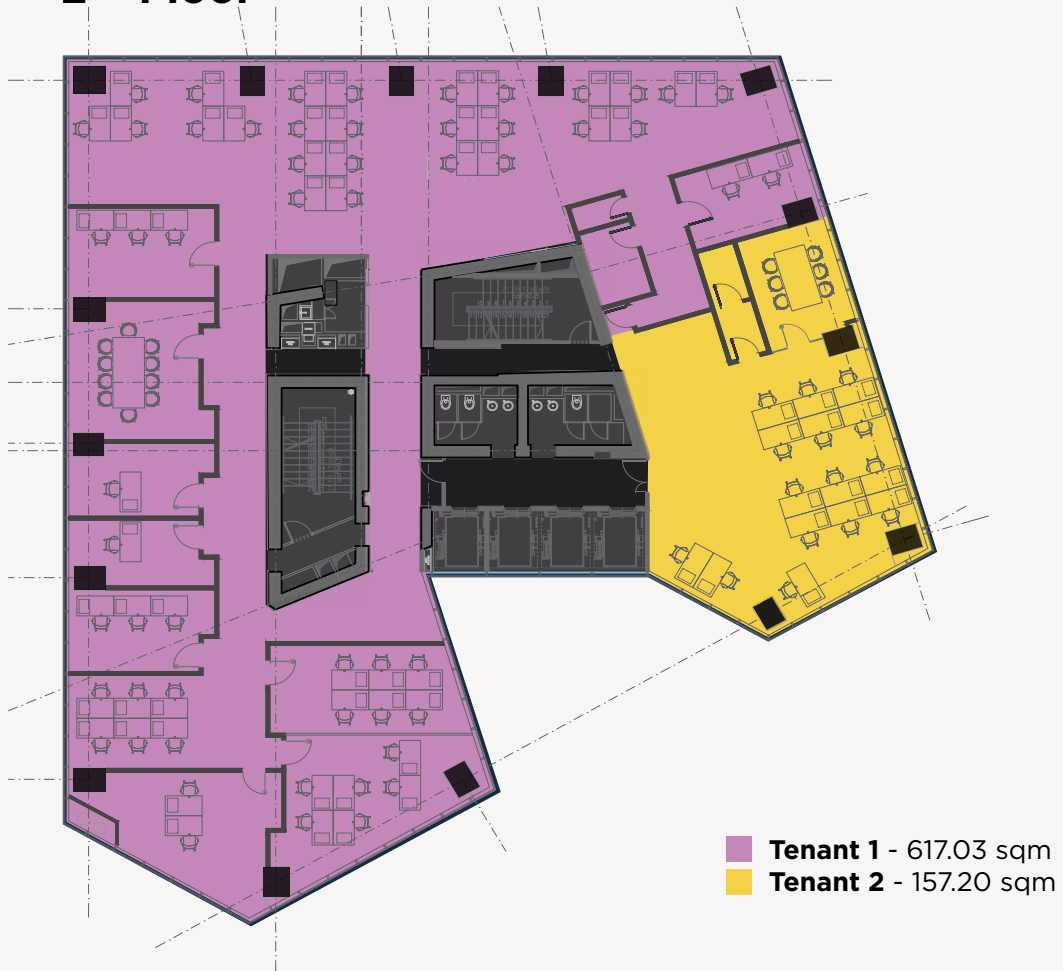
Ground floor



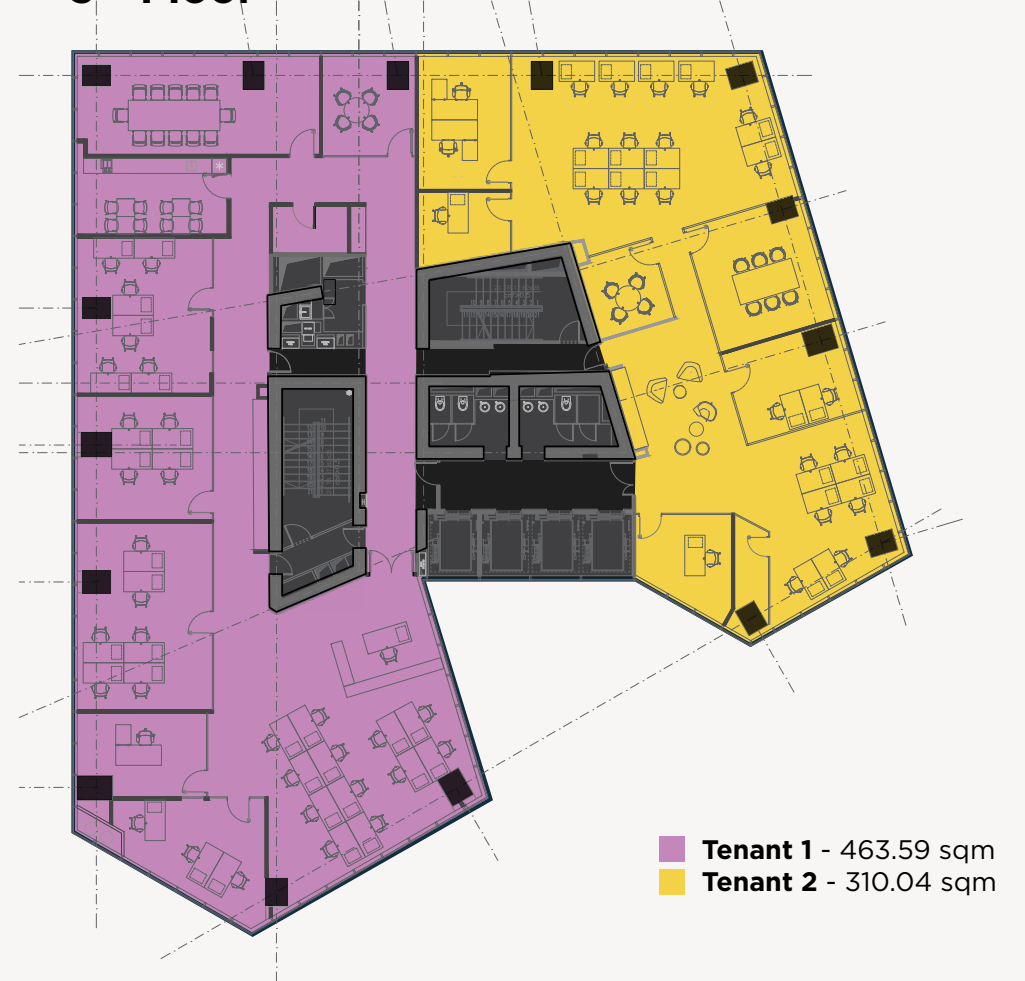
1st Floor



2nd Floor

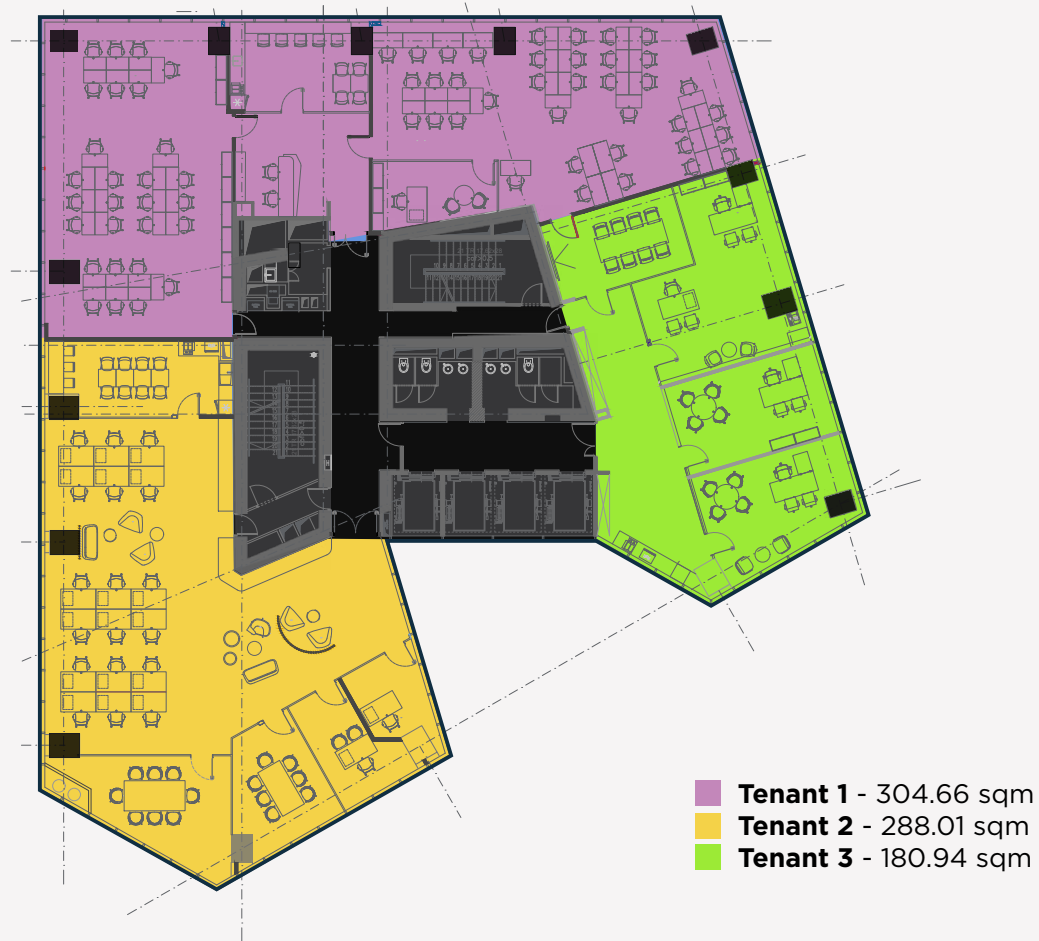


3rd Floor

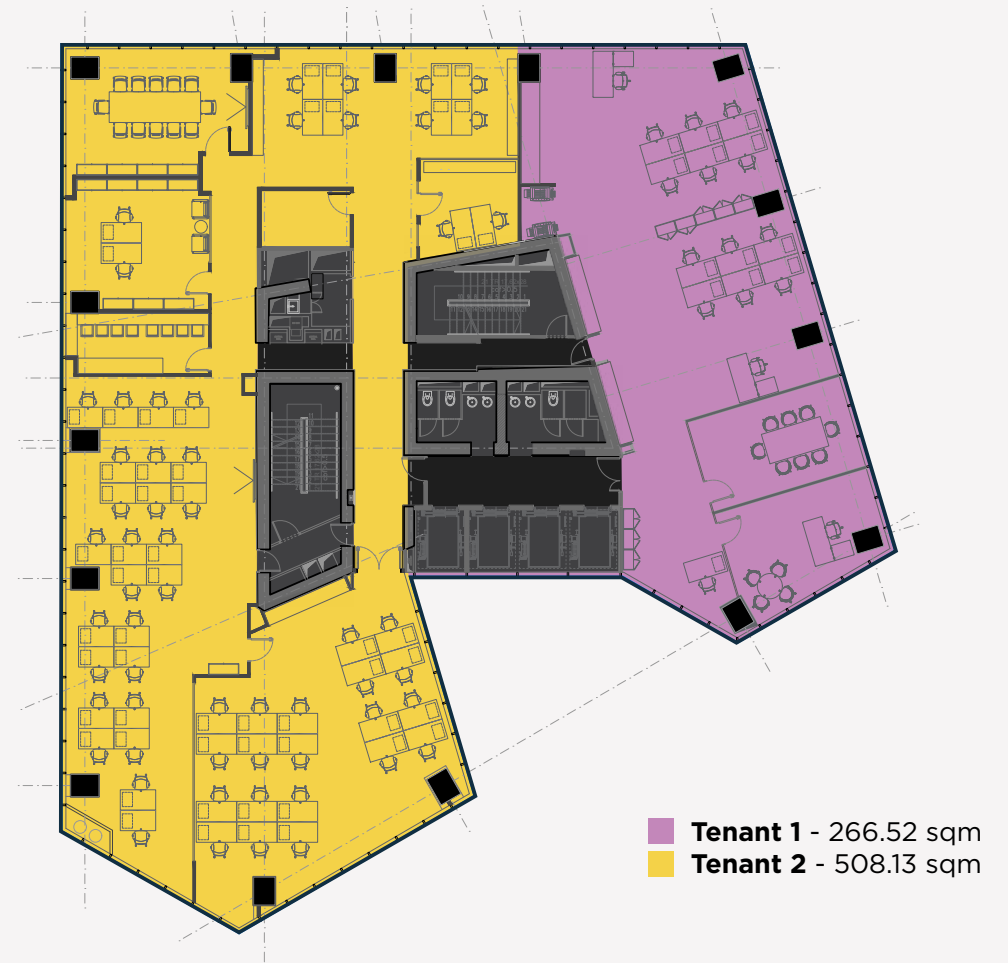


Floor planning

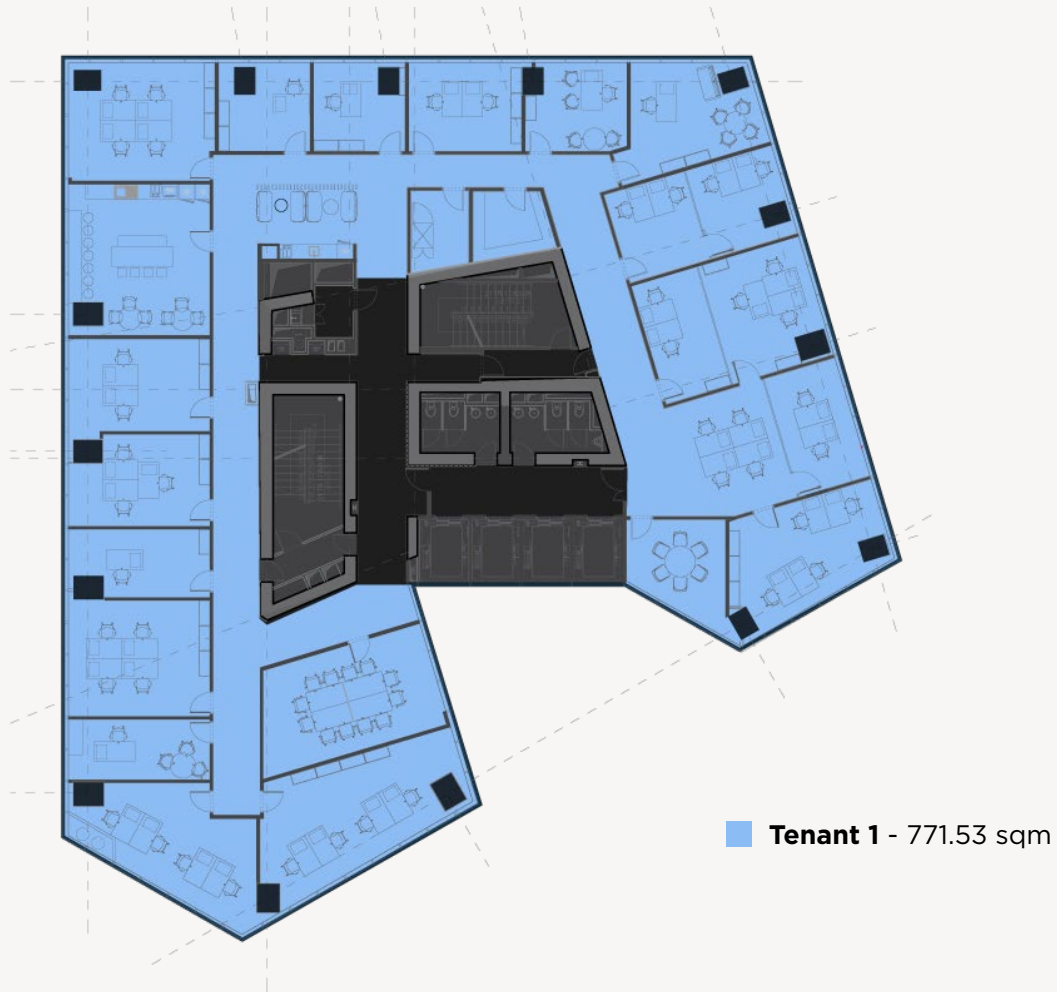
4th Floor



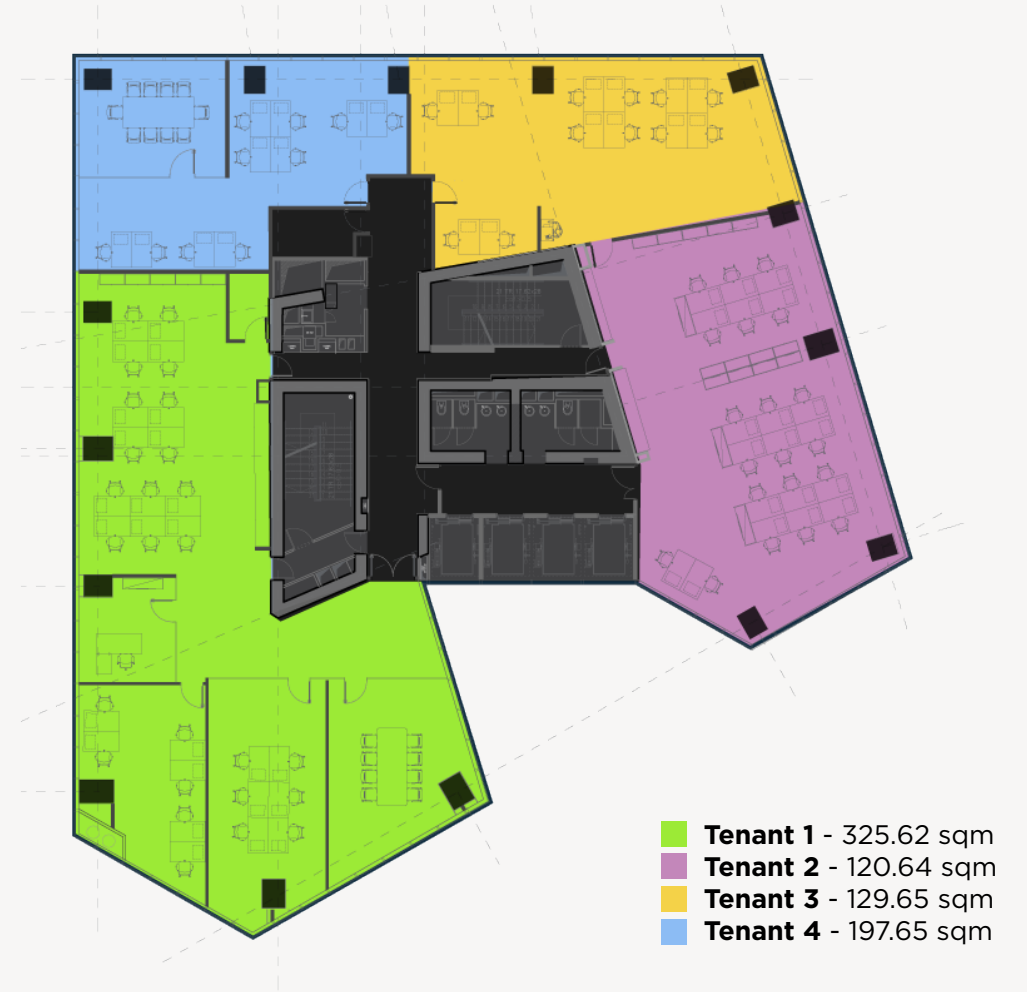
5th Floor



6th Floor

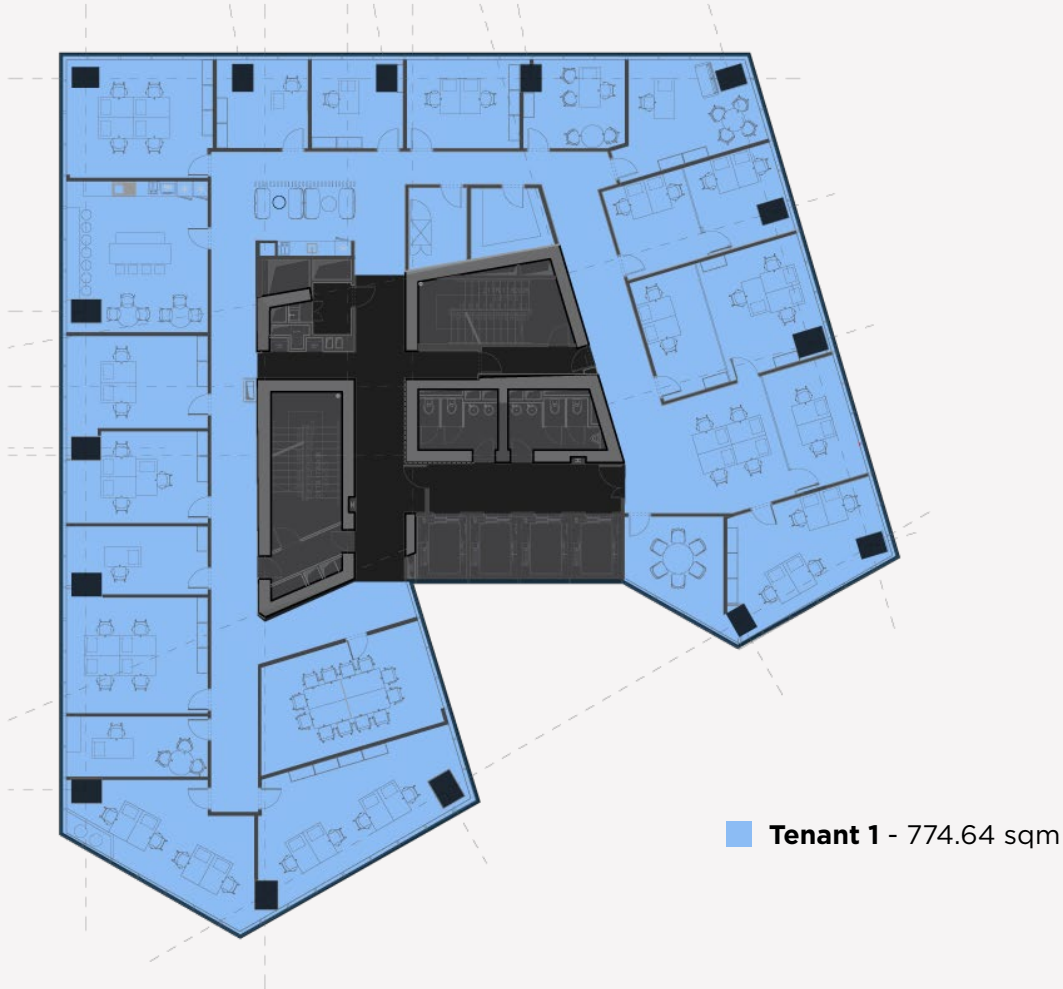


7th Floor

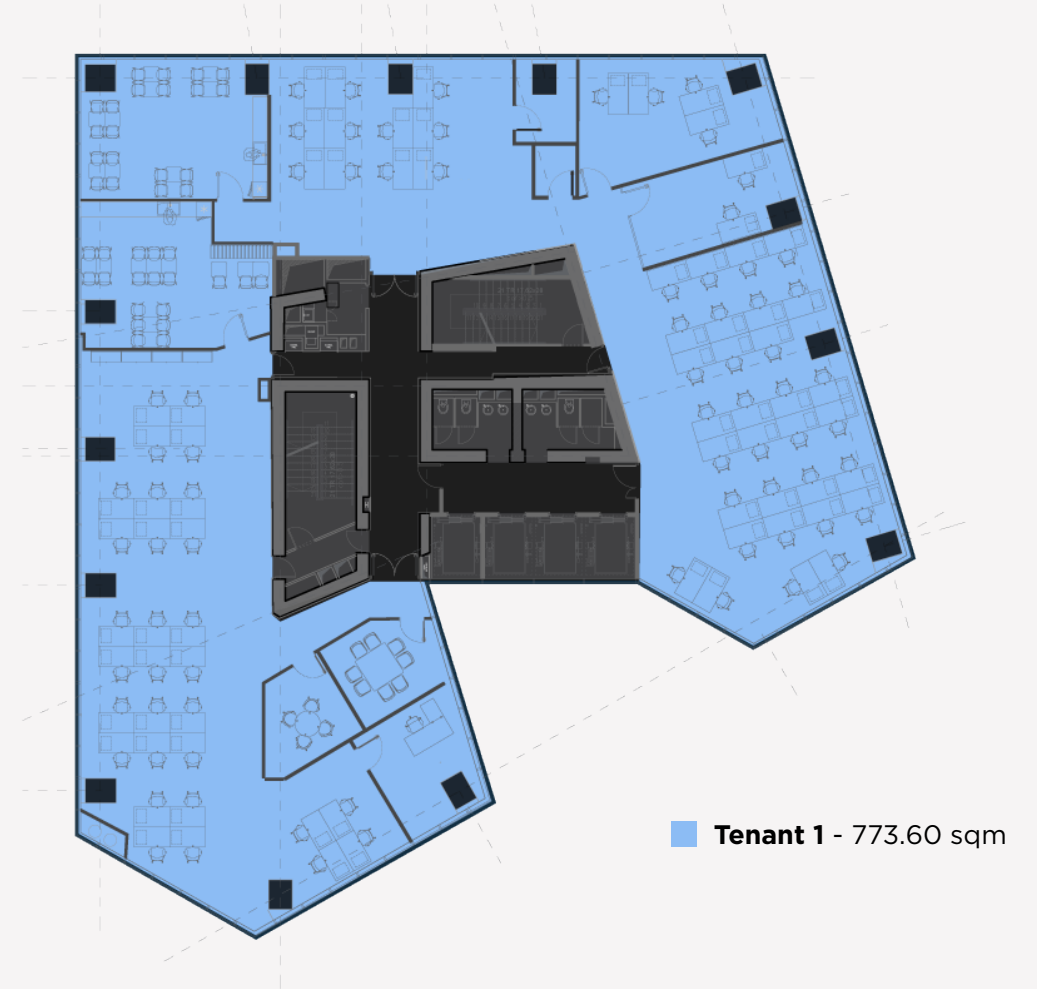


Floor planning

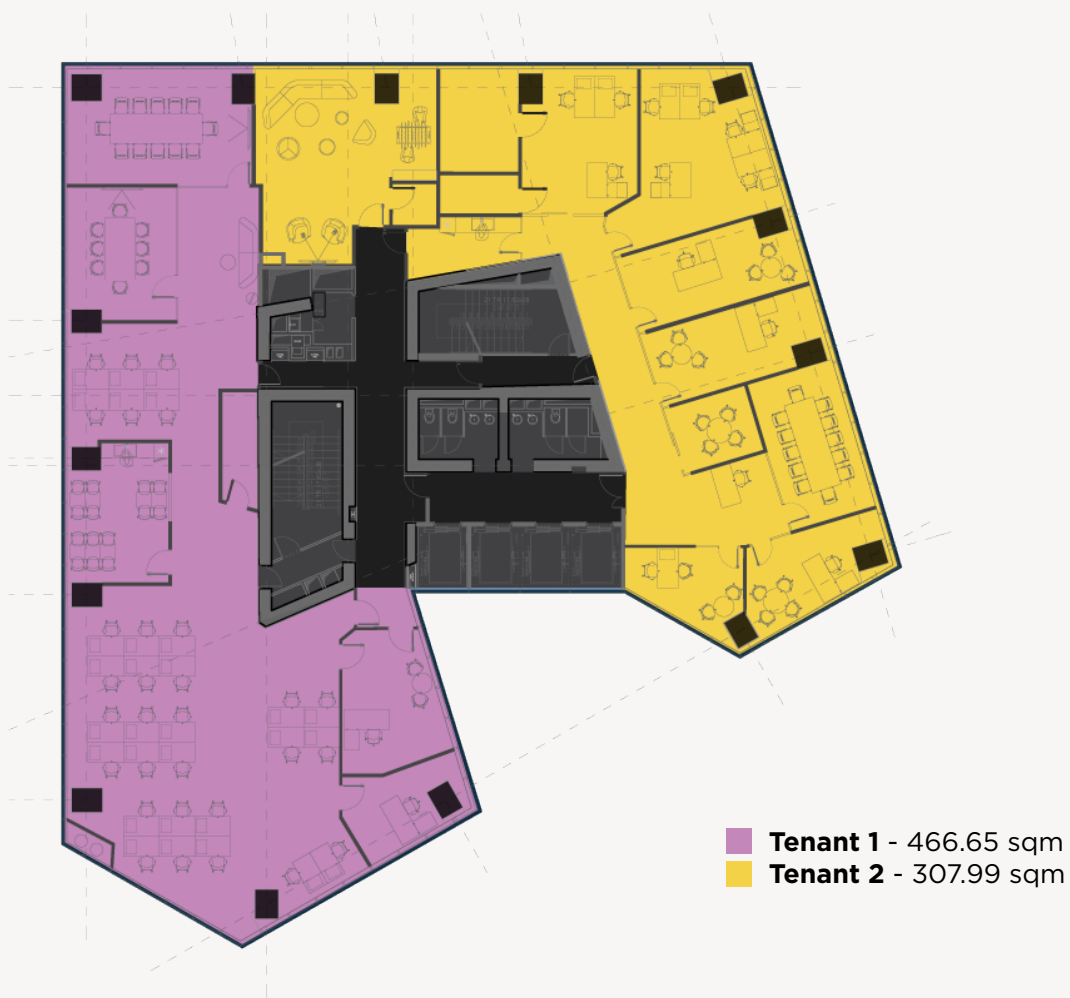
8th Floor



9th Floor



10th Floor

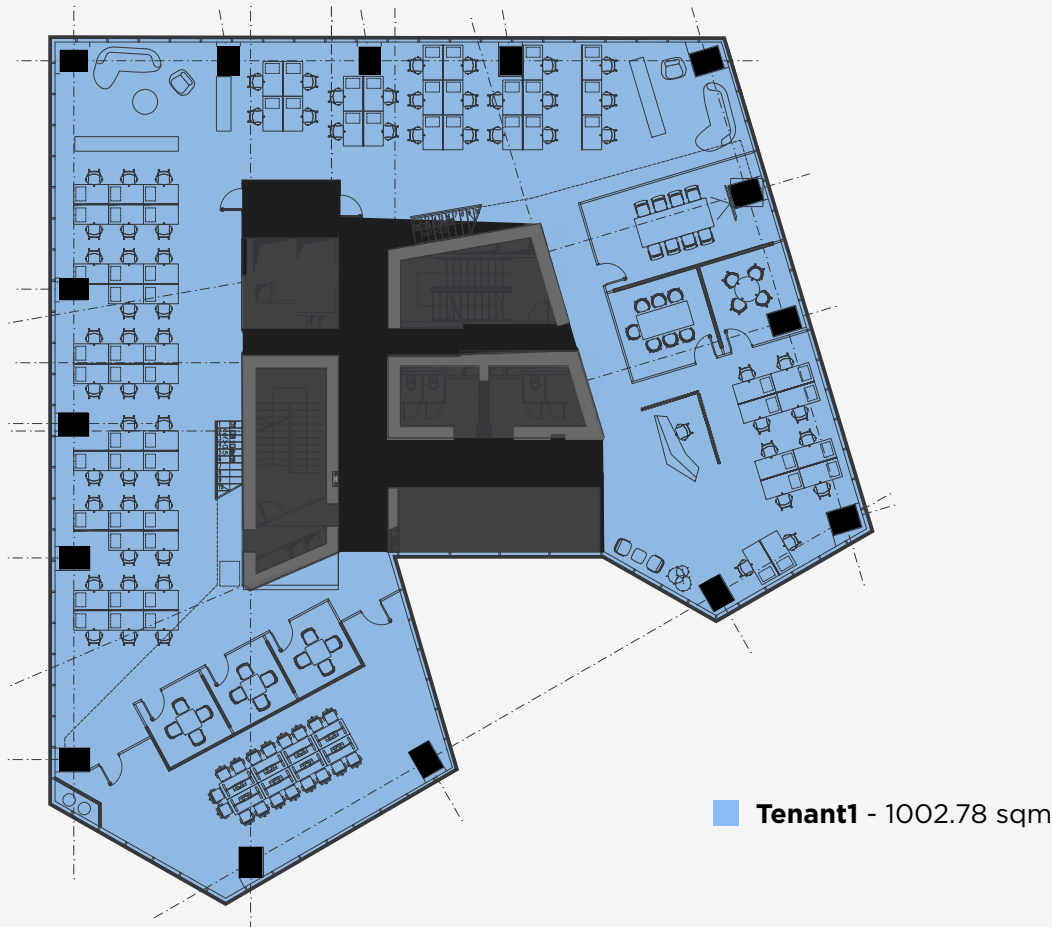


11th Floor

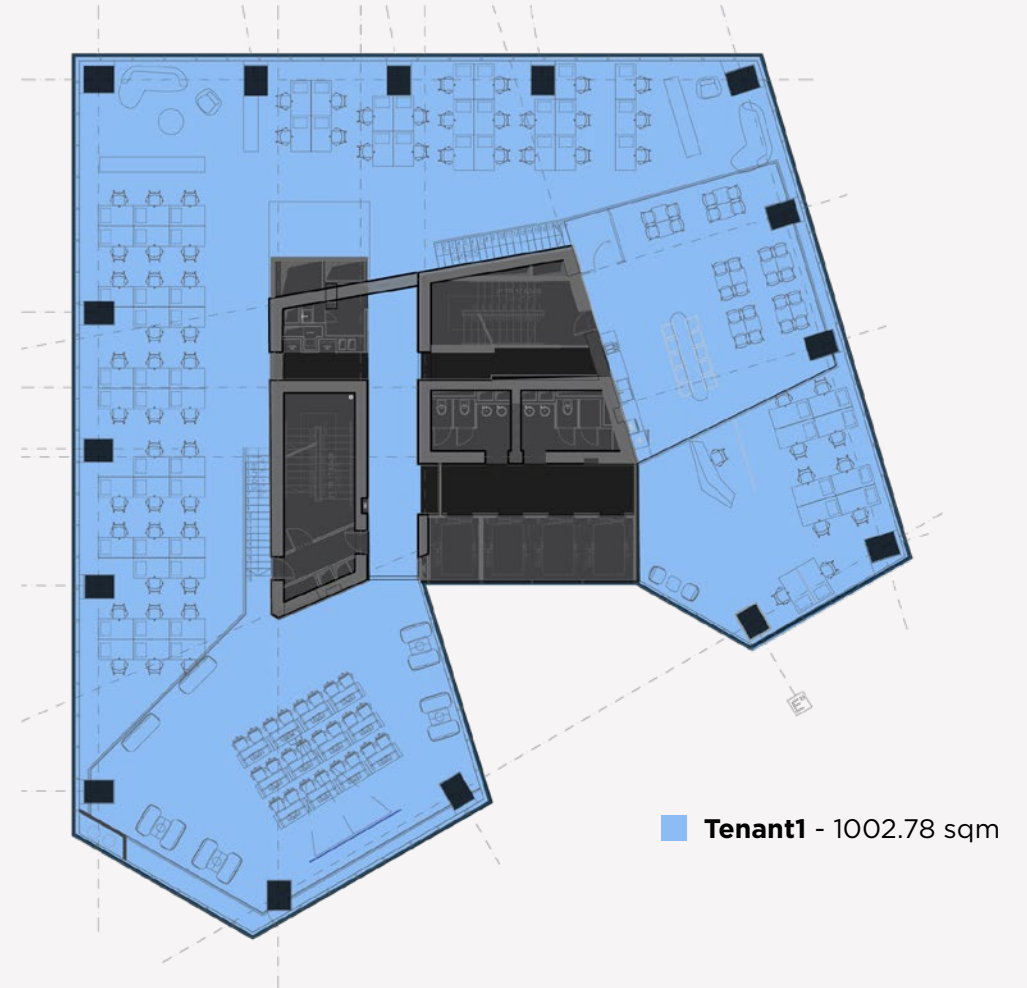


Floor planning

12th Floor



12th+ Floor



Amenities

Class A office building

85 underground parking spaces

Ground floor commercial space

Modern HVAC installations

Suspended ceilings

EPC A rating

Very Good BREEAM In-Use certification

4 upper floors elevators and 1 underground parking elevator

Fresh air ventilation

Glazed façade with openable windows

2.70m height per floor

Double height entrance lobby of 6.25 m

Access floors

24/ 7 security

CCTV system

Generator

Access control on each floor

BMS control



Proposal and Maintenance

Rental offer: EUR 14/ sqm + VAT

Parking spot: EUR 120 + VAT

Service charge: EUR 4.3/ sqm + VAT, in open-book system, which includes the maintenance of the following services:

- » Access control system
- » CCTV system
- » Generator
- » Electricity system
- » Elevators
- » Safety lightning
- » Thermal boiler inspection
- » Chillers
- » Heating system
- » Cooling system
- » Smoke exhaust system
- » Fire prevention system
- » Panic button
- » Natural gas system inspection
- » Fire extinguishers
- » ISCIR elevators
- » ISCIR thermal boiler



Contact

For further information or
to arrange a building visit,
please contact us:

LEASE DEPARTMENT

T: +40 753 192 512

E: rent@yellowtree.com

office@yellowtree.com



SELECTION FROM OUR PORTOFOLIO



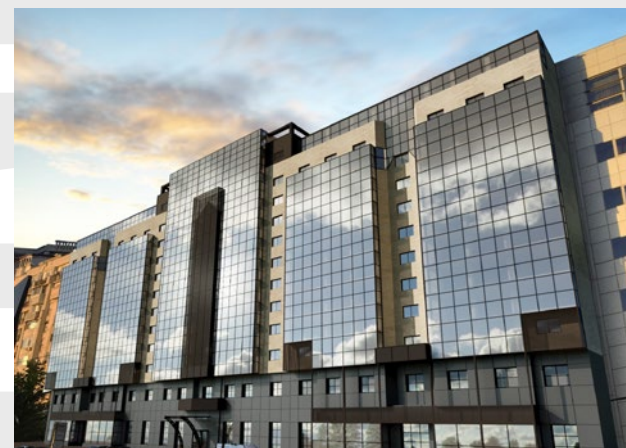
Buzesti 71



Olympia Tower



Dacia 30



City Business Center

