

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



REGINA MARIA



A close-up photograph of a hand holding a large, vibrant green leaf. The leaf is the central focus, showing detailed vein patterns and a serrated edge. The background is a soft, out-of-focus bokeh of green and yellow light, suggesting a natural, outdoor setting. The text is overlaid on the leaf in a clean, white, sans-serif font.

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 hands are visible at the bottom left, typing on a silver laptop. A white coffee cup is partially visible next to the laptop. The background is a soft-focus view of green trees and foliage, suggesting an outdoor setting. A semi-transparent green rectangular box is overlaid on the lower half 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.

The map illustrates the location of Business Garden Bucharest, marked with a green leaf icon. It shows the site's proximity to major transport hubs: the Otopeni International Airport (20 minutes drive), the Gara de Nord main railway station, and several Metro stations (Basarab, Piata Victoriei, Grozavesti, Piata Unirii). The map also highlights the A1 highway and the Basarab overpass. Callout boxes provide detailed information for each transport mode.

By plane
Otopeni (Henri Coanda) International Airport is a 20 minute drive from Business Garden Bucharest, with easy exit over Grant overpass.

By bus
Bus stops for various routes are right next to the project, guaranteeing rapid transport all throughout the town. At the same time, on the adjacent Basarab overpass there is a tram route that draws a circle around all Bucharest's extended city centre, reaching most of the significant areas.

By train
The project is situated in the direct vicinity of the main railway station at Gara de Nord, with frequent connections to surrounding secondary cities like Ploiesti or Brasov.

By subway
Walking distance to the Metro stations Basarab (M1 + M4 lines) and Grozavesti (M1 line) which link the site to known central areas, including Piata Unirii and Piata Victoriei.

By car
The project is located on the four lanes Plevnei Avenue and includes priority parking spaces. The local road network offers quick and easy access to the historic and commercial center of Bucharest, Northern and Southerly routes and provides a fast connection, via the newly constructed Basarab overpass towards Piata Victoriei.
5 - 10 min to Piata Victoriei
3 - 5 min to Gara de Nord
20 min to Otopeni (Henri Coanda) Airport

By bike
Cyclist facilities are complete with above ground and underground parking, showers and lockers, supporting environment friendly enthusiasts in their journey.



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.



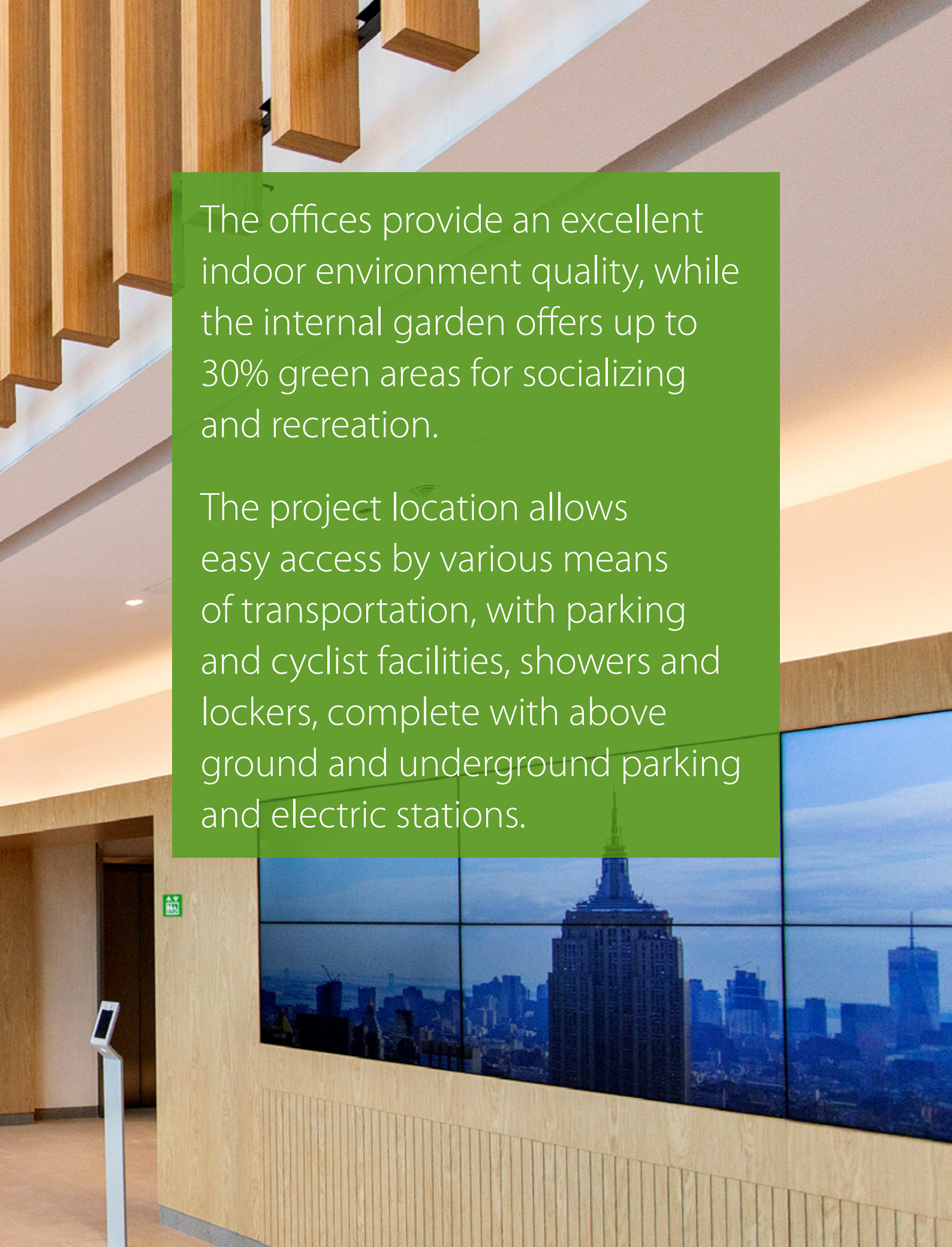


Facilities

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 image shows a modern office interior. The ceiling features several vertical wooden slats. A large window on the right side provides a view of a city skyline, with the Empire State Building being the most prominent feature. The office space is partially obscured by a green semi-transparent text box.

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 in 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 Worldwide. 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;



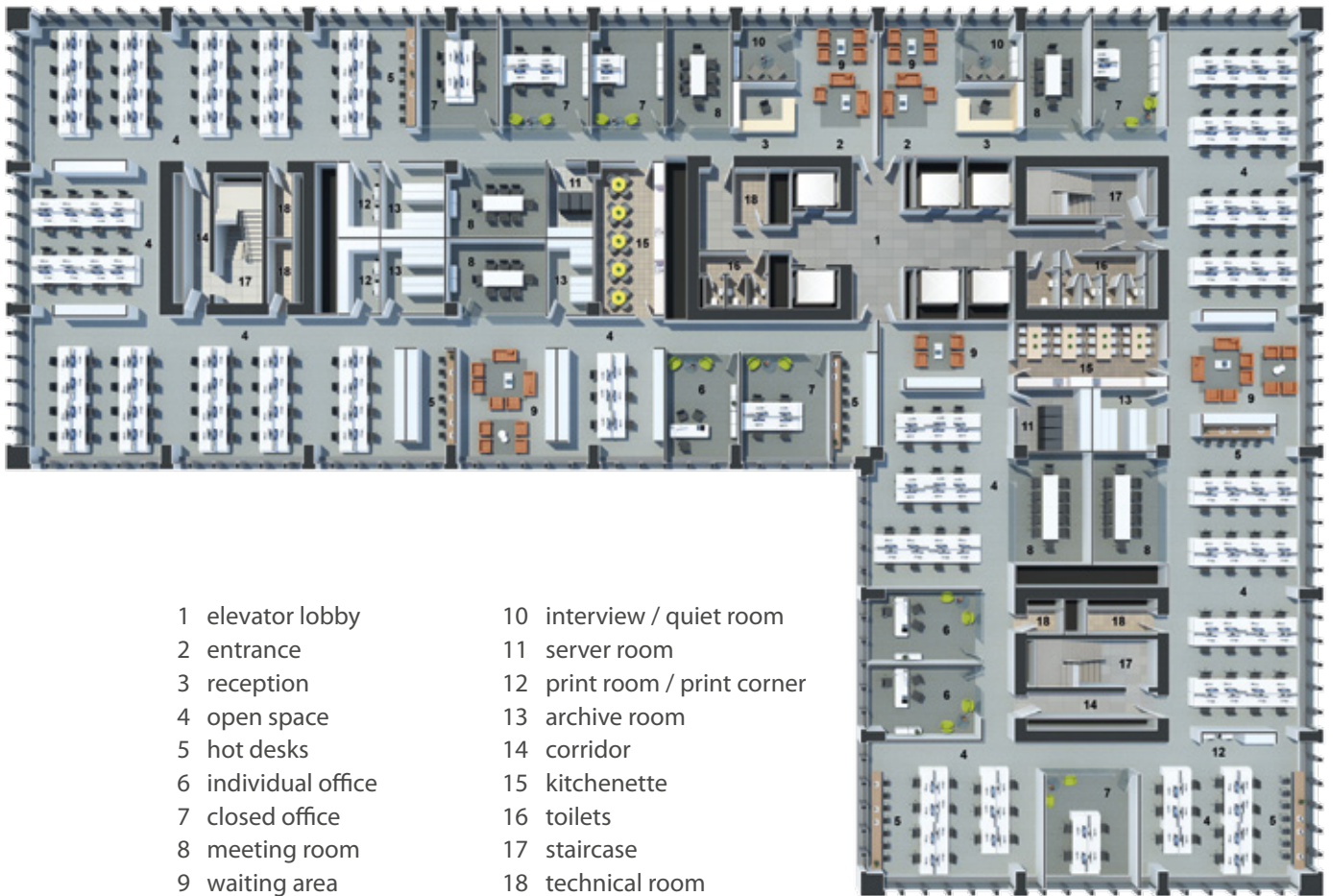


Space planning

Building A 2nd - 9th floor plan



0 5m



- 1 elevator lobby
- 2 entrance
- 3 reception
- 4 open space
- 5 hot desks
- 6 individual office
- 7 closed office
- 8 meeting room
- 9 waiting area

- 10 interview / quiet room
- 11 server room
- 12 print room / print corner
- 13 archive room
- 14 corridor
- 15 kitchenette
- 16 toilets
- 17 staircase
- 18 technical room





REGINA MARIA

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

VASTINT

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Project by **VASTINT**