

natural space for business



BUSINESS GARDEN
Bucharest



Business Garden

The first Business Garden complex in Romania and the sixth of its kind across Europe, Business Garden Bucharest provides prime office location with easy access and consists of three mid-rise office buildings surrounded by green recreation areas.

www.businessgarden.ro





A close-up photograph of a hand holding a large, vibrant green leaf. The leaf has a prominent central vein and several lateral veins, with a serrated edge. The hand is positioned at the bottom of the leaf, with the thumb and index finger visible. The background is a soft, out-of-focus green, suggesting a natural setting with other foliage. The text is overlaid on the leaf, centered horizontally and vertically.

43,000 m² GLA
of efficient office & retail space,
LEED Platinum certified.

Garden

A generous garden is surrounding the buildings - lawns, pedestrian paths with benches and free Wi-Fi, all invite you to work or take a refreshing break outside.

Being outdoor, in a green natural environment, can help you relax and instil a sense of wellbeing, improves communication and opens channels for better teamwork or partnerships.





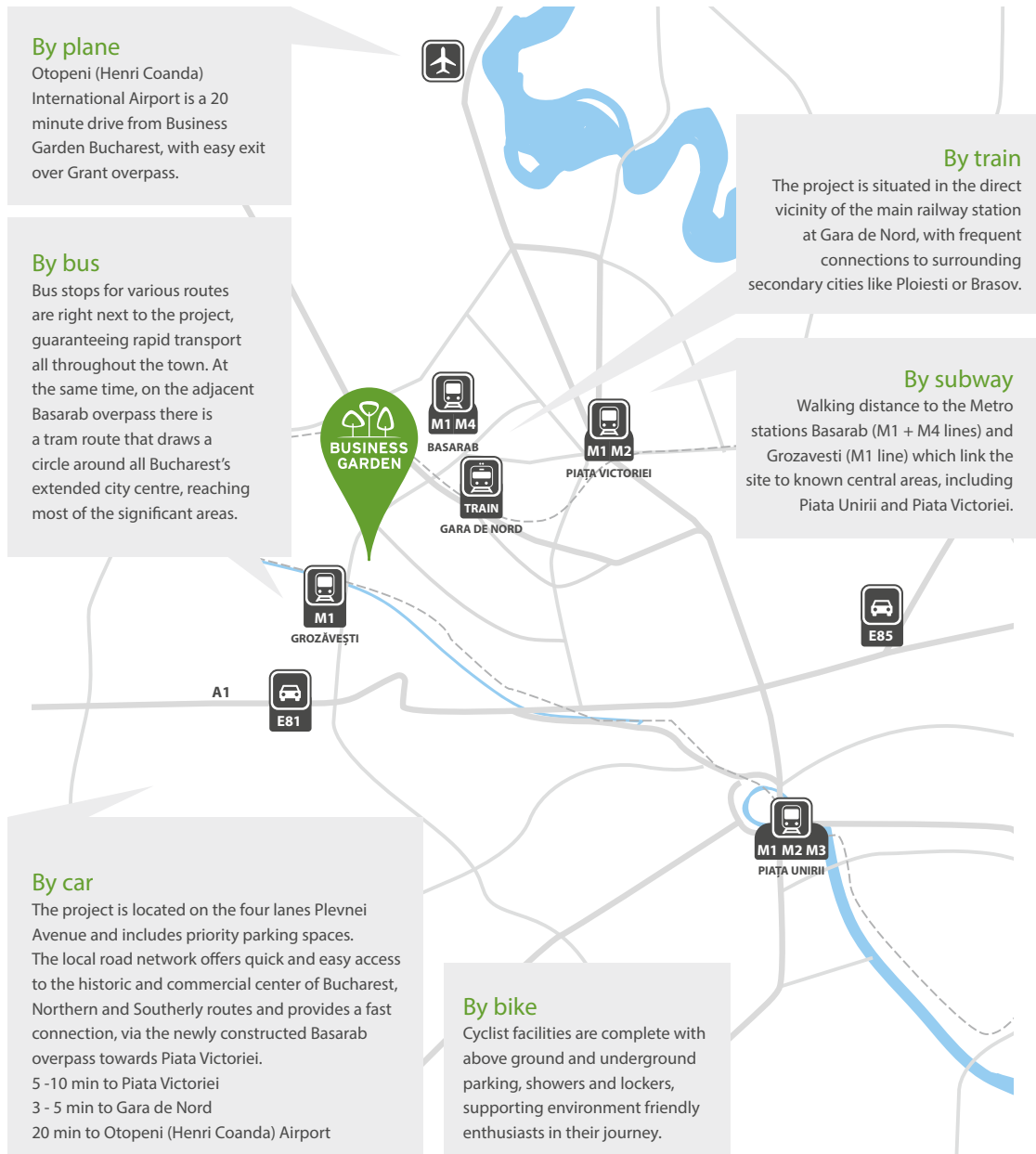
A person's hand is visible at the bottom left, typing on a laptop keyboard. The laptop is silver and open. The background is a lush green garden with many trees and foliage, slightly out of focus. A semi-transparent green rectangular box is overlaid on the lower right portion of the image, containing white text.

Imagine starting your day
with a fresh coffee in your...
Business Garden.

Location

159 Calea Plevnei, Bucharest

Business Garden Bucharest is located in sector 6, in the Central-Western Bucharest business district, next to a major transport interchange at the junction of Calea Plevnei and Basarab overpass and adjacent to the well-established Carrefour Orhideea Shopping Gallery.





With only 10 minutes by car to the city centre, the prime office location allows easy, fast access by subway and train, as well as by other means of public transport.

56,4% of employees would accept a smaller salary if they could work closer to home. According to an eJobs study.







Facilities

According to a TOMTOM traffic survey, Bucharest is the most crowded European city. Business Garden Bucharest offers you an office closer to home, with many facilities, to make the most of your personal life.





The background image shows a modern office interior. The ceiling is composed of vertical wooden slats. A large window on the right side of the image provides a view of a city skyline, with the Empire State Building being a prominent feature. The office space is bright and airy, with a clean, minimalist design.

The offices provide an excellent indoor environment quality, while the internal garden offers up to 30% green areas for socializing and recreation.

The project location allows easy access by various means of transportation, with parking and cyclist facilities, showers and lockers, complete with above ground and underground parking and electric stations.



Sustainability

LEED Platinum Certified

All three buildings in Business Garden bucharest received i 2019 LEED PLATINUM certification, meeting the needs of the present while upholding long-term viability.

Building A has received the highest score in Romania, 98 points, second in CEE and third Worlwide. Business Garden Bucharest becomes the project with the highest LEED score in Romania.



Cyclist facilities complete with above ground and underground parking, showers and lockers



Energy-saving electrical equipment and LED lighting



Healthy air conditioning and ventilation system, excellent fresh air supply



Electric car charging stations and priority parking spaces



Water use reduction technology, with rainwater capture and management systems



Excellent natural light provision and outdoor recreation areas







Office space

The project features three mid-rise office buildings, in combination with commercial and public services, all integrated in a green, spacious internal garden with designated recreation spaces. Efficient office layout, high standard finishes and sustainable solutions in line with LEED Certification, as well as varied services and amenities will be provided within the complex to support the tenants and the everyday life of their employees.

Up to 43,000 m² GLA of modern class A office and retail space, 758 parking places and 58 bicycle underground parking spaces as well as enhanced cyclist facilities: lockers and shower rooms.



Don't hesitate to contact us for leasing details:

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A



Office Building A / 21,933 m² / GF + 9
382 parking places / Available from H3 / 2019

Floor no.	GLA
GF/Plaza	1,485 m ²
1	1,880 m ²
2 - 9	2,321 m ²

B



Office Building B / 10,781 m² / GF + 9
190 parking places / Available from H3 / 2019

Floor no.	GLA
GF	676 m ²
1/M	854 m ²
2 - 9	1,162 m ²

C



Office Building C / 10,443 m² / GF + 9
152 parking places / Available from H3 / 2019

Floor no.	GLA
GF	288 m ²
1/M	860 m ²
2 - 9	1,162 m ²

* 5% Add-on factor included;

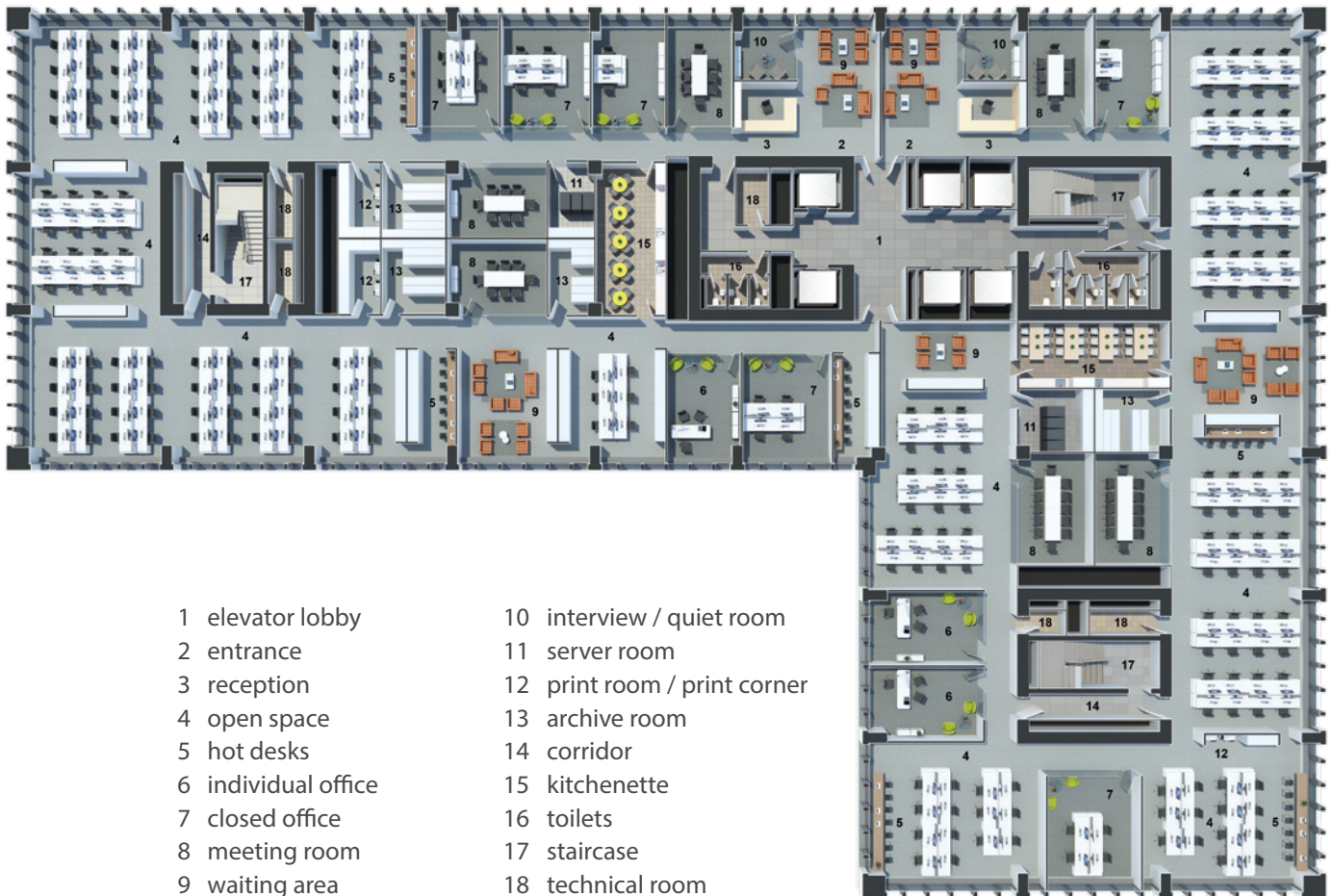
* Measurements performed according to BOMA standard;

Space planning

Building A 2nd - 9th floor plan



0 5m



Building B 2nd - 9th floor plan



0 5m



- | | | |
|---------------------|---------------------------|-----------------|
| 1 elevator lobby | 7 closed office | 13 archive room |
| 2 entrance | 8 meeting room | 14 corridor |
| 3 reception | 9 waiting area | 15 kitchenette |
| 4 open space | 10 interview / quiet room | 16 toilets |
| 5 hot desks | 11 server room | 17 staircase |
| 6 individual office | 12 print room | |

Building C 2nd - 9th floor plan



0 5m



- | | | |
|---------------------|--------------------------|----------------|
| 1 elevator lobby | 7 meeting room | 13 corridor |
| 2 entrance | 8 waiting area | 14 kitchenette |
| 3 reception | 9 interview / quiet room | 15 toilets |
| 4 open space | 10 server room | 16 staircase |
| 5 hot desks | 11 print room | |
| 6 individual office | 12 archive room | |





Key technical amenities

Very well equipped standard base build

- Class A office finishes and construction materials;
- Back-up generator for life safety systems;
- Highly flexible internal partitioning options through structural layout;
- Flexible fit out through raised floors and band-raster suspended ceiling;
- 3m floor clear height;
- Manually operated windows on all facades;
- Healthy air conditioning and ventilation system;
- Superior ventilation capacity HVAC systems, with excellent fresh air supply;
- Energy-saving electrical equipment and LED lighting;
- Excellent natural light provision and 30% outdoor green recreation areas;
- Cyclist facilities complete with above ground and underground parking, showers and lockers;
- Priority parking spaces;
- Water use reduction technology, with rainwater capture and management systems.





About us

Vastint Romania is part of the Vastint Group, an international real estate organisation with over 30 years of experience. We have been active on the Romanian market since 2008.

The cornerstones of our operations include management of portfolio properties and the development of commercial real estate, including residential development and sales.

Vastint works towards positive long-term social, economic and environmental solutions and developments.

More information: www.vastint.eu/ro

The logo for VASTINT, featuring the word "VASTINT" in a bold, dark grey, sans-serif font.

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Project by **VASTINT**