



LOCATION

Floreasca Park is a Prime office building located in Bucharest's North Business District called "Floreasca".

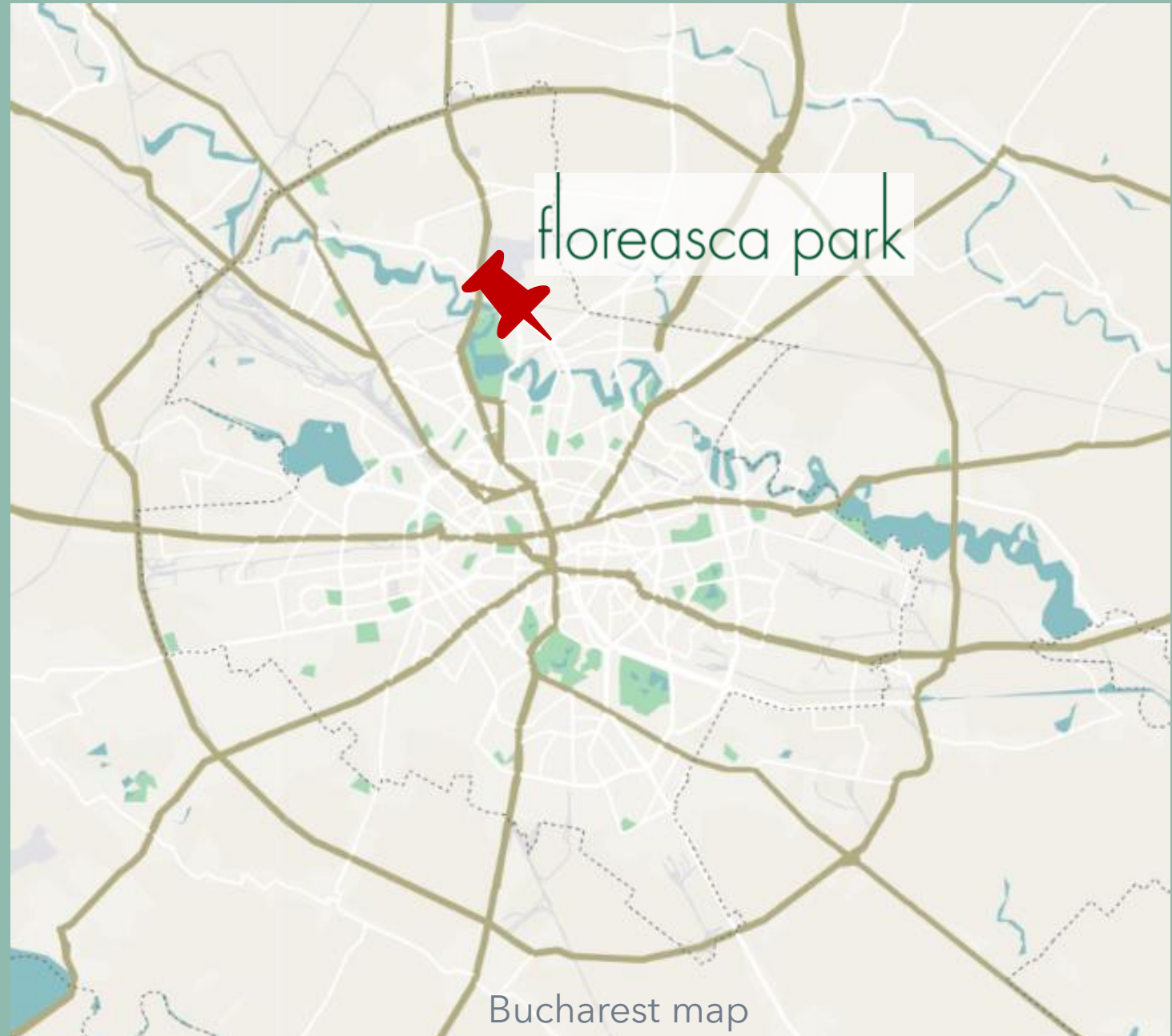
The area is known for its modern office buildings, commercial centers, high-end residential buildings and has become a thriving hub for leading businesses.

**Address:**

Soseaua Pipera, 43,
Bucuresti, 077190

**Airport:**

15 minutes' drive



MICRO-LOCATION

In addition to its business facilities, the Floreasca area has a vibrant social scene, with plenty of restaurants, cafes, and bars in the area.



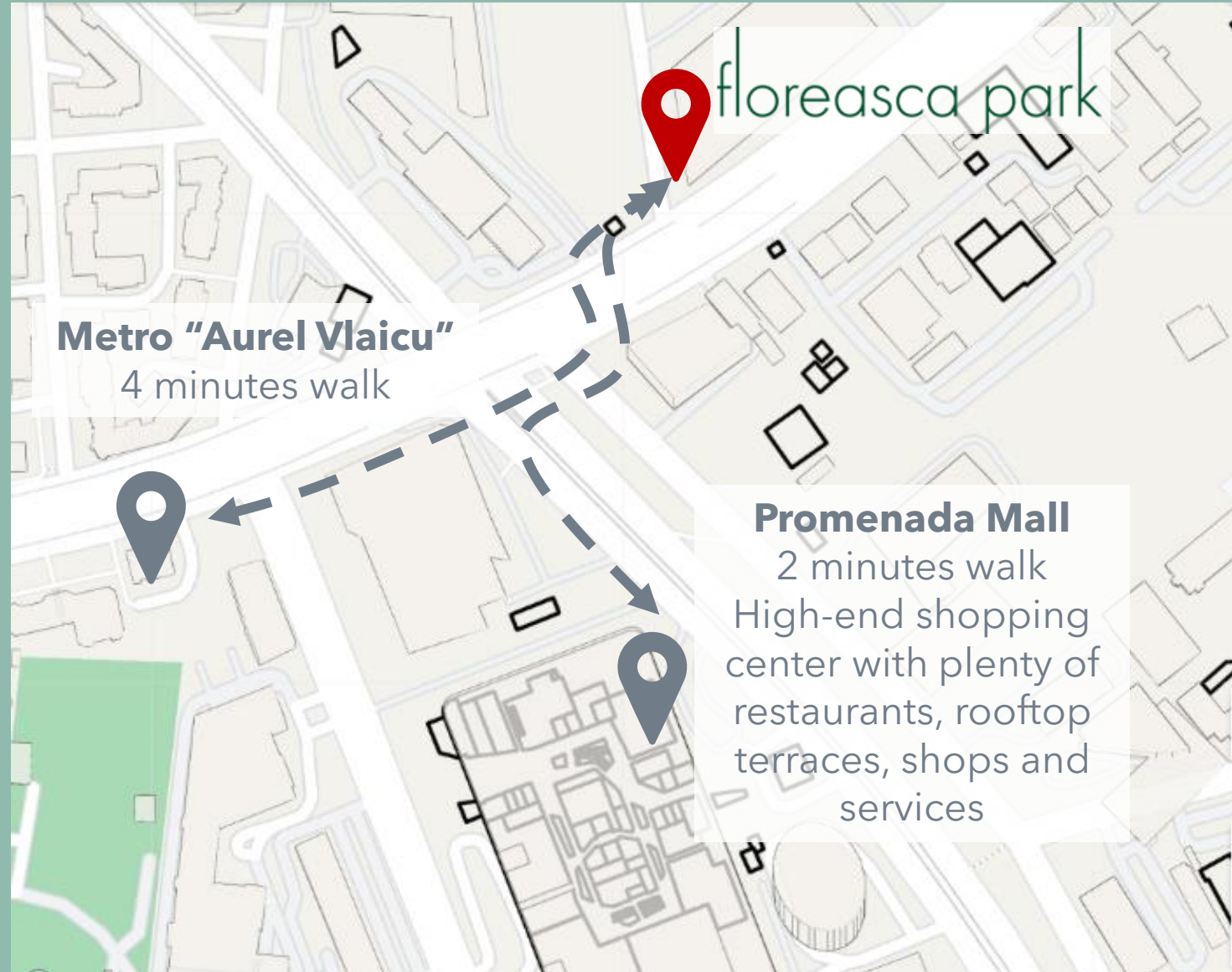
Subway:

Aurel Vlaicu Station
300 meters away
4 minutes walk



Bus:

Lines 112, 135, 343,
605



MAIN AREAS

floreasca park



Green areas
With seating areas for
breaks & lunch outside

Building "A"
15,000 sqm
6 floors

**Seating
areas**

Building "B"
25,000 sqm
6 floors

BUILDING STRUCTURE

The office complex comprises two interconnected buildings by the underground parking areas.

Building "A"

15,000 sqm
6 floors

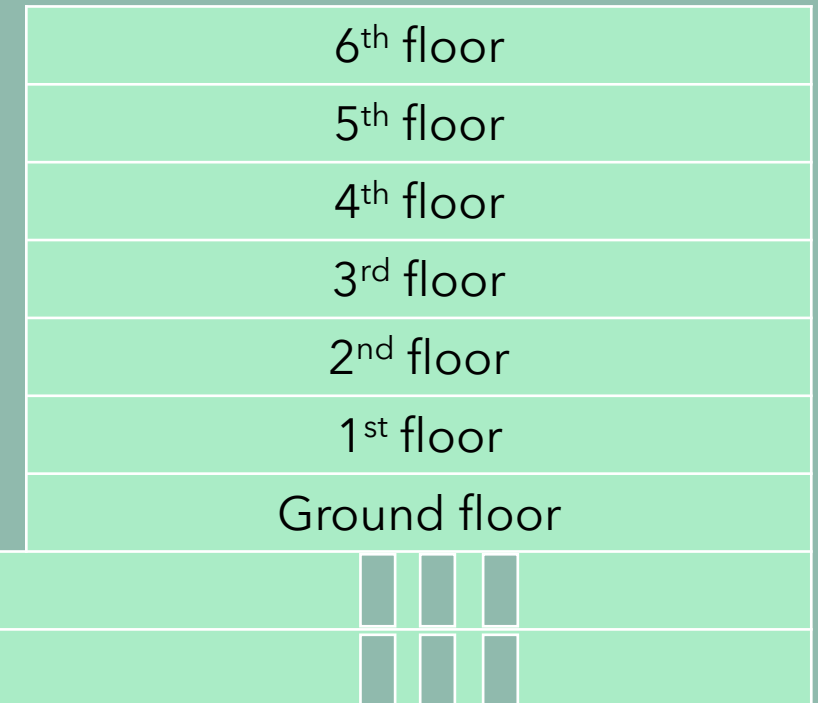


4 lifts

Building "B"

25,000 sqm
6 floors

Large floor plates of 3,600 sqm



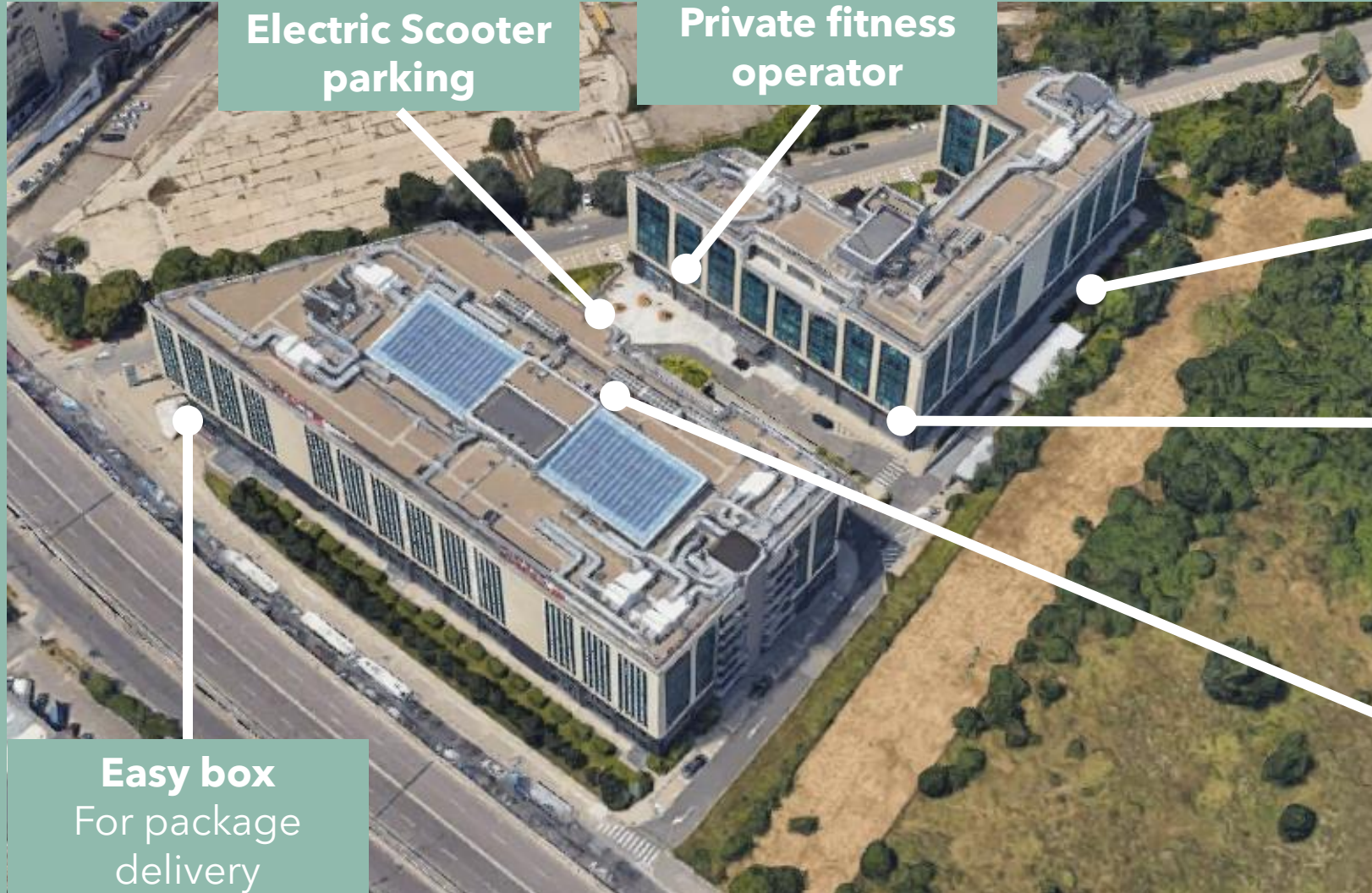
6 lifts

496 underground parking places

And 90 exterior parking places

MOBILITY

floreasca park



**Electric Scooter
parking**

**Private fitness
operator**

**100 Bicycle
racks**

Secured and with
available tools
free to use

Clinic

Regina Maria

Sandwich shop
1 Minute

Easy box
For package
delivery

GREEN AREAS: OFFICE BUILDING OASIS

floreasca park

A plethora of verdant trees and lush foliage that meld together to create an idyllic setting for a leisurely conversation with a colleague or a refreshing lunch break.



Not a single other office building in Bucharest matches this unique feature.

ESG COMPONENTS

I. For the well being and comfort:

- ✓ 14 Electric Vehicle Chargers for hassle-free charging
- ✓ 100 Secure Bicycle Racks with free tools for users' convenience
- ✓ 3,300 sqm of Green Areas for a refreshing escape from the city buzz
- ✓ Shower facilities

II. Our commitment to sustainability:

- ✓ LED Lighting in all common and exterior areas to reduce energy consumption
- ✓ 60-meter geothermal heat pumps use the constant temperature of the earth to preheat and precool the fresh air supplied to office spaces. With this equipment, there is no need for mechanical cooling of water, as the process occurs naturally (a rare feature in Bucharest)
- ✓ Automated Ventilation and Converter for Heating Pumps for energy efficiency
- ✓ Rainwater Reservoir Tanks to collect and reuse grey water
- ✓ Electric Boiler replacing gas, reducing utility consumption
- ✓ Meteorological Station on the roof for optimal heating and cooling automated adjustments
- ✓ All cladding and glazing installations comply with the Centre for Window and Cladding Technology (CWCT) guidelines 2005, "Standard for systemised building envelopes".
- ✓ Automatically controlled windows and vents enable natural ventilation and free cooling during nighttime.

III. Future developments:

- ✓ Solar Panels will be installed in 2023 for even greener energy consumption.
- ✓ 12 additional Electric Vehicle Chargers will be implemented in 2023.

CERTIFICATIONS

Certification	Status	Grade
BREEAM at construction	Obtained in 2014	"Excellent"
BREEAM-In-Use	Obtained in 2022	"Excellent"
DEKRA	Obtained in 2020, 2021	"Trusted Facility"
Energy Performance Certificate	Obtained at construction	"A" (Maximum grade)

floreasca park



EXCELLENT

Possibility to install company logo on the façade/roof

A valuable opportunity for businesses looking to increase their visibility and brand recognition.

The constant flow of traffic and foot traffic in these areas presents a prime location for companies to showcase their products and services to a wide audience.

This can help businesses reach new customers, build their reputation and ultimately drive growth and revenue.



EXTERIOR

floreasca park



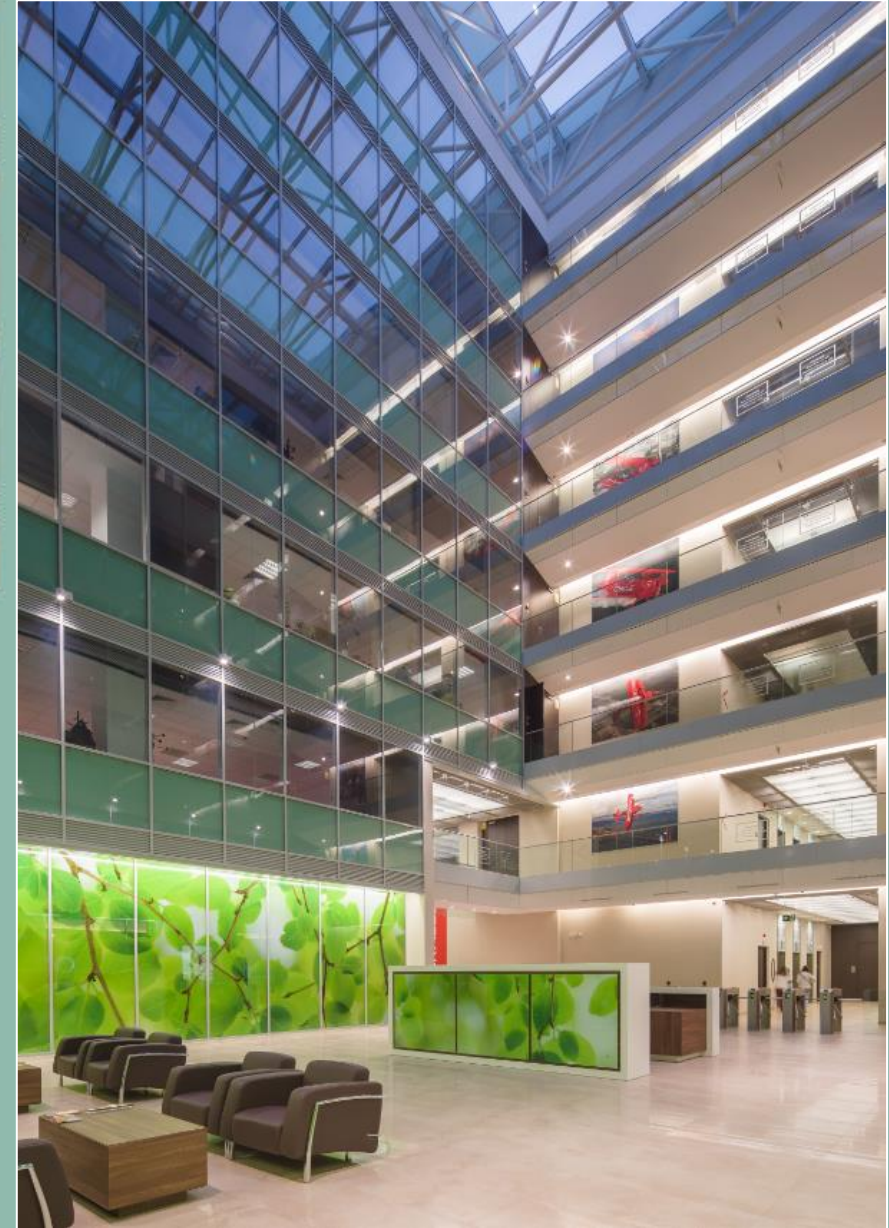
COMMON AREAS

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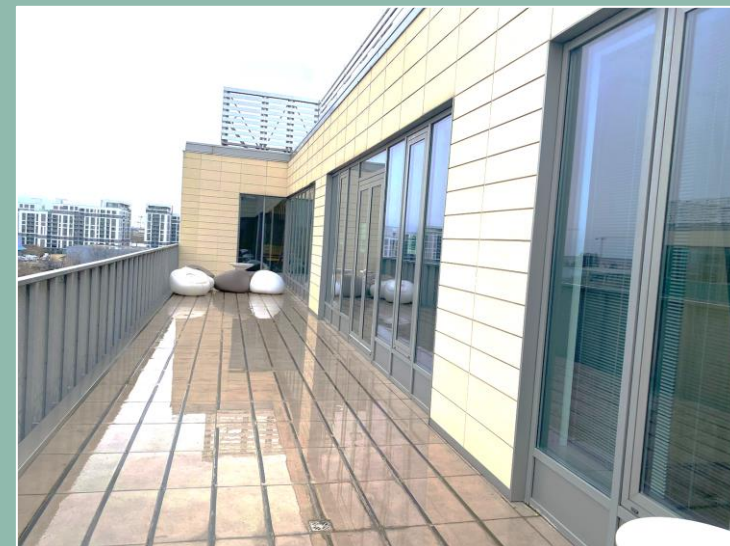
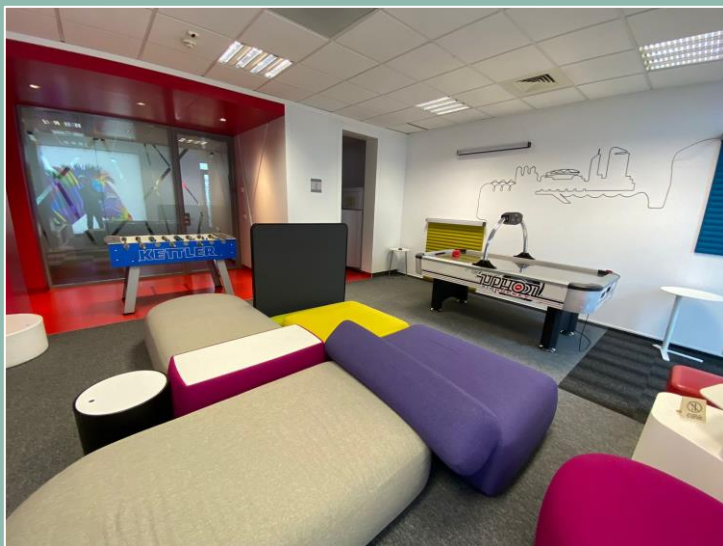
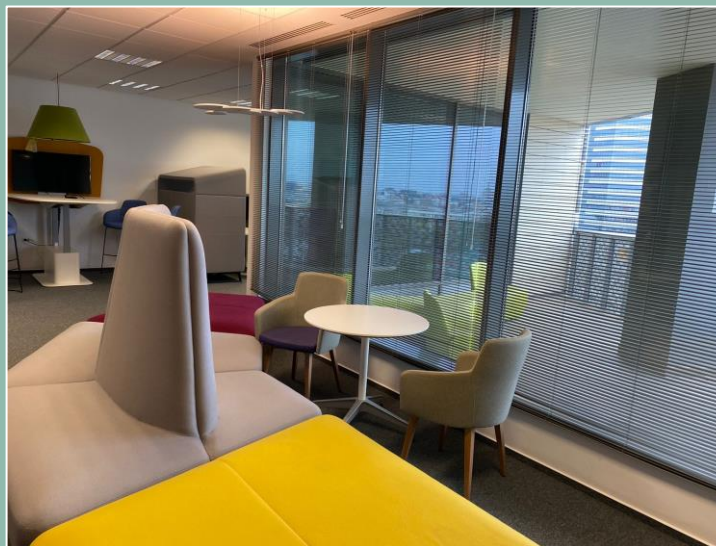
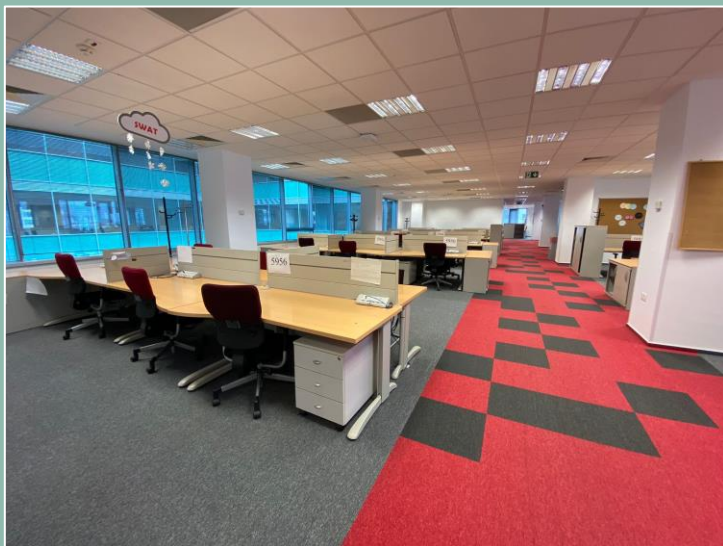
An important atrium ensures proper distribution of light within the large floor plates.

Reception area will undergo a refurbishment process in 2023 to leave place to a unique design in 2024.



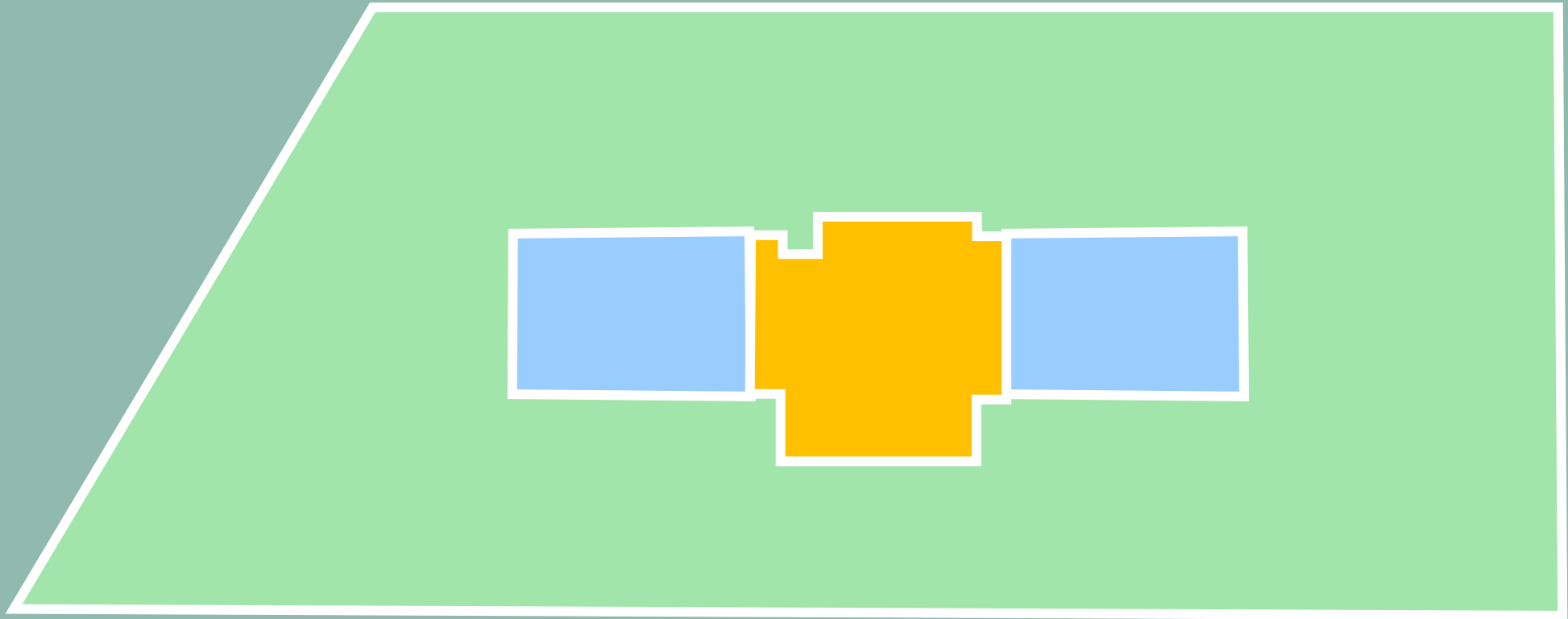
INTERIOR OFFICES... FREEDOM TO CREATE

floreasca park



The space presented is used by a tenant for several years; upgrade can be easily implemented on the large floor plates (3,600 sqm on each floor).

FLOOR PLAN (Building B)



 **Large floor plate (3,600 sqm)**
Freedom to create the best office spaces

 **2 Atriums**
Glass roofs ensuring good distribution of natural light in the large floor plates

 **Staircase and lift lobby**

A COMMITTED COMMUNITY

Floreasca Park community is dedicated to supporting local charities and making a positive impact in Romania.

As an example, and in line with this commitment, we organized a special event for Christmas 2022 where we offered presents to orphans in our city. The photos below captures the heartwarming moment of joy and happiness shared by the children as they received their gifts, and it serves as a testament to our ongoing efforts to give back to those in need.

