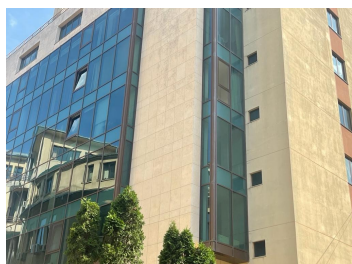


Universitate

Offices for Sale

CARACTERISTICS

- ▶ **AREA:** Universitate
- ▶ **Usable surface:** 6944 sqm
- ▶ **Built surface:** 8354 sqm
- ▶ **Parking places:** 73
- ▶ **Construction year:** 2005
- ▶ **Maximum height:** S+P+7E



Layout

Total area: 8,354 sqm

Rentable area: 6,944 sqm

ISU Authorization obtain in 2019

Term of contracts : 5 - 7 years

Land: 1,292 mp (property and concession)

FINISHES/EQUIPMENT

- ▶ **Others:** Video Surveillance , Alarm system, Fire Protection

DESCRIPTION

The office building offered for sale is situated in the downtown, at only a few minutes walking distance from Universitate Square, next to Intercontinental Hotel.

The office building is for sale fully rented.

Facilities:

The building offers effective constructive innovating solutions and it is made of new and performant materials. It provides all the needed services in a business environment.

The underground parking has a capacity of 60 vehicles. The cars are superposed using equipment provided by Klaus GmbH, the European leader in multi-level parking system.

In the rear of the building there are another parking places for 13 cars.

Tremendous efforts have been made to provide the building with windows that are made of double glazed sound-proof glass.

The building has independent electric energy supplies, to prevent power failures; so that eventually breakdowns of city electric system cannot affect it.

Efficient system of central heating is provided by a world-leading manufacturer.

The satellite, broadband, phone and cable TV infrastructure is one of the build-in features of the construction.