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THE REAL ESTATE COMPANY
SINCE 1993

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Otopeni

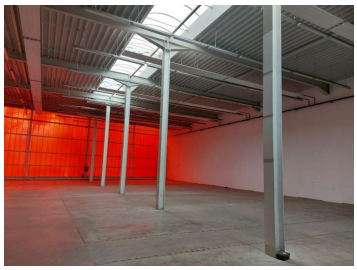
Offices for Sale

CARACTERISTICS

- **AREA**: Otopeni
- **Built surface**: 13954 sqm
- **Land Surface**: 23229 sqm
- **Construction year**: 2008
- **Maximum height**: P+3









DESCRIPTION

The Campus is located in Otopeni City, with facile access from Bucharest and close to the Henry Coanda International Airport. It is in a mixed commercial and residential area.
BRIEF DESCRIPTION
The property consists in 2 Office buildings, Data Center building, Warehouse, Parking lot and an additional plot of land:
Office building B1 – GF + 3 F = 5,089 sq. m;
Office building B2 – GF + 3 F = 4,943 sq. m;
Data Center building – GF + 3 F = 1,492 sq. m;
Warehouse – GF + 1F = 2,111 sq. m;
Technical building = 316 sq. m;
Parking lot = 8,595 sq. m;
Land = 14,634 sq. m;

TOTAL LAND SURFACE = 23,229 sq. m
TOTAL BUILDINGS SURFACE = 13,954 sq.m

B1 OFFICE BUILDING, ground floor and 3 upper floors
Building completion year: 2008
Size of the building: 5,089 sq. m
Typical floor layout: 1,450 sq. m

B2 OFFICE BUILDING, ground floor and 3 upper floors
Building completion year: 2008
Size of the building: 4,943 sq. m
Typical floor layout: 1,343 sq. m

DATA CENTER BUILDING, ground floor + 3 upper floors
Building completion year: 2008
Size of the building: 1,492 sq. m
Typical floor layout: 373 sq. m

WAREHOUSE with OFFICE SPACES, ground floor and partially 1 upper floor
Building completion year: 2008
Size of the building: 2,111 sq. m
Ground floor layout: 1,883 sq. m
1st floor layout: 207 sq. m

TECHNICAL BUILDING, ground floor
Building completion year: 2008
Size of the building: 316 sq. m
Ground floor layout: 316 sq. m

PARKING LOT
Building completion year: 2008
Capacity: 15 tracks with trailer (TIR), 9 vans and 216 cars;
POWER CONNECTION
3 power station x 2.5 MW;
3 power generators x 1,000 kwa;
The characteristics of the power connection offers the Campus and especially the Data Center, a major advantage over the similar facilities in Bucharest and around it.
GAS CONNECTION used for heating
3 heating station;
WATER
The Campus has his own deep wells and a waist water treatment plant.
The Campus has Fire Safety Authorization.

*Receiving this presentation represents your agreement that any negotiation regarding this property to take place through the agency of a Regatta rep