



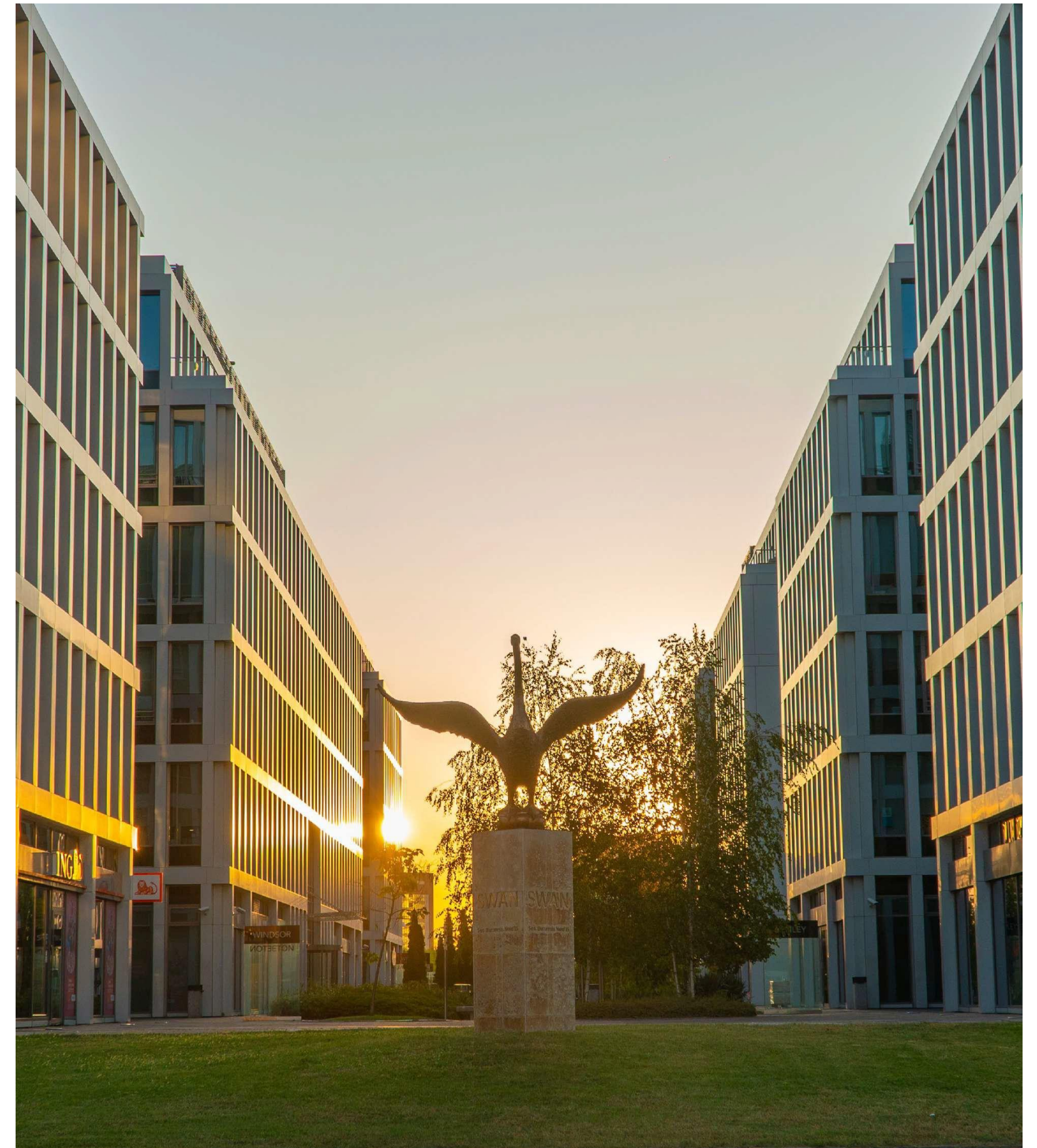
SWAN OFFICE & TECHNOLOGY PARK

Premium Office Spaces, 200– 15,000 sqm, Available

SWAN OFFICE & TECHNOLOGY PARK

Designed to the highest European standards, this office and retail location offers a centre of calm and efficiency where you can concentrate on your business and impress your clients and visitors, whilst providing comfort and safety for those who work with you. Swan Office and Technology Park was designed to fulfil all the needs for your business and your employees, from well-designed offices and a campus yard to banks, coffee shops, a private gym, generous parking ratios, visitors parking and more. Because of these great facilities, some of the world's leading businesses have found their home with us.

Swan Office and Technology Park is located on the border between the northern side of Bucharest and Pipera. This unique location is enjoying rapid luxury and premium residential development with approx. 15,000 residential units currently in work less than five minutes away. In turn, this has attracted some of the most well-known international schools to the area.



THE PROPERTY

Offices designed with your needs in mind.

Constructed in 2011, Swan Office & Technology Park comprises of three low-rise buildings on a central boulevard, creating a campus atmosphere, where you can take advantage of casual break-out and meeting areas. This flexible design allows you to customise your offices according to your needs as a business, creating the right atmosphere for your company.

KINGSTON Building
5,612 Sqm

HENLEY Building
7,257 Sqm

WINDSOR Building
17,304 Sqm



TENANTS





LOCATION

LOCAL INTERESTS

1	Pipera Plaza	3 min
2	Baneasa Shopping City	14 min
3	Promenda Mall & Floreasca Business Center	6 min
4	Arcul de Triumf	14 min

CONNECTIONS TRANSPORTATION

Henri Coanda min Int. Airport	25
Bucharest Băneasa Aurel Vlaicu Int. Airport	21 min
Pipera Metro (M2)	4 min 20 min
Bus	636 243 450
Tram	16 36
Shuttle Bus From Swan to Pipera Metro	1 min



SITE OVERVIEW

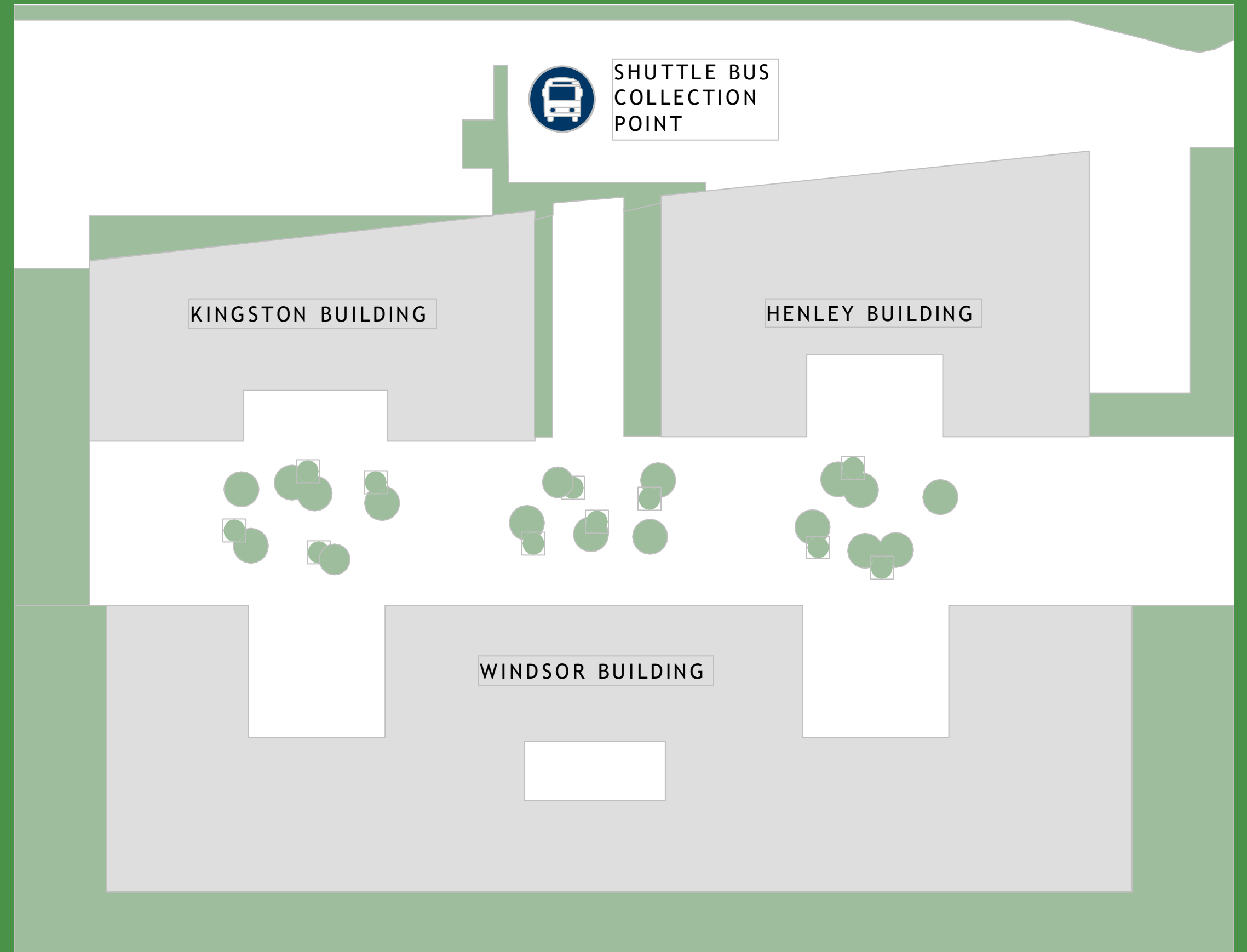
Existing building
30,174 Sqm

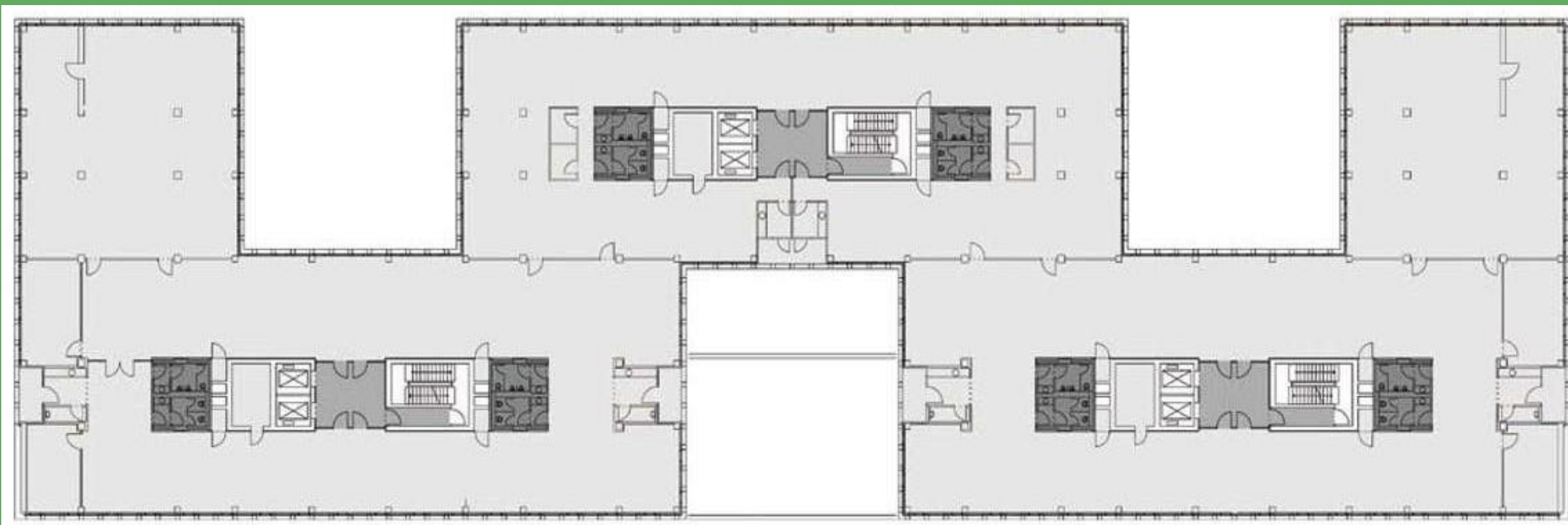
Parking Spaces
600

KINGSTON Building
5,612 Sqm

HENLEY Building
7,257 Sqm

WINDSOR Building
17,304 Sqm





WINDSOR BUILDING

Availability

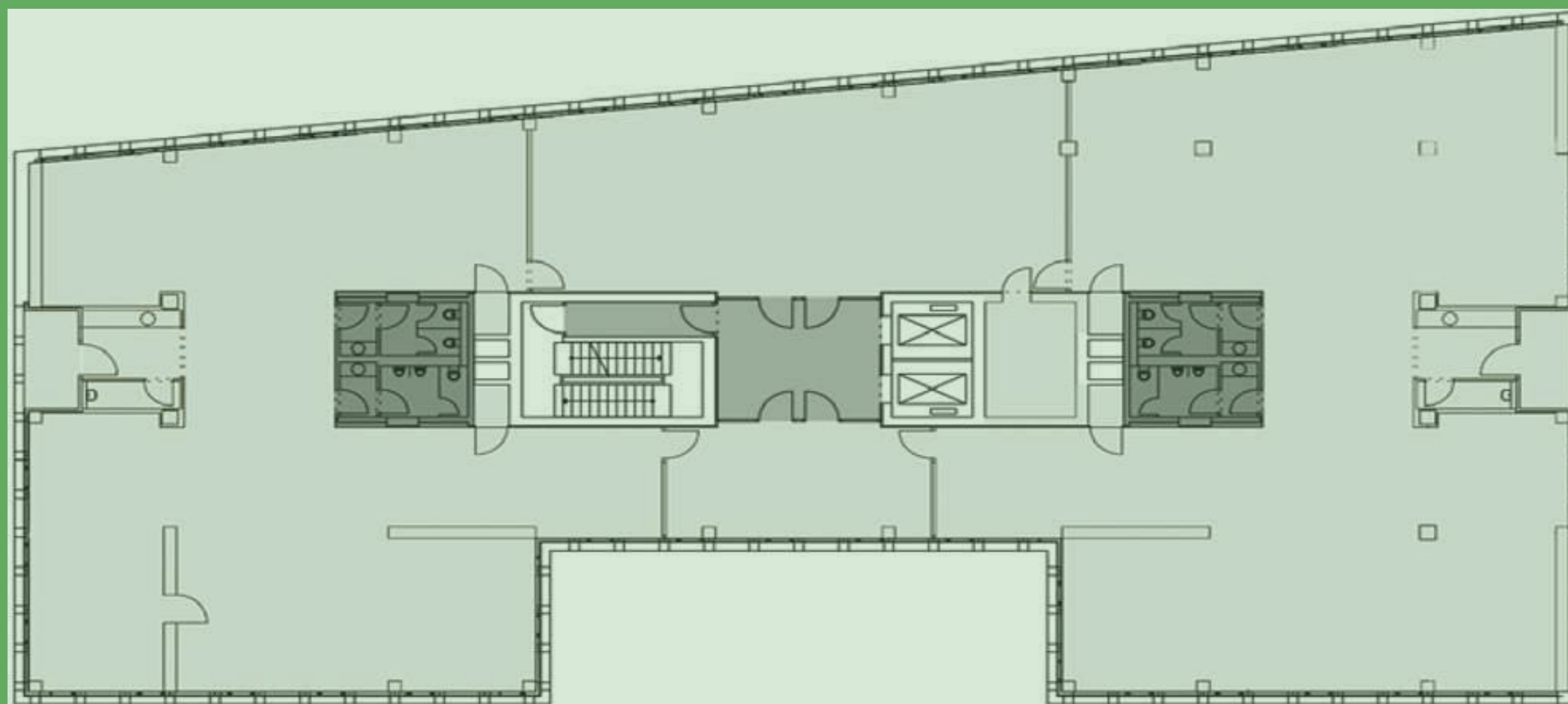
Available Prime Office
Space
14,600 Sqm

Floors: 1–5

KINGSTON BUILDING

Availability

Available Prime Office Space
3,500 Sqm
Floors: GF, 1, 2, 5





PRIME OFFICE SPACES AVAILABLE

Fully fitted and
operational.



TECHNICAL SPECIFICATIONS

Air Conditioning

- Full BMS (Building Management System) offering efficient management control of all services and security systems
- Four-pipe fan-coil air-conditioning and heating system, managed by BMS or locally (with individual controls)

Flooring & Ceiling

- Raised access floors
- Suspended ceilings with integrated lighting system providing 500 lux at desktop
- CAT 6 IT wiring to a distribution panel
- Minimum clear ceiling height of 2.9m

Accessibility

- High speed lifts
- Controlled security access to all floors
- Plate glass entrance doors to all floors
- WCs allocated individually to each office area

Other

- High parking standard of 1 space per 45 sqm
- Controlled access to two underground parking levels
- Prestige entrance & reception area
- External landscaped environment with seating and break-out areas





AMENITIES

24h/7 Security



Underground
Bike Racks



Gym with
Lockers



Cleaning



Electric Charging
Stations



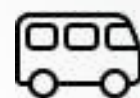
Showers



Parking
Exterior &
Underground



Shuttle Service
To Pipera



Coffee
Shop





GREEN CERTIFICATION

Winner of the RoGBC Green Building Project of the year award 2011, Swan Office & Technology Park achieved a BREEAM certificate after going through the assessment process, and was rated as “Very Good”.



COMMUNITY





CONTACT DETAILS

George Dragan

CEO

+40 726 099 959

george.dragan@smartown.ro

Smartown Investments SRL

15 –25 Sos. Bucuresti Nord,

Voluntari,

Ilfov

077190

Romania

office@smartown.ro

Please note that the specifications, images and information set forth herein are provided for illustrative purposes only and do not form part of an offer or a contract. All descriptions, dimensions, references to building conditions and necessary permissions for use and occupancy, and other details are given as a guide only and should not be relied upon as representations of fact. Purchasers or tenants must, through an inspection of the project or otherwise, independently confirm such information.





THANK YOU