



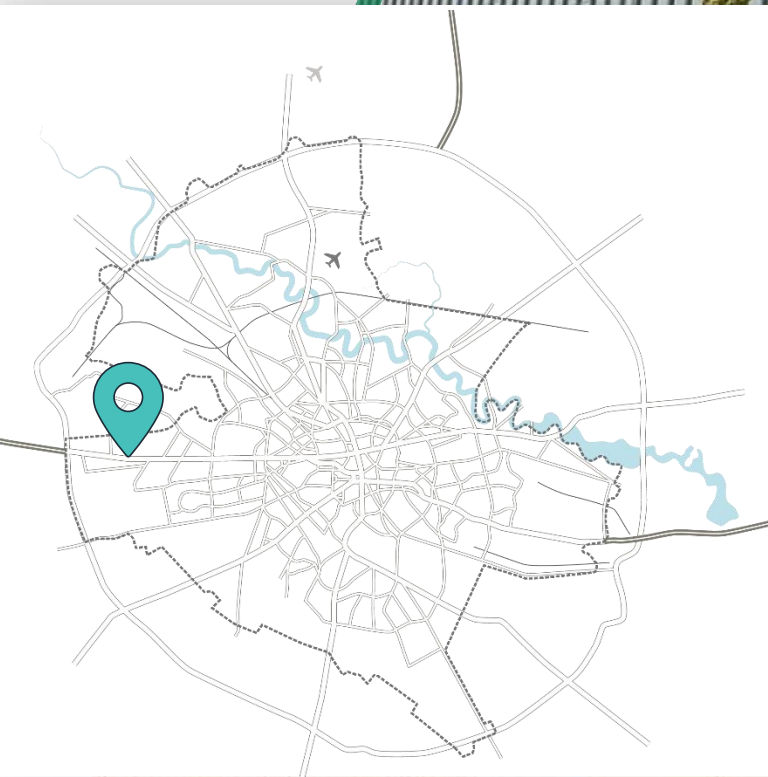
**RENAULT  
BUCHAREST  
CONNECTED**  
SUB-LEASE  
OPPORTUNITY

Bucharest, April 2021

# RENAULT BUCHAREST CONNECTED

SUB-LEASE  
OPPORTUNITY

BUCHAREST



Available area GLA:  
**6,783 sqm**  
**Building A**



Asking rent\*:  
**10,55 €/sqm**



Efficient floor  
plate:  
**Approx. 1000 to  
4,800 sqm**



Parking ratio:  
**1:50 sqm**  
**200 places available for  
sub-leased area**

Gross cost

## RENAULT BUCHAREST CONNECTED

Renault Bucharest Connected (RBC) has obtained in 2019 two green certifications BREEAM EXCELLENT and EDGE and is designed with the latest office trends featuring a particular accent on quality.

Built on 7 above ground floors, the premises offer a combined gross leasable area of 56.500 sqm and an excellent parking ratio, totalling 1000 parking units.

### LOCATION

Renault Bucharest Connected is located in the western part of Bucharest, very close to Preciziei metro station.

The surrounding area offers a wide variety of amenities such as shopping centre, banks, restaurants, coffee shops, leisure & sport facilities, just to list a few.

### ACCESS ROUTES

The building can be easily accessed both by car and public transportation. Preciziei subway station and the bus are within 5 minutes walking distance from the site.

### BUILDING SPECIFICATIONS & FACILITIES

- 4 pipes HVAC system (ceiling mounted fan coils designed for 1 pers./6 sq m of office GLA)
- Suspended ceiling with built-in lights
- Raised floor with built-in floor boxes
- 2.85 m clear height in the office space
- Approx. 4,800 sq m GLA efficient floor plate (with few columns), open space and partitioned plan
- Natural light for all workplaces
- Openable windows
- Customized access control solutions
- 8 high speed energy efficient elevators equipped with Destination Control System
- High Performance Building Management System
- 1:50 sq m parking ratio; 200 places available
- Amenities within the business campus: canteen facilities, restaurant, coffee shop, coffee points, amphitheater, relaxing areas inside & outside, ATM
- Green interior court with urban furniture
- Bicycle facilities (parking for bicycles, showers, changing rooms and lockers)



### KEY FACTS



6,783 sqm

available GLA (Building A)



1000 to 4,800 sqm

efficient floor plate



1:50sqm

parking ratio



10,55 €/sqm \*

asking rent

### CONTACTS

#### FORTIM TRUSTED ADVISORS SA

America House, West Wing  
4-8 Nicolae Titulescu Blvd.,  
District 1, Bucharest  
Tel: +40 21 312 70 00

The information contained in these property particulars is for informative purpose only. It is not an offer to contract and it has no contractual value.

# SUBLEASE- RENAULT BUCHAREST CONNECTED COMMERCIAL CONDITIONS



## BUILDING A AVAILABILITY

Level	Area
GF Floor	203 to 1,877 sq m
1 <sup>st</sup> Floor	Approx. 1000 to 4,996 sq m
<b>Total available office area</b>	<b>6,873 sq m</b>

## BUILDING COMMERCIAL CONDITIONS

**GROSS RENT** includes:

- Asking Rent: Euro **10,55** /sqm /month + VAT
- Services: Euro **4,14** /sqm/ month + VAT; cleaning included, water and coffee included
- Parking outside: Euro **49,35** / place / month + VAT
- Min. lease: 3 years
- Optional facility: amphitheatre 820,05 Euro+ VAT/ working day
  - \*capacity of 350 persons
  - \*audio-video-lighting professional system
  - \*translation cabins

### KEY FACTS



**6,873**sqm  
Building A



**1000-4,800** sqm  
efficient floor plate



**1:50** sqm  
parking ratio



**10,55 €**/sqm\*  
asking rent

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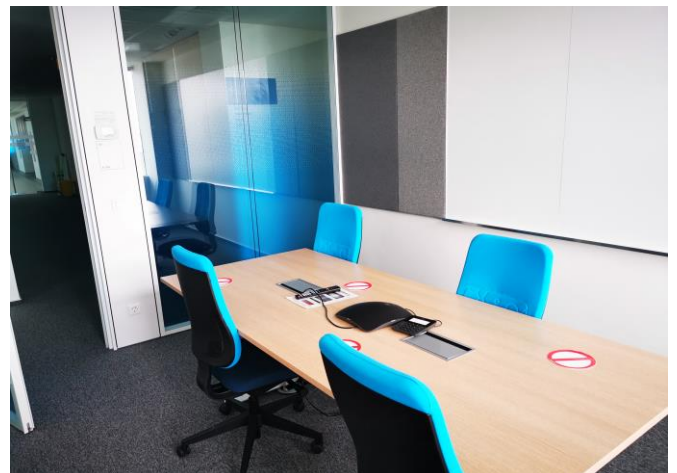
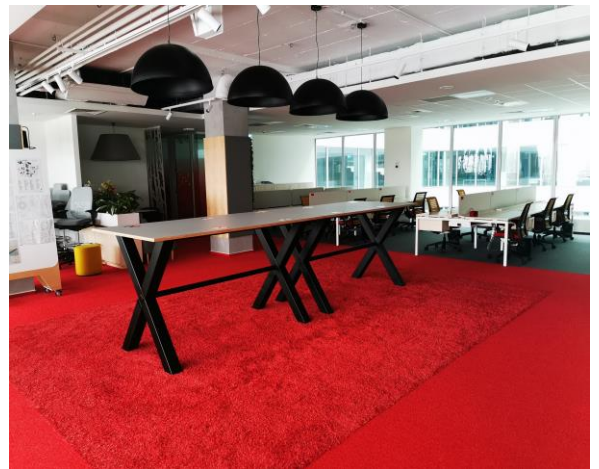
# RENAULT BUCHAREST CONNECTED

## BUILDING A outside & inside view

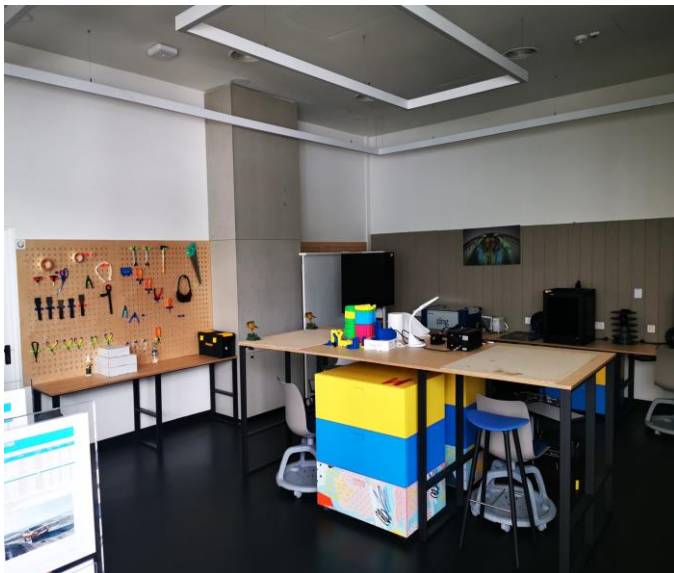


# RENAULT BUCHAREST CONNECTED

## BUILDING A – 1<sup>ST</sup> FLOOR INTERIOR VIEW



# RENAULT BUCHAREST CONNECTED BUILDING A – GROUND FLOOR - CREATIVE LAB

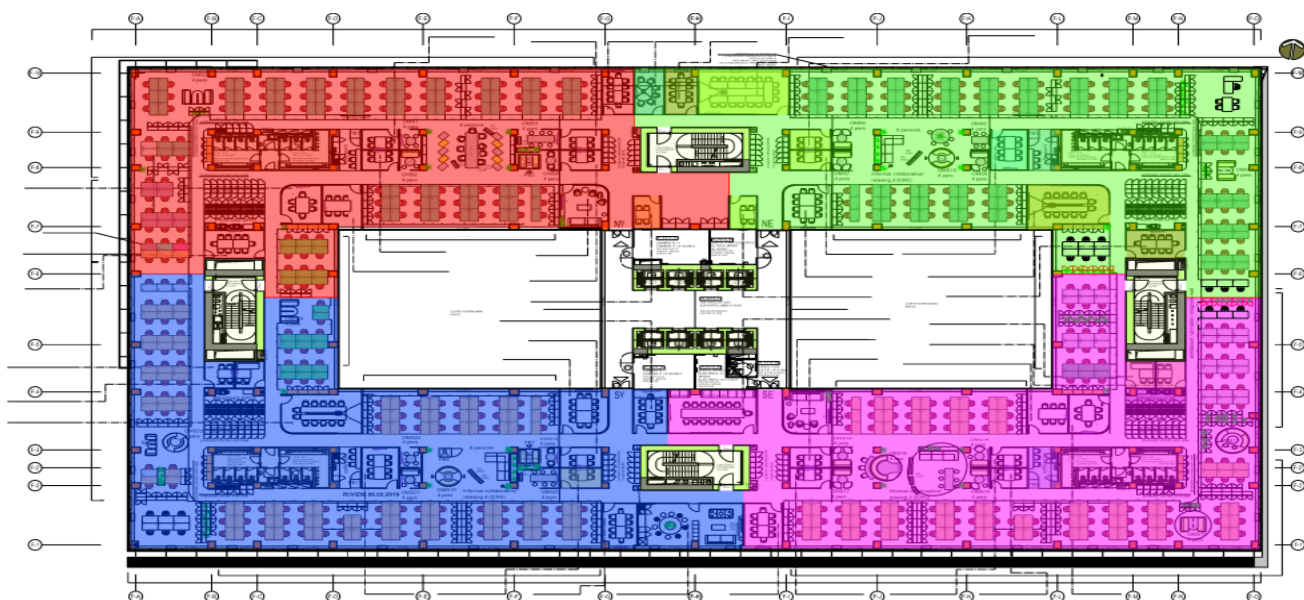


# SUBLEASE- RENAULT BUCHAREST CONNECTED

## SITE PLAN BUSINESS CAMPUS



## BUILDING A - TYPICAL FLOOR PLAN



# SUBLEASE- RENAULT BUCHAREST CONNECTED BUILDING A

## CROSS SECTION



# SUBLEASE- RENAULT BUCHAREST CONNECTED BUILDING A

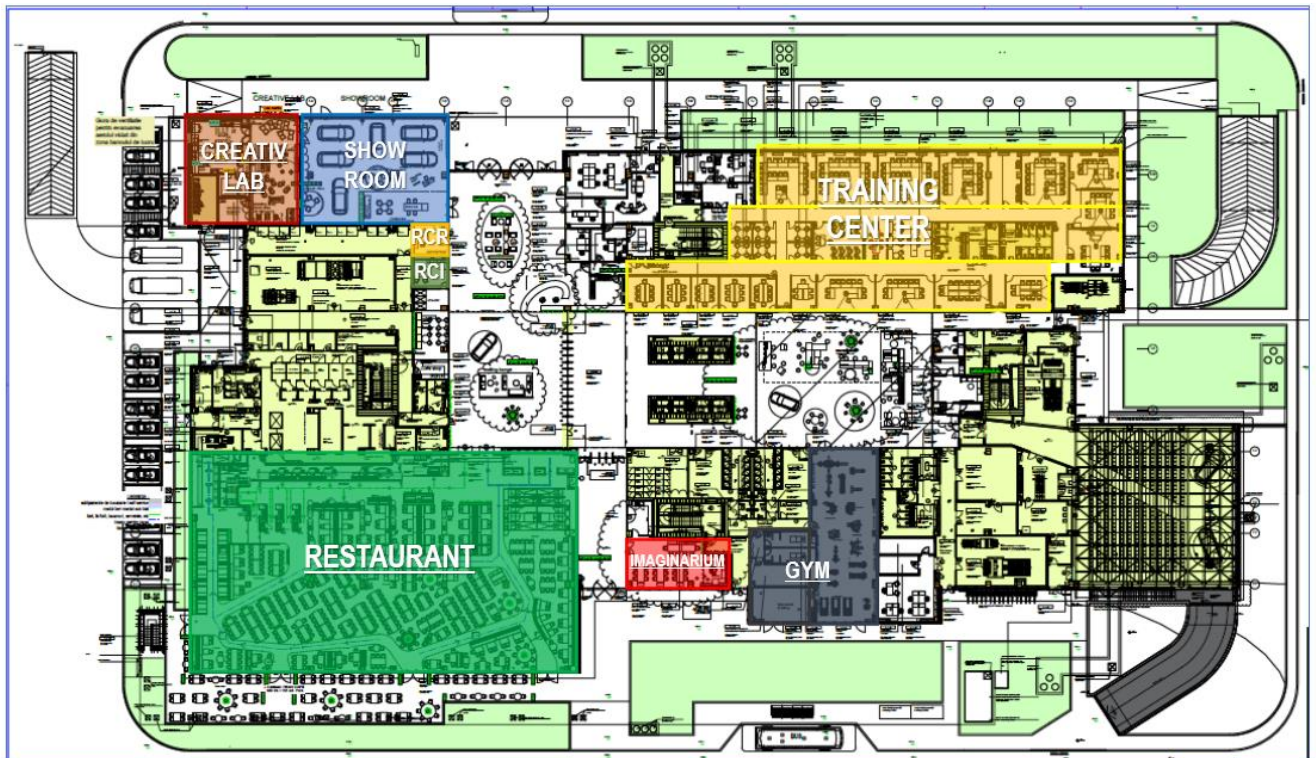
## ACTUAL CONFIGURATION - GROUND FLOOR

Total sq m available per floor (GLA) = 1,877 sqm

Total surface for training center = 1150 sqm

Total surface for commercial 2 (previous gym) = 524 sqm

Total surface for commercial 1 (creative lab) = 203 sqm



# SUBLEASE- RENAULT BUCHAREST CONNECTED BUILDING A

## ACTUAL CONFIGURATION - GROUND FLOOR-COMMERCIAL 1

Total sqm available per ground floor (GLA) = 1,877 sqm

Total surface for commercial 1 (previous creative lab) = **203 sqm**



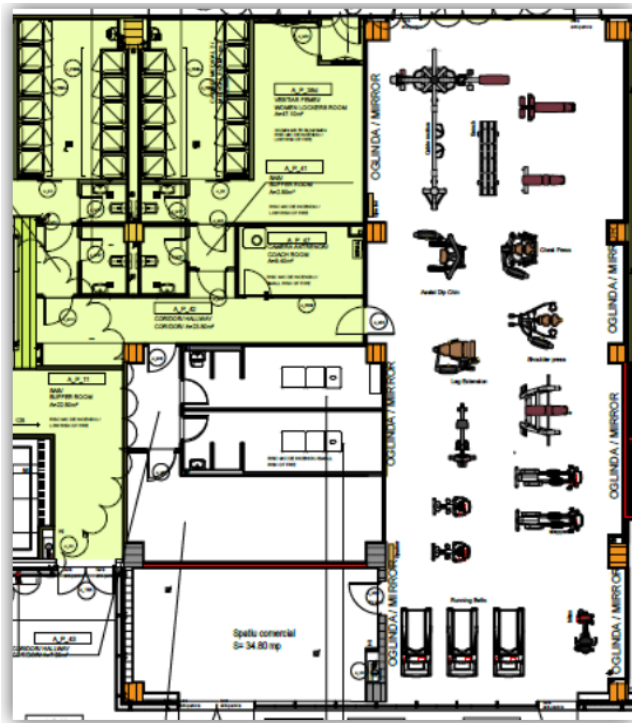
<b>COMMERCIAL 1</b>	
LOCATION	GROUND FLOOR
ORIENTATION	NW
TOTAL USABLE AREA	203 sqm
N° ROOMS	2
STORAGE	2
OFFICE	0
ACCESS	Outside directly + inside from Showroom
HVAC	Independent
POWER SOURCE INSTALLED	Extra standard
RESTROOM	NO

# SUBLEASE- RENAULT BUCHAREST CONNECTED BUILDING A

## ACTUAL CONFIGURATION - GROUND FLOOR- COMMERCIAL 2

Total sq m available per ground floor (GLA) = 1,877 sqm

Total surface for commercial 2 ( previous gym) = 524 sqm



<b>COMMERCIAL 2</b>	
LOCATION	GROUND FLOOR
ORIENTATION	S
TOTAL USABLE AREA	524 sqm
N° ROOMS	4
STORAGE	0
OFFICE	1
ACCESS	Inside + <u>Outside</u>
HVAC	Independent
POWER SOURCE INSTALLED	Standard
RESTROOM	YES

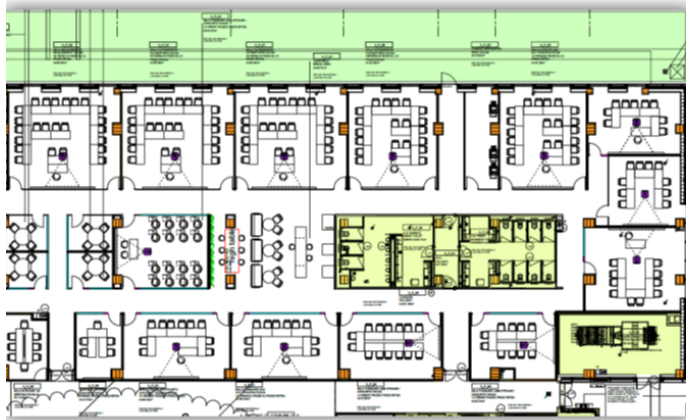
# SUBLEASE- RENAULT BUCHAREST CONNECTED

## BUILDING A

### ACTUAL CONFIGURATION - GROUND FLOOR- TRAINING CENTER

Total sq m available per ground floor (GLA) = 1,877 sqm

Total surface for training center= **1150** sqm



<b>TRAINING CENTER</b>	
LOCATION	GROUND FLOOR
ORIENTATION	N - NE
TOTAL USABLE AREA	1150 <u>sqm</u>
N° ROOMS	21
STORAGE	0
OFFICE	0
ACCESS	Inside- Atrium 2
HVAC	Independent
POWER SOURCE INSTALLED	Standard
RESTROOM	YES

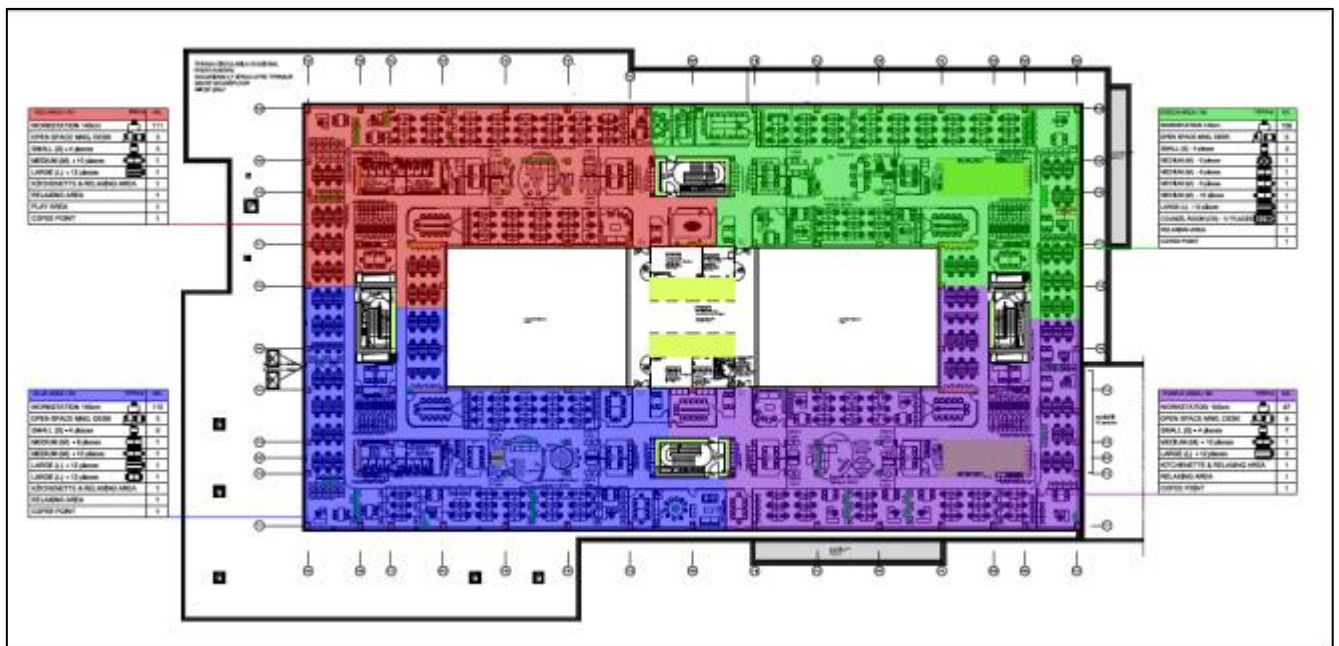
# SUBLEASE- RENAULT BUCHAREST CONNECTED BUILDING A

## ACTUAL CONFIGURATION 1st FLOOR -4996 sqm GLA

Total sq m per floor (GLA) = 4,996 sqm  
 RED AREA 1(GLA) = 1192 sqm  
 GREEN AREA 1 (GLA) = 1240 sqm  
 BLUE AREA 1(GLA) = 1298 sqm  
 PURPLE AREA 1(GLA) = 1266 sqm

Total working stations = 429; 1ws/9.6 sqm  
 Total No. of Meeting rooms = 36

- Small Room – 4 pers = 21
  - Medium Room – 6 pers = 1
  - Medium Room – 8 pers = 2
  - Medium Room – 9 pers = 1
  - Medium Room – 10 pers = 4
  - Large Room – 12 pers = 6
  - Council Room – 17 pers = 1
- Open space meeting desks = 19  
 Relaxing areas = 6  
 Kitchenette = 1  
 Coffee Points = 4  
 Play area = 1





## CONTACTS



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