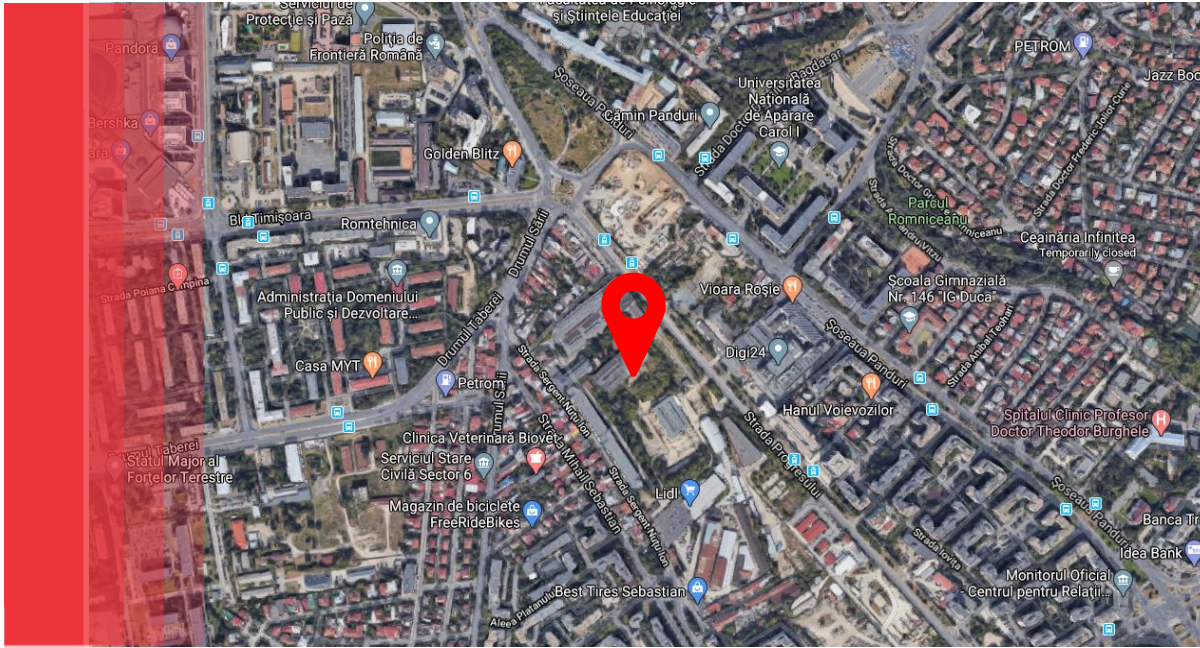




**One Cotroceni Park**  
**44, Sergent Nutu Ion Str., Bucharest**



**Property Type:** Office

**City:** Bucharest

**Location:** Cotroceni District



**GLA:** 74.809 sqm

**Status:** To Let



## One United Office Portfolio

One Offices are strategically placed throughout Bucharest. It's buildings are located in key positions, giving easy access to it's tenants either through the proximity to public transportation or through it's generous amount of parkings for those who drive.

The next slides offer a brief presentation of the **One Cotroceni Park** Development



## About

One United Properties has completed the concept of the new office project – One Cotroceni Park. The new project offers a floorplate up to 8,000 sqm., a premiere on Bucharest office market, addressing companies in search of a headquarter efficiency solution.

Real estate developer One United Properties estimates that construction work will start in the second half of 2019 for the project's office component. The business park will be developed in two phases of 44,000 sqm and 34,000 sqm and proposes an innovative concept: the two L-shaped buildings provide floor space from 4,800 sqm up to 8,000 sqm.

## One Cotroceni Park PUBLIC TRANSPORT

Tram:  
1, 8, 10, 11, 25

Bus:  
91, 94, 139, 226, 122, 781, N110, N120, N116

Metro:  
M5 - Academia Militara station (UC)  
M3 - Politehnica station  
M1 - Grosvesid station  
M1 - M3 Inter station

Main stations:  
M1 - Pantelimon, Nicolae Grigorescu, Orisior, Unirii, Eroilor, Gara De Nord, Piata Victoriei, Piata Iancului  
M3 - Anghel Saligny, Nicolae Grigorescu, Unirii, Eroilor, Politehnica, Preciziei  
M5 - Pantelimon, Piata Iancului, Eroilor, Drumul Taberei

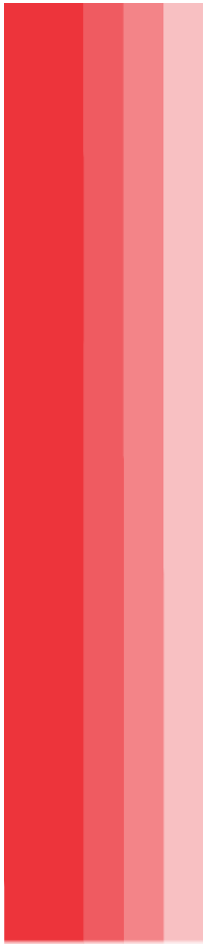
Airport:  
Driving on DN1 to International Airport Henri Coanda



## Access

One Cotroceni Park is focused also on delivering premium access so it's location meets all expectations in this matter. The "Academia Militara" subway station is at a 5 minutes walk from the property and public transportation such as tram or bus are at the property.

The travel time to Unirii Square takes about 10 minutes by car.



Layout