

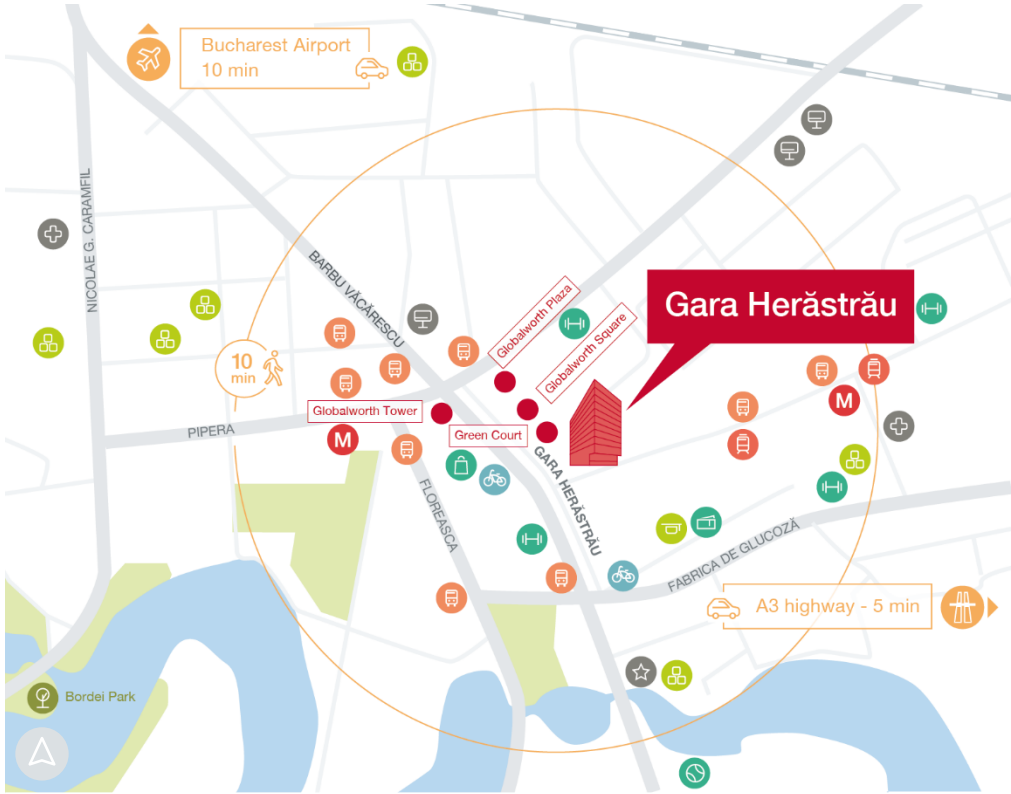


Gara Herastrau

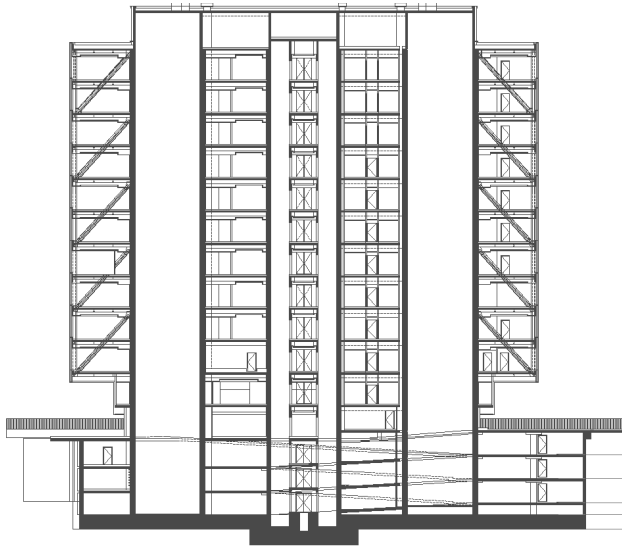
The office building extends over 12 floors above ground and three underground levels. It was delivered in 2016 and received BREEAM Excellent certification in the same year, offering its tenants a high quality, environmentally-friendly workspace. Located across the street from Promenada Mall, the office building is excellently served by public transportation: subway, tram and buses.

General considerations

Property Name	Gara Herastrau
Type	Office
Delivery Year	2016
Address	4B Gara Herastrau St.
Location	Calea Floreasca
Floors Number	3UG+GF+11F+Tech F
Structure	Concrete Reinforced Steel
Office Gross Lettable Area	12K sqm
Parking Units	157
Elevators	4
HVAC System	4 pipes
Public Transportation	Subway, tram & bus
Green Accreditation	BREEAM Excellent
Tenants	ADP



- Kindergarten
- School
- Shopping center
- Gym
- Sport venue
- Cultural center
- Hospital
- Event hall
- Hotel
- Park
- Bus
- Tram
- Metro
- i'Velo Urban



- Canteen
- Coffee Shop
- Shopping Mall



- BMS
- Telecom and internet services
- 24h/7 days security and safety
- Smoke detectors and fire alarm system
- Interior hydrants and sprinkler system
- 2.8m clear height
- PA System

Typical floorplan

1.075 sqm

Total GLA on the floor

