

# BUCHAREST TOWER CENTRE

## General Presentation

“A+ Class” Office Building  
in Bucharest, Romania



**TOWER CENTER INTERNATIONAL BUCHAREST AT :**  
**115 – 117 ION MIHALACHE BLVD,**  
**BUCHAREST – ROMANIA**

## 1. LOCATION



**LOCATION:** 115-117 Ion Mihalache Blvd., Bucharest, Romania

**DESCRIPTION:** Office Building

**ACCOMMODATION:** Main Building (built area) - 25,447 m<sup>2</sup>  
Secondary building (built area) - 7,123 m<sup>2</sup>

**Total (built area)** - 32,570 m<sup>2</sup>

**Total (built area)** - 31,934 m<sup>2</sup> not including the 3 upper technical floors

**Total Rentable area** - 18,891 m<sup>2</sup>

(including the service area and excluding the vertical penetrations)

**Total office area** - 15,890 m<sup>2</sup>

(excluding the vertical penetrations and the service area)

**Total Land area** - 2,770 m<sup>2</sup> according to the land book excerpt  
(and 2844,86 m<sup>2</sup> according to the property title).

**Building footprint** - 2468 m<sup>2</sup>

## Communications

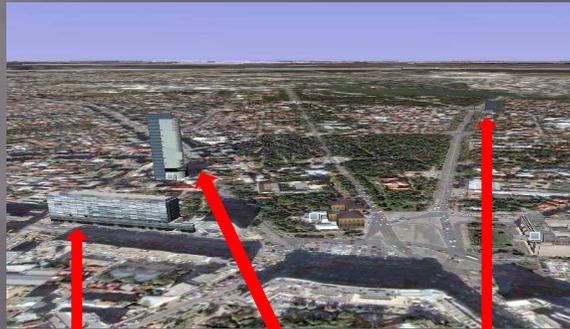
Ion Mihalache Blvd is a secondary, multi-laned arterial route heading northwards from Victoria Square and the property can be accessed by south-bound traffic. The property can be accessed to the underground parking area using Dr Felix Str, a secondary street located to the rear of the property. There are regular bus services nearby and Victoriei Metro station is just 5 minutes walk from the property. The property is at approximately 200m from Victoria Square and 0.5 Km from Charles de Gaule Square.

Baneasa Airport is some 3 Km North and Otopeni airport is some 12 Km North, both easily accessible by bus, but more efficiently by taxi.

## Situation

The property is situated close to Victoriei Square. This is an important landmark and accounts for large office buildings such as Uzinexport, Victoria Business Center(1996 - 1999), Rompetrol (1999), Dr. Felix 70 (1998), Europe House (2002), BRD Tower (2003), America House (2006), Cascade Office Building (2005) Bucharest Corporate Center (2006) and Premium Plaza (2008). The neighbourhood is mainly residential (old villas and blocks of flats), although commercial developments are increasing. Nearby there are other office buildings that are also located close to Victoria Square, but none of comparable height.

The Government Building, which faces Victoria Square, is very close to the Subject Property.



*Victoria Square View*

**America House**

**TCI Tower**

**Charles De Gaule Plaza**

**2. DESCRIPTION** Piața Victoriei communicates with the Northern part of Bucharest through Aviatorilor Blvd and to the Western part of the city by Titulescu Blvd, towards the main railway station which is a mere 5mins by car.

The tower, while situated in the second plane of reference, behind Piața Victoriei, constitutes a dead-end perspective point for the Lascăr Catargiu Boulevard, revealing most of its height from Piața Roman`. An illusory presence, the tower seems to diminish behind the Antipa Museum, as one approaches Piața Victoriei, along the boulevard. Transcending its impact on the immediate neighborhood to the larger vistas of the city, the tower establishes an urban role for this much challenged typology in Bucharest.

### **General**

“Bucharest Tower Center” is a class A office building in Bucharest. It has 25 floors and a surface of 32,500sqm (gross area). It is located near Victoria Square, or 1 Mai zone. At a height of 125meters, it is also the tallest building in Bucharest, as well as in Romania. This is a modern purpose built office building. The property is a two office building complex. Although the main building (25 Floors) is communicating to and connects at the Northern wing with the smaller building (3 upper floors) at the ground floor and at the second floor.

Both buildings face Ion Mihalache Blvd, from where the passenger access is performed. The underground parking area is common for both buildings at first and second underground storeys. For the main building, a third underground storey is used as a technical area (the heating unit is located here) although it is also used for parking. Access to the underground parking is to the rear of the property (Dr Felix street). The entrance to the main building is a glazed area with stone tiled floor and walls which includes a reception desk.

A surveillance system and electronic security gate are also installed.

The requirement for large open office areas, in the context of a relatively small floor plate, determined an eccentric location of the core in the building. The core is set on the southern wall leaving the northern exposure available for most of the building. The transition from south to north along the façade is marked by the reduction of the ceramic frit density in the silk screening of the curtain wall, changing the tower's transparency towards north. The core mass that remains exposed on the south façade is clad with dark corrugated metal panels.

The tower sets back above the four-level «base» containing larger office floors. This register reflects the height of the existing buildings along the boulevard. The base's top two levels are cantilevered over the building entry, revealing the lobby doors, set in the circular body of the tower at its contact with the ground. Above, another cantilevered volume parallels the «base» and separates the tower into lower and upper sections.

The «base» is clad with alternating dark and clear glass panels. The horizontal dark glass strips that mark the office zones in the glazed areas correspond to one-meter width bands of tinted vision glass, set at eye level. The vision-glass panels above and below these strips are silk-screened. Within the floors' structure, these panels have a ceramic coverage between 30 to 50%. The slab structure and dropped ceiling areas are covered by «shadow-boxes», having the outer glass layer patterned in the same way as the vision-glass.

## Construction

The property is of reinforced concrete frame on steel structure with a combination of glazed elevations. Due to soil conditions, the foundations were reinforced with concrete and c.30 piles were vertically introduced in the soil (approx 30 meters deep) in order to stabilise the foundation. The result is a country unique, earthquake resilience factor of **8.5Grade Richter Scale**.

## Floor Layout

The service and common areas are generous compared to the office rentable area offered elsewhere in Bucharest. The total gross area is 32,932sq.m (including all the basements and the upper technical floors), the rentable area offered is 18,971 sqm (including one upper technical floor and all common areas).

## Access

Access is very good from Victoria Square and Ion Mihalache Blvd for pedestrian traffic. Car access for the underground parking area is to the rear of the property using a secondary road, Dr Felix Street.

## Specification

The building has the following specifications:

- 7 passenger lift (6 passenger elevators and one service elevator) for the main structure and 2 elevators for the secondary structure.
- Heating unit (located on the third underground level of the main structure serving the entire office complex)
- air conditioning (located on the twenty third floor roof of the main structure and is serving both of the buildings).
- suspended ceilings with acoustic tiles.
- Male, female and disabled toilets on every floor.
- Raised floors.

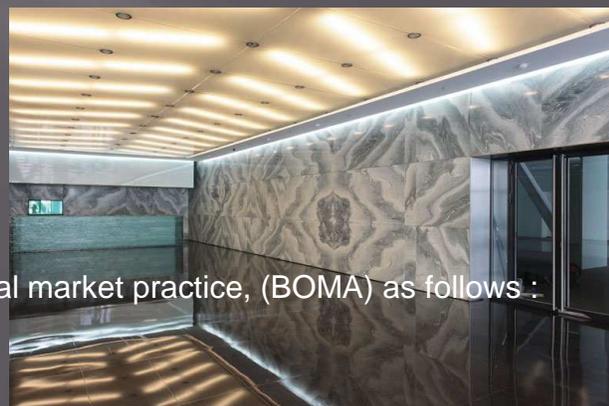
## Services

The property has all mains services connected, including water, electricity, gas and drainage. Additionally, all communication services, such as telephone and internet broadband are ready for usage.

## 3. THE ACCOMMODATION

### Floor Areas

These areas are accurate and calculated in accordance with normal market practice, (BOMA) as follows :



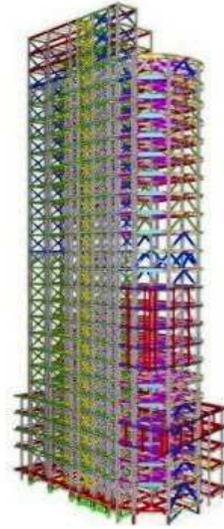
Main Lower wing

| Floor | A     | B    | Total | Gross | Rentable | Usable |
|-------|-------|------|-------|-------|----------|--------|
|       | sqm   | sqm  | sqm   | sqm   | sqm      | sqm    |
| -4    | 0     | 1047 | 1047  | 1047  |          |        |
| -3    | 1421  | 1047 | 2468  | 2468  |          |        |
| -2    | 1421  | 1047 | 2468  | 2468  |          |        |
| -1    | 1421  | 1047 | 2468  | 2468  |          |        |
| GF    | 1333  | 592  | 1925  | 1925  | 856      | 790    |
| 1     | 1196  | 779  | 1975  | 1975  | 1738     | 1562   |
| 2     | 1193  | 782  | 1975  | 1975  | 1738     | 1562   |
| 3     | 1234  | 782  | 2016  | 2016  | 1779     | 1603   |
| 4     | 816   |      | 816   | 816   | 668      | 535    |
| 5     | 816   |      | 816   | 816   | 668      | 535    |
| 6     | 816   |      | 816   | 816   | 668      | 535    |
| 7     | 838   |      | 838   | 838   | 690      | 567    |
| 8     | 838   |      | 838   | 838   | 690      | 567    |
| 9     | 838   |      | 838   | 838   | 690      | 567    |
| 10    | 838   |      | 838   | 838   | 690      | 567    |
| 11    | 816   |      | 816   | 816   | 668      | 535    |
| 12    | 816   |      | 816   | 816   | 668      | 535    |
| 13    | 816   |      | 816   | 816   | 668      | 535    |
| 14    | 816   |      | 816   | 816   | 668      | 535    |
| 15    | 816   |      | 816   | 816   | 668      | 535    |
| 16    | 816   |      | 816   | 816   | 668      | 535    |
| 17    | 816   |      | 816   | 816   | 668      | 535    |
| 18    | 816   |      | 816   | 816   | 668      | 535    |
| 19    | 816   |      | 816   | 816   | 668      | 535    |
| 20    | 816   |      | 816   | 816   | 668      | 535    |
| 21    | 816   |      | 816   | 816   | 668      | 535    |
| 22    | 816   |      | 816   | 816   | 668      | 535    |
| 23    | 220   |      | 220   |       |          |        |
| 24    | 220   |      | 220   |       |          |        |
| 25    | 196   |      | 196   |       | 80       | 80     |
| Total | 25447 | 7123 | 32570 | 31934 | 18971    | 15890  |

Summary - Car parking Provision

|                     | Building A<br>(cars) | Building B<br>(cars) |
|---------------------|----------------------|----------------------|
| Basement (-1)       | 17                   | 20                   |
| Basement (-2)       | 20                   | 20                   |
| Basement (-3)       | 0                    | 20                   |
| Basement (-4)       | 0                    | 20                   |
| Total Basement      | 37                   | 80                   |
| Exterior (visitors) | 9                    |                      |
| Total               |                      | 126                  |

Bucharest Tower Center





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