

# EXPO BUSINESS PARK



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# LOCATION

Located on Expozitiei Boulevard in North-West Bucharest, EXPO Business Park has excellent road links to downtown, both airports, with numerous parks and restaurants nearby. It is a short walk to 1 Mai Metro Station and there are tram stops right outside on the boulevard. Public transport links are excellent.

The entire Expozitiei Boulevard will soon be expanded, widened and will go through a comprehensive landscaping upgrade.

This flourishing business hub comprises office buildings, residential buildings, hotels, sport facilities, exhibition centres and universities. The city centre, rich in restaurants, shops and parks, is just 3 km South of EXPO Business Park.



## POINTS OF INTEREST

- PARKS & SPORTS FACILITIES**
  - 1 Herastrau Park
  - 2 World Class fitness EXPO Business Park
  - 3 The Diplomatic Club
- EDUCATION INSTITUTIONS**
  - 4 Romanian-American University
  - 5 University of Agriculture and Veterinary Medicine
  - 6 National University of Political Studies & Public Administration (SNSPA)
- HOTELS**
  - 7 Pullman
  - 8 Crowne Plaza
  - 9 Ramada Plaza Best Western Plus Expocenter Hotel 7' / 3.5 km
- RESTAURANTS:**
  - 10 Stradale EXPO Business Park
  - 11 Hard Rock Café
  - 12 H Brewery
  - 13 McMoni's
- MALLS & SHOPS**
  - 14 Embassy 18 Lounge
  - 15 Foodissimo
  - 16 City Cafe
  - 17 1 Minute | EXPO Business Park
  - 18 Mega Image
  - Baneasa Mall 11' / 5.5 km
  - Promenada Mall 16' / 6.5 km
- BANKS**
  - 19 ING Bank EXPO Business Park
  - 20 Unicredit Bank
  - 21 BCR
  - 22 Raiffeisen Bank
- HEALTH CARE**
  - 23 World Trade Pharmacy
  - Life Memorial Hospital 4' / 1.3 km
  - Elias Emergency Hospital 7' / 2.3 km
- MUSEUMS & EXHIBITION CENTRE**
  - 24 National Village Museum
  - 25 Romexpo the city's renowned international exhibition centre
- AIRPORTS**
  - Aurel Vlaicu 8' / 3.8 km
  - Henri Coanda 15' / 12.5 km

# PROJECT OVERVIEW

EXPO Business Park will be another outstanding office park developed by Portland Trust. It will offer excellent access to the entire city, while providing a refreshing, enjoyable working environment and energy saving, efficient office space.

Comprising 3 buildings with a total leasable surface of 38,000 sq m, the project is located in the North-West area of Bucharest, just a few minutes walk away from bus, tram and metro stations.

The development enjoys excellent daylight, green areas and an outdoor amphitheatre designed for informal meetings, brainstorming and relaxation. The drop-off zone assures smooth traffic flow, while the exterior and interior car parking spaces will accommodate approximately 600 spaces.

5

MINUTES TO  
1 MAI METRO STATION



10

MINUTES TO  
VICTORIEI SQUARE



15

MINUTES TO  
HENRI COANDA INTL. AIRPORT





# CONCEPT

The project is designed to provide everything that people need to work productively and yet live life to the full. The buildings have generous receptions creating an excellent first impression to visitors, and all floors enjoy excellent natural light and high flexibility for partitioning.

The buildings are designed to be BREEAM Excellent and will provide tenants with a healthy work environment, with low water and energy consumption. The materials selected for the construction have low environmental impact while the internal and external lighting solutions are according to European best practices and will all be low energy LED.



**Low water & energy consumption**



**Natural light**



**High flexibility for partitioning**



**LED lighting**

# HIGHLIGHTS

## RAISED FLOORS

for flexible data cabling

## SUSPENDED CEILINGS

with recessed LED light fittings (450-500 lux)

## FOUR PIPE FAN COIL

air conditioning system

## 24-HOUR SECURITY

at all receptions

## BMS

Sophisticated Building Management System

## FITNESS CENTER

by World Class located in Building 2

## OPEN-PLAN FLOOR PLATES

with 1.5m planning module

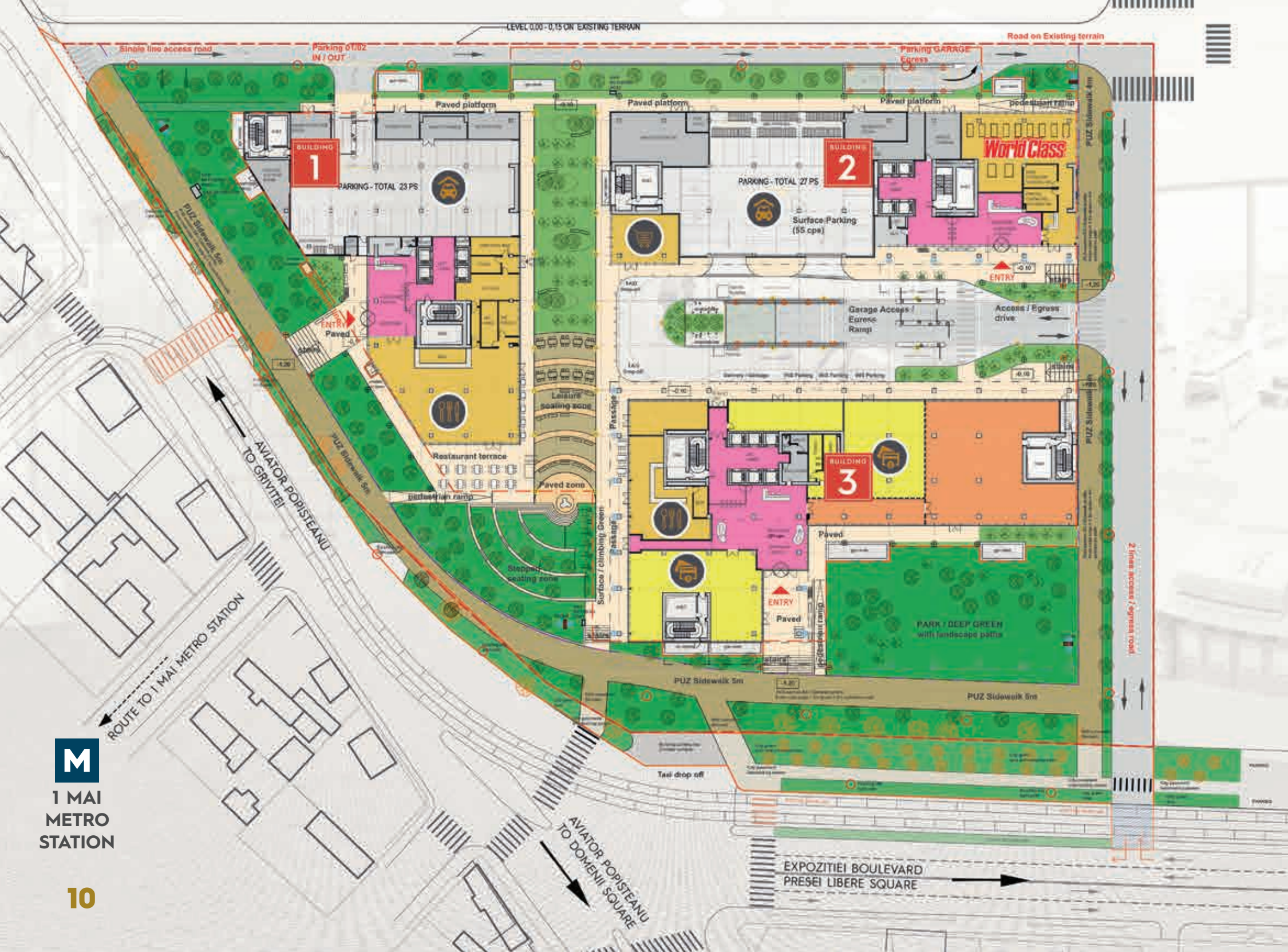
## CAR PARKING

secure basement and visitor car parking

## LANDSCAPE

beautiful landscaping and roof top terraces





**M**  
1 MAI  
METRO  
STATION

10

# SITE PLAN

## Project Configuration

### BUILDING 1

2 basements, ground and 5 upper floors

### BUILDING 2

2 basements, ground and 7 upper floors

### BUILDING 3

2 basements, ground and 8 upper floors

## Access



- BY CAR
- Expozitiei Boulevard
  - Aviator Popisteanu Street
  - Drop-off zone between Buildings 1 & 2



- BY PUBLIC TRANSPORT
- 1 Mai Metro Station
  - Tram 42 Station
  - Bus 105 Station
  - Maxi-Taxi Station

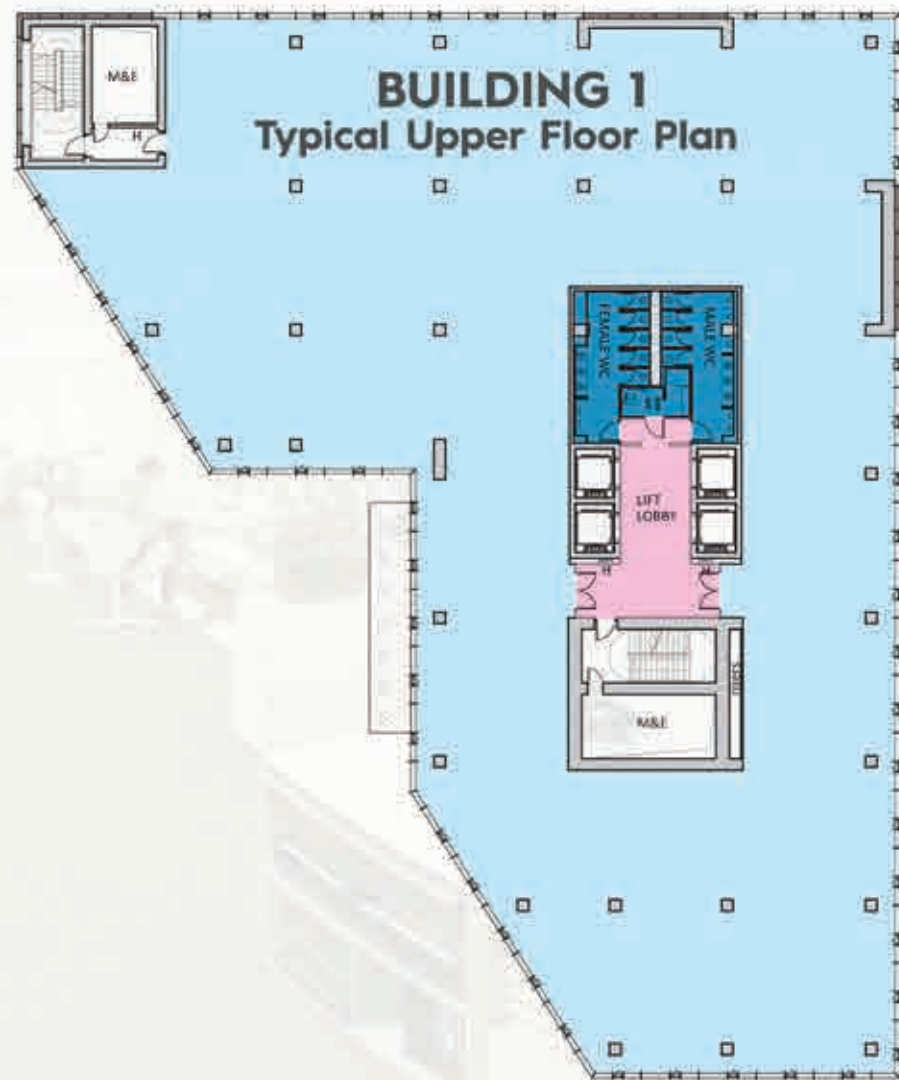
*Trams and buses are easily accessible from "Piata Presei" transportation hub which is also the terminal for Tram 41.*

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# BUILDINGS

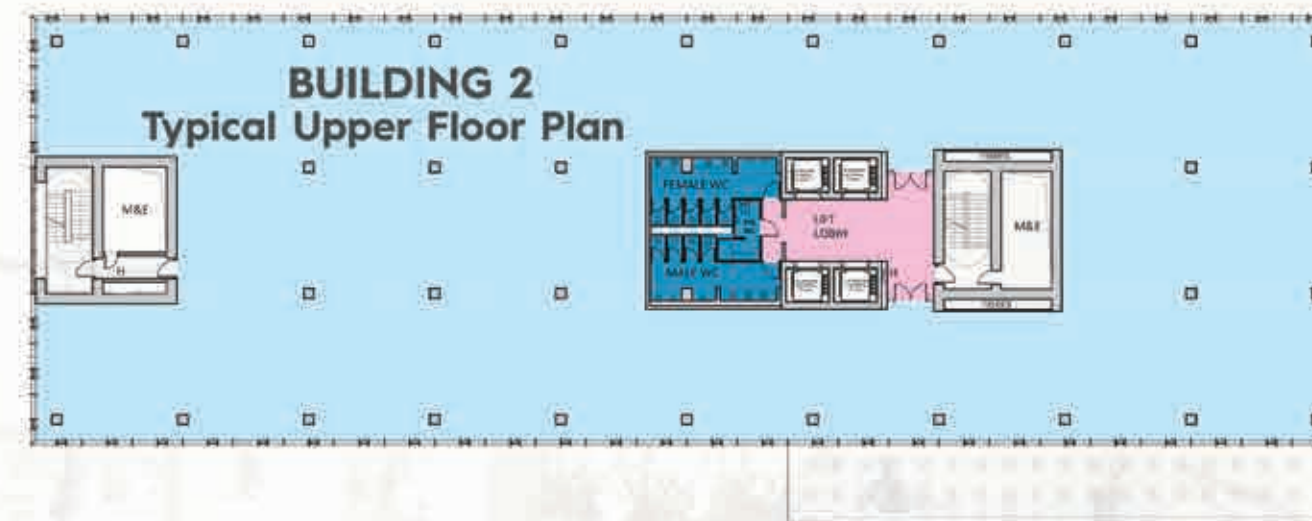
## BUILDING 1

GLA: 8,300 sq m  
 Configuration: -2 + GF + 5  
 Typical floor area: 1,550 sq m  
 Elevators: 4 x centralised 17 person / 1275 kg capacity lifts  
 Ground floor *Stradale* restaurant



## BUILDING 2

GLA: 12,300 sq m  
 Configuration: -2 + GF + 7  
 Typical floor area: 1,750 sq m  
 Elevators: 4 x centralised 20 person / 1500 kg capacity lifts  
 Ground & 1st floor *World Class* Fitness Center



## BUILDING 3

GLA: 17,750 sq m  
 Configuration: -2 + GF + 8  
 Typical floor area: 2,550 sq m  
 Elevators: 6 x centralised 17 person / 1275 kg capacity lifts  
 Fully leased to ING Bank  
 Ground floor *1 Minute* shop



**1:8** sq m

OCCUPANCY



**1:65** sq m

PARKING RATIO





# LANDSCAPING

There is a vibrant central area with fitness, retail, restaurants and several surrounding green areas designed for relaxation. An amphitheatre style seating area is an innovative feature to complement the grassed areas and mature trees.



# SPECIFICATION

## Access Control

Access control system HID with proximity readers installed at all vehicular and pedestrian entry and exit points.

## Acoustic Rating

The design intent for the general office space is to achieve a range of 35 – 45 dB(A).

## Building Fabric

The external elevations comprise top quality and highly efficient curtain and modular walling. The curtain walling is double glazed with dual seal construction with the outer pane manufactured to repeal solar gains.

## Building Management System

A fully automated intelligent Building Management System (BMS) will switch, control and monitor the building's environmental services and associated back-up systems.

## CCTV

The buildings will be equipped with intrusion detection and CCTV system.

## Clear Floor Heights

The clear height from finished floor surface to the underside of the suspended ceiling will be not less than 2.75m in the office areas on upper floors.

## Ceiling Finishes

Suspended tegular mineral fibre ceiling tiles or 'semi-open' ceilings can also be provided in office areas.

## Heating & Cooling

Independent air handling units will provide ventilation and cooled or heated air to all office areas and café/canteen. The provision of cooling and heating to the buildings will be via a four pipe fan coil system allowing all year-round cooling if required, served from high efficiency condensing boilers and high efficiency screw chillers paired with closed loop cooling towers. Tenant IT rooms will be serviced by landlord supplied dedicated central cooling systems providing 10 kW cooling output per tenant. There is back-up power from dedicated Tenant's generator. The building's carbon dioxide emissions and running costs for the entire cooling system will be significantly below market norms.

## Telecom / Data Wiring

Central telecom rooms with cell phone provider amplifier are provided in the basement with connection to services from all telecom and internet providers.

## Design & Performance Parameters

The principle design parameters adopted for the mechanical and electrical services installations are:

### EXTERNAL DESIGN CONDITIONS

Winter: - 20°C, 95% RH  
Summer: 35.5°C, 35% RH

### INTERNAL DESIGN CONDITIONS

*Open Offices, meeting rooms, toilets, canteen seating area*  
Winter: 21°C  
Summer: 24°C  
DESIGN OCCUPANCY  
Open plan offices: 1 person per 8 m<sup>2</sup> net

## Disabled provision

All statutory regulations governing the design of office buildings for the use by disabled persons are met. Disabled WCs are provided at each level next to the toilet core, including a shower.

## External lighting

The surrounding external LED lighting makes the location welcoming and safe, day and night.

## Fire detection alarm system

There is a fully addressable fire detection system. The fire alarm systems will be integrated into the building management systems to provide alarm signals for plant shutdown and life safety activation.

## Floor loading

Floors – 2,5 kN/m<sup>2</sup> plus an allowance of 0,5 kN/m<sup>2</sup> for partitions.

## Lifts

For each building, one of the lifts will have a dual purpose of passenger and goods lift, and will be accessible from the loading bay of each building, at basement level. The destination control system brings the nearest lift to the person and saves waiting time and electricity.

## Lighting design

High efficiency LED light fittings will be in all office space and parking areas to provide a very economical lighting system. Motion detection

control is used in areas which are temporarily occupied such as parking, staircases and toilets to give further energy savings.

## Lighting levels

Intelligent lighting.  
General offices 450-550 lux  
Lift lobbies 200 lux  
Toilets/ staircases 200 lux  
Car park 75 lux @ floor level with energy saving sensors.

## Partitioning

Perimeter columns and window mullions will generally provide facilities for accepting internal partitions at 1500/3000mm centres, to allow partitioned offices of 3.0 and 4.5m widths.

## Raised floors

Raised, full access floors, with 150 mm void in all office floors.

## Tenant back-up power generator

Space is provided and allowance is made for future adaptation within the underground and ground floors to accommodate tenants' back up generators.

## Tenant power supply & distribution

The Tenant will be provided with clearly defined and sub-metered power connections. Main LV panels have multi-meters (with remote BMS connection) in accordance with local metering codes and norms and with local distribution company procedures. Metering of the building allows for distinct measurement of normal or emergency power supply per floor.

## WC & shower facilities

All WC cubicle partitions to be constructed from blockwork, plasterboard or WC cubicle system with ceramic tile finishing or coloured panelling.

Automatic hand-dryers will be provided or optionally surface mounted paper hand towel and soap dispensers or combination of both.

## BREEAM rating

The project is designed to BREEAM Excellent certification level.

# THE CREATORS

**PORTLAND TRUST**

&

**ARES**

## **Developer, Project Manager and Investor**

Portland Trust was established in 1997 to develop high quality, institutional, commercial real estate assets throughout Central Europe. Robert Neale is the owner and managing director of Portland Trust and has been based in Prague and operating in Central Europe since the early 1990's. ARES Management is Portland's long term equity partner who has been integral in expanding the business and undertaking larger projects. ARES has been investing across various property types and geographies in Europe since 1995.

Portland Trust has offices in Prague, Czech Republic and Bucharest, Romania and has focussed on new commercial projects. In Romania where there has been a specific focus on the development of prime quality office buildings and one large, light industrial estate. Portland has completed over 550,000m<sup>2</sup> of leasable space of new buildings.

Portland Trust is dedicated to a clear and simple environmental policy of using local, natural materials where possible, designing buildings in a fundamentally efficient manner, using modern technology and adhering to both local and international guidelines for energy efficiency.

The aim is to procure designs of buildings that integrate into the local surroundings and which minimize environmental impact. Many awards have been won for both design and sustainability.

**BLUEHOUSE**

Bluehouse is a real estate investment and development firm with a focus in the property markets of Central and South East Europe. Bluehouse has established an operating platform that spans across CEE and SEE region, with presence in Romania, the Czech Republic and Poland, Hungary, Bulgaria and Greece, as well as Croatia, Serbia and Cyprus. Founded in 2004, Bluehouse has a strong track record in the office, retail, residential and industrial sectors, by leveraging its strong local presence, sourcing proprietary investment opportunities and co-investing alongside multinational developers in large scale projects. Active in Romania since 2005, Bluehouse invested and developed several successful office projects such as Victoria Center, City Gate, Olympia Tower and Astoria Center. Bluehouse's office portfolio currently amounts circa 145,000 sqm of GLA in several major cities across the region with a strong tenant base of more than 150 international and local companies.

**CHAPMAN TAYLOR**

Chapman Taylor is an international practice of architects, masterplanners and interior designers operating from 16 regional offices and with experience of working in over 80 countries around the world. Chapman Taylor are the concept designers and the main architects for EXPO Business Park whose mantra is to deliver award winning designs to enable a sustainable environment that people enjoy.



# LOOKING BACK



**70,000** sq m **Oregon Park**  
Buildings A & B completed 2016  
Building C to be completed in 2019

**38,000** sq m **Floreasca Park**  
Completed 2013



**36,000** sq m **Floreasca 169A**  
Completed 2009



**15,300** sq m **Opera Center 1 & 2**  
Completed 2001 & 2003

**27,000** sq m **Bucharest Business Park**  
Completed 2005



# AWARDS

Portland Trust has won various awards over the years, starting from the CIJ Shopping Center of the year 2004 for Metropole Zlicin in Prague until the multiple success of Floreasca Park in Bucharest. These awards are testament to the care and attention to detail and the mantra to produce "best in class" buildings

OREGON PARK won the following award:



BUCHAREST BUSINESS PARK won the following awards:



FLOREASCA PARK won the following awards:



**Best Office Development of the Year 2013**  
**Best Office Lease of the Year 2012**

CIJ (CEE Construction & Investment Journal), acknowledged Floreasca Park as the best office development in 2013. The same publication awarded Portland Trust with the Best Office Lease of the Year 2012 Award and also the Environmental, Social and Sustainability Award in 2013.

**Office Development of the Year 2013**  
**Floreasca Park**

Europa Property SEE Real Estate Award is granted on the basis of quality of design, quality of construction materials, environment, accessibility and location, with further consideration for the commercial success and durability of the project.

**Office Development of the Year 2014**

CEEQA is owned and organized by CEE Insight Forum in association with Financial Times to encourage and recognize business excellence and to showcase the achievements of the real estate sector to the international investment arena. It awarded Floreasca Park "Office Development of the Year" in 2014.

**Green Building Project of the Year 2014**

This award recognizes Floreasca Park as an exemplary green building that innovates on the Romanian market and that respects the urban environment, indoor environment, health and wellbeing of the occupants.

**Forbes**

**Innovation Award 2015**

Forbes Romania organizes the event "Best Office Buildings" to award the most important office properties in Romania. Floreasca Park won in 2015 the special prize of the jury for the most innovative office building in Bucharest.



**Real Green Building Award 2015**

Floreasca Park picked up the award for RealGreen Building of the Year for raising the certification of the building from BREEAM Very Good to BREEAM Excellent in 2014 and for including the installation of the ground sourced heat pump system which significantly reduces the tenants' costs of heating and cooling throughout the year and reduces the carbon footprint.

GREEN LEADERSHIP AWARD 2015



Floreasca Park is the winner of the Green Leadership Award in 2015. This award recognizes Floreasca Park as the greenest commercial building in Central and Eastern Europe, setting high standards for the future properties to be developed.

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