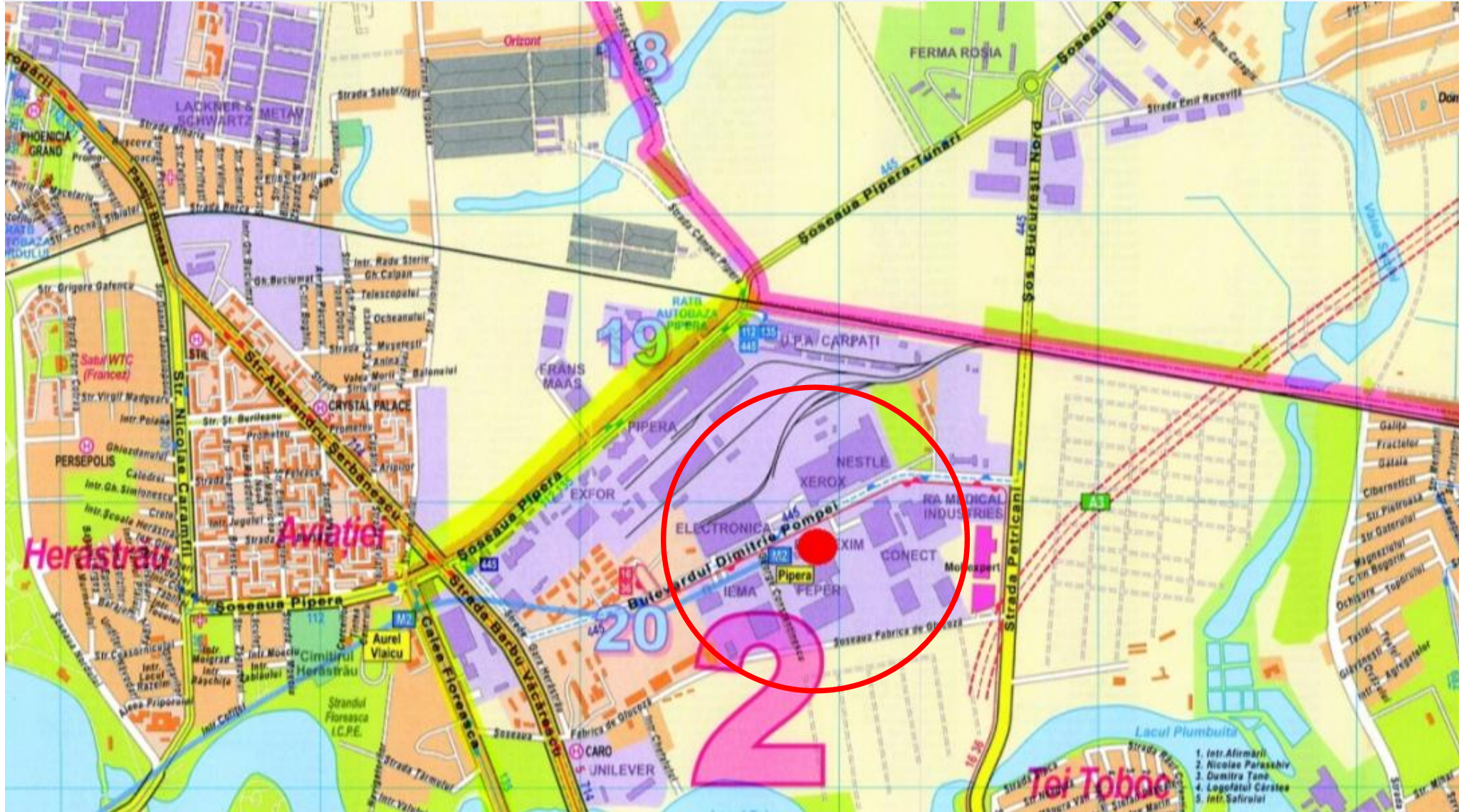


# Spiegelfeld

International  
Real Estate Unlimited

**PIPERA BUSINESS TOWER**  
**Bd. Dimitrie Pompei No.8**  
**Class A Office Center – For Rent**



# PROPERTY SUMMARY

**RENTABLE AREA:** 980 m<sup>2</sup>

**TOTAL RENTABLE AREA:** 13.500 m<sup>2</sup>

**MINIMUM RENTABLE AREA:** 490 m<sup>2</sup>

**COMPLETION:** Q2 2009

pipera business tower bucharest



Floor	Usable space in m <sup>2</sup>
Ground Floor	620
1 <sup>st</sup> Floor	980
2 <sup>nd</sup> Floor	980
3 <sup>rd</sup> Floor	980
4 <sup>th</sup> Floor	980
5 <sup>th</sup> Floor	980
6 <sup>th</sup> Floor	980
7 <sup>th</sup> Floor	980
8 <sup>th</sup> Floor	980
9 <sup>th</sup> Floor	980
10 <sup>th</sup> Floor	980
11 <sup>th</sup> Floor	980
12 <sup>th</sup> Floor	980
Sky Office	1.150
<b>Total Area</b>	<b>13.500</b>

# SATELLITE VIEW



# SATELLIT VIEW (CLOSE UP)



**PIPERA BUSINESS TOWER**

**Metro Pipera**

## PROPERTY DESCRIPTION

- The multifunctional semi-public ground floor provides an ideal location for cafés, shops, banks, and the like. The entrance hall along with the reception area and exclusive 50 m high SkyOffice all ensure that the tower is easily recognizable.
- Pipera: Bucharest's Dynamic development area proves to be an ideal business location. Renowned national and international enterprises established themselves here very early on. Pipera Business Tower is located on Dimitrie Pompei Str. This location means rapid access to either Bucharest's Centre, national and international airport.
- The tower is well situated with regard to the public transportation system. Subway along with the city and suburban railway stations lie in close proximity. In fact, all public transportation routes run directly through the rising business district, connecting it to the City. A multitude of hassle-free connection to the Pipera Business Tower guarantees a major advantage over your competitors in hectic every day life.
- Because modern business demands total flexibility your office space in the Pipera Business Tower has been designed as uncompromisingly "open". The layout ramifications for all types of office be they open-plan, individual or hybrid are endless. Modern spaces featuring rest rooms and functional kitchenettes are ready for you to place your individual stamp upon. We also focused on economic viability and effectiveness: in terms of energy, the building with all its spaces is designed to optimize running cost in the long term.
- Our offices are comfortable working places. The double floor, the pleasant lightning, and the modern Fan Coil cooling/heating systems, as well as the ventilation system in all corridors and meeting rooms create the ideal, working atmosphere. Solar protection panes ensure the perfect environment for your creativity in every season. Your clients and employees can reach their destination rapidly and easily by three high-speed elevators. Security comes high on our list of priorities with cameras and entrance checks to prevent unwanted visitors entering your business premises.
- The premises on the SkyOffice floor are grand and spacious. The elegant, lofty rooms are adaptable to individual needs. This imposing SkyOffice with a view of Bucharest creates a unique business flair and international elegance. Three large conference rooms each providing space for 50 people, as well as a unique foyer make sure that you and your guests have a perfect atmosphere for successful business.

<u>Floor</u>	<u>Rent</u>
<b>Ground floor:</b>	19,75 Euro/m <sup>2</sup> (retail)
<b>1st - 2nd floor:</b>	12,25 Euro/m <sup>2</sup>
<b>3th - 4th floor:</b>	12,75 Euro/m <sup>2</sup>
<b>5th - 7th floor:</b>	13,25 Euro/m <sup>2</sup>
<b>8th - 12th floor:</b>	13,75 Euro/m <sup>2</sup>
<b>13th floor:</b>	16,25 Euro/m <sup>2</sup>
<b>Storage:</b>	8,00 Euro/m <sup>2</sup>

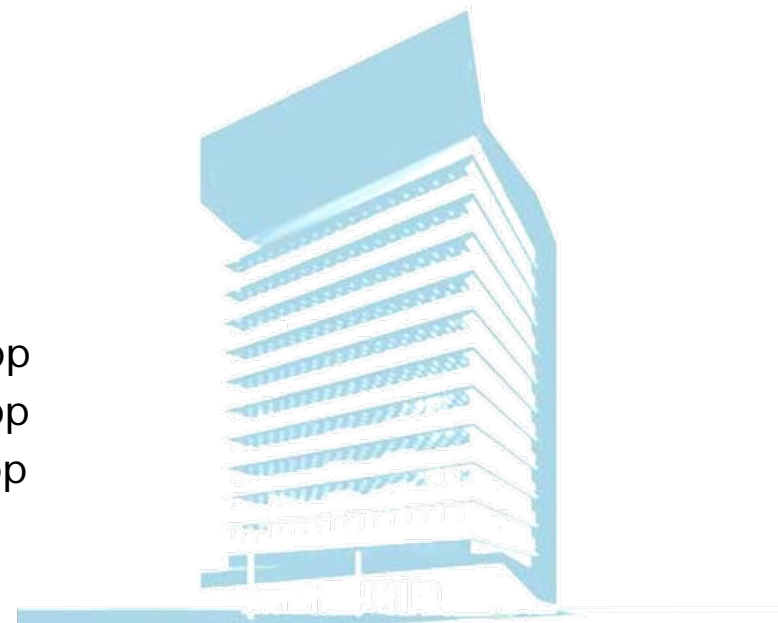
<b><u>Parking:</u></b>	indoor (basement):	120 Euro/pp
	outdoor (next to the building):	90 Euro/pp
	outdoor (near the building):	60 Euro/pp

**Min. lease term:** 5 years

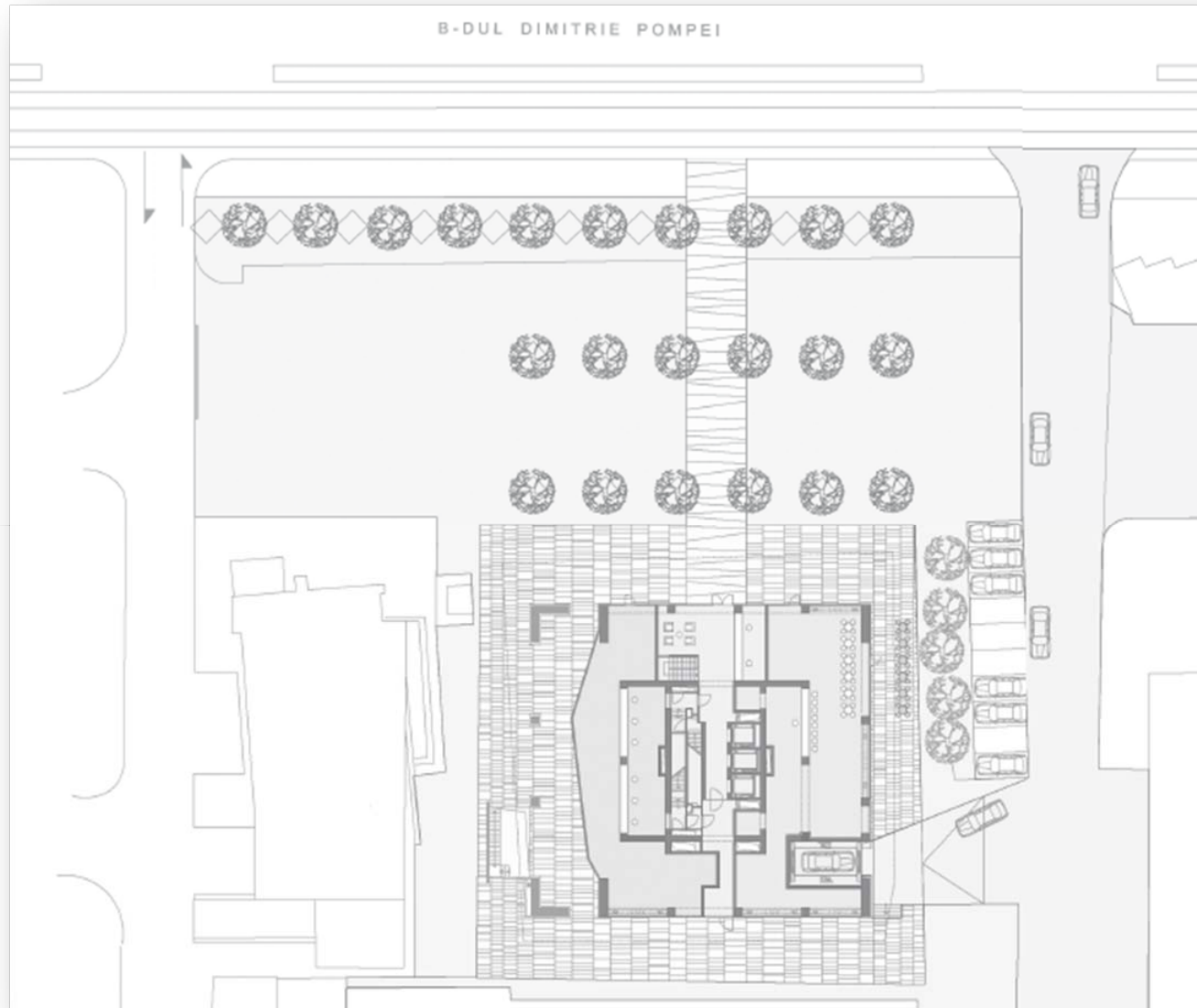
**Min. space available:** ~ 240 m<sup>2</sup>

**Service Charge:** 3,50 Euro/m<sup>2</sup>

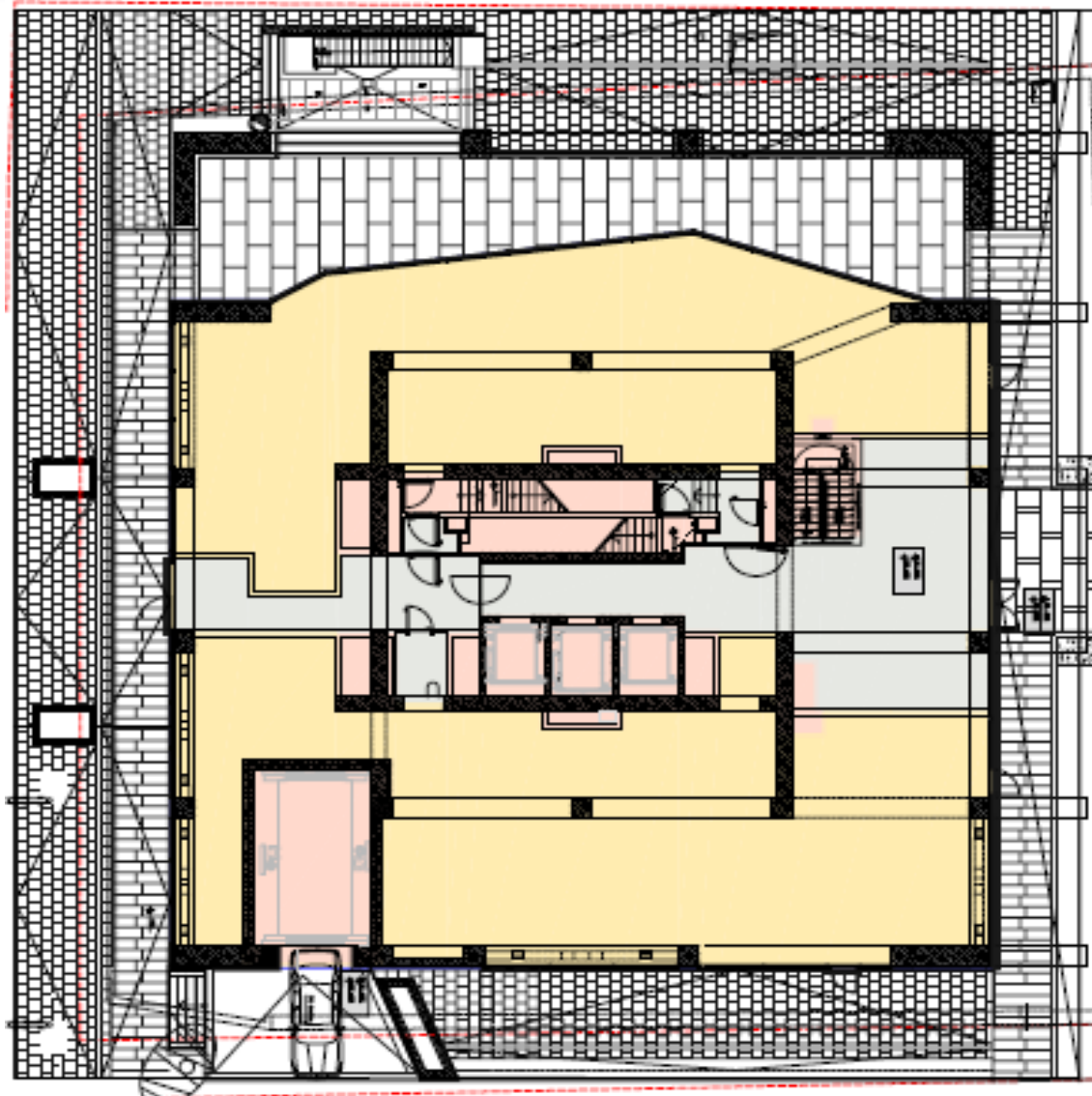
**Add-on-factor:** 8,66%



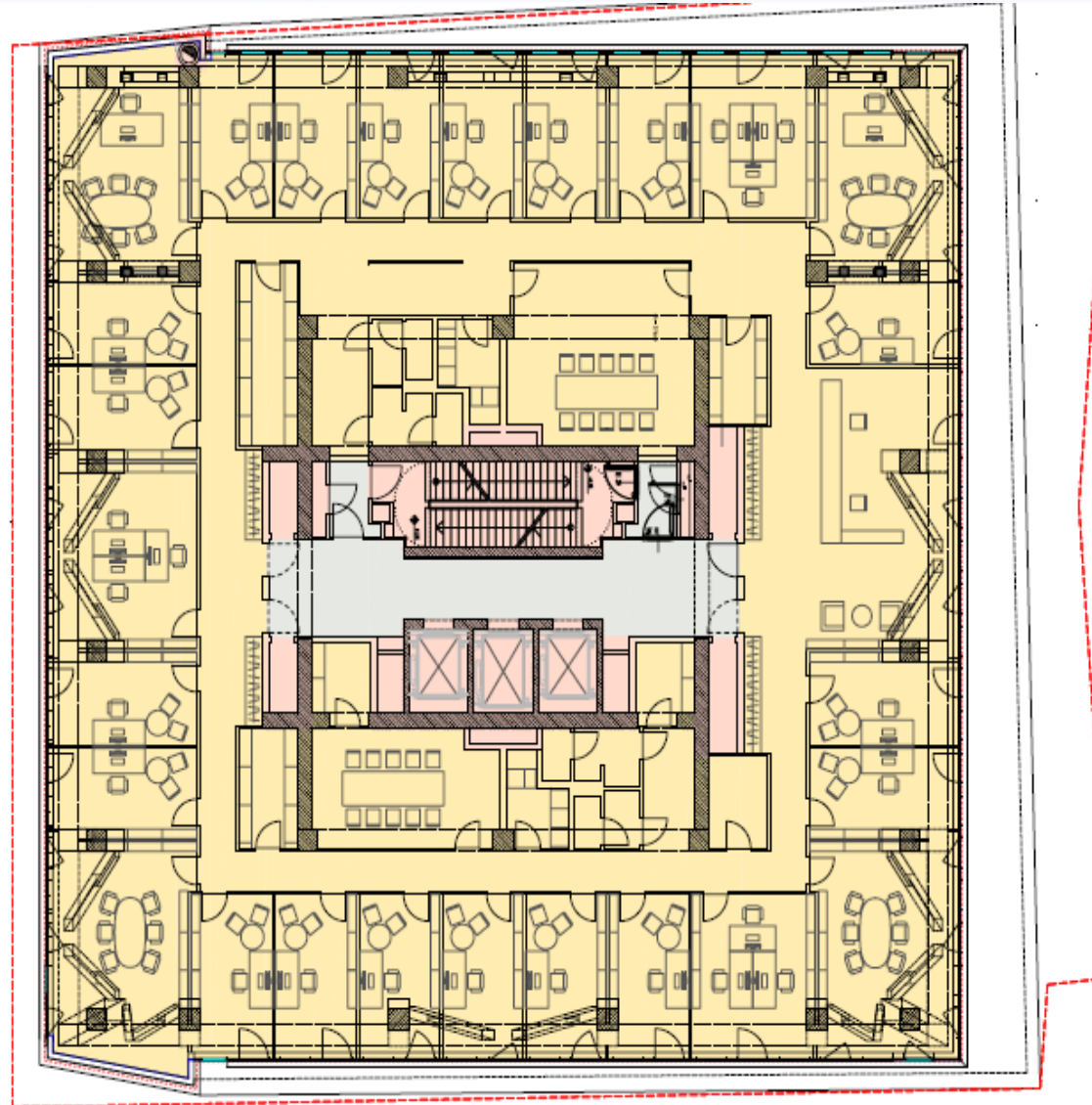
# LOCATION PLAN



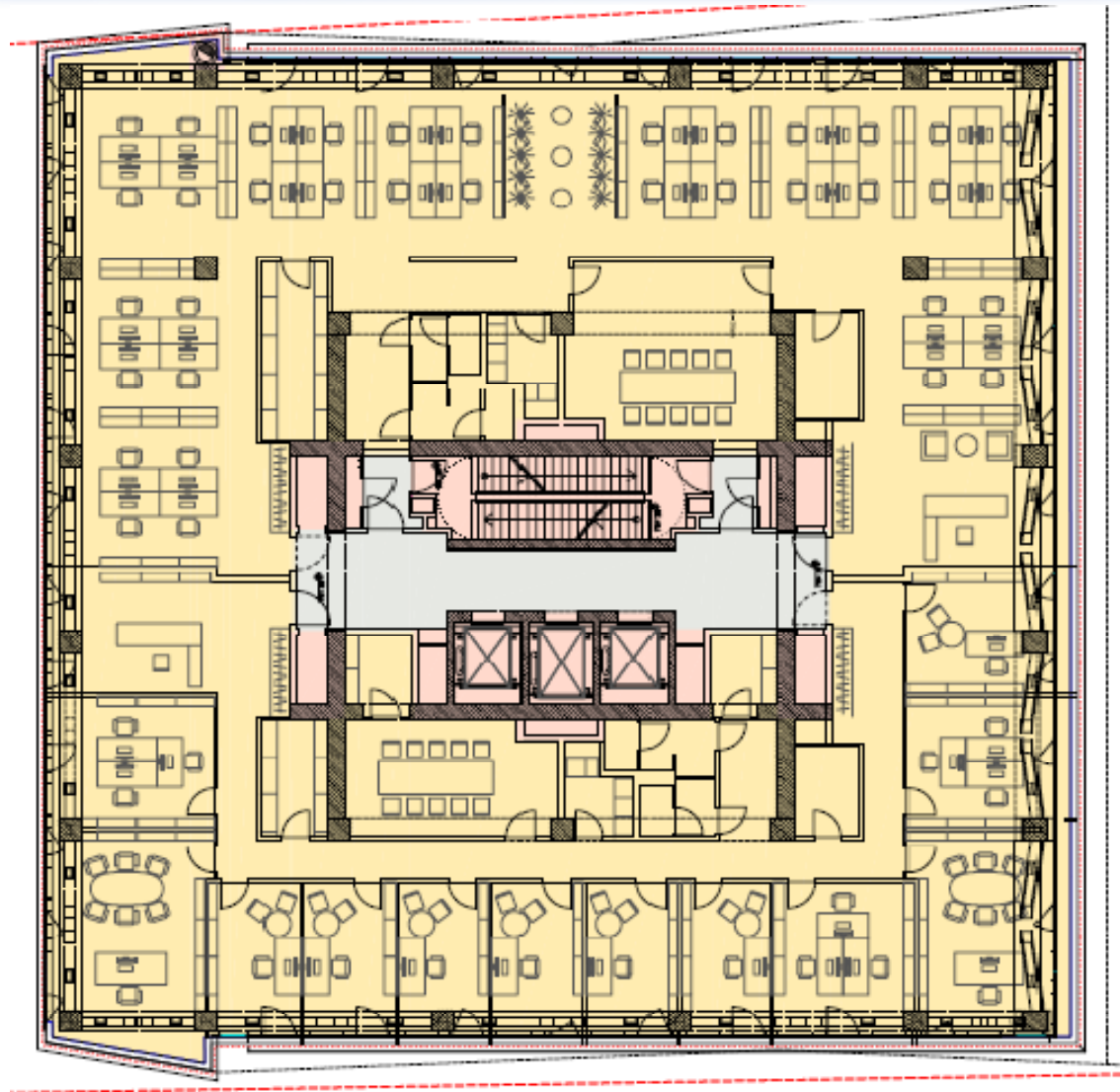
# GROUND FLOOR PLAN



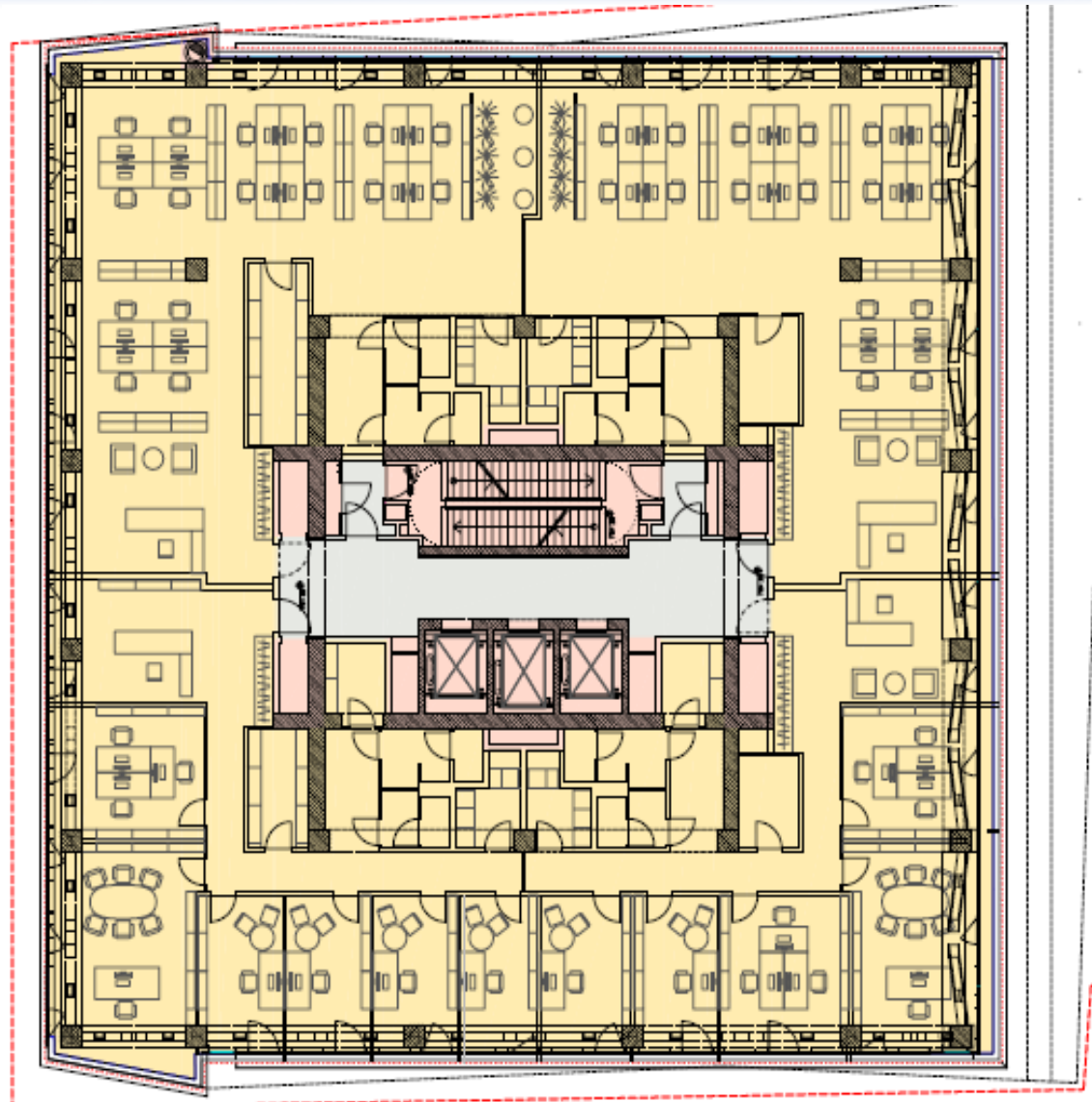
# SPACE PLAN – 1 TENANT



# SPACE PLAN – 2 TENANTS

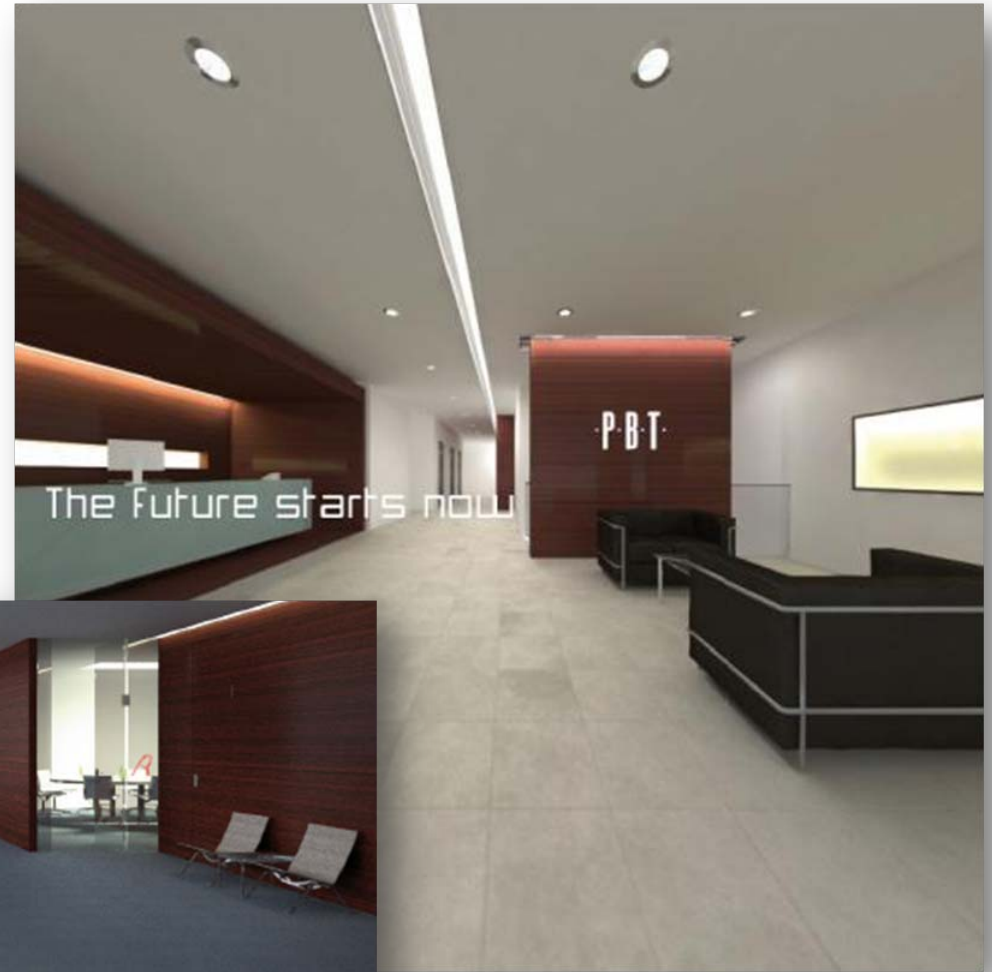


# SPACE PLAN – 4 TENANTS





# INTERIOR RENDERINGS



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