

# HEXAGON OFFICES

Calea Turzii no 178K, Cluj Napoca

**OFFICE SPACE TO LET**

Your new business address in the city!

**AVAILABILITY: IMMEDIATELY**



## Hexagon Offices offers best visibility as a corporate building and business hub

Hexagon Offices offers to its occupiers agile floor layouts for maximum efficiency and flexibility and provides full service infrastructure for business needs.

### DESCRIPTION

- Class A office space with open floor layout
- Floorplans with areas ranging between 1,000-4,000 sq m
- Highly suitable to accommodate IT&C operations, co-working, back offices
- Leasable units starting with 100 sq m
- Welcoming and modern office lobby
- 8 High speed elevators type KONE
- Excellent internal infrastructure for IT&C
- Good parking ratio of 1:59 sq m
- 416 parking places both above and in the underground
- BREEAM EXCELLENT certified office building



**HEXAGON**  
OFFICES



### FLEXIBLE OFFICE SPACE

- MULTI TENANT
- SINGLE TENANT
- OPEN SPACE
- HIGH DESK RATIO PER FLOOR

Office space to let on GF+8 upper floors

**21,601 m<sup>2</sup> GLA**

FLOOR	Unit	GLA(sq m)
1 <sup>st</sup> Floor	U_01_08	103,56
2 <sup>nd</sup> Floor	U_02_02	934,21
2 <sup>nd</sup> Floor	U_02_30	46,04
8 <sup>th</sup> Floor	U_08_02	1230,88

- **Headline Rent:** €12,5 +TVA for Office  
€14,0 +TVA for Retail
- **Service Charge:** €3,5/sq m + TVA open book
- **Parking ext.:** €45 + TVA
- **Parking int.:** €75 + TVA
- **Parking Klauss.:** €90 + TVA(2 places)

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## LOCATION

HEXAGON OFFICES is located on the main artery at 178K Calea Turzii and has an excellent visibility from the road. The area is emerging as the next IT&C Cluster of Cluj Napoca due to its proximity to Observatorului student hub. The project is easily accessible by car as well as by public transportation facilities with the bus stop located within walkable distance.



**9** min drive to the city centre



**15** min drive to the main railway station



**27** min drive to the airport



## SELECTION OF FLOOR PLANS

2<sup>nd</sup> floor



4<sup>th</sup> floor



## FACILITIES



BMS - Building Management System



HVAC



Back-up Generator for common areas



Great clear heights



Smoke/ Fire Detectors, Sprinkler System



High load-bearing floor capacity



24/7 Facility Management



Controlled Access



International Property Management



CCTV/Video Surveillance



## CONTACTS



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