

COST GRID 2021

BUCHAREST
OFFICE RELOCATION



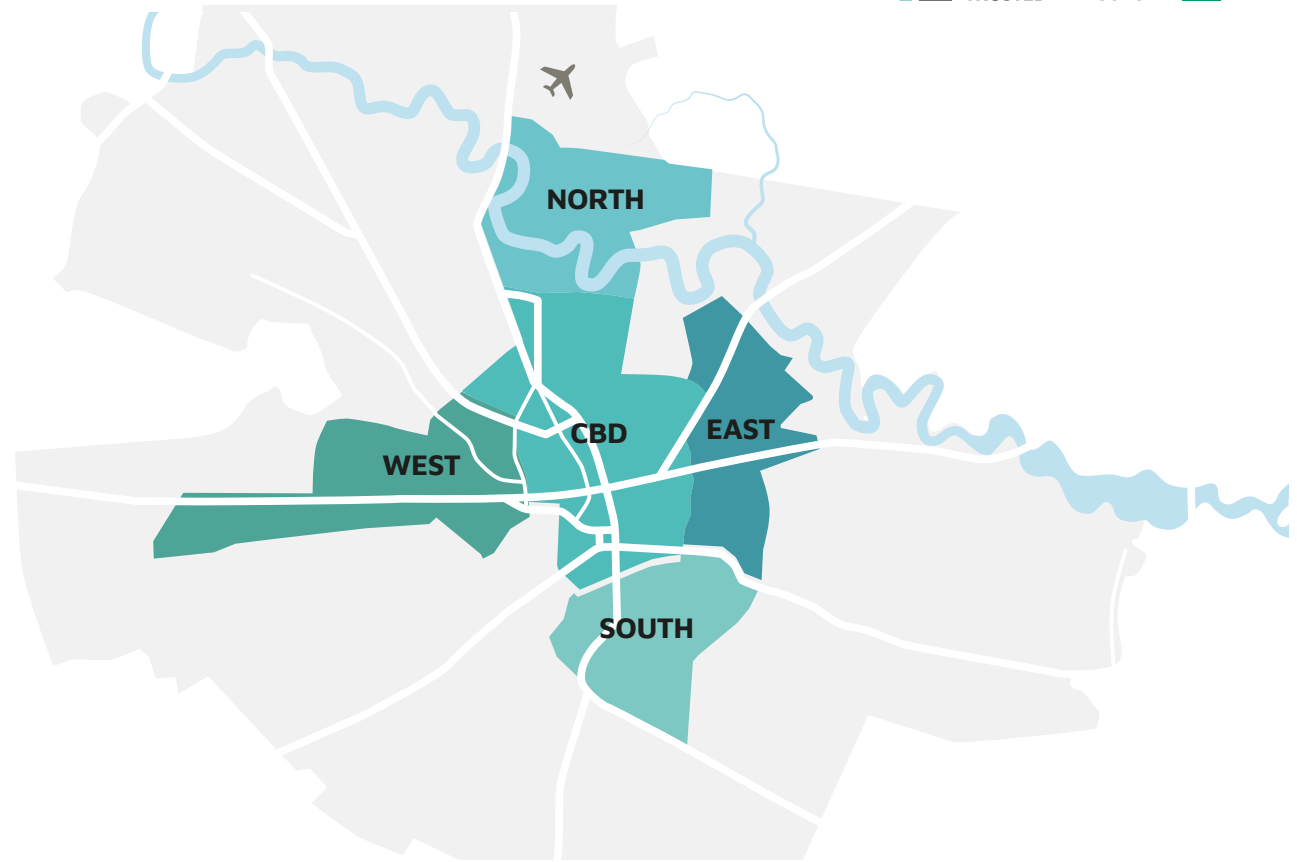
BUCHAREST OFFICE RELOCATION

COST GRID 2021

LEGEND

GREEN
YELLOW
RED

low rent level
medium rent level
high rent level



GENERAL MARKET OVERVIEW

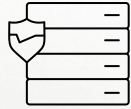
	CBD	NORTH	WEST	SOUTH	EAST
HEADLINE RENT CLASS A (€/m²/month)	● 16,5 - 18,5	● 11-14	● 12,5 - 15	● 12-14	● 12-14
HEADLINE RENT CLASS B (€/m²/month)	● 12 - 14	● 7 - 13	● 10	● 7	● 7
SERVICE CHARGE (€/m²/month)	● 2,5 - 4,5	● 2,5 - 4,5	● 2,5 - 4,5	● 2,5 - 3,5	● 2,5 - 3,5
UNDERGROUND CAR PARKING SPACES	● 100 - 150	● 100 - 120	● 100 - 120	● 100	● 75
ABOVEGROUND CAR PARKING SPACES	● 40-75	● 60 - 80	● 60 - 80	● 40 - 60	● 40 - 60

CLASSIFICATION OF OFFICE BUILDINGS

	CLASS A	CLASS B+	CLASS B-
BMS (Building Management System)	✓	+	✗
HVAC (Heating Ventilation and Air Conditioning) <ul style="list-style-type: none"> full 4 pipes system or cooling ceiling / beams fresh air supply of min 30 m³ / h / person 	✓	✓	+
MODERN FIRE SECURITY SYSTEM	✓	✓	✓
SECURITY SYSTEM <ul style="list-style-type: none"> CCTV at all entrance points 24-hour security personnel, electronic card access 	✓	+	+
MODERN HIGH QUALITY SPEED ELEVATORS	✓	+	+
ELEVATORS WITH INTELLIGENT DESTINATION CONTROL	✓	+	+
POWER SUPPLY <ul style="list-style-type: none"> two independent sources of power supply possibility for tenant back-up generator 	✓	+	+
CEILING <ul style="list-style-type: none"> suspended / cooling ceiling clear ceiling height 2.7 – 2.8 m 	✓	+	+
RAISED FLOOR • designed for full value raised floor installation	✓	✗	✗
LAYOUT • open floor plates with efficient layout	✓	✓	+
LIGHT <ul style="list-style-type: none"> enough daylight for all workspaces & proper illumination (500–700 Lux) good performing sun protection 	✓	+	+
FIT-OUT OF COMMON AREAS AND FAÇADE FINISHING <ul style="list-style-type: none"> high quality / quality materials used in fit-out of common areas & façade finishing 	✓	✓	✓

- ✓ required
- ⊕ optional
- ✗ not applicable

*all buildings which do not meet the above parameters are classified as Class C

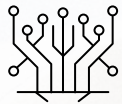


FIT-OUT SPECIFICATIONS AND COST

PLASTER AND GLASS PARTITION WALLS, FLOORING, CEILING, WALL FINISHES, MEP ADAPTATIONS

AVERAGE COSTS

	BASIC	MEDIUM	PREMIUM
AVERAGE COSTS	200 €/m ²	350 €/m ²	600 €/m ²

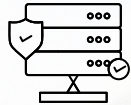


IT COST

IT CABLING, EMPTY RACKS AND PASSIVE COMPONENTS

AVERAGE COSTS

	BASIC	MEDIUM	PREMIUM
AVERAGE COSTS	30 €/m ²	45 €/m ²	60 €/m ²



TECHNOLOGY SPECIFICATIONS AND COST

MULTIMEDIA, SCREENS AND VIDEO-CONFERENCING FACILITIES IN MEETING ROOMS

CLASSIC

	BASIC	MEDIUM	PREMIUM
CLASSIC	30 €/m ²	50 €/m ²	100 €/m ²

AGILE

AGILE	40 €/m ²	80 €/m ²	150 €/m ²
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SECURITY COST

CCTV, ACCESS CONTROL, MOTION DETECTION

AVERAGE COSTS

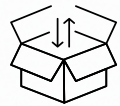
	BASIC	MEDIUM	PREMIUM
AVERAGE COSTS	20 €/m ²	30 €/m ²	50 €/m ²



FURNITURE SPECIFICATIONS AND COST

WORKPLACE FURNITURE, COLLABORATION AREAS, RECEPTION, LOCKERS, LUNCHROOM FURNITURE, RECEPTION DESK, WAITING AREAS.

	BASIC	MEDIUM	PREMIUM
CLASSIC	80 €/m ²	120 €/m ²	200 €/m ²
AGILE	120 €/m ²	160 €/m ²	220 €/m ²



MOVING COST

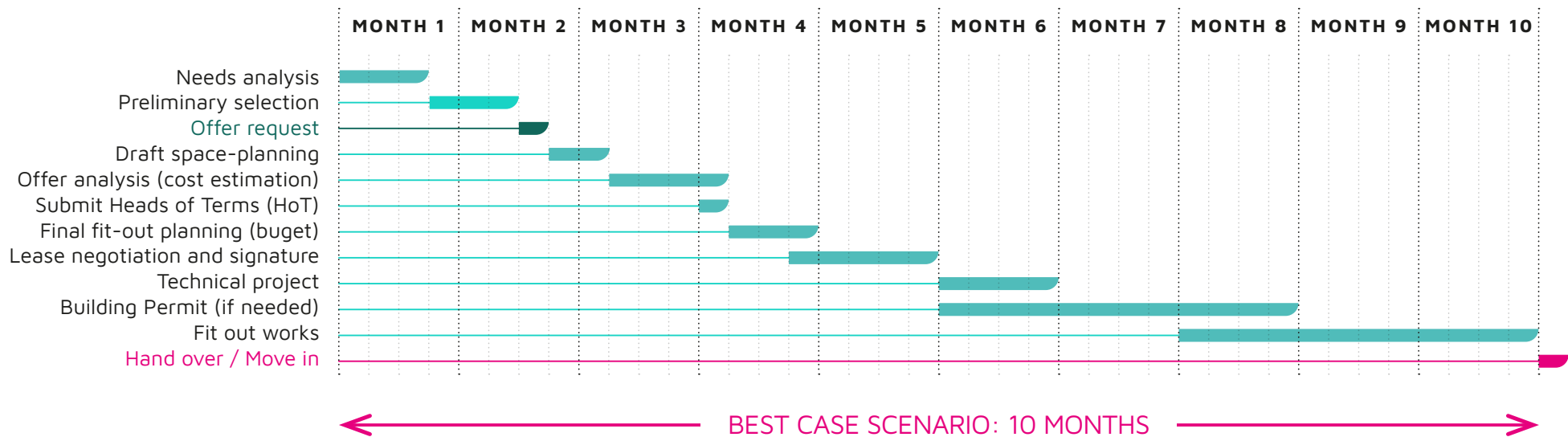
	BOXES W/ PERSONAL EFFECTS	BOXES + PERSONAL FURNITURE	BOXES + FURNITURE + PERSONAL IT <small>(NO SERVERS)</small>
AVERAGE COSTS	25 €/pers.	100 €/pers.	150 €/pers.



PROFESSIONAL SERVICE COST

	BASIC	MEDIUM	PREMIUM
PROJECT MANAGMENT (INCLUDING SITE SUPERVISION)	10 €/m ²	15 €/m ²	20 €/m ²
CONCEPT DESIGN & INTERIOR DESIGN ARCHITECTURAL PACKAGE	4 €/m ²	8 €/m ²	12 €/m ²
TECHNICAL PROJECT		8 €/m ²	

RELOCATION TIMELINE



CONNECT WITH US



Costin Nistor

Managing Director
+40 75 901 40 98
costin.nistor@fortim.ro



Nicolae Ciobanu

Managing Partner, Head Of Advisory
+40 75 609 58 21
nicolae.ciobanu@fortim.ro



Bogdan Cange

Managing Partner, Business Development
+40 75 801 41 62
bogdan.cange@fortim.ro

FORTIM TRUSTED ADVISORS SA

America House, West Wing
4-8 Nicolae Titulescu Blvd.
Bucharest, 011141, Romania
Tel.: +40 21 312 7000
www.fortim.ro



Dorin Caplea

Senior Office Consultant
+40 74 208 18 40
dorin.caplea@fortim.ro



Daniel Ilinca

Senior Office Consultant
+40 74 728 97 05
daniel.ilinca@fortim.ro



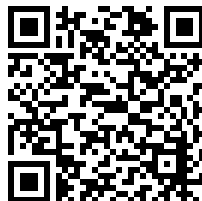
Alina Nicodim

Junior Consultant, Advisory
+40 74 626 88 60
alina.nicodim@fortim.ro



Andrei Pop

Project Management
+40 74 437 26 87
andrei.pop@fortim.ro



www.fortim.ro

