



Millo

SECTOR
ZERO

developed by



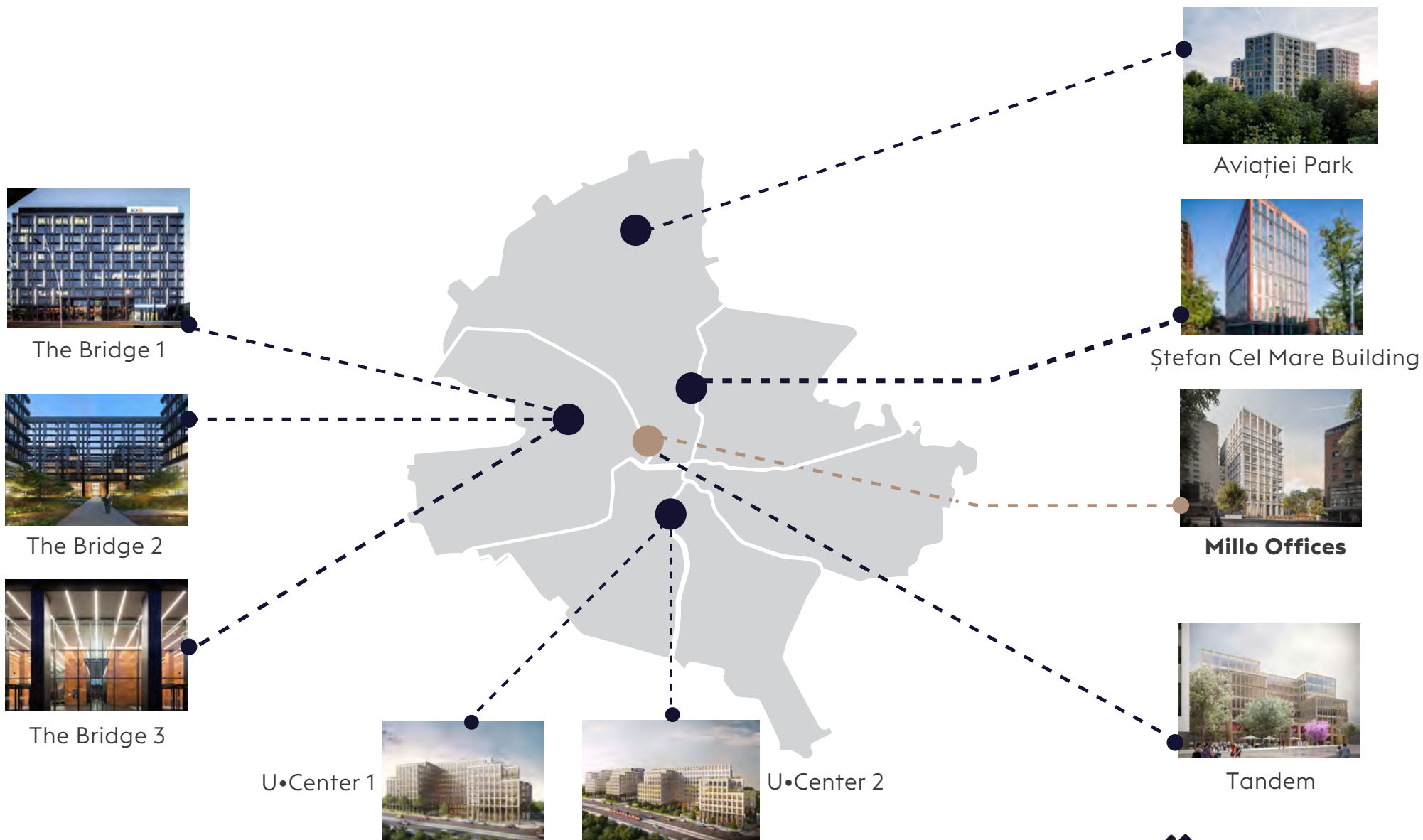
fortepartners





SECTOR
ZERO

Forte Partners in Bucharest





SECTOR ZERO Awards



2021

Residential Project of the Year - Aviației Park



2021

Office Developer of the Year



2021

Residential Developer of the Year



2020

Best Office Buildup in Development - U•Center



2020

15thSEE Real Estate - Residential Developer



2019

Best Office Developer of the Year



2019

Best Office Buildup in Development - Millo & Tandem - Sector 0

Forbes

2019

Biggest Office Transaction - The Bridge - Dedeman - Forte Partners

REAL ESTATE magazine

2018

Investor of the Year - Forte Partners



2018

Best Real Estate Leadership of the Year - Geo Mărgescu



2018

Best Investment Transaction of the Year - Frații Pavăl - The Bridge - Forte Partners



2018

Best Leading Green Development & Developer of the Year - The Bridge - Forte Partners

EURO CONSTRUCTII

2018

Euro Construcții - Sustainability & CSR



2018

Residential Developer



2018

Office Developer



2018

Office Project - The Bridge



2018

Best Office Lease - The Bridge



2018

Premium High Project of the Year - Aviației Park

Forbes

2018

Most Dynamic Developer - Forbes Office Buildings Gala



2017

Best Office Developer of the Year



2017

Best Office Lease of The Year - 18.000 sqm for The Bridge Office Building



2017

The American Architecture Prize - Ștefan cel Mare Building



2017

Office Developer of The Year Award



2017

Concept & Design Award of the Year - The Bridge



2016

Best Leadership of the Year - Geo Mărgescu



2016

Best Small Office Development of the Year - Ștefan cel Mare Building



SECTOR ZERO **Green** certification



2018

LEED Platinum
Certification -
The Bridge
Phase 1



2019

LEED Platinum
Certification -
The Bridge
Phase 2



2020

LEED Gold
Certification -
The Bridge
Phase 3



2017

BREEAM
Excellent
Certification -
Stefan cel
Mare building



2021

BREEAM
Outstanding
Certification -
Millo



2021

BREEAM
Outstanding
Certification -
Tandem



SECTOR ZERO Location

Millo
address:

No. 6 Matei Millo Street,
1st District, Bucharest,
Romania, 010145





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Concept

Sector Zero

Situated in the heart of Bucharest, Sector Zero is a premium initiative in the office real estate category, signed by Forte Partners. It consists in the development of two office buildings (Millo Offices & Tandem) destined for the daily work of creative communities, including both companies, and individuals. Sector Zero will demarcate an area of buildings which are designed to perfectly integrate into the zonal architectural style (art deco), neighbouring the iconic Bucharest Telephone Palace.



Just as an artist opens a new, blank canvas and starts from zero, all the buildings that are part of the project include the particle “zero” as part of their brand name. This aims to emphasize not only the central positioning of Sector Zero on the map of the city, but also to mark the intention of Forte Partners to facilitate the beginning and the nurturing of creative activities in the surrounding area.





Millo Building



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Accessibility

Bucharest Metro Map





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Accessibility



Subway

Direct access to the main subway line in Bucharest: M2. Thanks to its excellent position in the center of the city, Millo Offices can easily be reached from the other metro lines: M1, M3 and M4, all of which have connecting points through M2.

- Universitate Metro station: 6 minutes walk
- Piața Romană Metro station: 14 minutes walk



Bus, Trolley or Tram

The area is superbly connected with bus, trolleys and tramlines.



Car

- 3 min to/from Victoriei Square
- 4-5 min to/from Unirii Square
- 10 min to/from North Train Station



Bike

The building can be reached via bicycle also. There are special tracks designed on the major avenues that surround Millo.



Airplane

Henri Coanda International Airport is at 35 minute drive to/ from Millo building, with easy exit through the city center.





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Millo Offices amenities

Food & Drink

- On the building premises:
- Restaurant
- Canteen
- Bank Branch
- Retail Area
- Restaurants
- More than 19 restaurants and fast food facilities in a 10 min radius

Gas Stations + ATM Locations

- Over 4 Gas Stations in a 3 km radius
- More than 15 operable ATM's close by, with the closest being situated at just 50m from the building

Educational + Sport Facilities

Educational Centers and Libraries

- University of Bucharest
- The Faculty of History
- Ion Mincu University of Architecture and Urbanism
- The Faculty of Geography
- Bucharest Academy of Economic Studies
- Gheorghe Lazar National College
- Tudor Arghezi School
- Kretzulescu Library

Medical + Leisure Accommodation

- More than 6 Pharmacies in a 15 minute radius
- 6 Medical centers in the vicinity of the building
- Over 10 Hotels and Accommodation facilities in a 15 minute walking radius

Shopping + Cleaning Facilities

- For doing your groceries, you have proximity to 7 supermarkets
- For shopping, Unirea Shopping Center is at just 5 min away by car, while other shopping facilities can be found near the building

Kindergartens and Schools

- Kindergartens (Over 10 available in a 15 min radius)
- Elementary Schools (Over 7 in a 15 min radius)
- Reputable High Schools (Over 5 available in a 15 min radius)
- Colleges (3 available in a 15 min radius)

Fitness

- Bicycle rental (5 min walk)
- Electric scooters at the location
- More than 5 fitness clubs in 10 minutes walk



Project Summary

Master Plan	3BS + GF + 9Floors
Total Lettable Area	9.612 sqm
Total Lettable Retail Area	918,47 sqm
Typical Office Floor Area	1.000 sqm
Parking Places	131





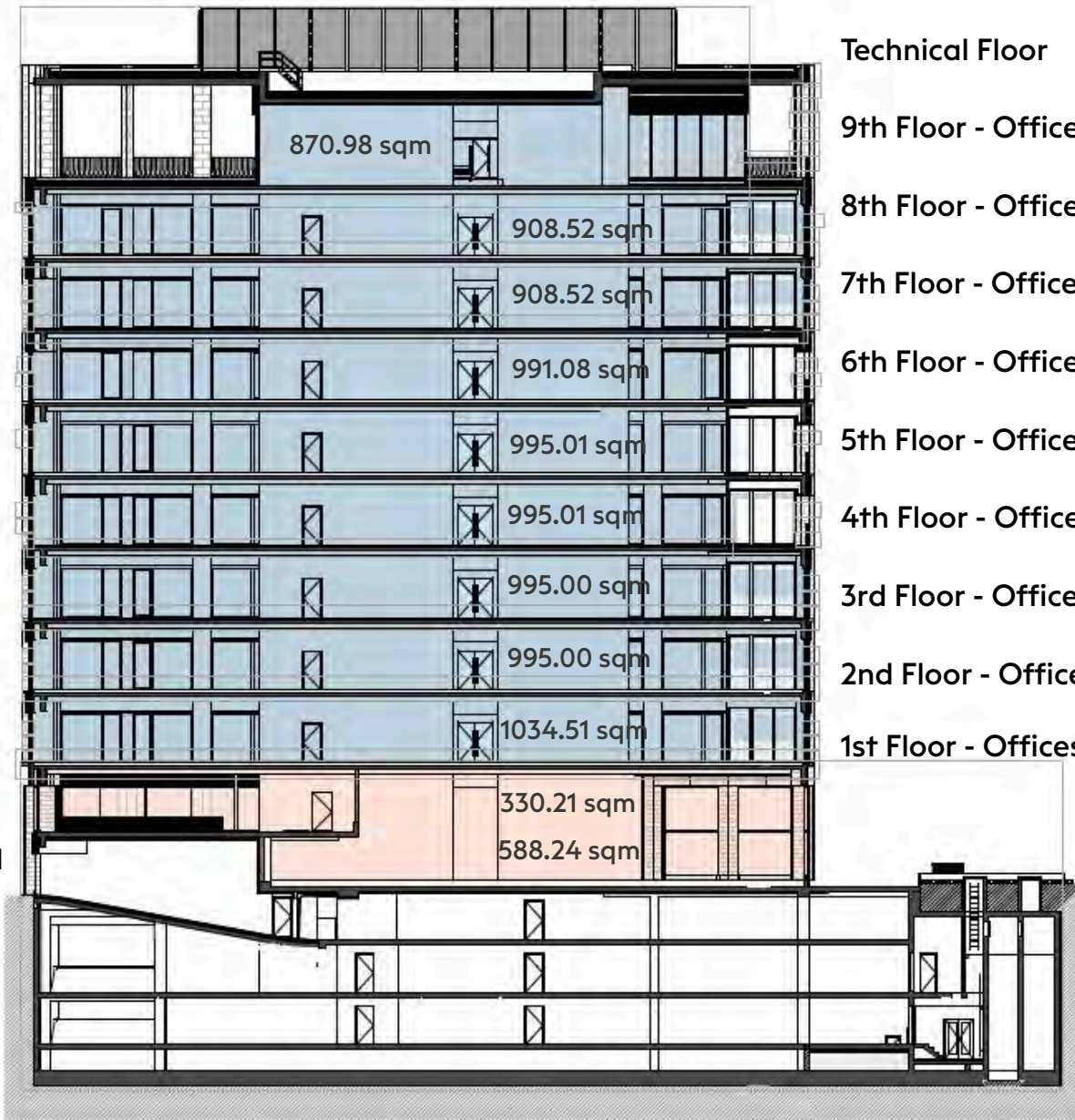






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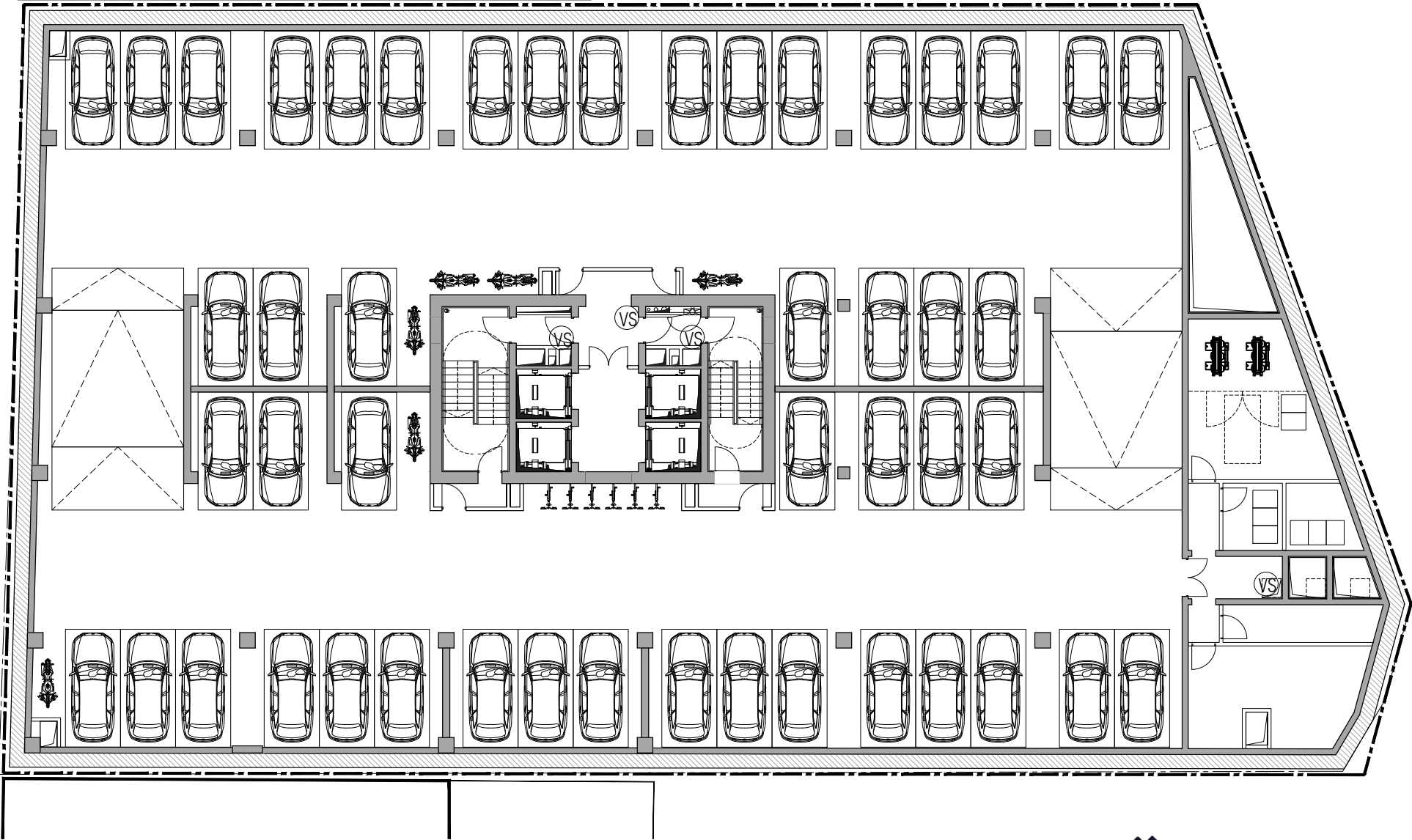
Millo section





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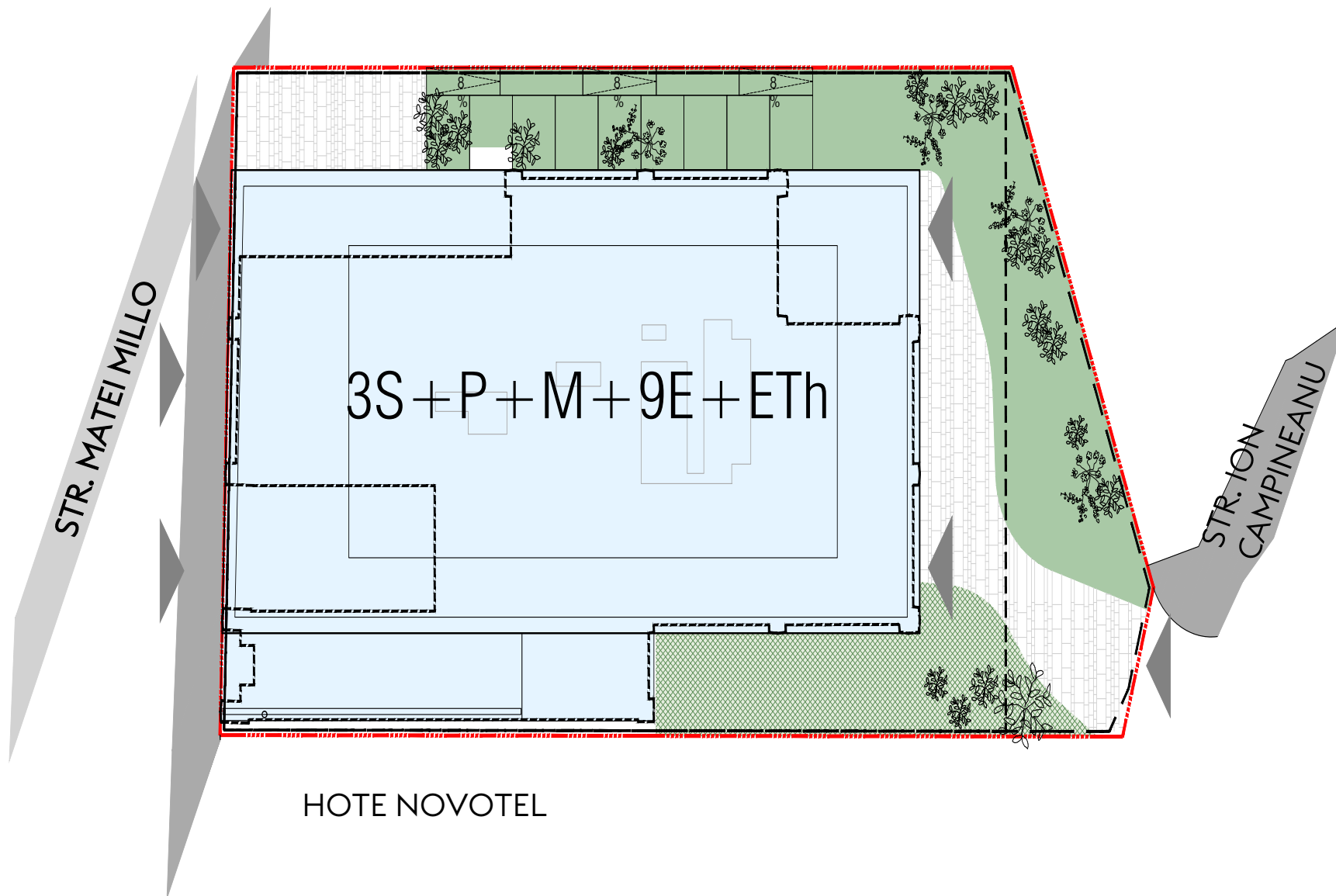
Millo Offices basement plan





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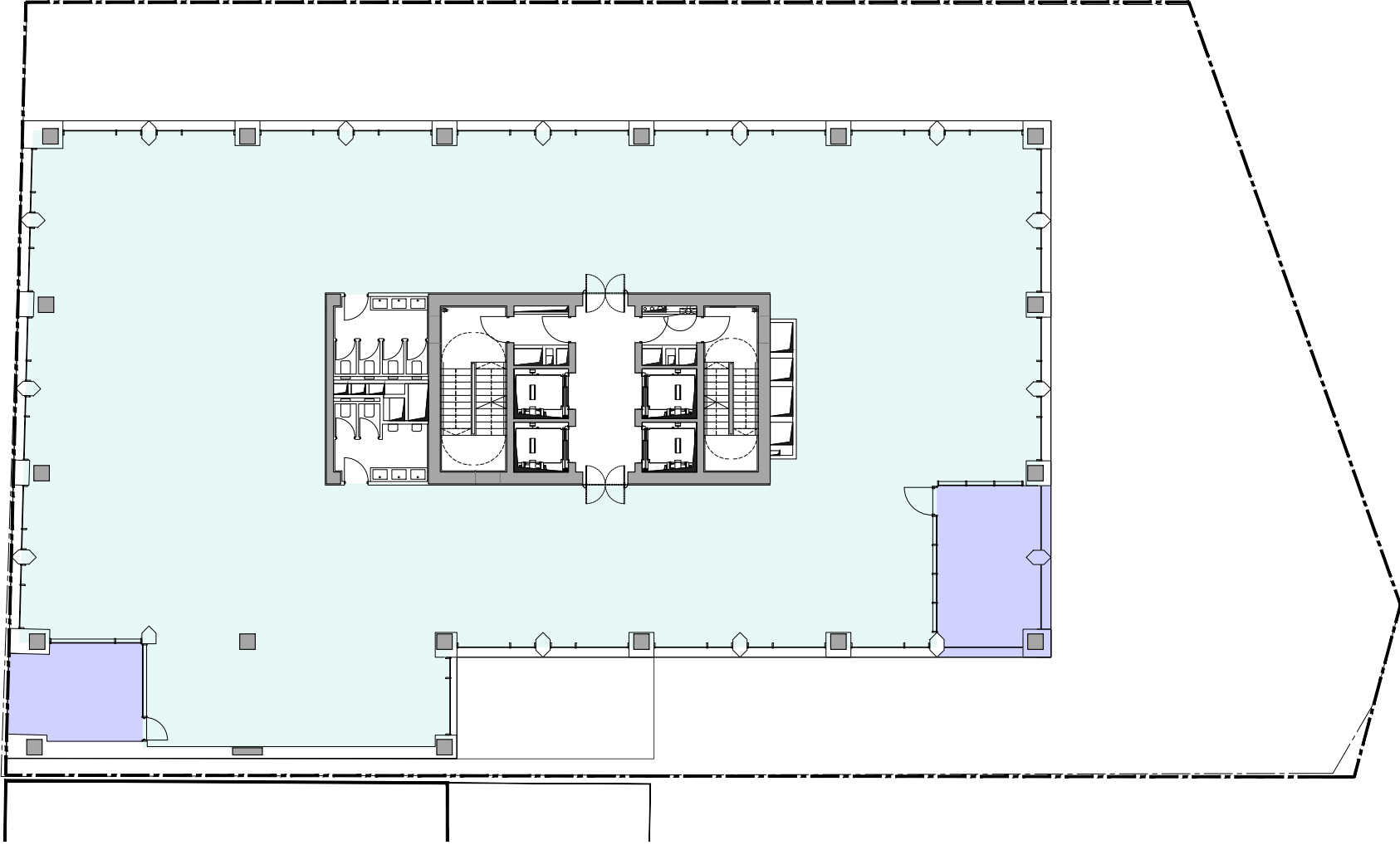
Millo Offices ground floor





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Millo Offices typical floor

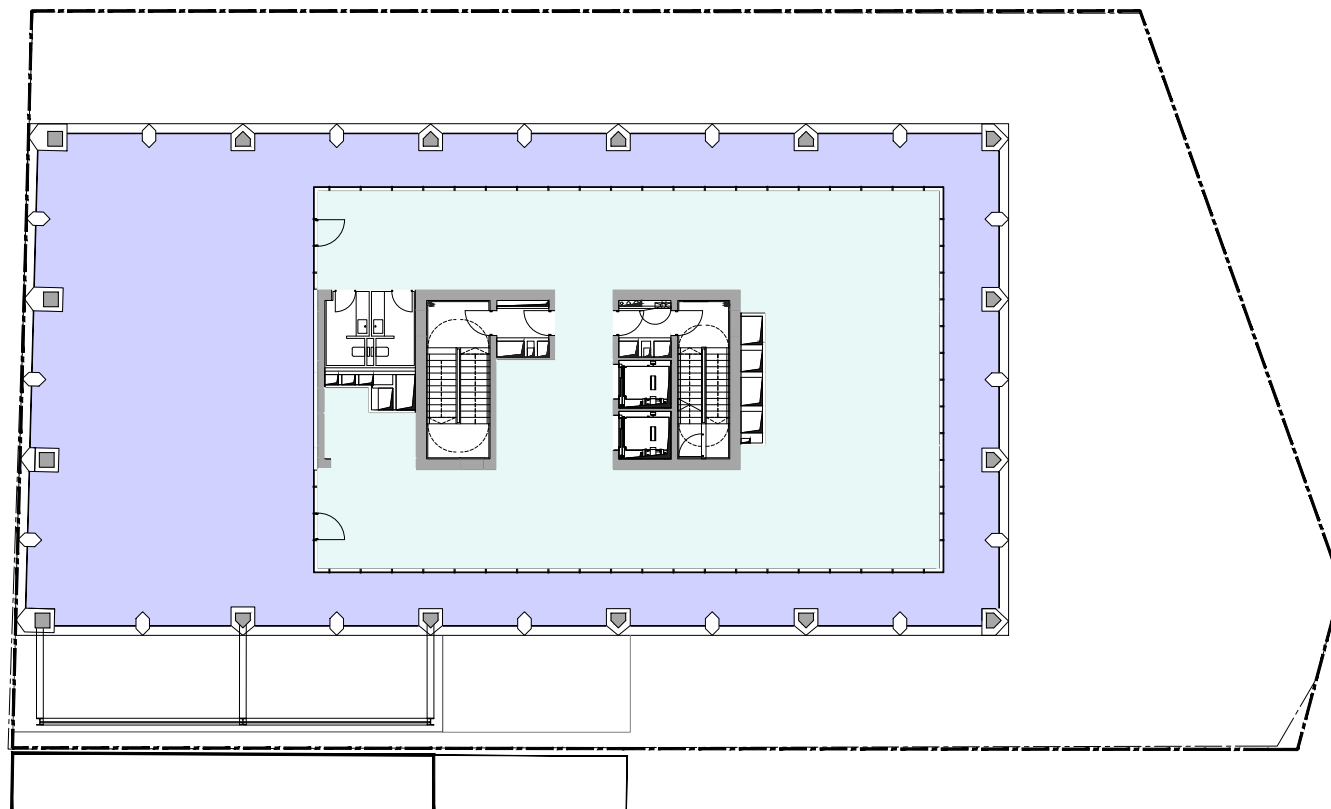




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Millo Offices 9th floor

With an increased floor height of 4.5m, the 9th floor space offers excellent views over downtown Bucharest via a sizeable 510m² covered terrace which is ideally suited for various purposes (events, functions, exterior food/drink area).







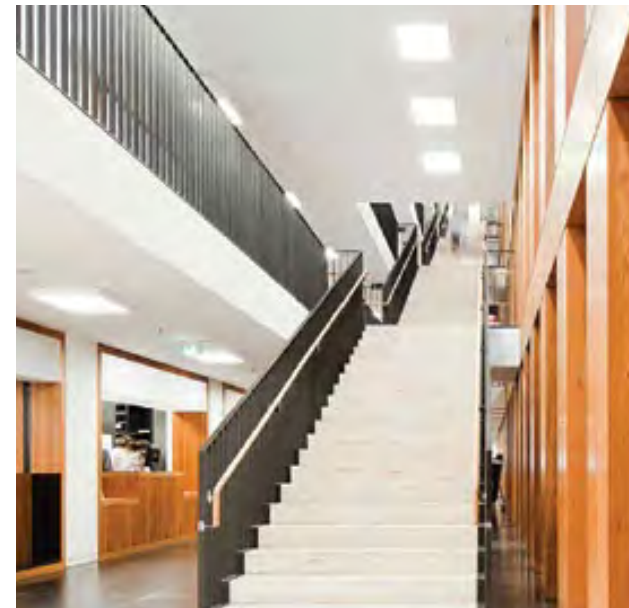






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Possible **interior stairs**





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Millo Offices project features



VRF technology



BMS
Interactive



Innovating
Parking System



Ample fresh air
40m³/hr/
person



Green terraces / exterior
entrance and greenery
within common areas



Free Wi-Fi
Available in lobby



Good natural
light



Biophilic Design
within common
areas



Electrical car
charging sockets
provided



Showers/lockers
and bicycle
parking

SpotUs Parking Application



01.

How to get to the parking?

You can reach the parking lot by accessing the entrance located on Calea Serban Voda.



Availability

- iOS
- Android
- Others (On demand)

Basic Features

- Login, forgot password
- Profile (includes name, phone number, email address, license plates, custom info fields)

Mobile Access

- BLE (Bluetooth Low Energy) powered by HID
- QR Barcode (backup)



Sends a link via e-mail to the visitor containing the invitation for parking and building access. The employee gets notified when the visitor enters/leaves the parking area and/or building



A single Mobile ID granting access for all Forte Partners properties (commercial and residential buildings)



Shared Policy:

- The remaining parking spots available
- A certain nominal parking spot available

Assigned Nominally Policy:

- If the employee doesn't have an assigned parking spot, a notification will be received if a certain parking spot becomes available for a certain period of time

- If an employee with a parking spot assigned goes on holiday for example, he/she can mark it for a certain period as available for other employees without a parking spot assign

The tenant receives a forecast of occupancy of the parking spots on its own assigned area (based on the history of the database) for both employees and visitors

Full Class A Office Specifications Provided

Suspended ceiling Armstrong style

VRV technology for HVAC controlled by BMS for maximum efficiency

Net height of 300cm

500 lux at desk-level with LED lighting fixtures, controlled via BMS

Openable windows connected to BMS for switching off nearest VRV unit

CBI flooring

Active loads of 2.50kN/m² and 5kN/m² around cores

Cable trays for electric and data voice networks

Floor box, pre-equipped with power & data sockets

Schuco Façade System Low U-value glazing: 1W/m²K;

COVID-19 Pandemic control measures

Forte Partners will provide the perfect environment for the users Health and Wellbeing with meaningful changes implemented for Pandemic measures:

OPERATIONAL

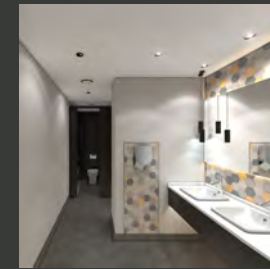
- Following REHVA guidelines (Federation of European Heating, Ventilation and Air Conditioning Association);
- Use of operable windows for regular airing;
- Increased ventilation rates;
- Toilet ventilation on 24/7;
- Improved maintenance schedules;
- Regular FCU purging to inactivate any virus';
- Constant ventilation to avoid static issues;
- Avoid recirculation from extract system;
- Building rules:
 - Use of masks;
 - Disinfection stations;
 - Social distancing;



Keep a **distance** of at least **1.5m** between you and other people.



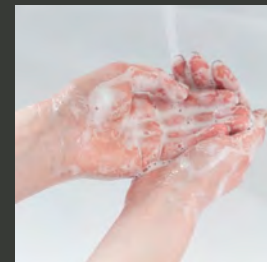
Use of **more window airing**



Functioning extract ventilation from toilets



Increase the supply and extract airflow rate



Wash your hands with soap and water as often as possible for at least 20 sec.



Disinfect your hands when entering the building



Wearing a **protective mask** is mandatory on the common interior spaces

COVID-19 Pandemic control measures

SPECIFIC IMPLEMENTATIONS

- Full integrated BMS control of HVAC systems and AHU's for proper operational control as details previously;
- Improved AHU's including:
 - HEPA (High efficiency particulate air) filters;
 - Rearranged fans for virtually 0% leakage from exhaust to supply air;
- Touch-less systems including:
 - Use of smartphone for all access systems;
 - Lift control without touching lift call buttons via Forte Partners smartphone application;
 - Automated Tenant access doors;
- Use of reception automated temperature readers.

FUTURE IMPROVEMENTS

- Forte Partners is constantly following latest developments and recommendations to ensure its buildings remain the safest and healthiest places to work.



BMS control over HVAC system



HEPA filters



Touch-less smart systems



Safe & healthy office environment



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BREEAM Outstanding building

Millo Offices is a BREEAM certified project.

With special emphasis Green & Energy Efficient Solutions, the BREEAM Outstanding certification was obtained in July 2021.



Energy



Innovation



Health and
Wellbeing



Land
Use



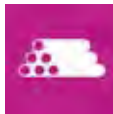
Management



Pollution



Waste



Materials



Transport



Water

