

A large, multi-story classical building with many windows and columns, illuminated at dusk. The building is the central focus of the image. In the foreground, there is a street with some parked cars and a few trees. The sky is dark blue. On the left side, there are several thin, golden lines that cross each other, creating a geometric pattern.

UNIREA BUSINESS *Center*

Leveraging Location for
Business Success

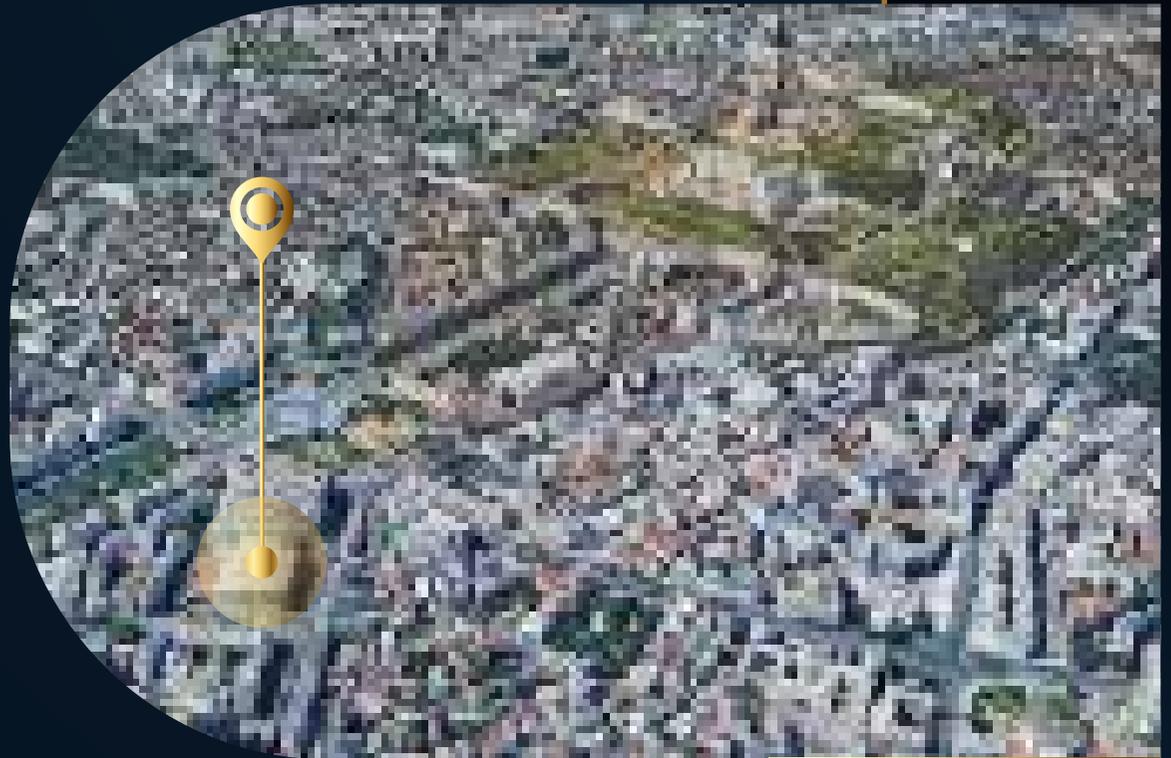
CENTRAL BUCHAREST LOCATION ADVANTAGES



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.



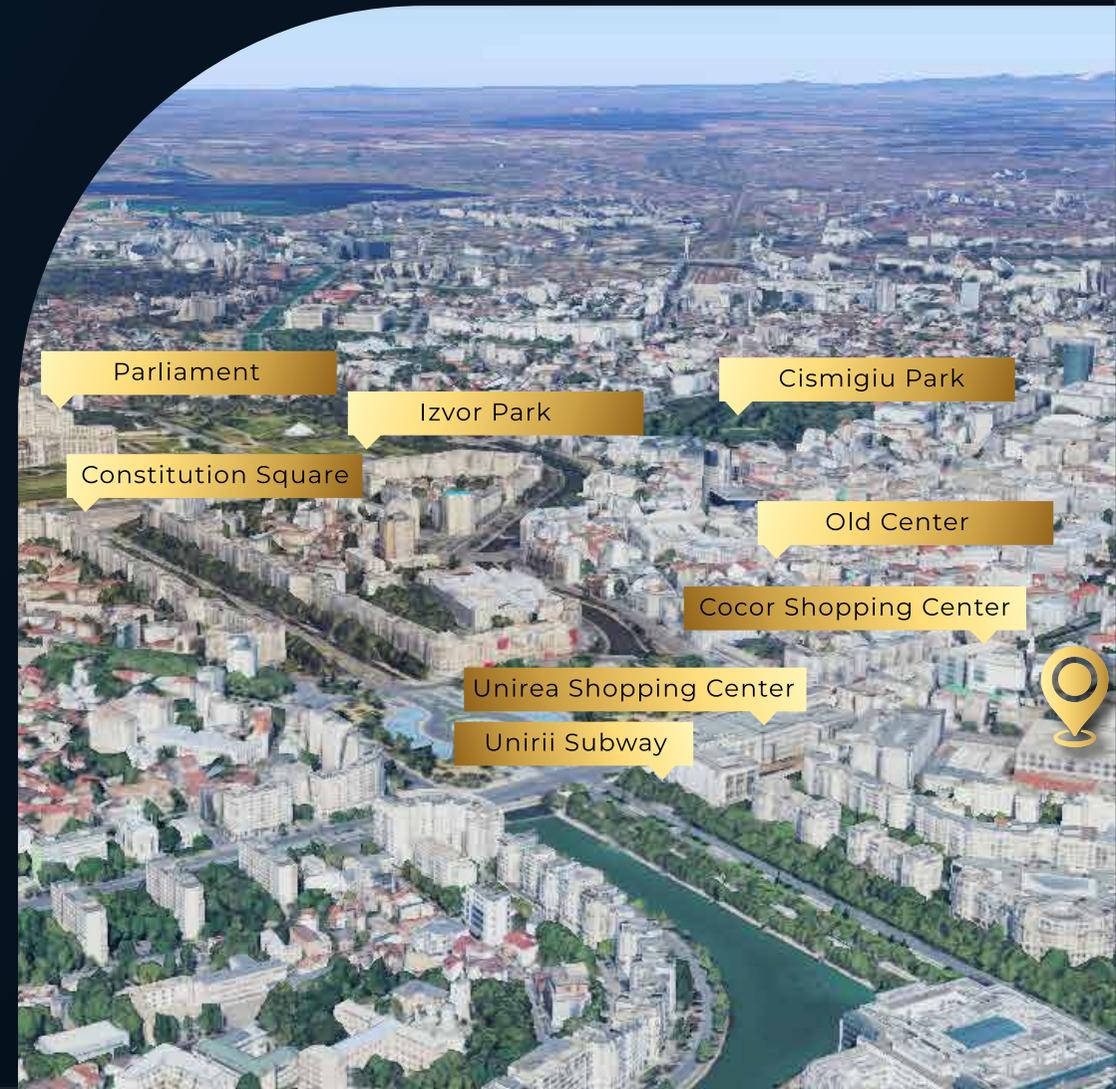
A STRATEGIC LOCATION, A VALUABLE ASSET

5 MIN WALKING DISTANCE

- ✓ Old Center
- ✓ Bucharest Courthouse
- ✓ National Library of Romania
- ✓ Romanian Banking Institute
- ✓ Unirea Shopping Center
- ✓ Cocor Shopping Center

NEARBY LANDMARKS

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



MARKET POSITIONING

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

Enhanced Visibility & Brand Appeal

Prime exposure in one of Bucharest's most dynamic areas, boosting recognition and prestige.

Operational Efficiency & Accessibility

Seamless connections to business hubs, public transport, and key city arteries, ensuring smooth operations.

Customer Attraction

Proximity to commercial, residential, and cultural hotspots, driving increased client engagement.

Access to Talent

Located within reach of major universities and residential districts, securing easy access to a highly skilled workforce.



UNIREA BUSINESS Center



METROREX

HARTA REȚELEI DE METROU DIN MUNICIPIUL BUCUREȘTI



Linii de metrou în exploatare:

- M1 Dristor - Pantelimon
- M2 Berceni - Pipera
- M3 Preciziei - Anghel Saligny
- M4 Gara de Nord - Depou Străulești
- M5 Râul Doamnei - Eroilor

Linii de metrou în pregătire:

- M5b Eroilor - Pantelimon
- M5c Gara de Nord - Aeroport Henri Coandă Otopeni
- Stații cu lifuri pentru persoane cu dizabilități

LEGENDĂ SEMNE:

- Stație de corespondență între linii de metrou
- Corespondență cu CFR
- Autostrada A1/A2

LEGENDĂ ZONE:

- Zona 1: Centru
- Zona 2: Cartierul Berceni
- Zona 3: Cartierele Mihai Bravu și Vitan
- Zona 4: Cartierul Titan

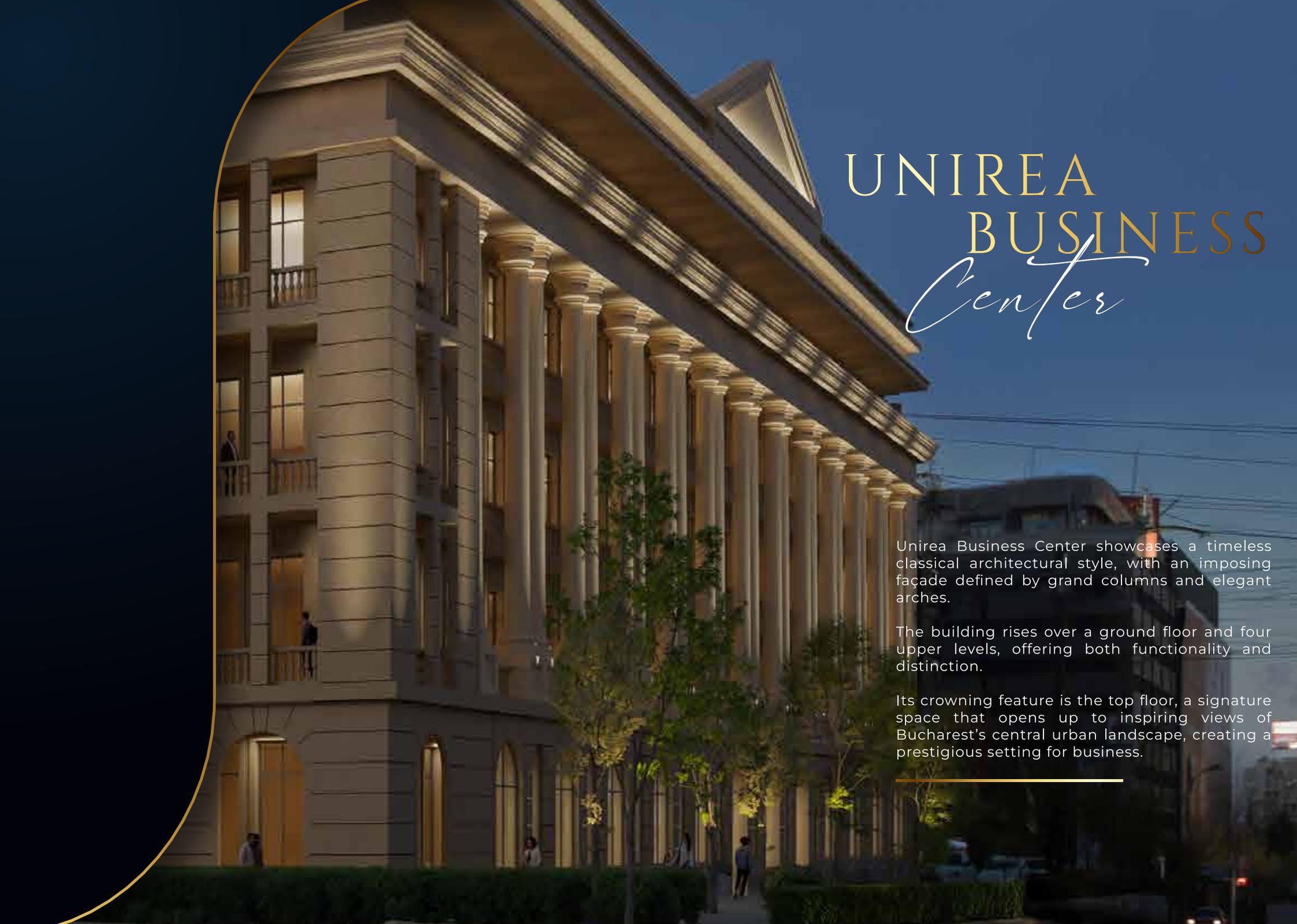
- Zona 5: Cartierul Pantelimon
- Zona 6: Cartierul Colentina
- Zona 7: Cartierele Lacul Tei și Floreasca
- Zona 8: Cartierele Aviatorilor și Aviației
- Zona 9: Cartierele Grivița și Bucureștii Noi

- Zona 10: Cartierul Giulești
- Zona 11: Cartierul Militari
- Zona 12: Cartierul Drumul Taberei
- Zona 13: Cartierul Rahova
- Zona 14: Cartierul Ferentari

A NEW ARCHITECTURAL *landmark*

The building is under construction, having all the necessary permits in place.





UNIREA BUSINESS *Center*

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.

REAL ESTATE OPPORTUNITY

INTEGRATED RETAIL SCHEME



Number of Levels:
UG + GF + 5 F



Total GLA:
~37,400 sqm



Typical Floor Plate:
~6,500 sqm



Developer:
Owner Company



Delivery:
Q4 2027



Address: Unirii Square
Bucharest



Mixed use:
office units &
ground floor retail



Public Transportation:
Subway, trams,
and buses



Parking Places: 350
outdoor / indoor



18 Parking spaces
with EV charging stations



106 Bike
parking spaces



BREEAM, LEED & WELL

Standards that Shape Sustainable Buildings

Elevated Value

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

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.

Enhanced Sustainability

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

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.



COMPLETE ENVIRONMENT TO THRIVE

Operational Benefits Common spaces and facilities

- ✓ Lobby
- ✓ Terraces
- ✓ Cafes
- ✓ Restaurant
- ✓ Supermarket
- ✓ Conference rooms
- ✓ Co-working space
- ✓ Fitness room
- ✓ Commercial units
(pharmacy, bank, medical clinic, beauty salon, etc.)

Services and Security:

The building will offer an extensive range of services, including:

- ✓ 24/7 reception and security
- ✓ HVAC system
- ✓ Backup generator and UPS
- ✓ Building management system (BMS)
- ✓ Access control and CCTV

Public transport

- ✓ Metro: Piața Unirii (M1, M2, M3), approximately 250 m away.
- ✓ Bus: Various lines (73, 100, 104, etc.) in Piața Unirii area, with stops approximately 50 m away.
- ✓ Tram: Lines 14 and 55 have a stop in front of the property.

BENEFITS OF LEASING OFF-PLAN

Financial Benefits

- ✓ Locked-in rental rates, safeguarding against future increases.
- ✓ Flexible commercial terms and tailored contract options.

Location & Customization

- ✓ Priority in choosing the preferred floor, orientation, and view.
- ✓ Opportunity to adapt the space to a specific business.
- ✓ Distinct brand image through a premium location and modern design.

Operational Benefits

- ✓ Long-term lease in a brand-new building with reduced maintenance costs.
- ✓ Highly efficient spaces built to current technical and energy standards.
- ✓ Predictable planning for relocation or business expansion.

Strategic Advantages

- ✓ Presence in a landmark property with maximum central visibility.
 - ✓ A stable anchor for business growth.
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KEY MODERNIZATION PROJECT

IN UNIRII AREA

Unirea Shopping Center:

The mall is undergoing a major renovation and reconfiguration to become a modern retail and leisure hub, with a redesigned facade and optimized interior spaces.

Piața Unirii Infrastructure:

Plans include expanding the underground parking lot to increase capacity and reduce traffic congestion, alongside a complete redevelopment of the public square above.

Unirea Slab Consolidation:

A critical project to strengthen the concrete slab covering the Dâmbovița river, which is essential for the safety and stability of the main traffic artery and surrounding buildings.

Urban Renewal: There are also investments in creating new green spaces and pedestrian areas to improve the quality of life and make the zone more accessible and attractive.

PIAȚA UNIRII – KEY INDICATORS

Pedestrian Traffic

- ✓ Metro: 25,000 – 40,000 entries/day (≈ 0.75 – 1.2 million/month)
- ✓ Additional surface pedestrian flow (STB buses & trams, Old Town, retail, institutions)

Workforce

- ✓ ~2,500–3,000+ employees in main office buildings
- ✓ Several thousand more through institutions (Palace of Justice, National Library, banks, major retail)
- ✓ Overall magnitude: thousands of employees present daily

Nearby Parking

Existing:

- ✓ CMPB – central tariff zones 0–2 (payment via SMS/app)
- ✓ Private parking: Cocor (~200 spaces), Universitate (425 spaces), Unirea Shopping Center
- ✓ Planned:
Sector 3 project – underground passage + ~3,000 spaces (under proposal)

SECURING YOUR BUSINESS OPPORTUNITY

Expanded Customer Base

The high daily foot traffic, a mix of residents, tourists, and office workers, provides a vast and varied potential customer pool.

Networking and Collaboration

Proximity to other businesses, headquarters, and government institutions facilitates networking and fosters new partnership opportunities.

Growth Potential

A prime location offers the ideal foundation for business expansion, supporting a company's growth into a new architectural landmark within the city.

Enhanced Reputation

Associating the business with a prestigious, central address can boost its professional image and standing in the market.

Adaptability

The "mixed-use" nature of the area allows the business to serve different needs and target markets simultaneously, from retail customers to office clients.

A large, classical-style building with a prominent portico of columns. The building is light-colored and has multiple stories with windows and balconies. The sky is clear and blue. The text 'UNIREA BUSINESS Center' is overlaid on the right side of the image.

UNIREA BUSINESS *Center*

ALECSANDRA ATANASIU

- +40 727 167 301
- alecsandra.atanasiu@mnv.ro
- Str. Baniei, nr.23, Bucuresti