



Polona 68 Business Center

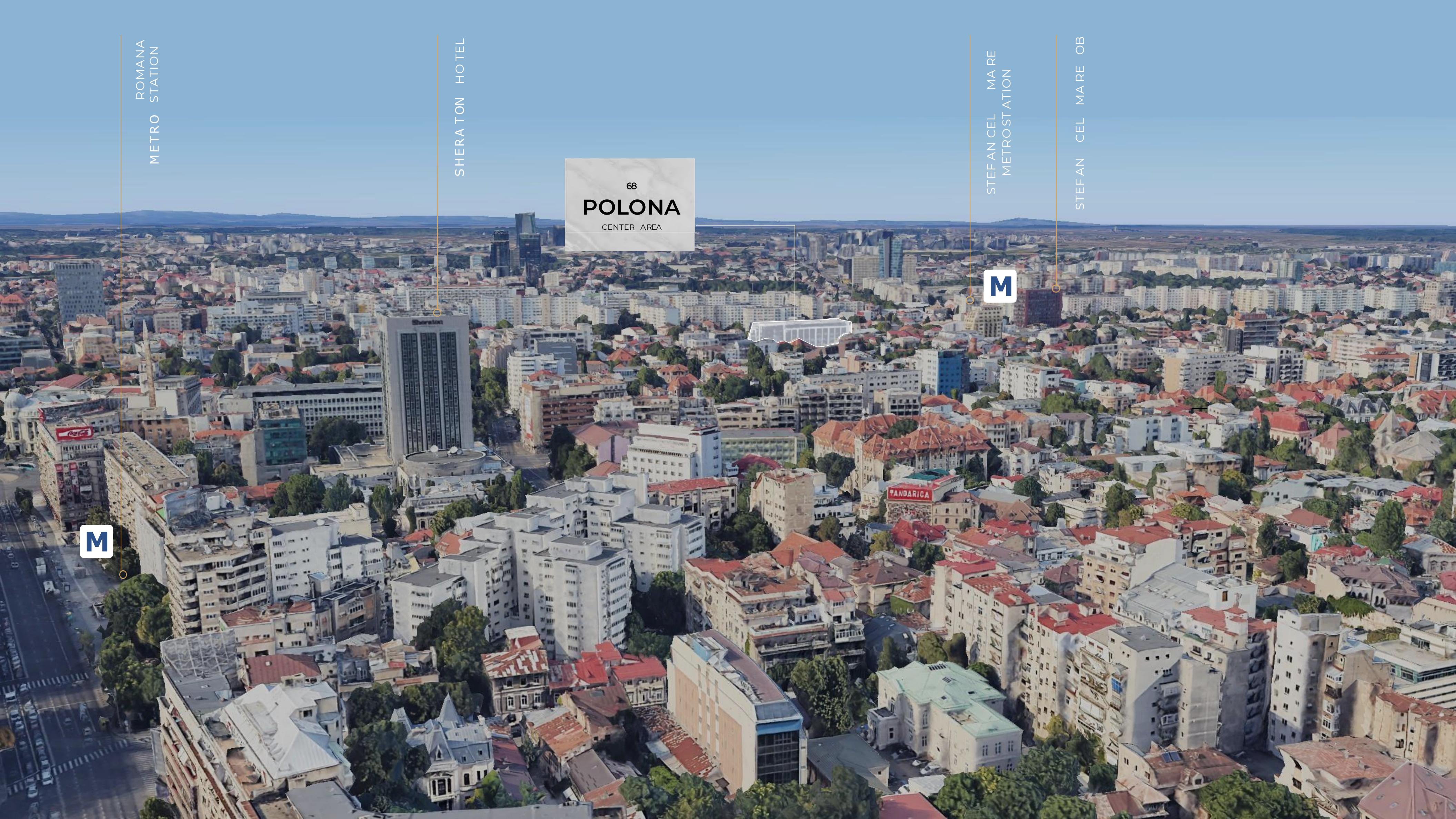
BUCHAREST, ROMANIA, 2025



KEY INVESTMENT HIGHLIGHTS

Polona 68

- » Class A office Building of 9,443 sq m located in Bucharest's Central Business District, few minutes away from Piata Romana.
- » ESG Certification: LEED Gold



ROMANA
METRO STATION

SHERATON HOTEL

68
POLONA
CENTER AREA

STEFAN CEL MARIE OB
METRO STATION

STEFAN CEL MARIE OB

POLONA 68

The Property

P68 is a boutique class A office building located in Bucharest's CBD, prime location for office and residential, with 9,443 sq m GLA. It consists of 2 levels of underground parking, ground floor and 5 levels of offices. On the ground floor, the area is divided into 3 distinct bodies separated by two covered open spaces.

Delivery date	2011
Land plot	2,716 sq m
Footprint	1,218 sq m
GLA (BOMA)	9,443 sq m
Typical floor	1,700 sq m
Height regime	2UG+GF+5F
Parking places	199 (136 UG and 63 AG)
Parking ratio	1:47
Occupancy rate	100%
ESG Certification	LEED GOLD



POLONA 68

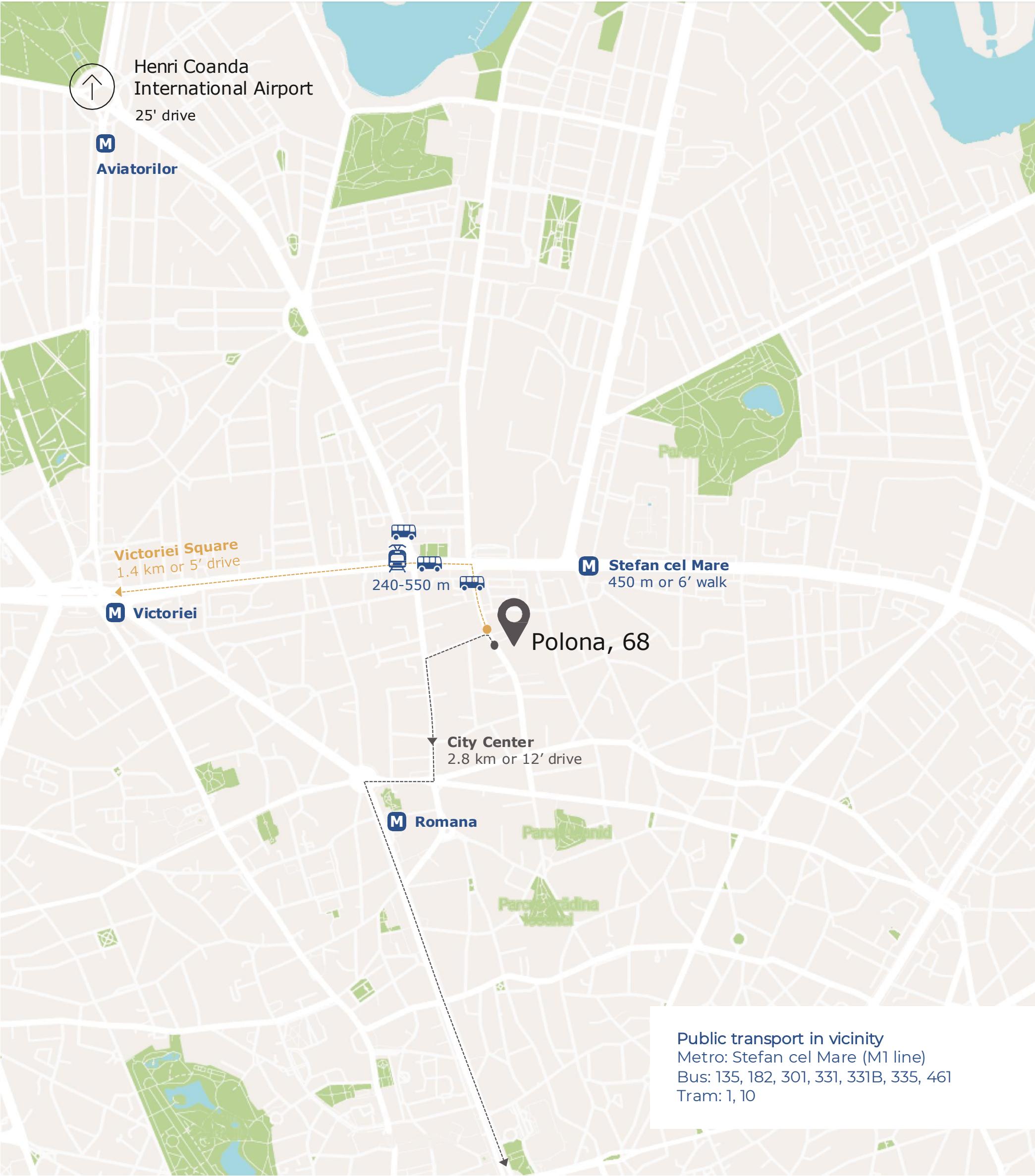
The Property



POLONA 68

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Polona 68 is located in the center of Bucharest, only 10 minutes walking distance to Piata Romana and very close to the prestigious Dorobanti neighborhood.

It benefits from easy access to both the city center and the airport, being located on Polona Str., which is parallel to Calea Dorobantilor and easily accessed from Stefan cel Mare and Dacia Boulevards.

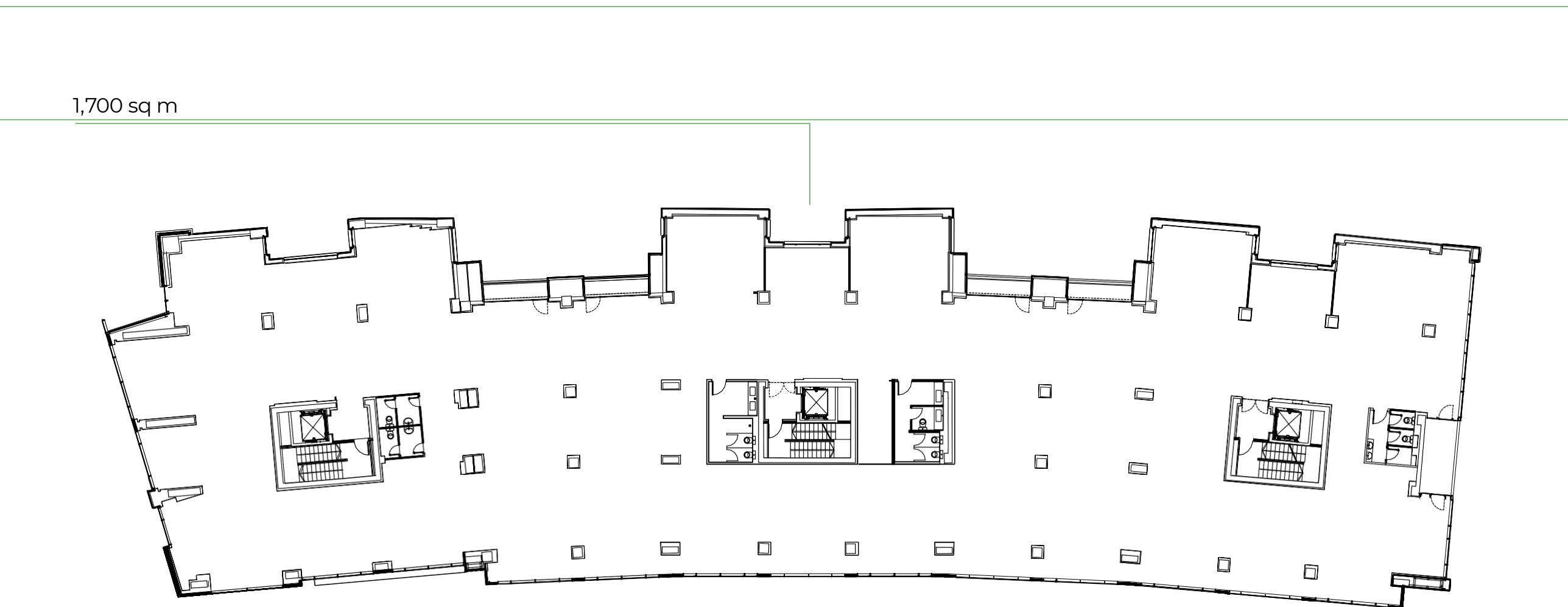
The easy connection to public transportation is a great advantage for the building, considering Stefan cel Mare and Piata Romana metro stations can be reached within 5-10 minutes on foot and there are 8 city bus lines, 1 express bus line and 5 tram lines operating in close vicinity.

 **Address:** 68 Polona Street, Business Center, Bucharest, Sector 1

Public transport in vicinity
Metro: Stefan cel Mare (M1 line)
Bus: 135, 182, 301, 331, 331B, 335, 461
Tram: 1, 10

Tech Specs

- » 280m net height in the office areas
- » 4 pipes cooling/heating system
- » Installed raised floor
- » Diesel powered emergency backup generator
- » 500 lux flush fluorescent lamps
- » Openable windows
- » Balconies
- » Control access & CCTV system
- » 3 high speed Schindler elevators with a capacity of 13 people each
- » 3 core staircases +3 independent closed stairs
- » Double glazed main entrance doors & aluminum framed automatic sliding doors (3 sets)
- » Double glazed and aluminum framed emergency fire escape doors with "antipanic" system





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