



Arghezi 4

a perfect business
opportunity in the
heart of Bucharest

1 Project Overview

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



2 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



Public Institutions

- 1 Ministry of Agriculture
- 2 APIA - Agency for Payments and Intervention in Agriculture
- 3 General Directorate of Public Finances
- 4 High Court of Cassation and Justice
- 5 National Agency for Digitalization of Romania
- 6 European Parliament
- 7 European Commission
- 8 World Bank
- 9 BVB - Bucharest Stock Exchange
- 10 Colțea Hospital
- 11 OSIM - State Office for Inventions and Trademarks
- 12 Ministry of Labour
- 13 Ministry of Health
- 14 Bucharest City Hall
- 15 BNR - National Bank of Romania
- 16 Court of Appeal
- 17 Parliament Palace
- 18 Government of Romania

Cultural Institutions

- 1 TNB - Bucharest National Theatre
- 2 ARCU
- 3 National Museum of Art
- 4 Odeon Theatre
- 5 Cărturești Carusel
- 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
- 2 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 Jiriac Tower
- 2 Casa Manu
- 3 Dacia 1
- 4 Palatul Știrbel
- 5 Tandem Office
- 6 Milo Offices
- 7 Doamnel

3 Key Figures

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	—	3F	—	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

Office GLA 7,533 sqm
 Terrace & private garden areas 1,064 sqm
 Retail facilities GLA 421 sqm





4 Building Facilities

- ▶ 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

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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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