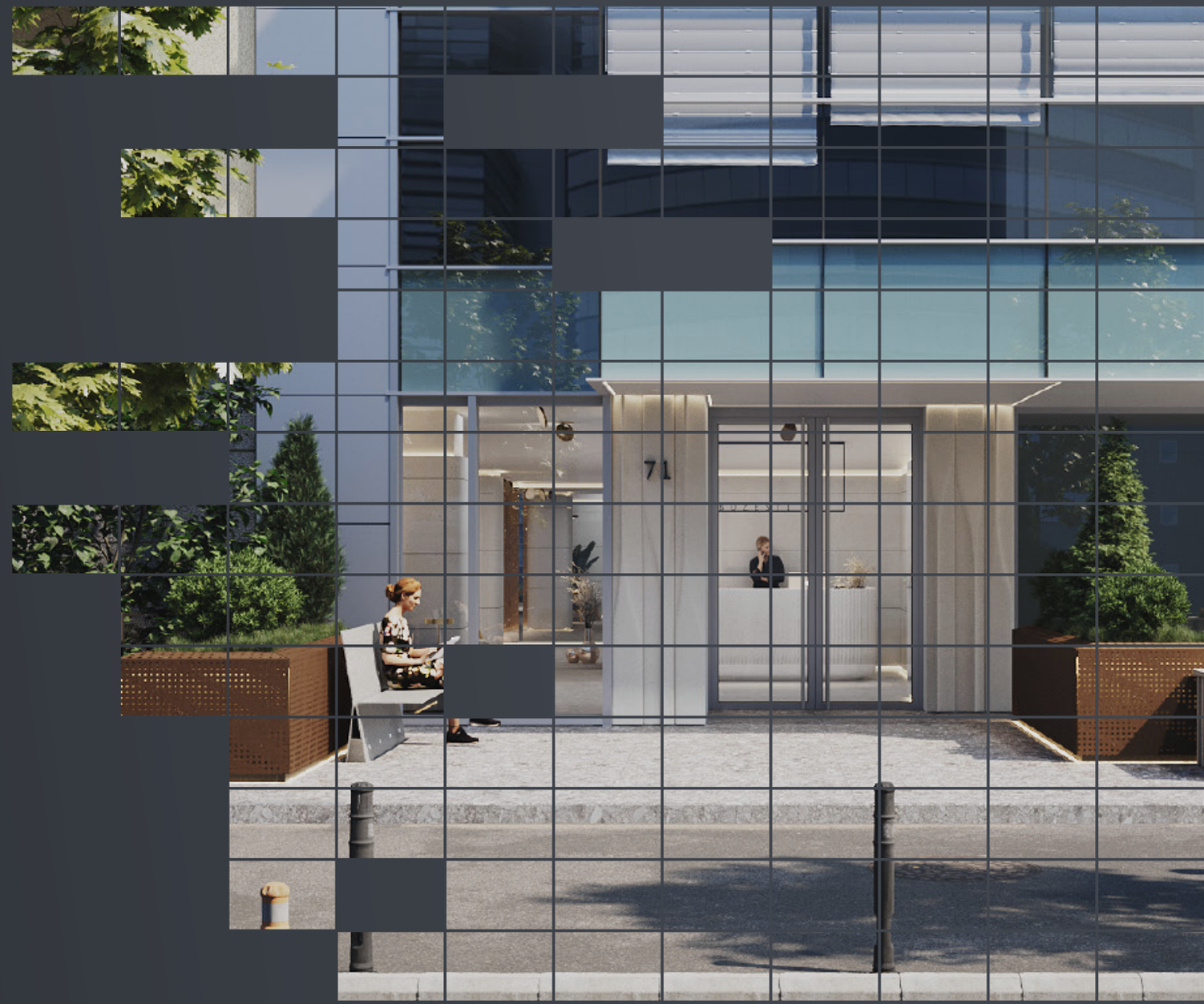
BUZESTI
71

INFORMATIVE
BROCHURE





ONE OF THE MOST **FAMOUS NEIGHBORHOODS**

from Bucharest, well-known for its diverse range and abundance of shops, restaurants, bars, parks, hotels, and museums.

OUTSTANDING TRANSPORT **CONNECTIVITY**

only 600 meters away from Piata Victoriei subway station and very close to public transportation options that connect the city center with the outskirts of Bucharest.

AN EXCITING **OPPORTUNITY**

to lease in a prime central location, in the heart of Bucharest.

OVER **4,200 SQM**

of flagship commercial and office space supported by an underground parking on 2 levels.



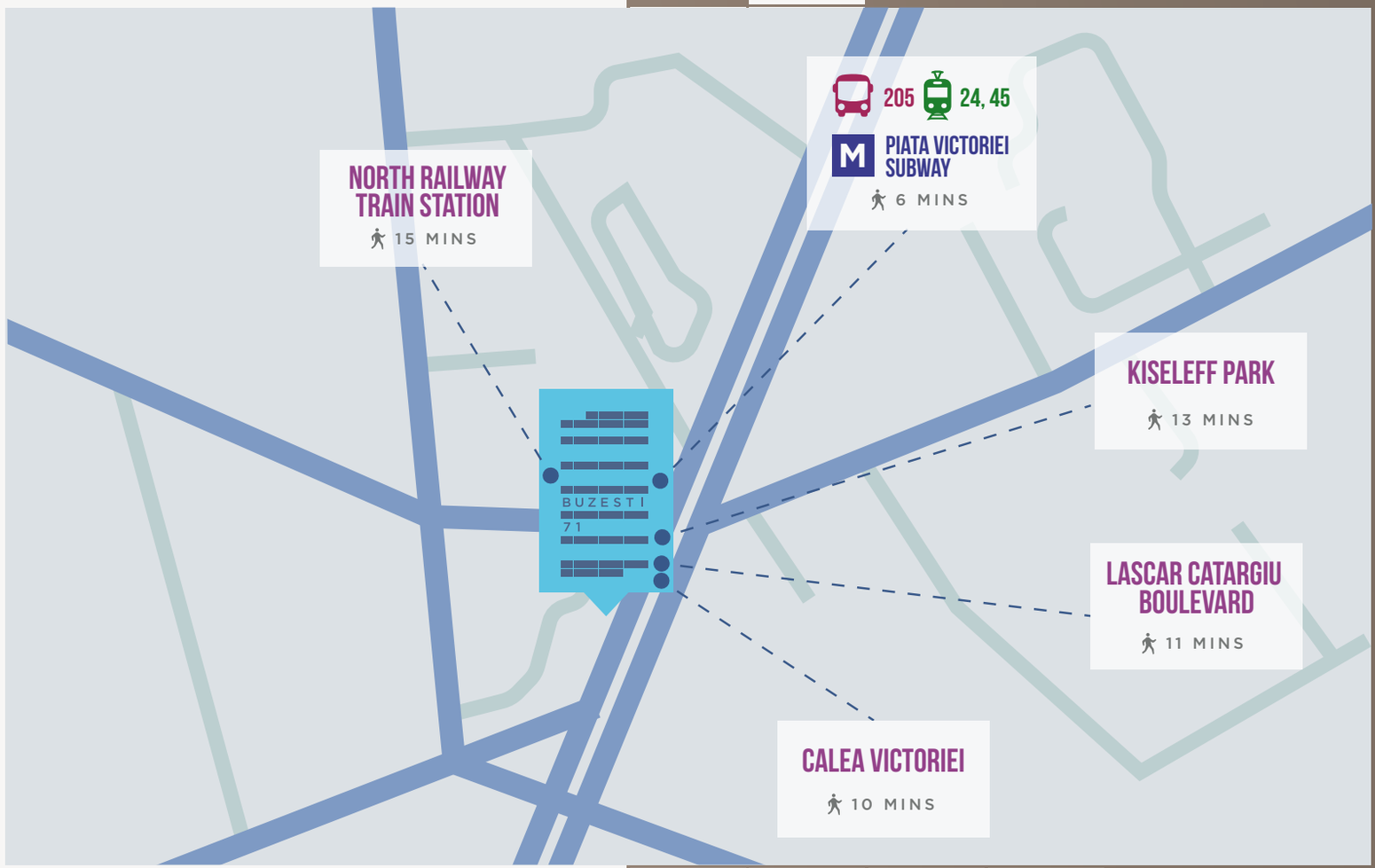
PROXIMITY **MAP**



CONNECTIVITY

Buzesti 71 benefits from excellent tram, subway, and bus transportation links due to its prime location in Piata Victoriei area.

It's in very close proximity to Piata Victoriei subway station, at only a 6-minutes walk away from the closest bus station and at only a 3-minutes walk away from tram transportation.



DESCRIPTION OF **THE AREA**

Buzesti 71 is located in one of the most central and vibrant areas of Bucharest in terms of history, entertainment, and access to nature, also having great public transportation links.

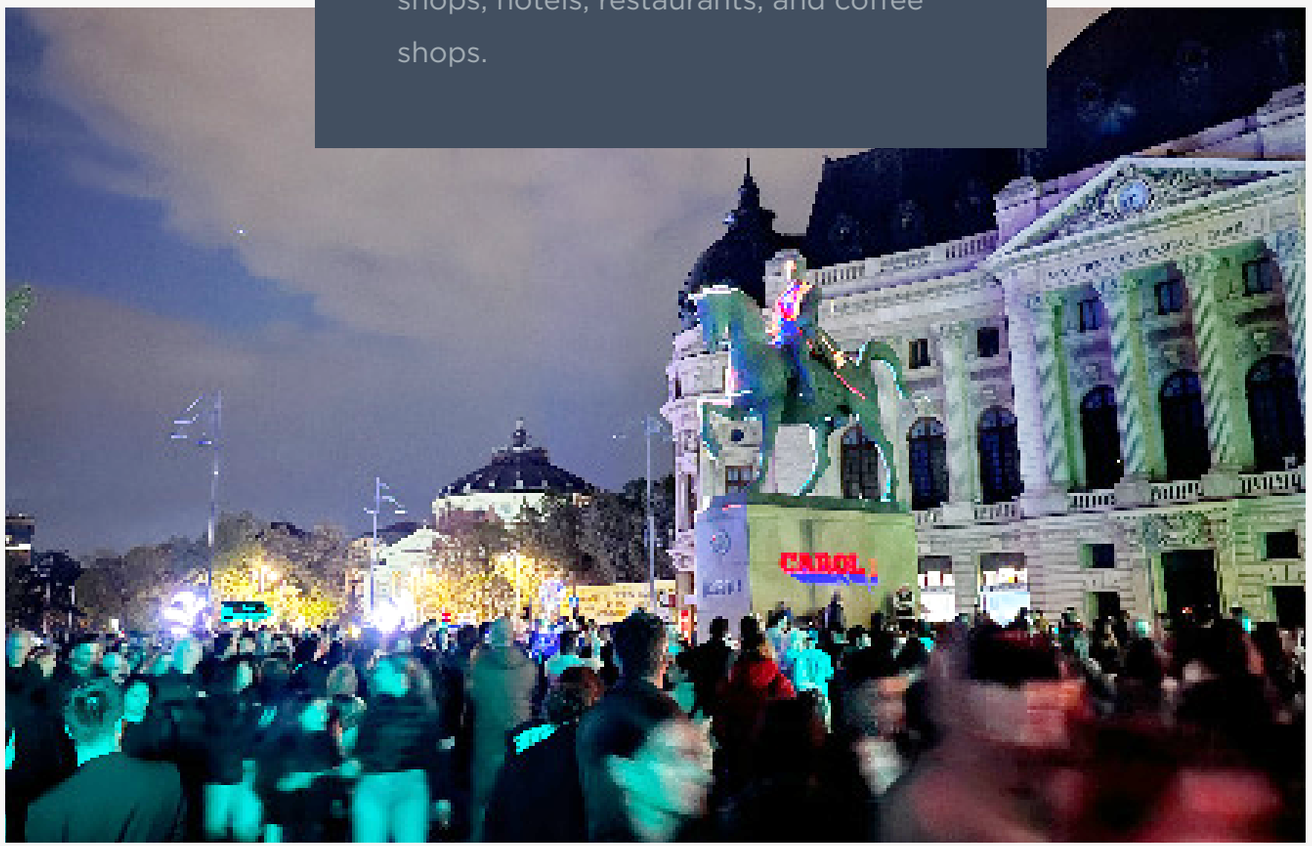
As one of Bucharest's most diverse commercial districts, Victoriei displays an ecclectic mix of historic and modern buildings, which are home to some of the most renowned leisure, creative, and global occupiers.

As the heart of the Central Business District, the area has attracted in recent years the likes of HBO, Deloitte, BRD, BCR, and Allianz Tiriac.



The National Museum
of the Romanian Peasant

Calea Victoriei' starting point is only a 5-minute walk away. It is Bucharest's oldest and most famous street, full of shops, hotels, restaurants, and coffee shops.



Calea Victoriei



Herastrau Park



Calea Victoriei

The area also features local amenities with a variety of cultural and artistic events, and many other facilities, such as medical institutions, banks, and supermarkets.

ACCOMMODATION

Owing to its prime location, Buzesti 71 benefits from premium accommodation options in the area, including 4* and 5* hotels. These are also close to the lively central areas of Piata Romana and Universitate.



Capital Plaza Hotel ★★★★



Radisson Hotel ★★★★



Athenée Palace ★★★★



Minerva Hotel ★★★★

ABOUT
THE BUILDING





Buzesti 71 building was constructed in 2008, with an attractive façade, benefitting from good natural light and generous floor to ceiling heights of 2.7 m. Completely refurbished in 2023, the property provides bright, modern office spaces, new technical equipment, and both passenger and car elevators.

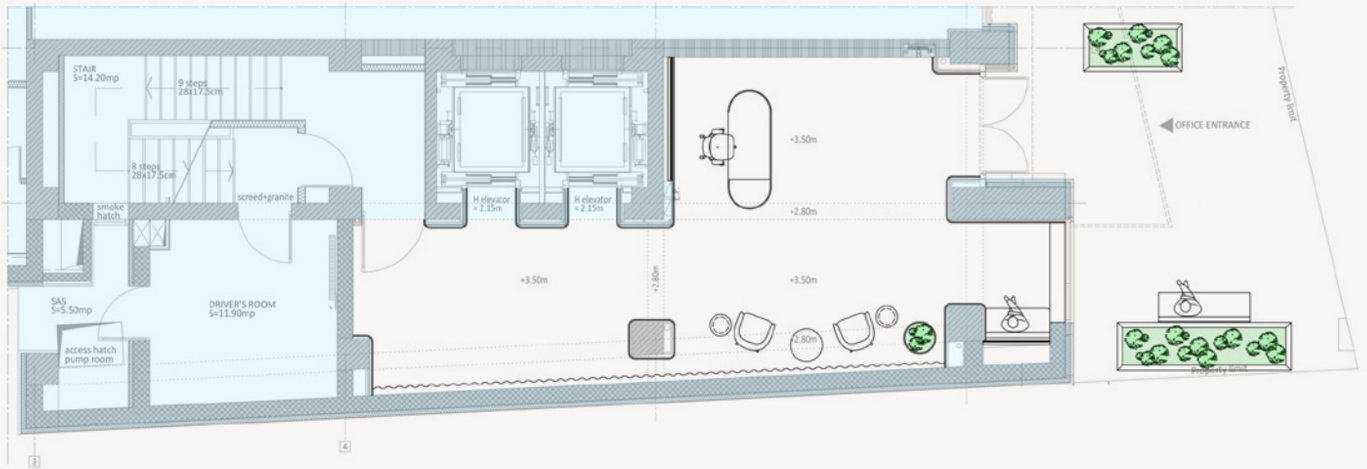


FLOOR PLANNING

The property consists of two underground levels, a commercial ground floor, and eight floor levels. Also, it's fully complying with the current ISU normative, being one of the few buildings in the Central Business District area that are fully ISU authorized.

Fifth, seventh and eighth floors are leased.

RECEPTION AREA

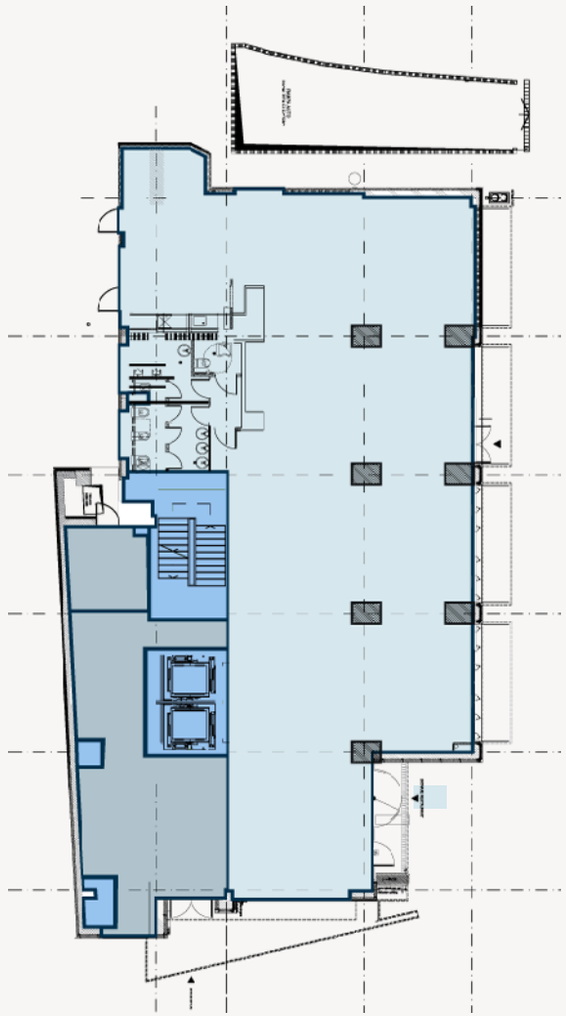


Buzesti 71 offers a great office entrance, showcasing a high-quality design, and a welcoming reception area for both tenants and guests of the building. The reception area leads to both the double elevators and to the rest of the facilities of the ground floor area.

GROUND FLOOR COMMERCIAL SPACE

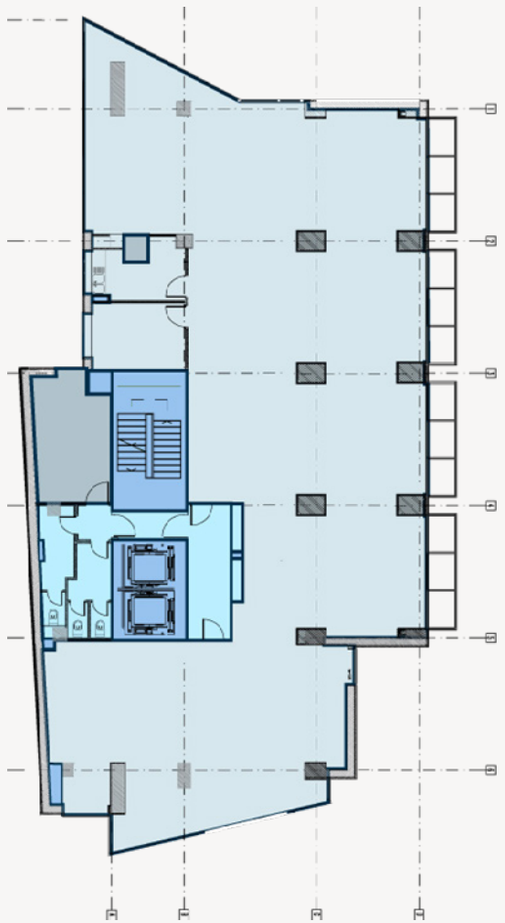
The ground floor commercial space has a GLA of 378 sqm. With a height of 2.7 m, glass walls with street visibility, space arrangement flexibility and bright interiors, the space could serve as a bank branch, restaurant, showroom, store or even as a medical facility. The ground floor opens to a terrace of 139.57 sqm fit for recreation and networking. Its strategic position in a very transited district with an intense pedestrian activity, makes it a great opportunity for a HoReCa business. It can easily draw a numerous clientele from multiple segments of potential consumers.

Moreover, with the possibility of renting underground storage spaces, the commercial facility could be exploited to its full potential.



Tenant space
Rentable Area (GLA) - **378 sqm**
Outer balcony - **139.57 sqm**
Total - 517.57 sqm

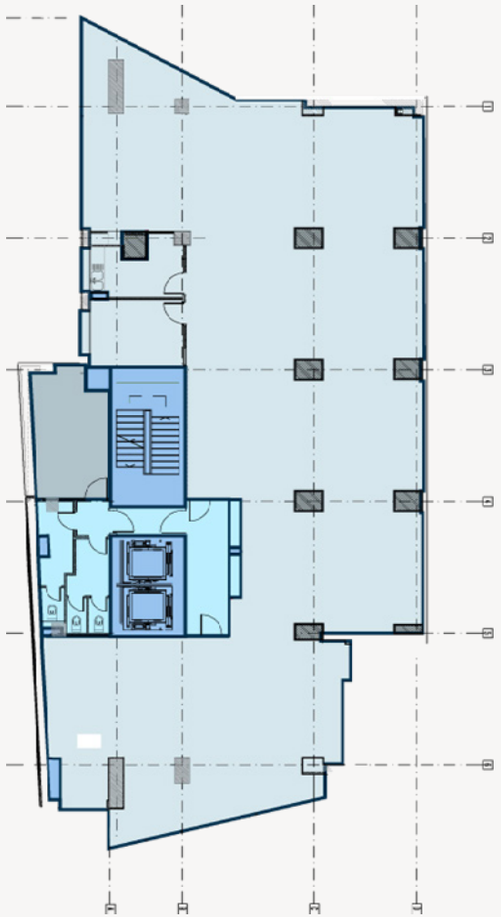
FIRST FLOOR



Tenant space
Rentable Area (GLA) - **494.3 sqm**

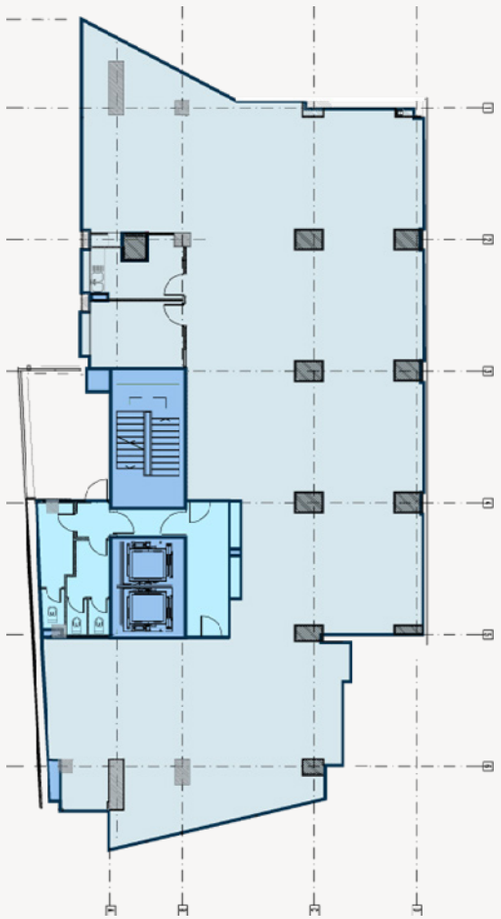
FLOOR PLANNING

SECOND FLOOR



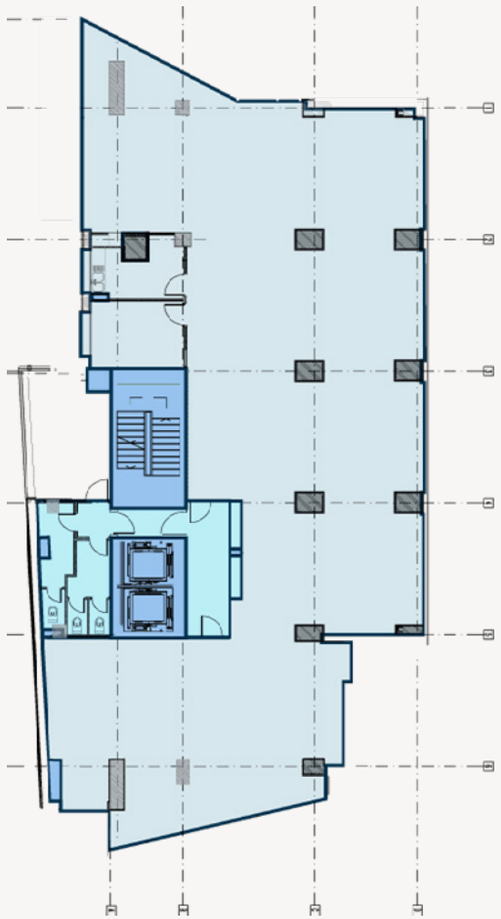
Tenant space
Rentable Area (GLA) - **495 sqm**
Outer balcony - **21.4 sqm**
Total - 516.4 sqm

THIRD FLOOR



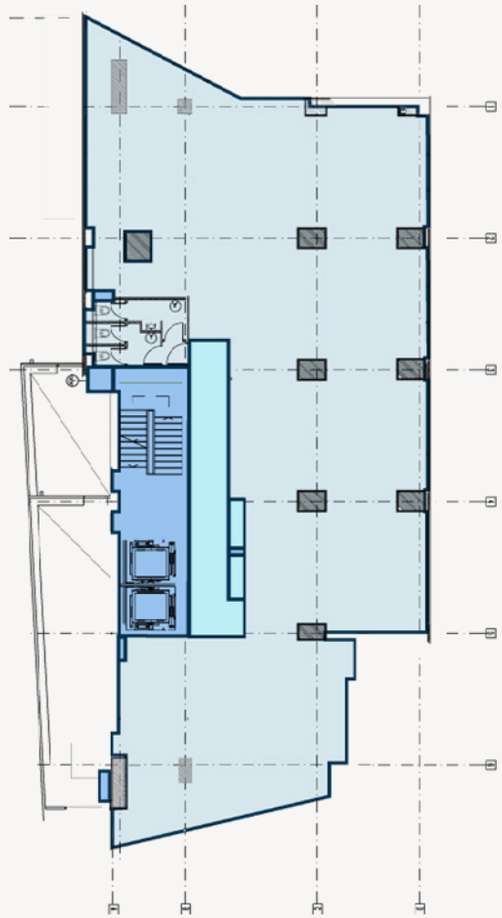
Tenant space
Rentable Area (GLA) - **495 sqm**

FOURTH FLOOR



Tenant space
Rentable Area (GLA) - **495 sqm**

SIXTH FLOOR



Tenant space
Rentable Area (GLA) - **441.1 sqm**

AMENITIES





CENTRAL
BUSINESS DISTRICT
LOCATION

- **CLASS A** OFFICE BUILDING
- **29** UNDERGROUND **PARKING SPACES**
- GROUND FLOOR **COMMERCIAL SPACE**
- **SPACE FLEXIBILITY ARRANGEMENT**
  open space vs. chambered space

AMENITIES



- **FLOATING FLOORS**
- **ACCOUSTIC CEILINGS**
- PASSENGER AND CAR **ELEVATORS**
- **EPC A RATING**
- **LPR SYSTEM** IN THE PARKING LOT
- **24/ 7 SECURITY**
- **CCTV** SYSTEM
- FRESH **AIR SYSTEM**
- **GENERATOR**
- **ACCESS CONTROL** ON EACH FLOOR
- **BALCONIES & TERRACES**
  limited to several floors

PROPOSAL & MAINTENANCE

Commercial space: 23 EUR/ sqm + VAT
Storage space: 15 EUR/ sqm + VAT
Parking spot: 150 EUR + VAT
Service charge 3.96 EUR/ sqm + VAT, in open book system, which includes the maintenance of the following services:

- **TEG** INSPECTION
- **ACCESS CONTROL** SYSTEM
- **CCTV** SYSTEM
- **GENERATOR**
- **ELEVATOR**
- **THERMAL BOILER** INSPECTION
- **PRAM CHECKS**
- **CTA**
- **LPR** SYSTEM
- **FIRE** EXTINGUISHERS
- **ISCIR** ELEVATORS

BETWEEN
400 SQM AND 1000 SQM
17 EUR/ sqm + VAT

BETWEEN
1000 SQM AND 2000 SQM
16,5 EUR/ sqm + VAT

OVER
2000 SQM
16 EUR/ sqm + VAT

- **ISCIR** THERMAL BOILER
- **NATURAL GAS SYSTEM INSPECTION**
- **SAFETY LIGHTNING**
- **HYDRANT SYSTEM**
- **AIR EXHAUST FAN**
- **HEATING PUMPS**
- **COOLING TOWER**
- **FIRE DETECTION** SYSTEM
- **PANIC BUTTON**

CONTACT

For further information
or to schedule a building
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SELECTION FROM OUR PORTFOLIO

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Olympia Tower



Dacia 30



Buzesti 71



City Business Center



BUZESTI

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