

## Arghezi a perfect business opportunity in the heart of Bucharest

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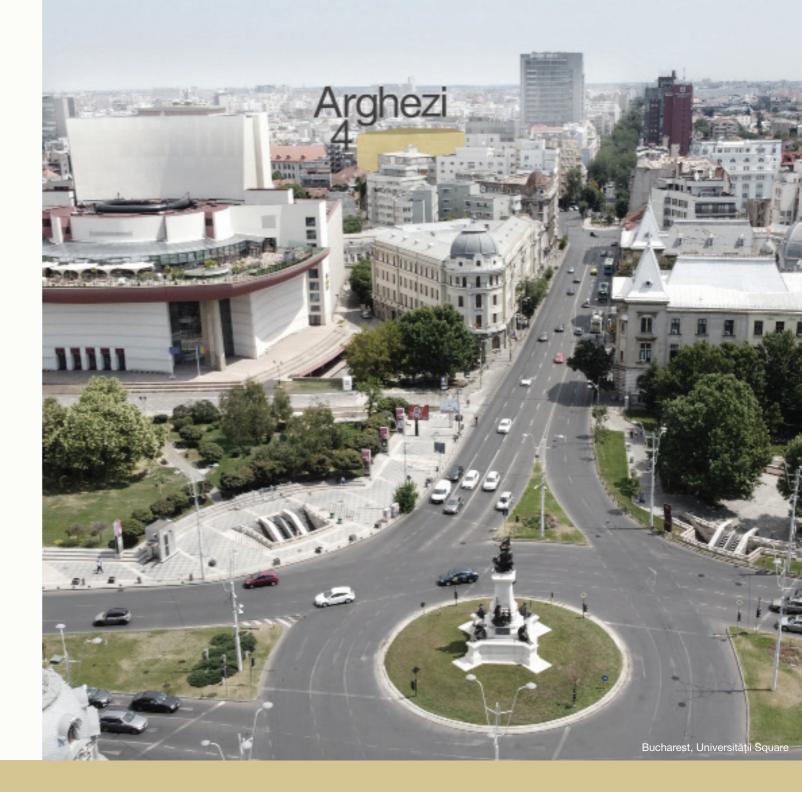
## **Project Overview**

Arghezi 4 is to become a **boutique office building** in the very heart of Bucharest, only a few steps away from Universității Square.

The building will enjoy **great visibility** due to its **excellent corner location** and **unique architecture** that combines the new and the old, traditional and modernity.

The future office building will provide 7,533 sqm gross lettable area (GLA) of Class A office space on seven floors and 421 sqm GLA retail facilities on the ground floor.

A total number of 100 underground parking spaces spread over three underground levels will be available for the office tenants.





## Location

The project has the advantage of a **perfect** connection to all means of public transport (subway, bus, trolleybus, tram) and is easily accessible by car from any part of the city.

**Arghezi 4** is located in a less than 10 minutes walking distance from the Old Town and its surrounding landmarks of the Romanian capital such as the National Theatre, the University, the National Bank, the National Museum of Romanian History and Calea Victoriei, probably the most famous street of the city.

#### Means of transport within reach

Metro station	3' walking
Bus lines	1' walking
Trolleybus lines	1' walking

#### **Cultural Institutions** 1 TNB - Bucharest National Theatre 2 ARCUB 3 National Museum of Art. Odeon Theatre

5 Cărturești Carușal 6 National Museum of History

### Hotels

1 K&K Hotel Elisabeta 2 Intercontinental 3 Novotel 4 Radisson 5 Hilton 6 JW Marriott Parkings

1 University Parking Intercontinental Parking

- Existing office buildings 1 Tower Center 2 BRD 3 America House 4 Aviatorilor 8 5 Europe House 6 Victoria Center 7 The Mark
- 8 The Landmark 9 Uniri View

#### Future developments

- 1 Tirlac Tower Casa Mariu Decia 1 Palatul Stirbel Tandem Office Mile Offices
- 7 Doamnel



NORTH WING			CENTRAL ATRIUM	SOUTH WING		
161 sqm	284 sqm		6F exclusive top floor		528 sqm	78 sqm
65 sqm	460 sqm		5F exclusive floor		612 sqm	182 sqm
6 sqm	495 sqm		4F		804 sqm	31 sqm
6 sqm	495 sqm		ЗF		804 sqm	31 sqm
6 sqm	495 sqm		2F		803 sqm	31 sqm
6 sqm	484 sqm	_	1F typical floor	_	817 sqm	31 sqm
113 sqm	_	285 sqm	GF	136 sqm	452 sqm	317 sqm









- Building Management System
- ▶ 2.8m clear floor height
- Openable windows
- Port Technology Elevator System
- Raised floors
- Suspended ceiling
- Access Control System
- CCTV monitoring of all access points to the building
- 24-hours security
- Mechanical ventilation
- LED lighting system
- Electrical car charging
- Bike racks
- Showers & lockers for bikers
- Green terraces on each floor
- Private exterior garden on ground floor
- Greenery within interior common areas
- LEED Certification



**REAL ESTATE** 

# 5 About us

Strabag Real Estate is part of Strabag SE, a European-based technology group for construction services, and ranks among the leading project development companies in Europe.

Established in 1965, our real estate division has successfully completed more than 600 projects.

Some of our reference projects are:

- Upper West Berlin
- Dancing Towers Hamburg
- Milaneo Stuttgart
- MesseCity Cologne
- Astoria Warsaw
- Promenada Mall and Sky Tower Bucharest

More information: https://www.strabag-real-estate.at/



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