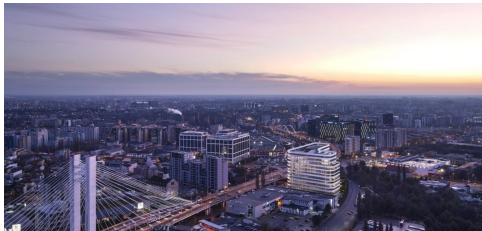


Soseaua Orhideelor

CHARACTERISTICS

- ▶ **AREA:** Soseaua Orhideelor
- ▶ **Usable surface:** 30000 sqm
- ▶ **Maximum height:** 2S+P+10E



Layout

Total leasable area: 30,000 sqm

Typical floor plate: 2,950 sqm

Amenities:

Ground floor retail spaces

2,500 sqm landscaped green area

366 parking spaces

Electric vehicle charging stations

Bicycle parking and on-site showers

DESCRIPTION

Office Spaces for Lease – The Arc, Basarab – Orhideelor Area, Bucharest

The Arc is a modern business hub located in one of Bucharest's fastest-developing areas – Basarab – Orhideelor. The property benefits

from excellent public transport connectivity, with easy access to two metro stations and quick links to Victoriei Square and the city center. Its proximity to the Regie student district also provides access to a strong talent pool.

Building Features:

LEED Platinum certified building

Clear height: 3 m

Raised floor system

BMS (Building Management System)

Advanced HVAC with radiant ceiling system

High-performance façade

High-speed, high-capacity elevators

Modern fire detection and safety systems

The Arc is an ideal choice for companies seeking sustainable, high-quality office space in a well-connected and rapidly growing business district.