



**where  
work  
meets  
life**



**BUSINESS GARDEN**  
Bucharest



# Welcome to Business Garden

Business Garden Bucharest is the first Business Garden complex in Romania and the sixth in Europe. The project brings together three modern office buildings, surrounded by generous green areas, offering a prime location with excellent accessibility.

**[bucharest.businessgarden.eu](http://bucharest.businessgarden.eu)**



43,000 m<sup>2</sup> GLA of  
efficient office & retail space,  
LEED Platinum certified.





# The Garden

A green courtyard surrounds the buildings, with lawns, pedestrian paths, benches, and free Wi-Fi. It's more than just an outdoor space, it's a natural extension of your workplace. A place to recharge, share ideas, and enjoy a healthier, more inspiring workday.



# Location

## 159 Calea Plevnei, Bucharest

Business Garden Bucharest is located in 6<sup>th</sup> District, 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.

### By plane

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

### By bus & tram

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 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 Airport (Henri Coanda)

### 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 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.







# Facilities

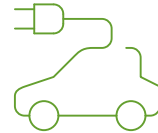
Business Garden Bucharest combines modern offices with a wide range of facilities, helping you achieve a better work-life balance. From cyclist amenities and EV charging stations to a basketball court, specialty coffee, medical center, fitness, and retail options nearby, everything you need is within reach.



**Cyclist Facilities**  
parking, showers, lockers



**Interior Gardens**  
with outdoor workspaces



**Electric Car/Scooter**  
charging stations



**Restaurant**  
in house



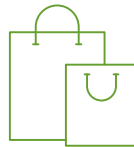
**Speciality Coffee**  
in house



**Basketball Court**  
in house



**Medical Center**  
in house



**Shopping Gallery**  
3-4 minutes walk



**Hypermarket**  
3-4 minutes walk



**Fitness Center / Pool**  
5 minutes walk



**Metro Station**  
5-7 minutes walk



**Tram / Bus Line**  
5-10 minutes walk



MASTERFUL  
MAIA PIZZA



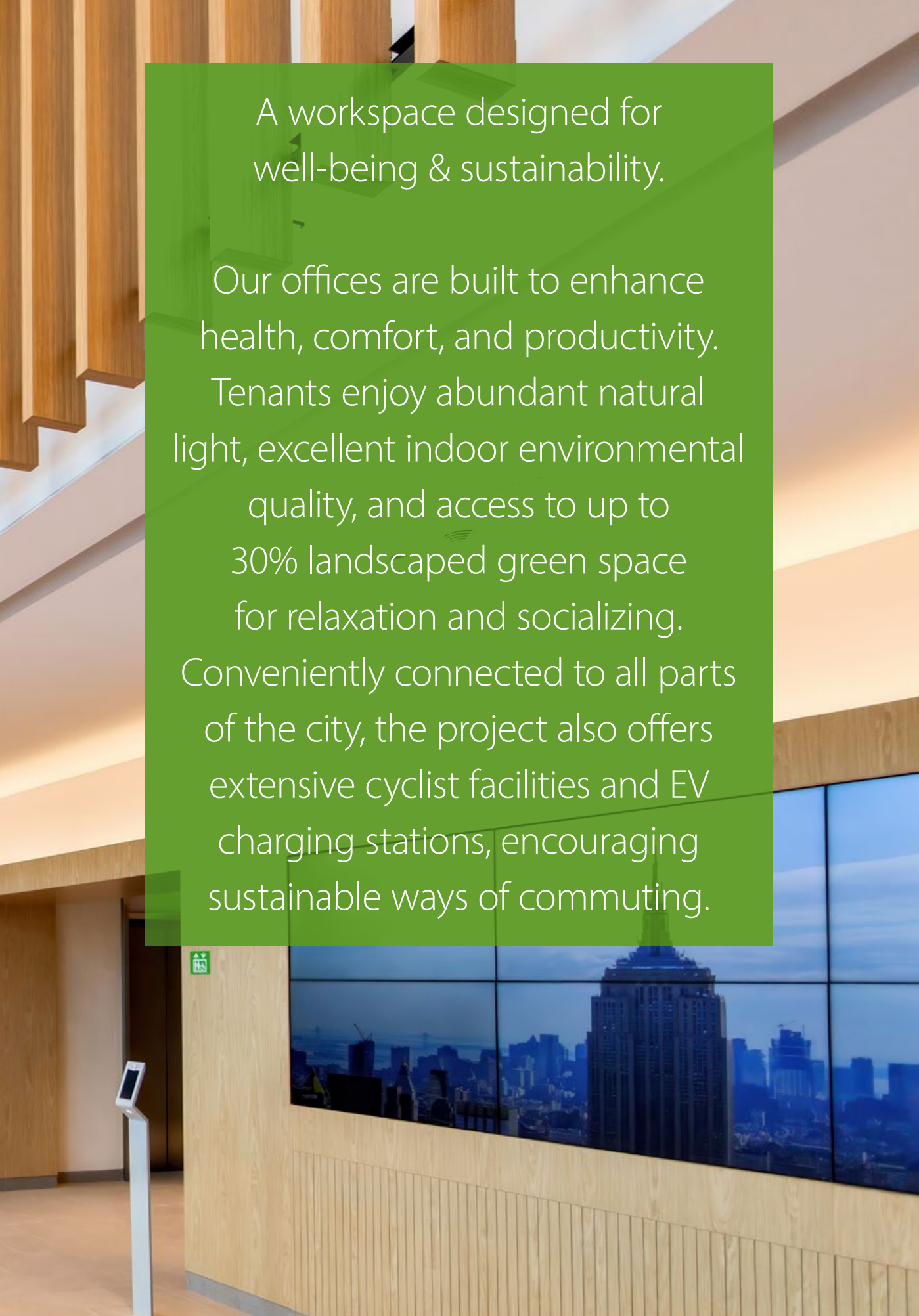
WANDERLUST



something sweet

Smoothie  
Juice



The background image shows a modern office interior. On the left, there are vertical wooden slats. In the center, a large green rectangular box contains white text. To the right, a large window looks out onto a city skyline at dusk, with a prominent skyscraper visible. The foreground shows a wooden wall and a small white digital display on a stand.

A workspace designed for  
well-being & sustainability.

Our offices are built to enhance  
health, comfort, and productivity.

Tenants enjoy abundant natural  
light, excellent indoor environmental  
quality, and access to up to  
30% landscaped green space  
for relaxation and socializing.

Conveniently connected to all parts  
of the city, the project also offers  
extensive cyclist facilities and EV  
charging stations, encouraging  
sustainable ways of commuting.



# Sustainability

## LEED Platinum Certified

All three Business Garden buildings are LEED Platinum certified, combining performance with a commitment to long-term sustainability.

Building A achieved 98 points, the highest score in Romania, second in CEE, and third worldwide.



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 & scooter charging stations and priority parking spaces



Water use reduction technology, with rainwater capture and management systems



Excellent natural light provision and outdoor recreation areas



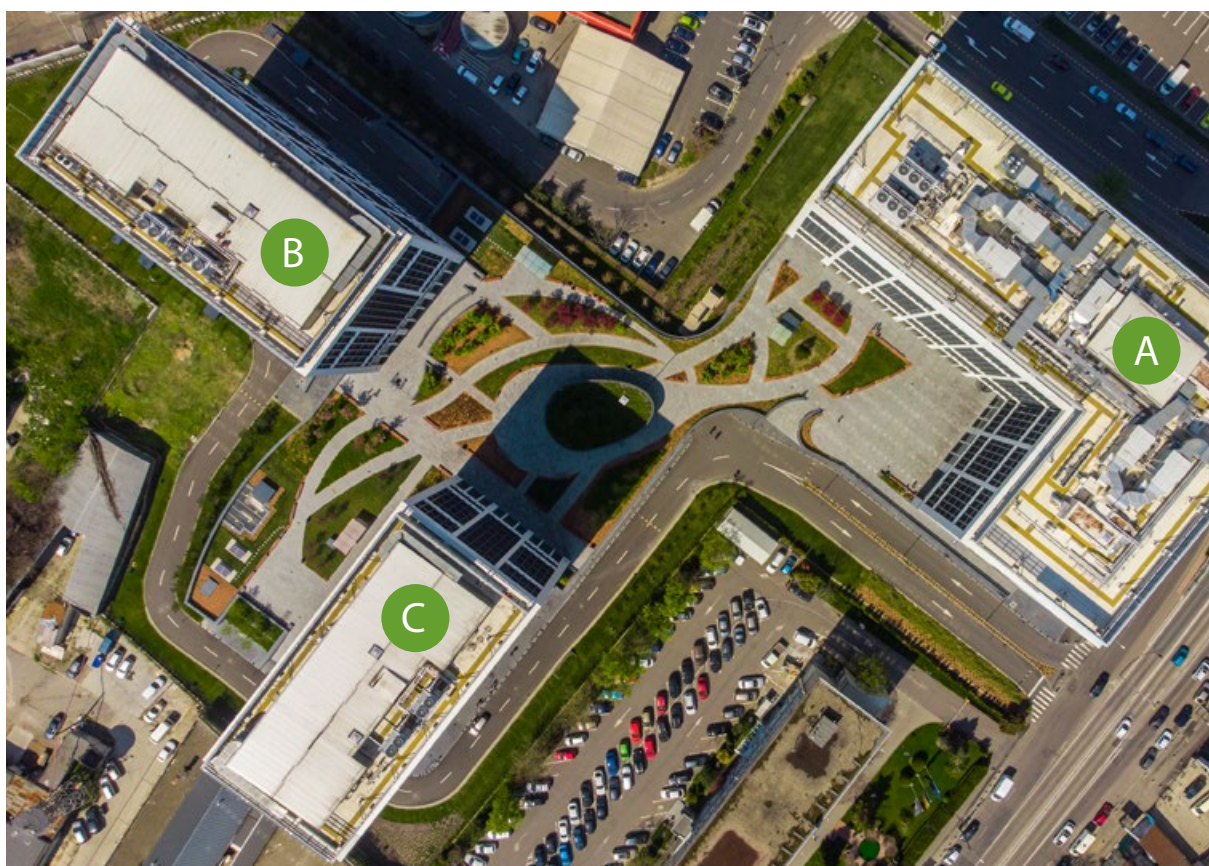




# Office space

Three mid-rise buildings form a modern office campus, designed around a central green courtyard. With flexible layouts, high-quality finishes, and sustainable features, tenants benefit from both efficiency and comfort.

On-site speciality café, restaurant and nearby retail ensure everything you need is within reach. Up to 43,000 m<sup>2</sup> GLA of modern class A office and retail space, 758 parking places and 58 underground bicycle spaces with showers and lockers



Don't hesitate to contact us for leasing details  
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A

Office Building A / 21,933 m<sup>2</sup> / GF + 9  
382 parking places / Available from H3 / 2019

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



B

Office Building B / 10,781 m<sup>2</sup> / GF + 9  
190 parking places / Available from H3 / 2019

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



C

Office Building C / 10,443 m<sup>2</sup> / GF + 9  
152 parking places / Available from H3 / 2019

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

\* 5% Add-on factor included;

\* Measurements performed according to BOMA standard;





# Space planning

BUILDING

**A 03-10**

No. Floor

NET LEASABLE AREA 2,005 m<sup>2</sup>





BUSINESS  
GARDEN

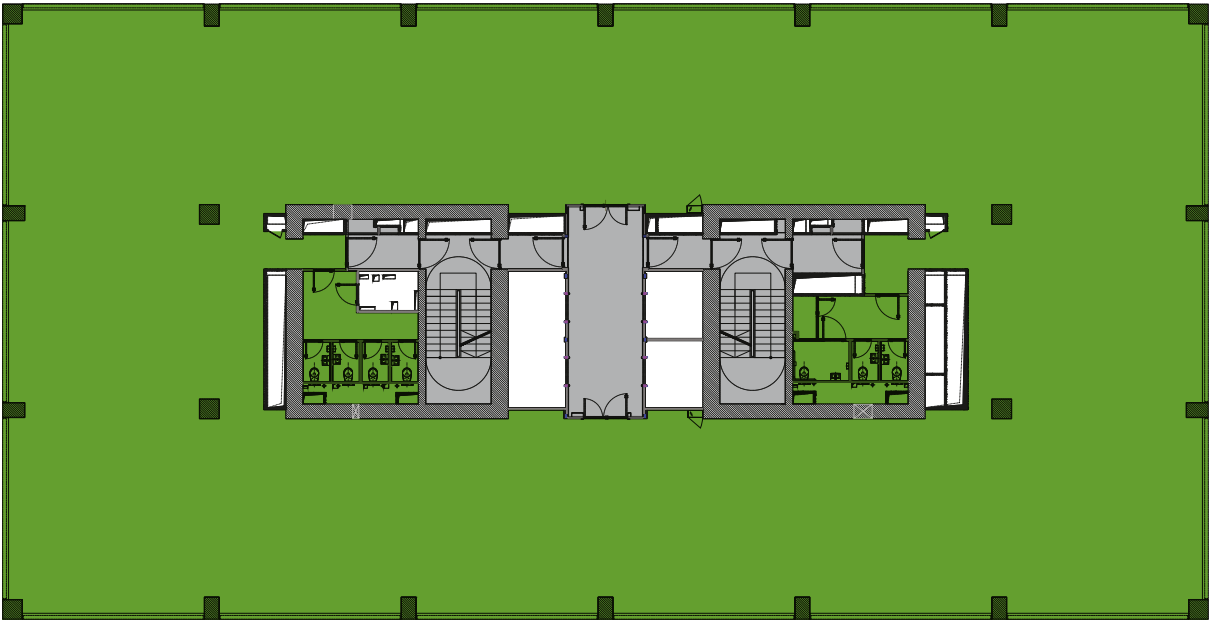


BUILDING

**B 03-09**

No. Floor

NET LEASABLE AREA 1,012 m<sup>2</sup>

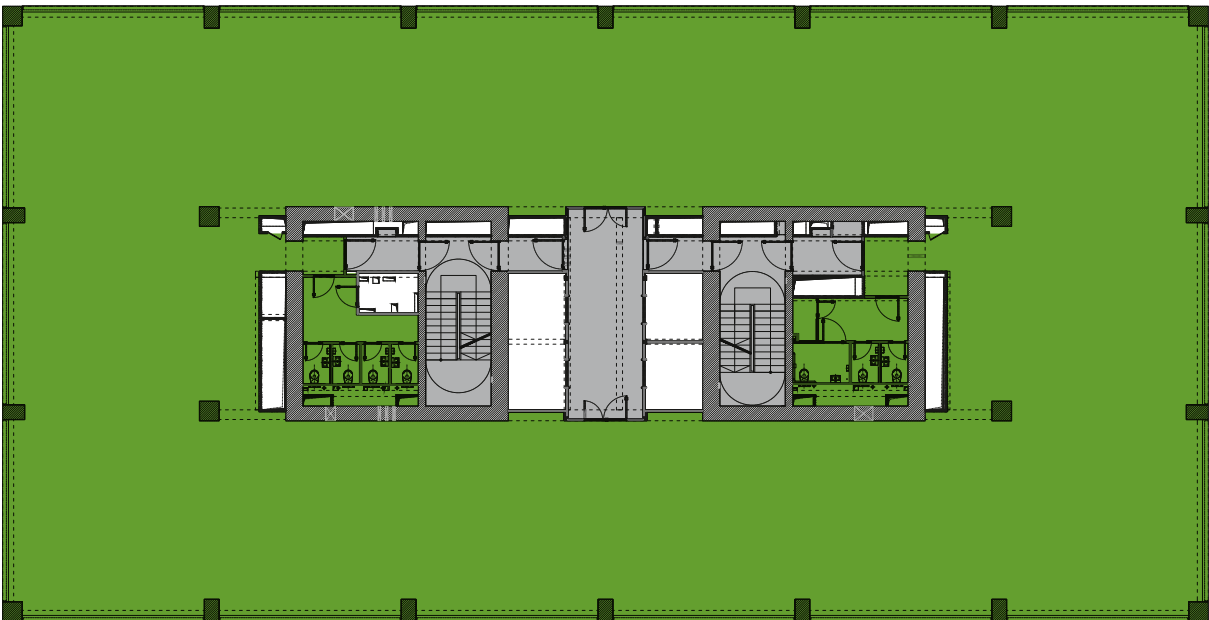


BUILDING

**C 03-09**

No. Floor

NET LEASABLE AREA 1,016 m<sup>2</sup>



# Key technical amenities

## Very well equipped standard base build

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Class A office finishes  
and construction materials;

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Back-up generator for life safety systems;

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Highly flexible internal partitioning options  
through structural layout;

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Flexible fit out through raised floors  
and band-raster suspended ceiling;

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3m floor clear height;

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Manually operated windows  
on all facades;

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Healthy air conditioning  
and ventilation system;

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Superior ventilation capacity HVAC systems,  
with excellent fresh air supply;

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Energy-saving electrical equipment  
and LED lighting;

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Excellent natural light provision  
and 30% outdoor green recreation areas;

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

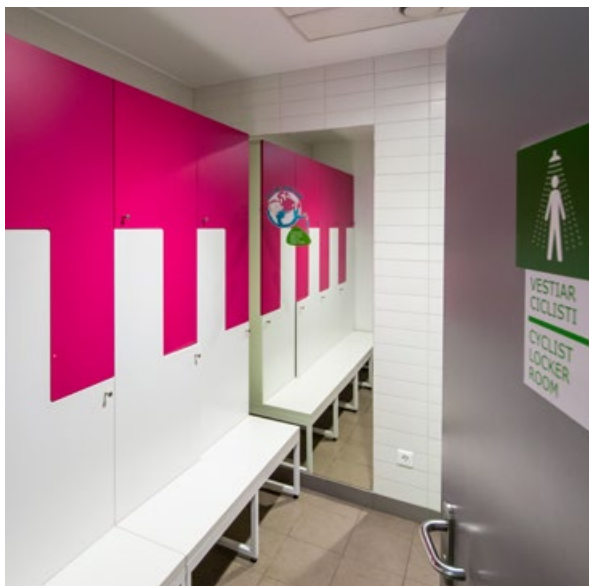
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Priority parking spaces;

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Water use reduction technology,  
with rainwater capture  
and management systems.

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**VASTINT**



**READY  
FLEX  
SPACE**



**READY  
FLEX  
SPACE**

A modern office interior with a grid ceiling, wooden desks, black chairs, and a green text overlay. The office is well-lit and organized, with a focus on flexibility and efficiency.

# Flexible Office Formula

The flexible office formula offers fully furnished, self-contained office modules, ideal for growing businesses, short-term projects, or temporary teams. With simplified contracts, quick access, and no extra service fees, you get independence and efficiency without compromising on quality.



**READY  
FLEX  
SPACE**

# Benefits

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Quick access -  
already fitted out and furnished

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Independent modules  
from 125 m<sup>2</sup> up to 420 m<sup>2</sup>

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Each module includes reception area,  
offices, open area, conference room/s,  
kitchenette

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Simplified lease agreements

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Short-term contracts 12–36 months

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No additional service fee  
or coworking space

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Furniture and finishing materials  
selected based on factors such as  
durability, maintenance requirements,  
and aesthetic appeal

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Autonomy in business operations  
without the requirement to cohabit  
leased premises

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Access to property amenities  
typically reserved for long-term lessees

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Opportunity to lease space in  
complexes and buildings managed by  
Vastint, which were previously available  
only to large tenants

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# About us

Vastint is an international real estate company with over 35 years of experience, focused on sustainable projects and long-term development. We manage a diverse property portfolio and develop office, residential, and hotel projects across Europe.

Business Garden is more than a group of buildings, it's a community where every opinion matters.

More information on  
**[www.vastint.eu/ro](http://www.vastint.eu/ro)**



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BUSINESS GARDEN  
Bucharest

COMMUNITY

TALKS

*Where  
connectivity  
meets  
community*

Project by VASTINT

EVENTS



Project by **VASTINT**