



**SWAN OFFICE &  
TECHNOLOGY PARK**  
SMARTOWN GROUP

Premium Office Spaces **1,000 – 15,000 sqm**  
Available from **mid 2024**





SWAN



# SWAN OFFICE & TECHNOLOGY PARK

Designed to the highest European standards, this office and retail location offers a centre of calm and efficiency where you can concentrate on your business and impress your clients and visitors, whilst providing comfort and safety for those who work with you. Swan Office and Technology Park was designed to fulfil all the needs for your business and your employees, from well-designed offices and a campus yard to banks, restaurants, coffee shops, a private gym, generous parking ratios, visitors parking and more. Because of these great facilities, some of the world’s leading businesses have found their home with us.

Swan Office and Technology Park is located on the border between the northern side of Bucharest and Pipera. This unique location is enjoying rapid luxury and premium residential development with approx. 15,000 residential units currently in work less than five minutes away. In turn, this has attracted some of the most well-known international schools to the area.





# THE PROPERTY

Offices designed with your needs in mind.

Constructed in 2011, **Swan Office & Technology Park** comprises of three low-rise buildings on a central boulevard, creating a campus atmosphere, where you can take advantage of casual break-out and meeting areas. This flexible design allows you to customise your offices according to your needs as a business, creating the right atmosphere for your company.

- KINGSTON Building**  
5,612 Sqm
- HENLEY Building**  
7,257 Sqm
- WINDSOR Building**  
17,304 Sqm



Click for a tour









TENANTS














# LOCATION

## LOCAL INTERESTS

1	Pipera Plaza	 3 min
2	Baneasa Shopping City	 14 min
3	Promenda Mall & Floreasca Business Center	 6 min
4	Arcul de Triumf	 14 min

## CONNECTIONS TRANSPORTATION

	Henri Coanda Int. Airport	 25 min
	Bucharest Băneasa Aurel Vlaicu Int. Airport	 21 min
	Pipera Metro (M2)	 4 min  20 min
	Bus	
	Tram	
	Shuttle Bus From Swan to Pipera Metro	 1 min



# SITE OVERVIEW

Existing building  
**30,174.26 Sqm**

Parking Spaces  
**600**

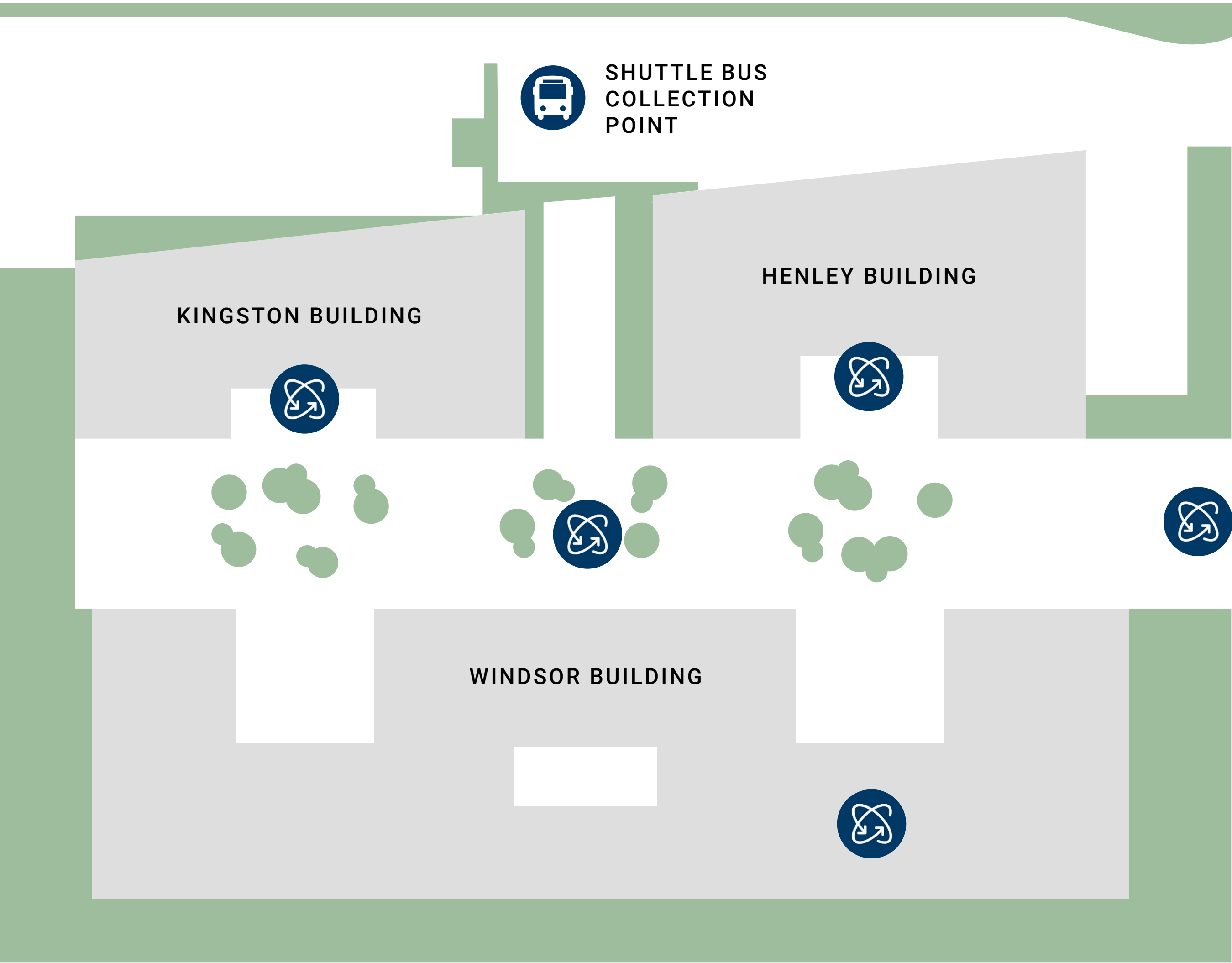


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**KINGSTON Building**  
5,612 Sqm

**HENLEY Building**  
7,257 Sqm

**WINDSOR Building**  
17,304 Sqm





# WINDSOR BUILDING

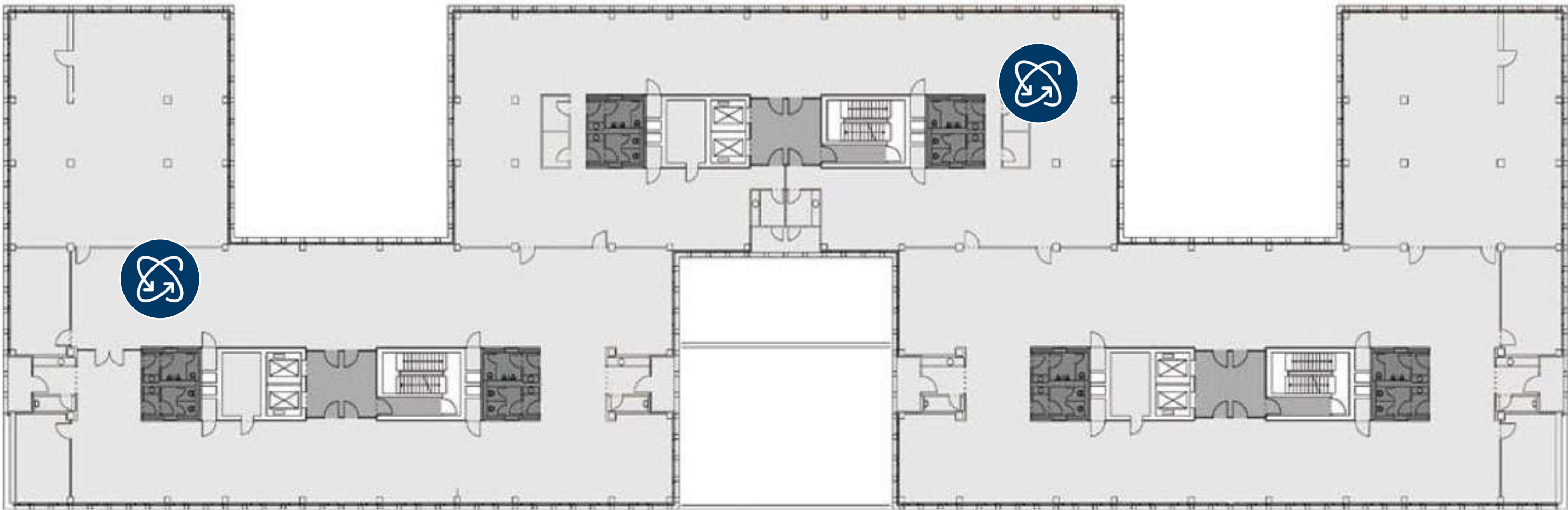
Availability

Available Prime Office Space  
**14,600 Sqm** from August 2023

Floors: 1–5



[Click for a tour](#)



Floor plan



# KINGSTON BUILDING

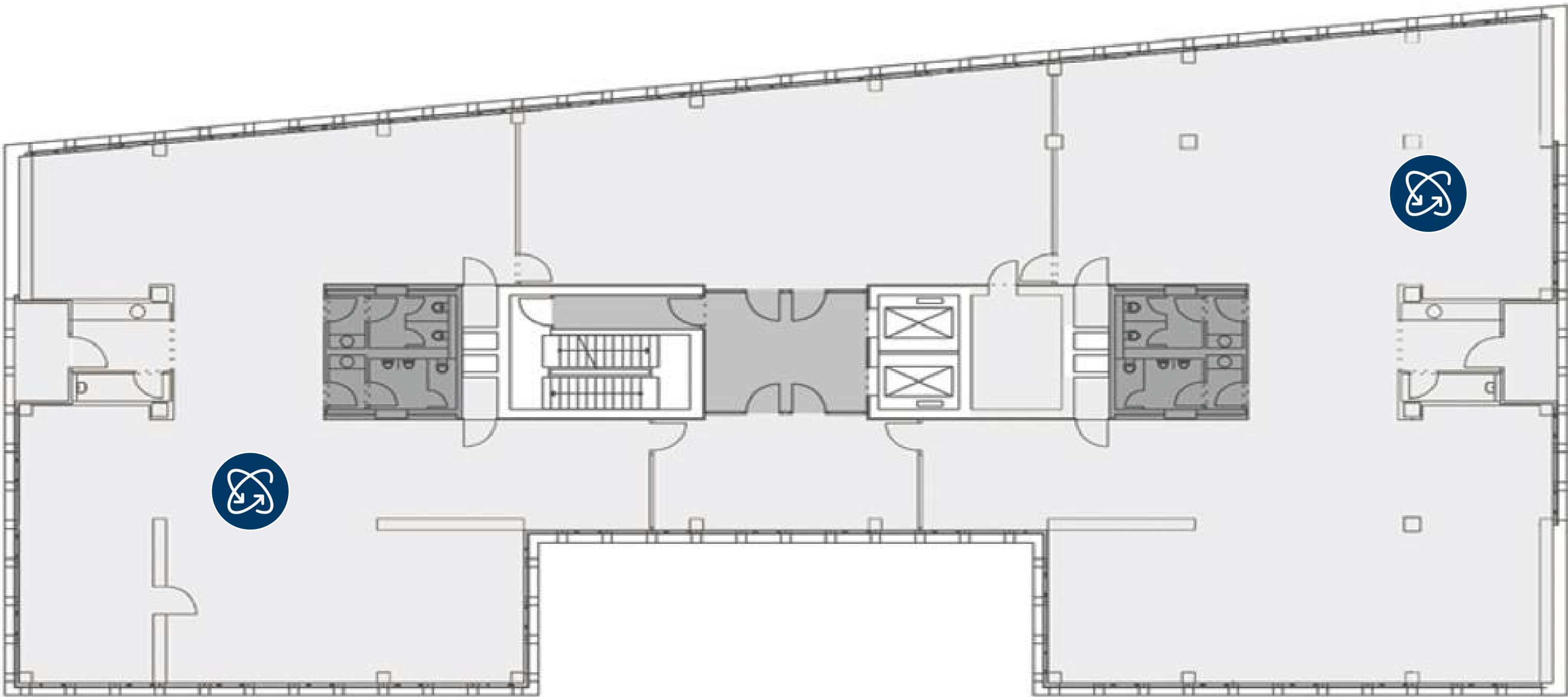
Availability

Available Prime Office Space  
**3,500 Sqm** from August 2023

Floors: GF, 1, 2, 5



Click for a tour



Floor plan







# TECHNICAL SPECIFICATIONS

Air Conditioning	Flooring & Ceiling	Accessibility	Other
<ul style="list-style-type: none"><li>• Full BMS (Building Management System) offering efficient management control of all services and security systems</li><li>• Four-pipe fan-coil air-conditioning and heating system, managed by BMS or locally (with individual controls)</li></ul>	<ul style="list-style-type: none"><li>• Raised access floors</li><li>• Suspended ceilings with integrated lighting system providing 500 lux at desktop</li><li>• CAT 6 IT wiring to a distribution panel</li><li>• Minimum clear ceiling height of 2.9m</li></ul>	<ul style="list-style-type: none"><li>• High speed lifts</li><li>• Controlled security access to all floors</li><li>• Plate glass entrance doors to all floors</li><li>• WCs allocated individually to each office area</li></ul>	<ul style="list-style-type: none"><li>• High parking standard of 1 space per 45 sqm</li><li>• Controlled access to two underground parking levels</li><li>• Prestige entrance &amp; reception area</li><li>• External landscaped environment with seating and break-out areas</li></ul>





AMENITIES

24h/7 Security



Cleaning



Parking Exterior  
& Underground



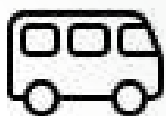
Underground  
Bike Racks



Electric Charging  
Stations



Shuttle Service  
To Pipera



Gym with  
Lockers



Showers



Restaurant &  
Coffee Shop

*Stradale*





# GREEN CERTIFICATION

Winner of the RoGBC Green Building Project of the year award 2011, Swan Office & Technology Park achieved a BREEAM certificate after going through the assessment process, and was rated as “Very Good”.





COMMUNITY







**THANK YOU**