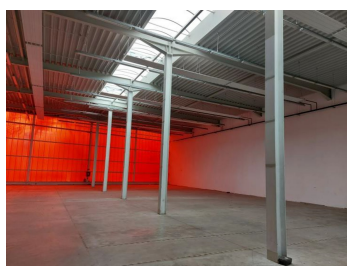


## Otopeni

## 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.