




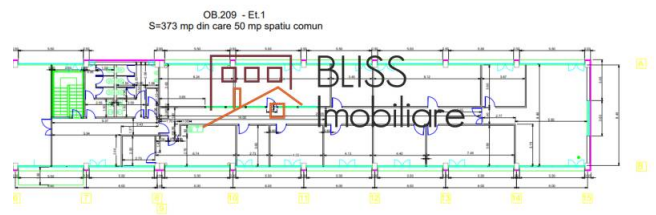
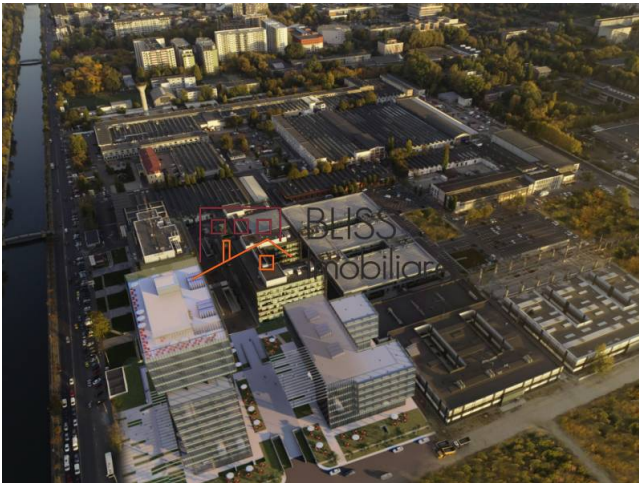
Updated on 30 Iunie 2026

Office space

Web Reference

#143306

 Sema Parc OB209, Semanatoarea, Bucharest



<http://3.72.183.126/en/office-space-for-rent-semanatoarea-bucharest-143306>

Description

Sema Parc – OB209 Building, 1st Floor, 373 sqm

Prime location with metro connectivity and amenities

Class B office space in a strategic business location

Located on the 1st floor of the OB209 Building, within the Sema Parc complex, this 373 sqm office space is an excellent choice for companies seeking a modern, bright, and functional workspace in one of Bucharest's most established business parks.

The office benefits from a flexible layout that can be easily customized to match each company's operational needs — from open-plan areas for collaborative teams to individual offices and dedicated meeting rooms.

Main features

- Total area: 373 sqm
- Floor: 1
- Class B office building
- Bright space with large windows and modern finishes
- Individual HVAC system with zoned temperature control
- Raised floor and suspended ceiling with LED lighting
- Modern elevators and 24/7 secure access
- Building Management System (BMS) for energy efficiency

- Surface parking options
- Access to on-site amenities including cafés, restaurants, and green areas

Location and connectivity

The OB209 Building is located in Sema Parc, one of the largest mixed-use business developments in central-west Bucharest, offering excellent accessibility to major city areas:

- Petrache Poenaru metro station – 3 minutes walking distance
- Direct access to Splaiul Independenței, Iuliu Maniu Blvd., and Basarab Bridge
- Quick connections to Victoriei Square, Floreasca, Pipera, and downtown Bucharest
- Multiple public transport options: metro, tram, bus
- Close to restaurants, banks, cafés, and business services

Advantages


- Prime positioning within a well-established business hub
- Modern and efficient office space with customizable layout
- Optimized operational costs and professional maintenance
- Excellent infrastructure and easy metro access
- Ideal for corporate, administrative, and support functions

The 373 sqm office space on the 1st floor of OB209 – Sema Parc offers an excellent combination of flexibility, visibility, and accessibility, making it the perfect solution for modern companies looking to grow in a dynamic business environment.

Property details	
Constructed surface	373m ²
Building type	Block
Year built	2003
Year renovated	2016
State	Finished
Common service charges	746.00 EUR

Amenities

 Not furnished

 Building heating

 Suitable for office

 Air conditioning

Location

