



LEVERAGING LOCATION FOR
BUSINESS SUCCESS

ACCESSIBILITY & AMENITIES

CENTRAL BUCHAREST LOCATION ADVANTAGES

Unirea Business Center enjoys a prime downtown Bucharest location, ensuring exceptional accessibility and visibility.

At the intersection of history, commerce, and modern city life, the project is surrounded by major business hubs, residential neighborhoods, and tourist landmarks, making it an ideal address for companies seeking both prestige and convenience.

Currently under construction, the office building is designed to deliver a modern, efficient, and seamlessly connected work environment, tailored to the needs of today's businesses.

NEARBY LANDMARKS

- ✓ Constitution Square - Parliament
- ✓ University Square
- ✓ Romana Square
- ✓ Victoria Square



ACCESSIBILITY & AMENITIES

5 MIN WALKING DISTANCE

- ✓ Old Center
- ✓ Bucharest Courthouse
- ✓ National Library of Romania
- ✓ Romanian Banking Institute
- ✓ Unirea Shopping Center
- ✓ Cocor Shopping Center
- ✓ Metro: Piața Unirii (M1, M2, M3), approximately 250 m distance.
- ✓ Bus: Various lines (73, 100, 104, etc.) in Piața Unirii area, with stops approximately 50 m distance.
- ✓ Tram: Lines 14 and 55 have a stop in front of the property.

MARKET POSITIONING

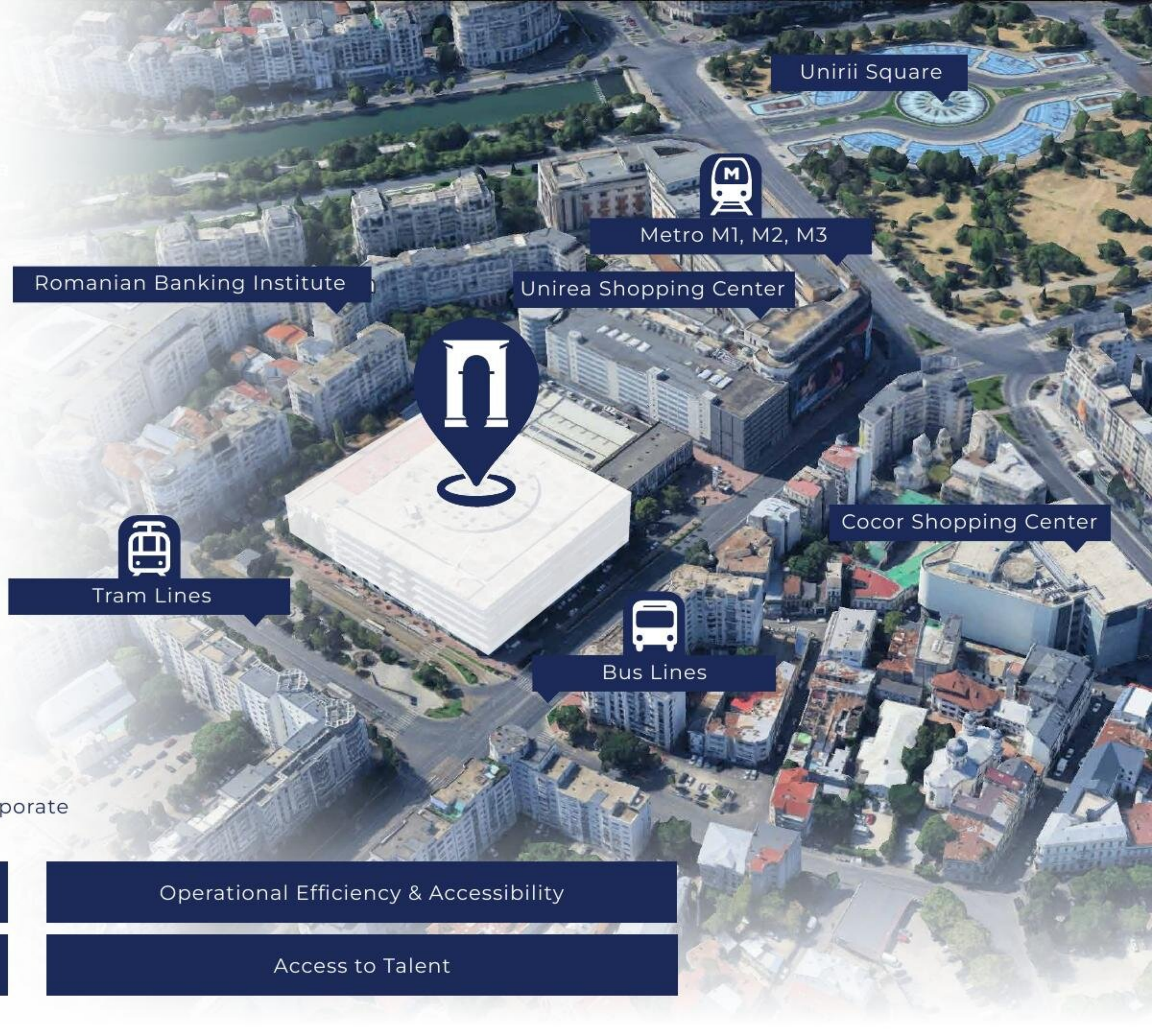
A distinguished downtown address that strengthens corporate image and competitive advantage.

Enhanced Visibility & Brand Appeal

Customer Attraction

Operational Efficiency & Accessibility

Access to Talent



PROPERTY HIGHLIGHTS



Number of Levels:
UG+GF+4F



Total GLA:
27.000 sqm



Typical Floor Plate:
~6.500 sqm



Parking Places: 352
outdoor / indoor



18 Parking spaces
with EV charging stations



106 Bike
parking spaces



Mixed use:
office units &
ground floor retail



Developer:
Owner Company



Delivery:
Q2 2028



Public Transportation:
Metro, trams,
and buses



Address: Nr.2, Corneliu
Coposu Blv, Bucharest

TECHNICAL BUILDING SPECIFICATIONS

- 8 elevators servicing all levels from basement (L-1) to Level 4 (L+4)
- 3-pipe VRF climate system with heat recovery
- Office spaces on the North and East façades include direct access to private loggias
- Raised access flooring (15 cm) throughout office areas
- Energy-efficient LED lighting systems
- Integrated BMS for intelligent technical building management

BUILDING SERVICES & SECURITY INFRASTRUCTURE

- 24/7 reception and professional security presence
- Advanced HVAC operational support
- Backup generator and UPS systems ensuring business continuity
- Secure access control systems
- Comprehensive CCTV surveillance coverage



COMMERCIAL & LIFESTYLE AMENITIES

- Supermarket
- Café / Gelateria
- Fitness center
- Medical services
- Bank
- Pharmacy
- Restaurant
- Retail units

OFFICE LEASING FLEXIBILITY

- Floor configurations available for 1 to 4 tenants
- Minimum office area: 955 sqm

PARKING

- Total parking capacity: 352 spaces
- Underground parking: 307 spaces
- KLAUS automated systems: 242 spaces
- Exterior parking: 45 spaces

TENANT BRANDING & SIGNAGE

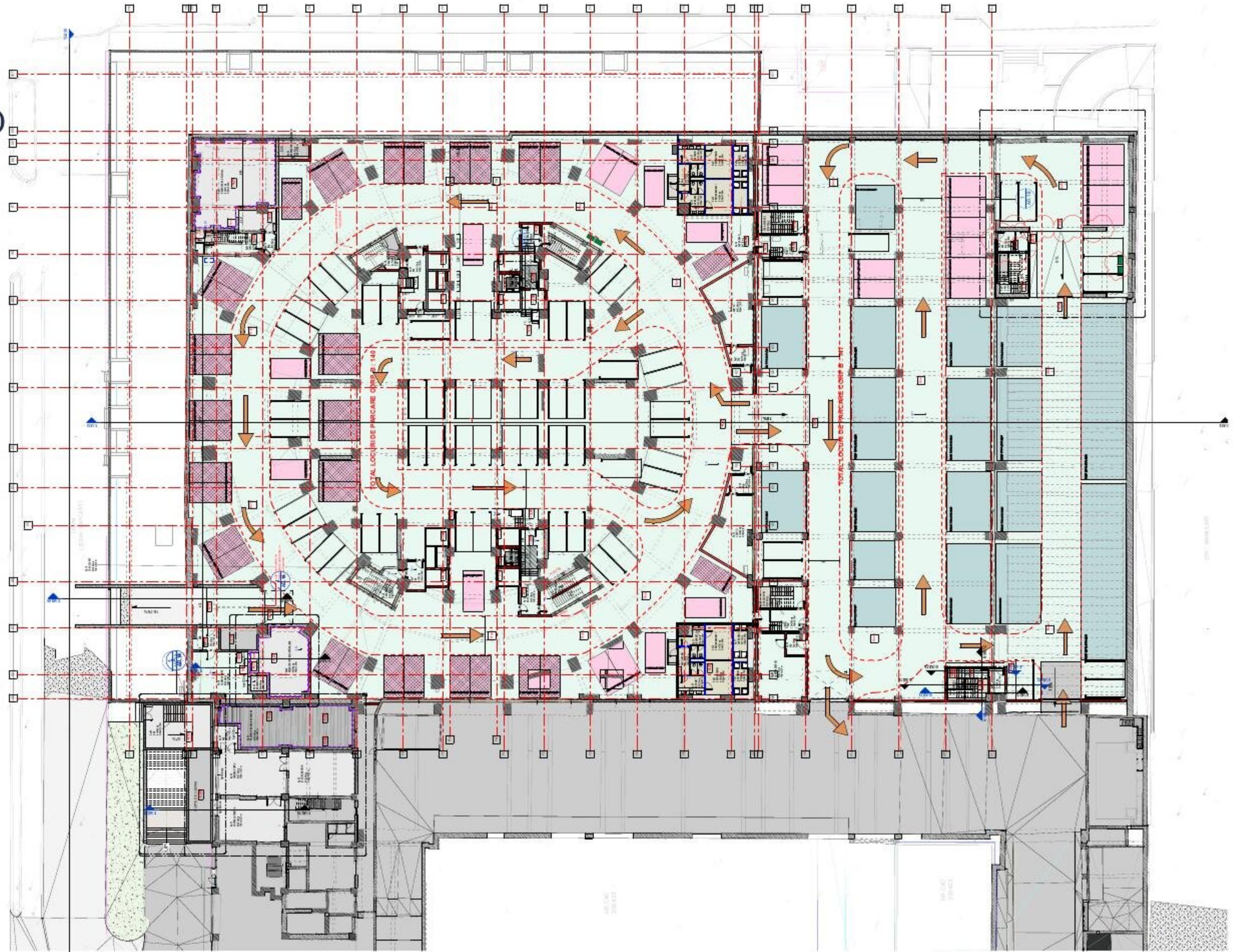
- Ground floor façade signage for retail occupiers
- Upper cornice signage for office tenants

VERTICAL DIMENSIONS

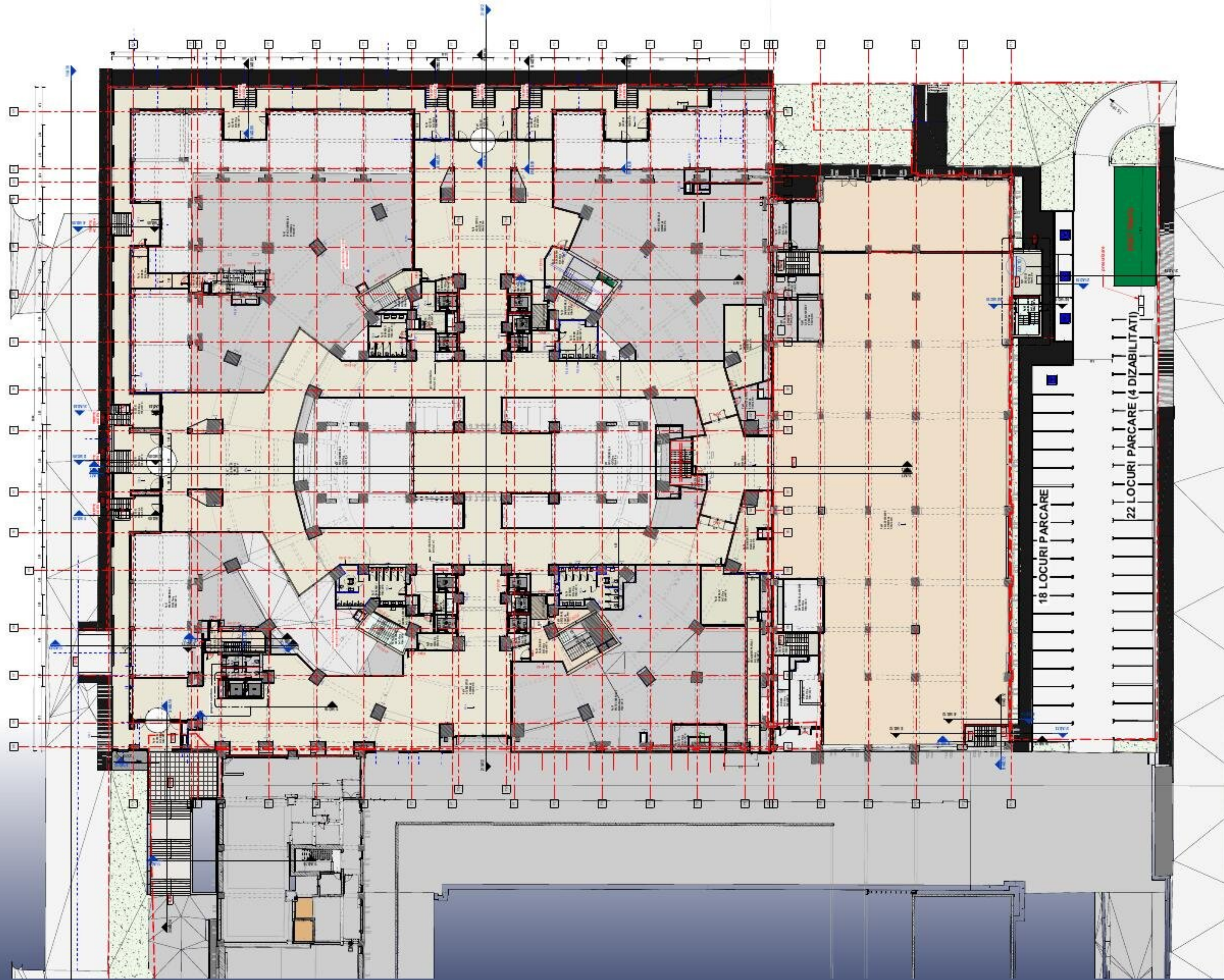
- Slab-to-slab height: approx. 3.40 - 4.80 m
- Standard clear office height: approx. 3.00 m
- Select technical or retail zones: approx. 2.60 m



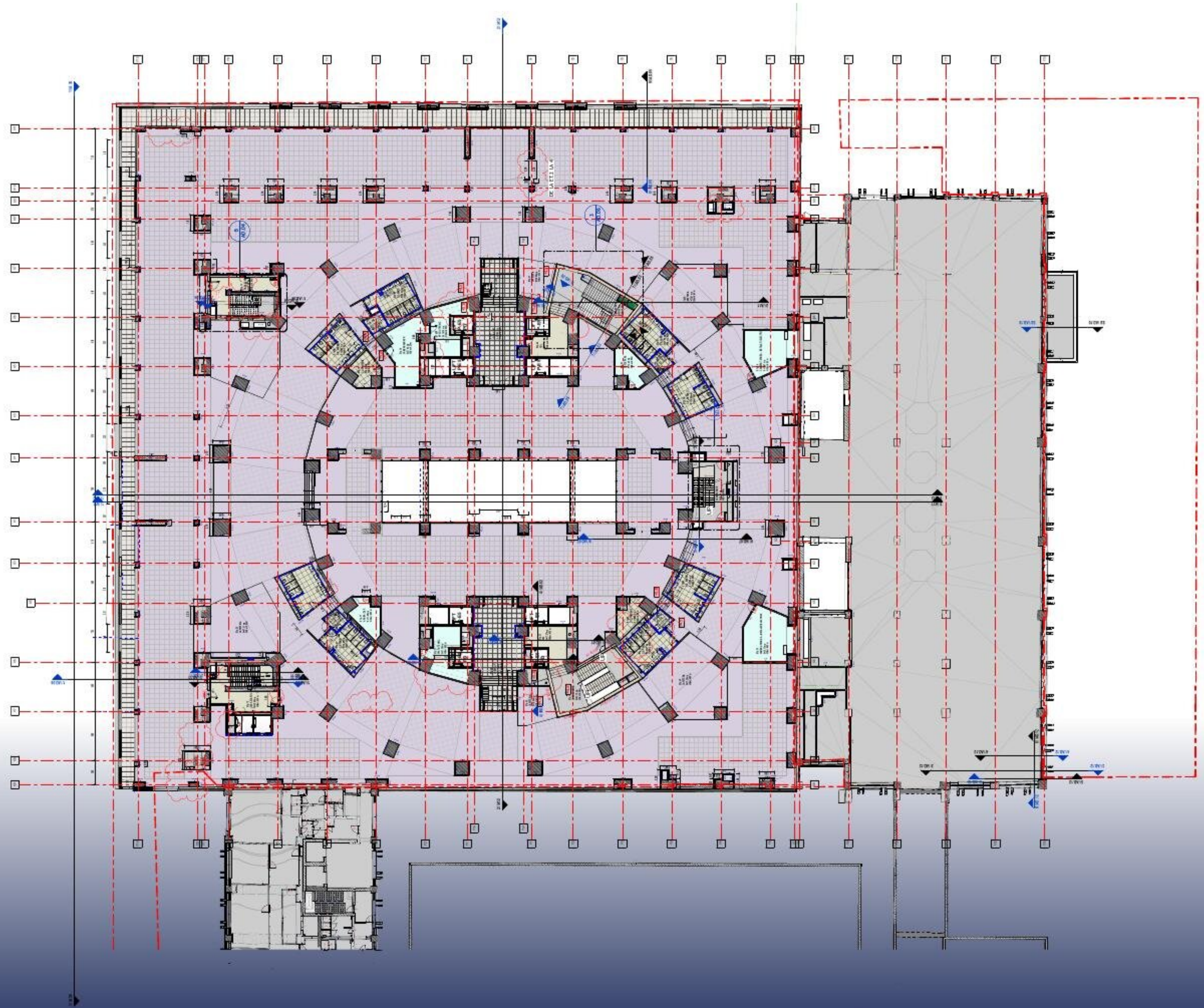
UNDERGROUND
FLOOR



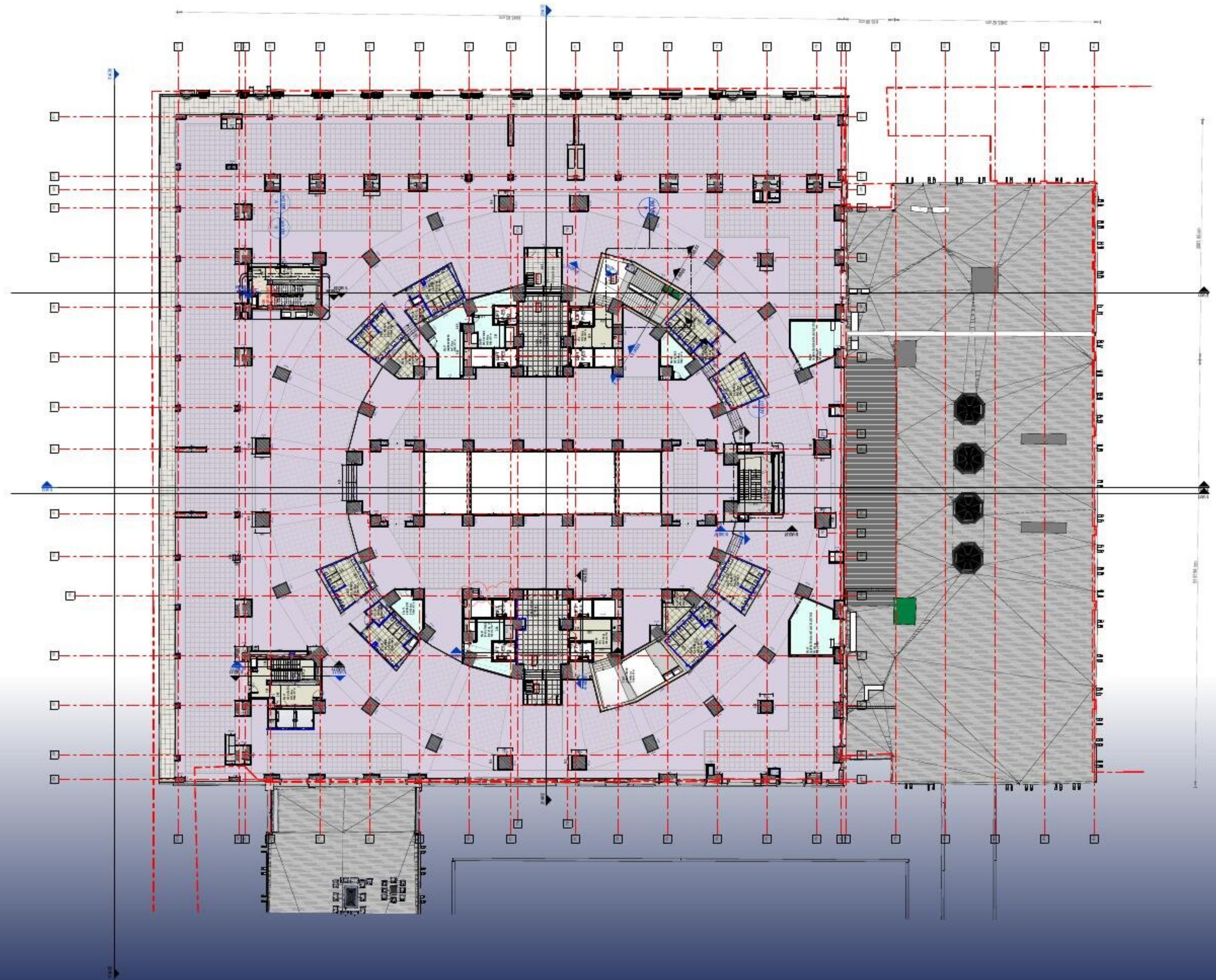
GROUND
FLOOR



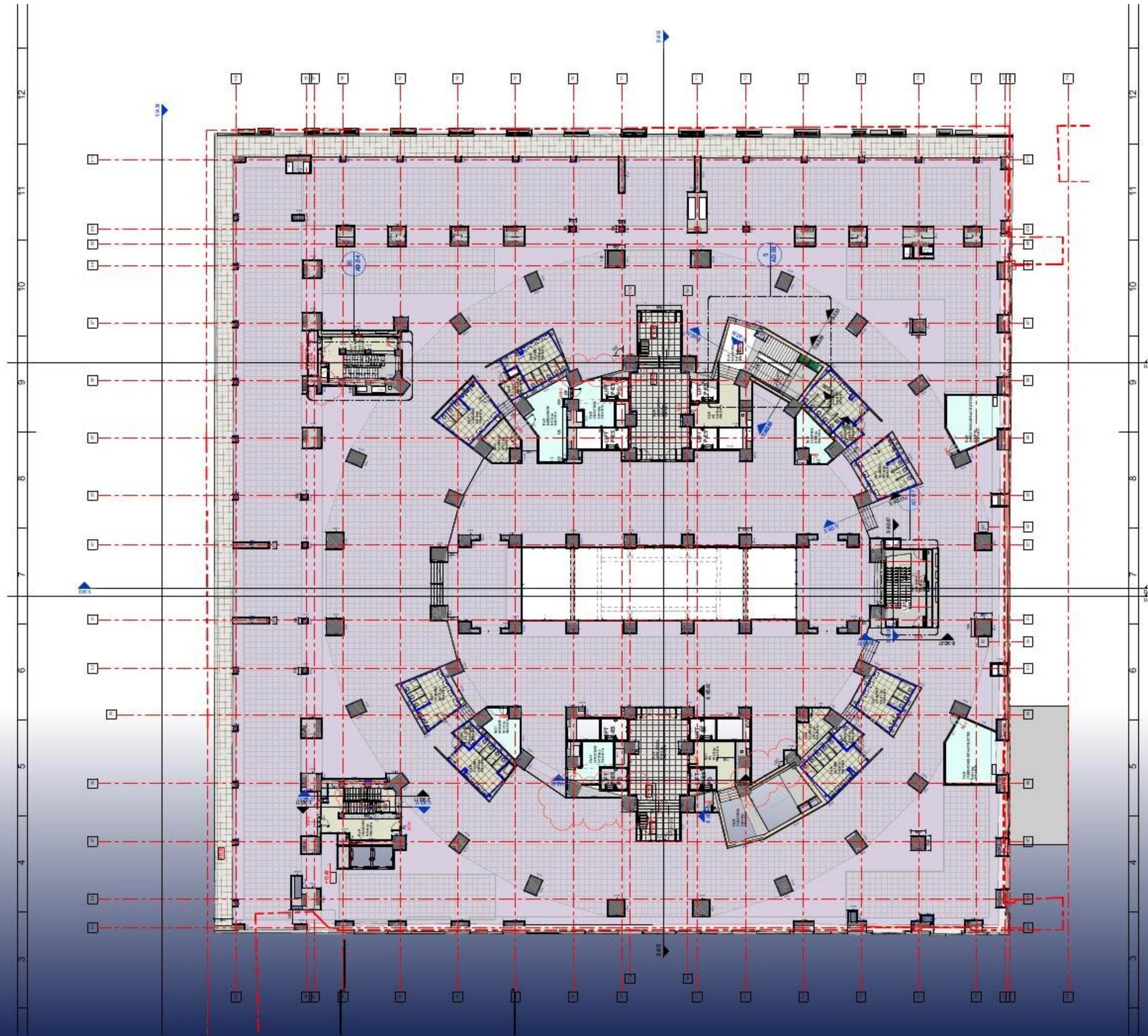
1ST FLOOR



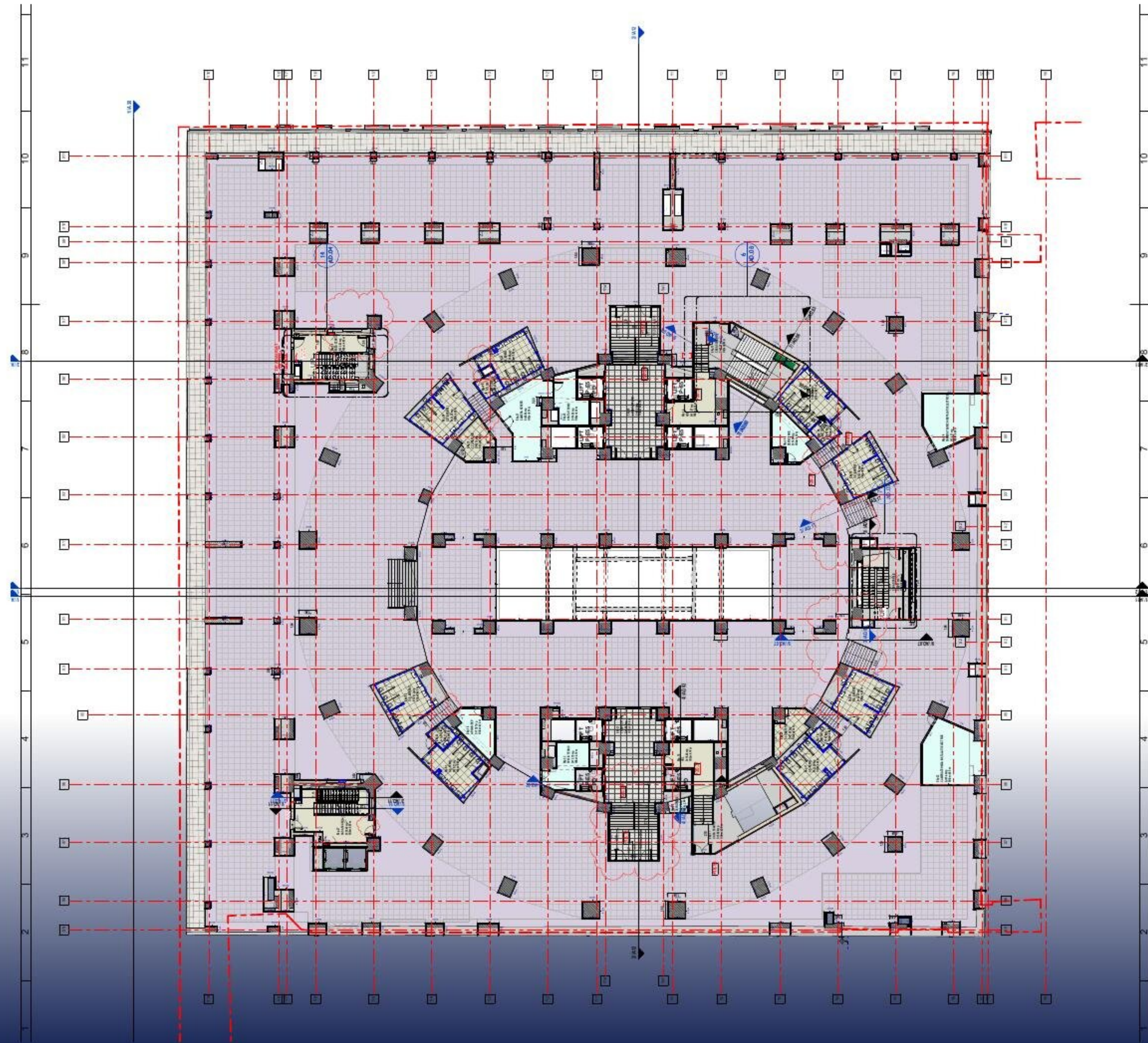
2ND FLOOR



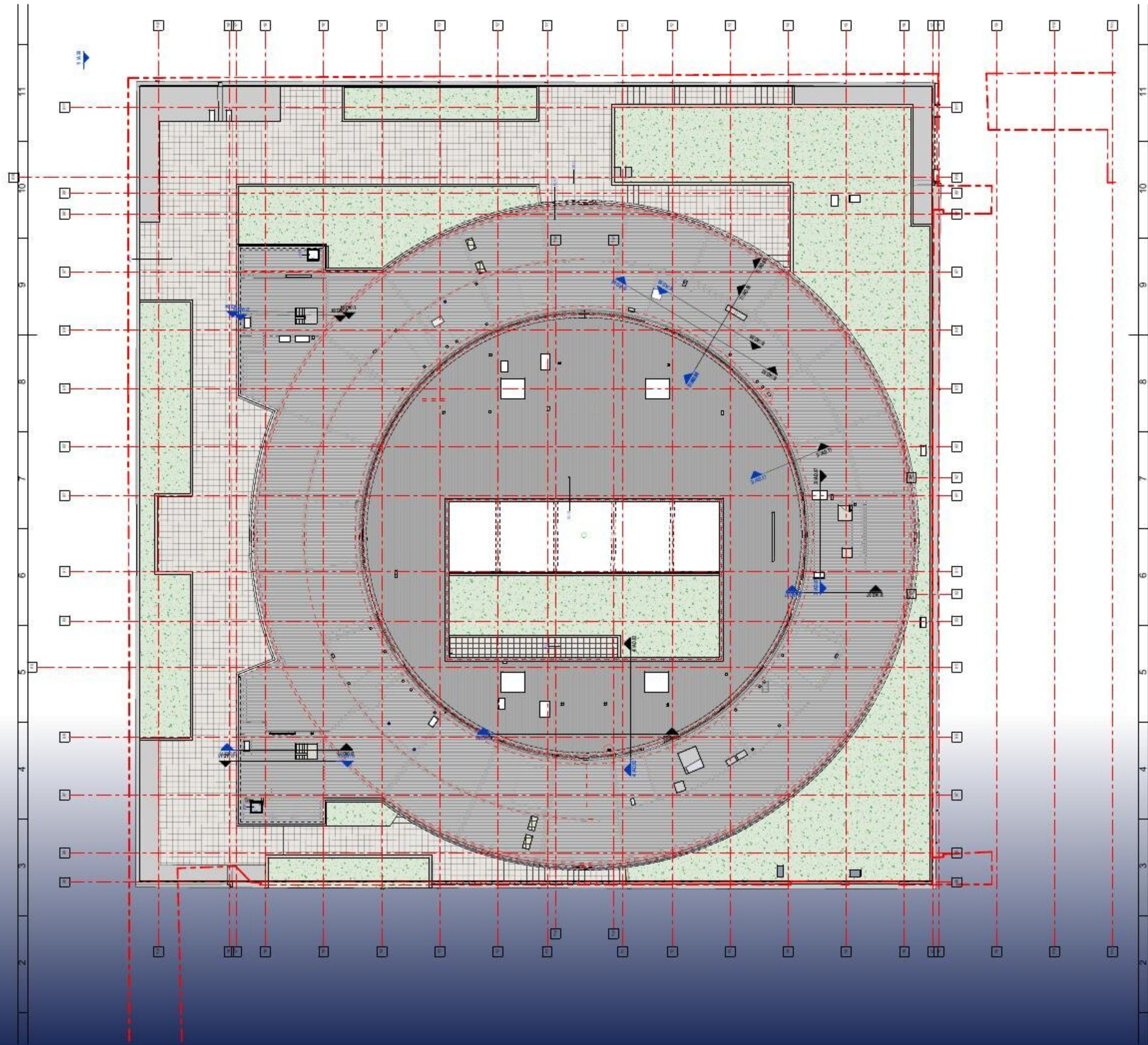
3RD FLOOR



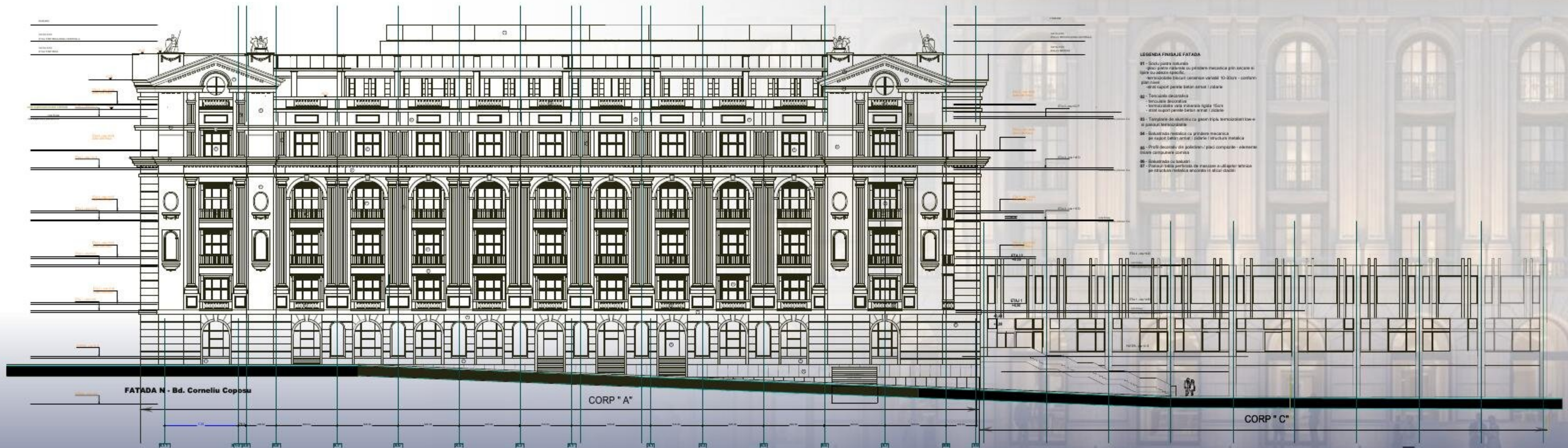
4TH FLOOR



TERRACE
FLOOR

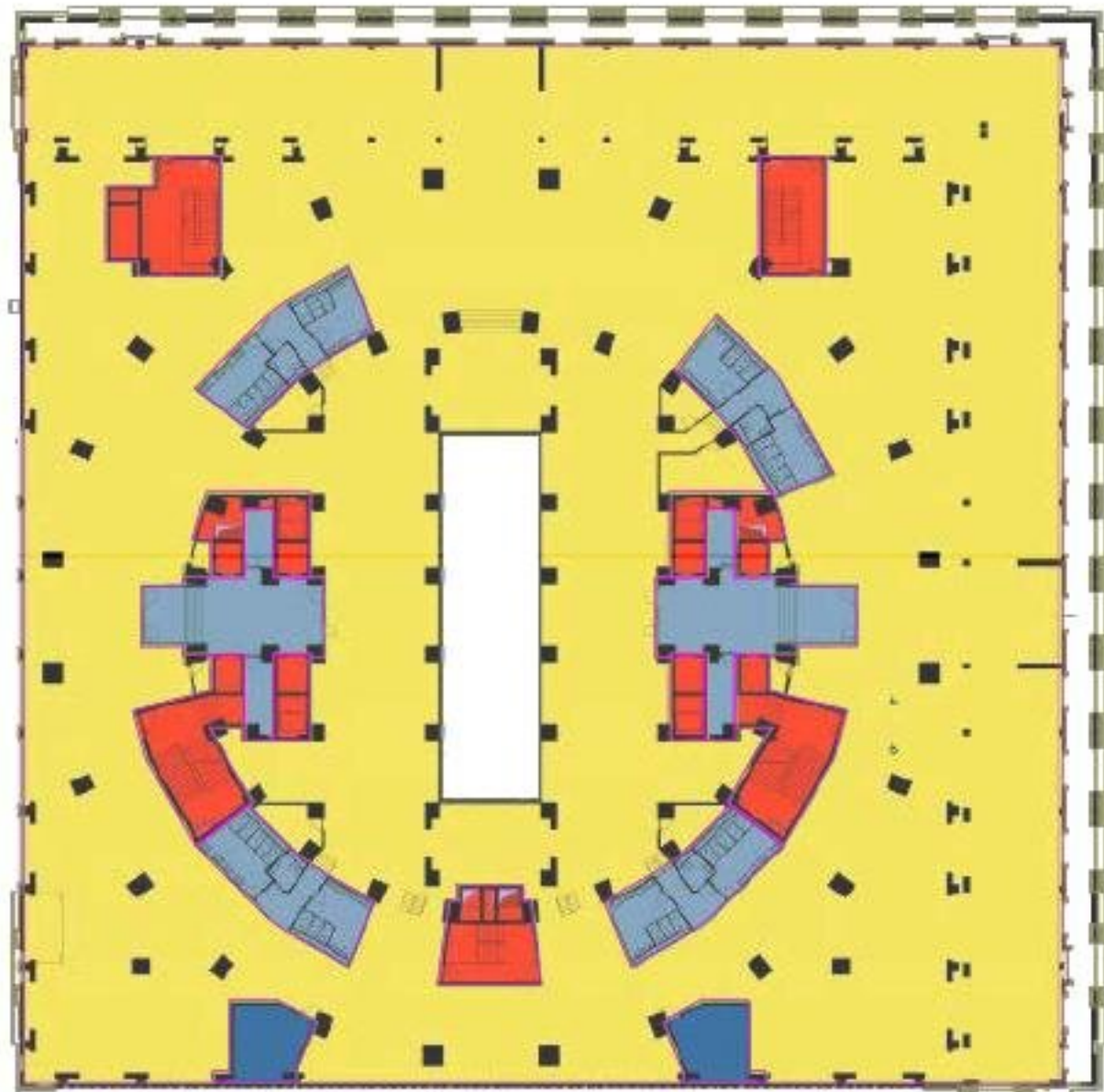


FACADE DESIGN ARCHITECTURE

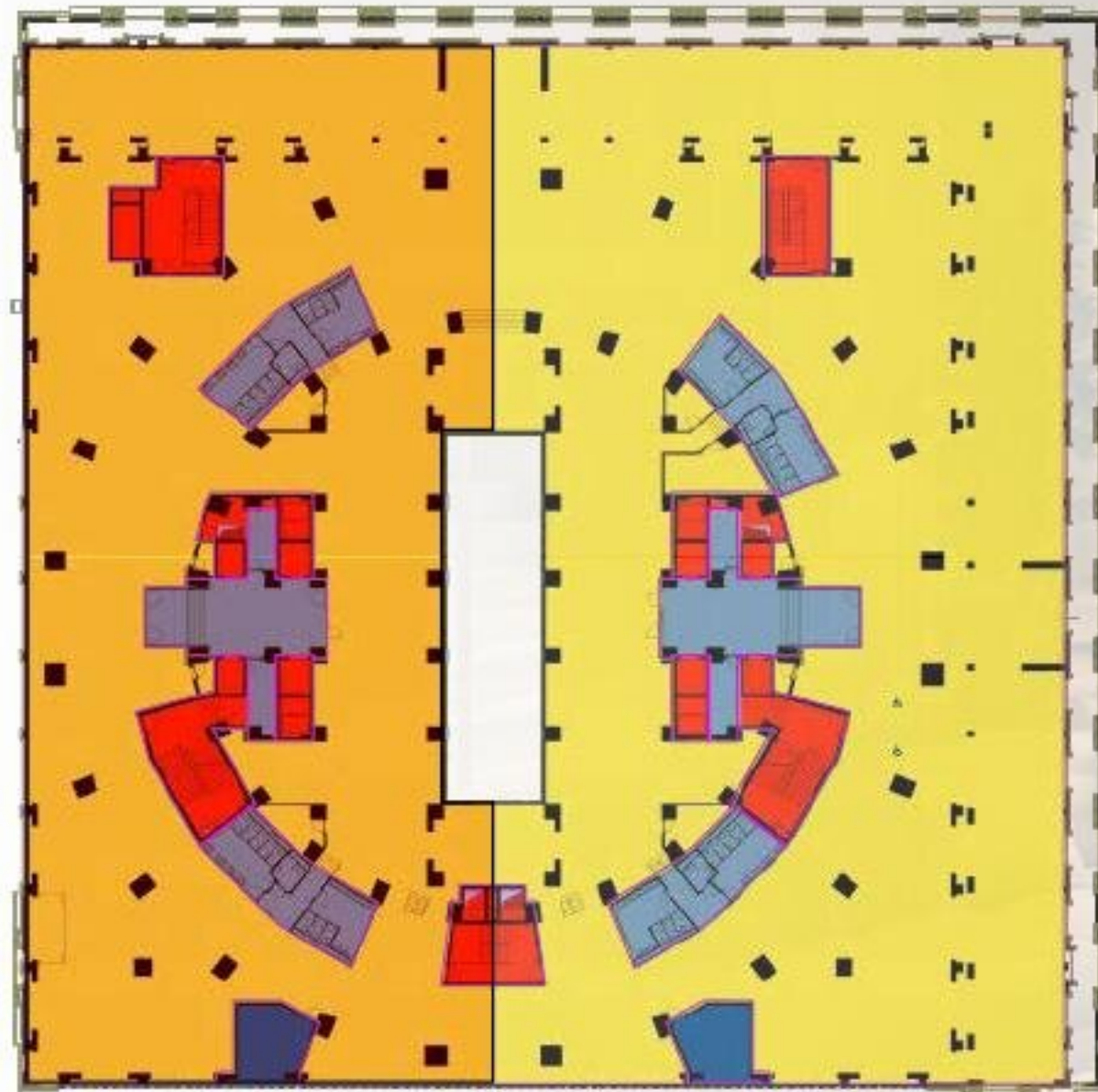


LEASING OPTIONS

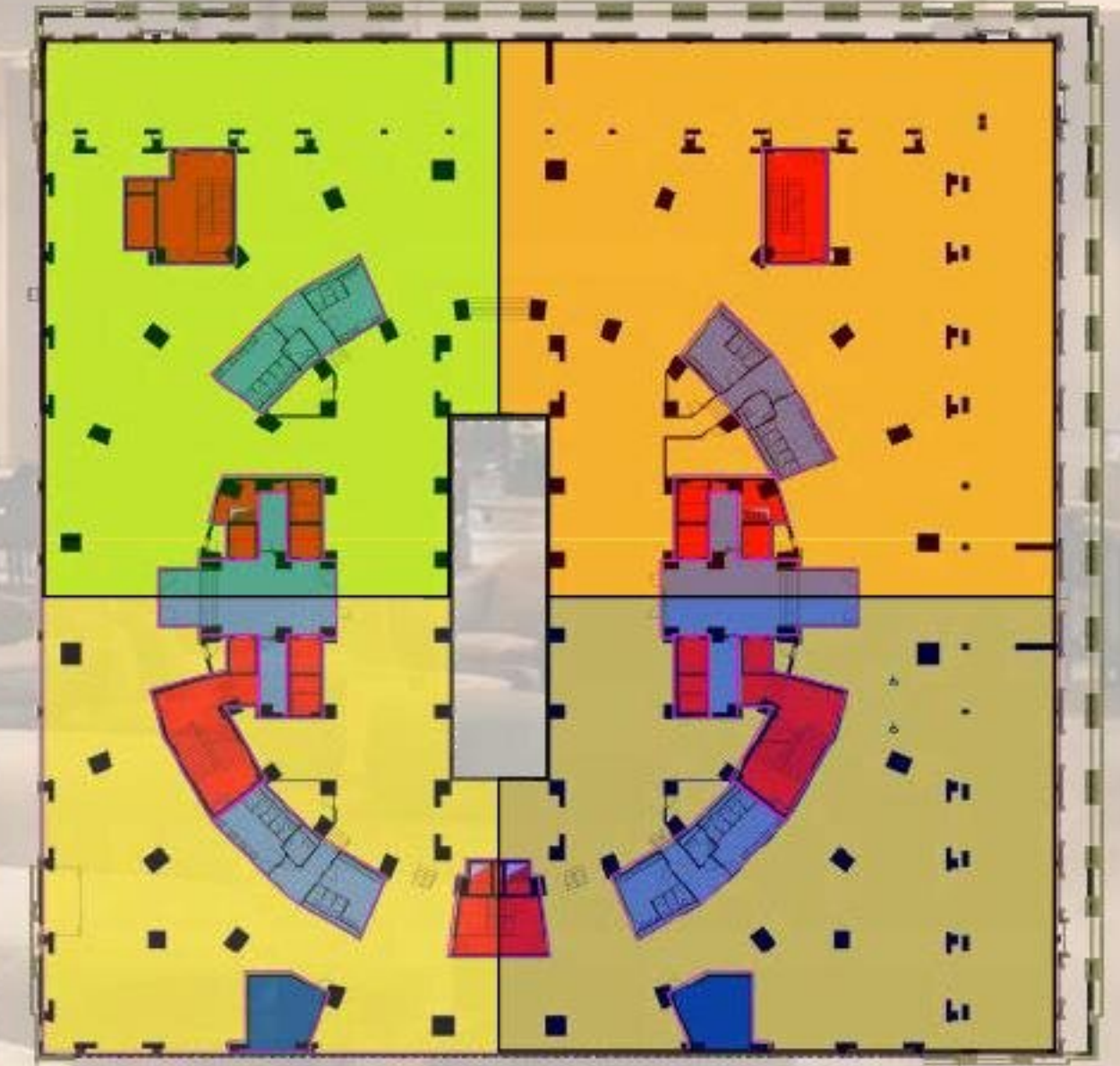
GLA SURFACE **5.147 SQM**



GLA SURFACE **2.903 SQM**
GLA SURFACE **2.244 SQM**



GLA SURFACE **955 SQM**
GLA SURFACE **1.241 SQM**
GLA SURFACE **1.289 SQM**
GLA SURFACE **1.662 SQM**



ARCHITECTURAL LANDMARK

Unirea Business Center showcases a timeless classical architectural style, with an imposing façade defined by grand columns and elegant arches.

The building rises over a ground floor and four upper levels, offering both functionality and distinction.

Its crowning feature is the top floor, a signature space that opens up to inspiring views of Bucharest's central urban landscape, creating a prestigious setting for business.

Elevated Value

Certified buildings stand out as highly attractive to those who value efficiency, sustainability, and well-being.

Enhanced Sustainability

The concept promotes the use of renewable energy and sustainable materials, significantly lowering the building's environmental footprint.

Lower Operational Costs

These standards require the use of energy-efficient systems and water-saving technologies, which directly reduce utility bills and long-term maintenance costs.

Improved Occupant Well-being

Certifications like WELL focus on creating a healthier indoor environment with better air quality and natural light, which boosts occupant productivity and reduces health-related issues.



UNIREA
BUSINESS CENTER





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Felicia Palii
Property Manager

+40 740 082 498

felicia.palii@mnv.ro

Alecsandra Atanasiu
Director General

+40 727 167 301

