



GlobalVision

A FUTURE TO SHARE

Brătianu Business Center

Restored historical monument, in the heart of Bucharest city

The history of the building started in the 20th Century when the Rural Land Bank commissioned architect Paul Smărăndescu to design a new and classy building that would serve as the institution's headquarters.

The present building was constructed between 1924 and 1926, in a neoclassical style with baroque accents, and in 2015 we restored this historical monument and rebranded it into a modern business hub.

The building provides open space areas that can be partitioned as per the tenant's request and can satisfy the complex needs of commercial and office spaces. The creative partition of the rentable area and the top central positioning are the property's main advantages.



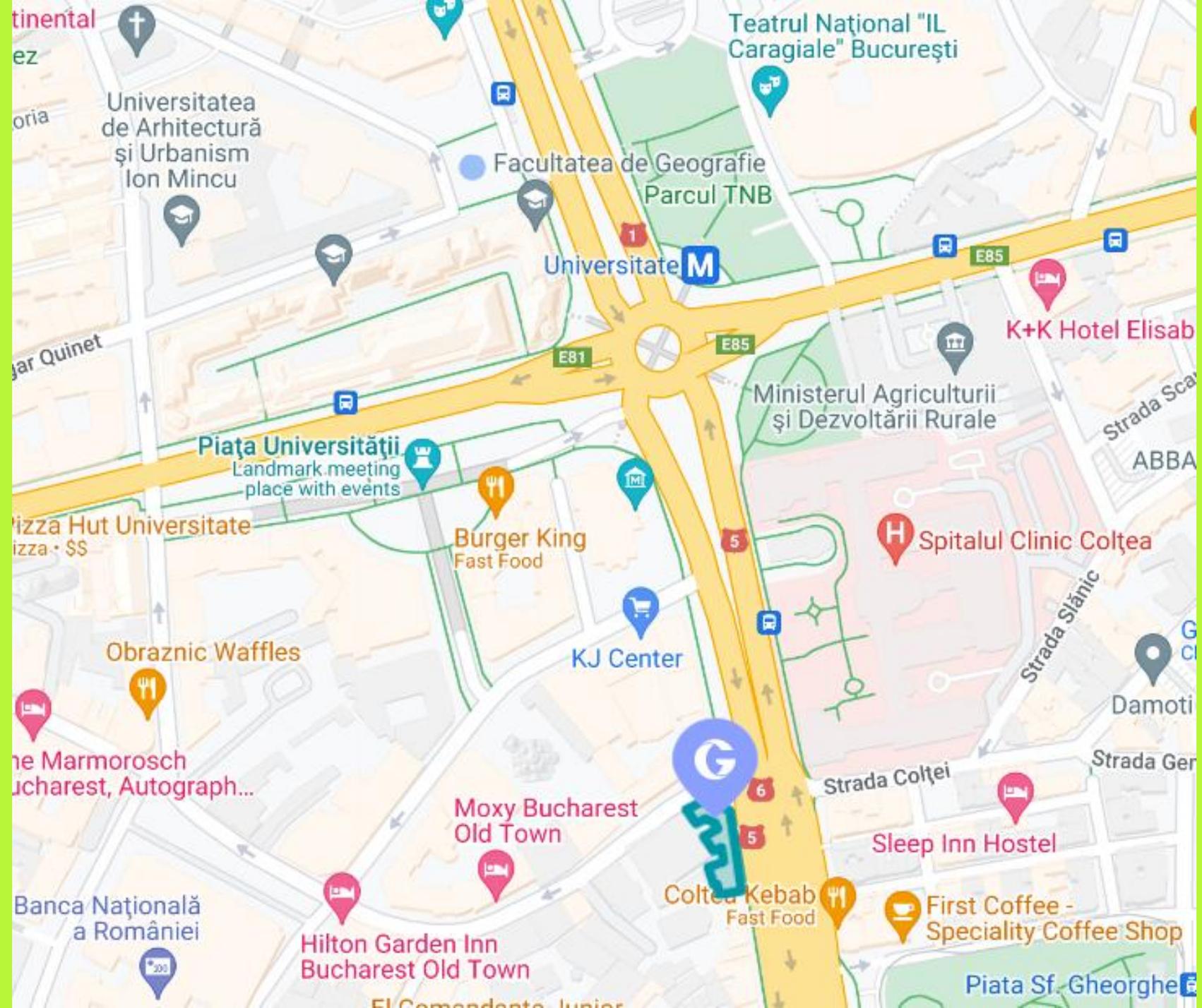
ARHITECT PAUL SMĂRĂNDESCU
— PALATUL CREDITULUI FUNCİAR RURAL — Buc. B-dul Brătianu colț cu str. Doamnei — clădire executată în 1925-26 —
ANTR. SOC. CLADIREA ROMANEASCA



Location

Bucharest, Km Zero

Brătianu Business Center is located at 10 I.C. Brătianu Blvd, 100 meters from Universitatii Square and 300 meters from Unirii Square.



Ground Floor Availabilities

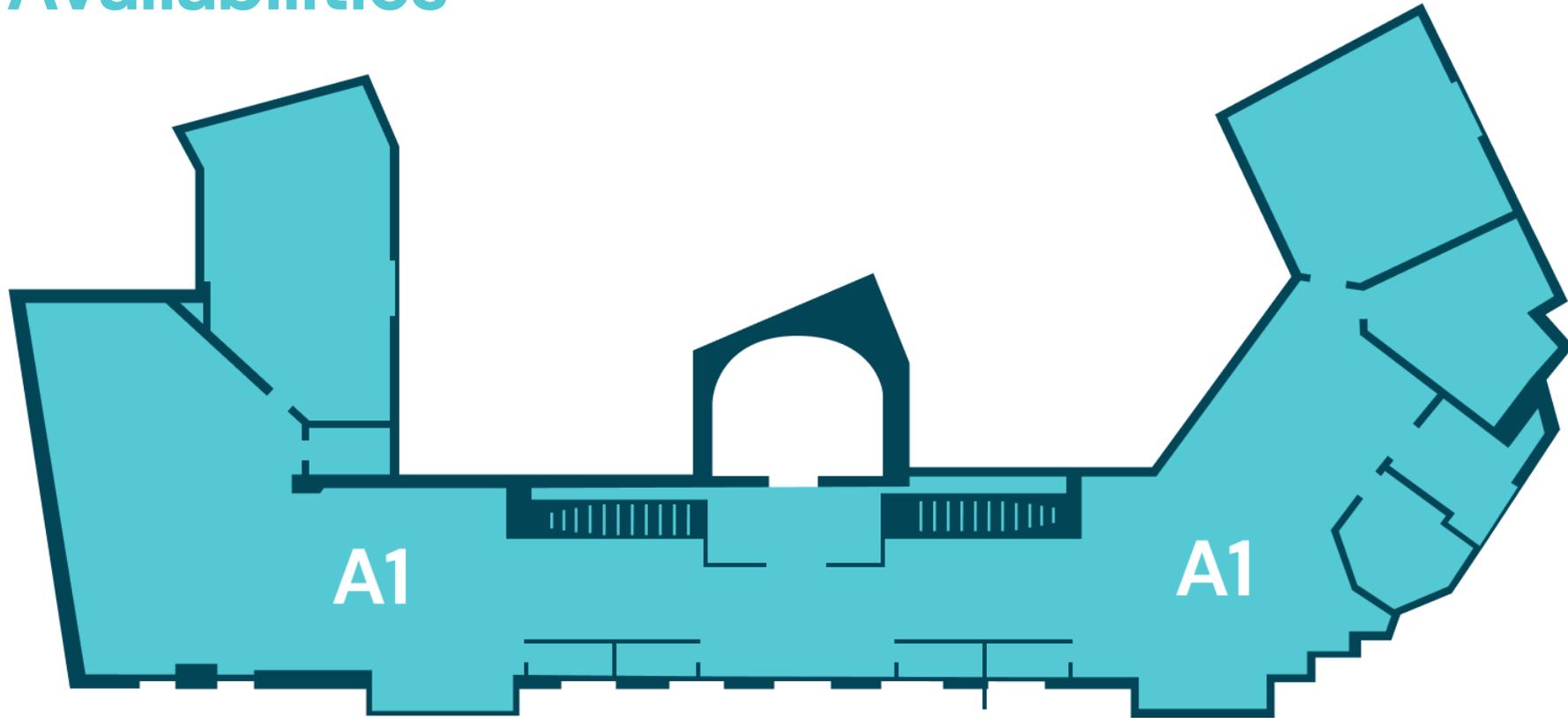


■ Built

■ Built-available

AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
120.88 sq.m	BBC	GF1	Built	Ground floor - Use of space: Retail

Attic Availabilities



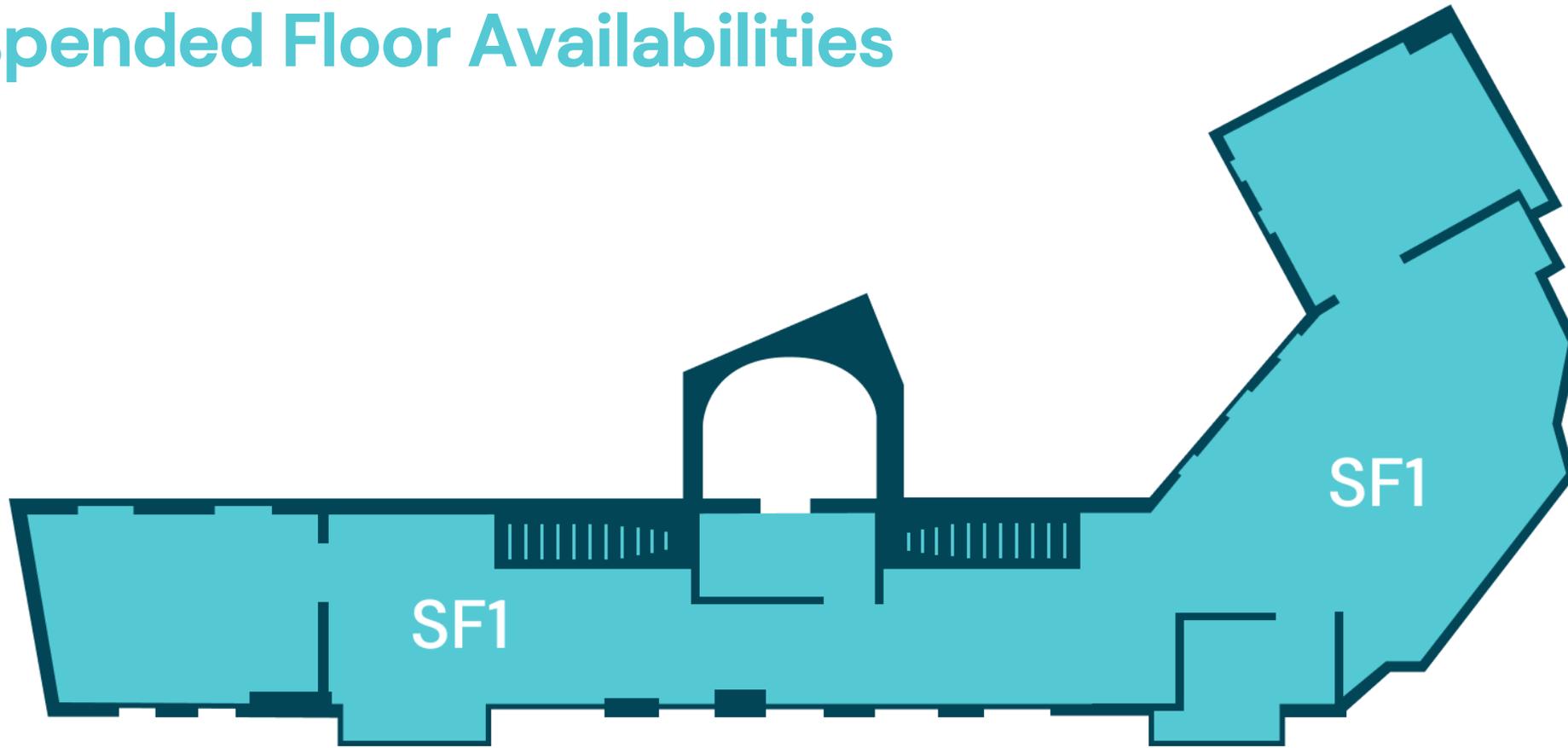
■ Built

■ Built-available

AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
741.54 sq.m	BBC	A1+SF1	Built	Attic + Suspended Floor - Use of spaces: Offices



Suspended Floor Availabilities



■ Built

■ Built-available

AVAILABLE SPACE

BUILDING

UNIT

STATUS

DETAILS

741.54 sq.m

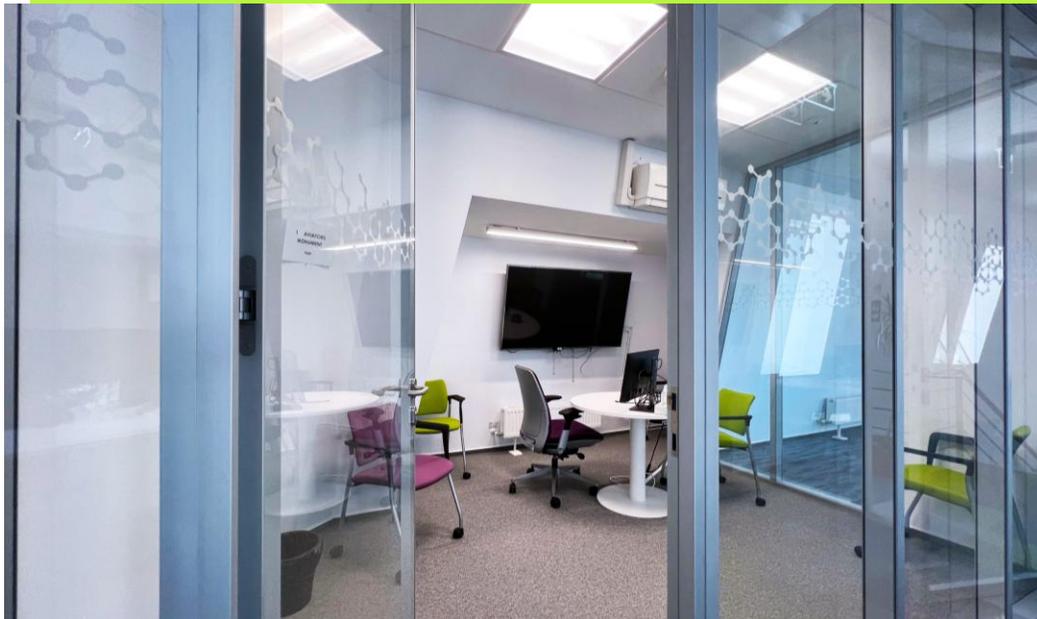
BBC

A1+SF1

Built

Attic + Suspended Floor - Use of spaces: Offices

Suspended floor



Technical Specifications



- Basement + Ground Floor + 4F + Attic + Suspended floor
- Clear height (ground floor): 3.3 m
- Clear height (per floor): 2.95 m – 3.3
- High insulation level & high quality finishings
- Use of space: Offices, Retail & Services
- Building foundation: consolidated reinforced concrete foundation and reinforced concrete columns
- Interior walls: reinforced concrete core walls, finished with plasterboard walls
- External walls: 50 cm concrete masonry with reinforced concrete frames; completely renovated façade
- Utilities: the building is connected to all necessary utilities: water, gas, electricity, telephone and internet lines.

Key Advantages



CENTRAL BUCHAREST



HISTORICAL MONUMENT



HIGHLY TRAFFICKED
LOCATION



BUS & SUBWAY



FOCUS ON
SUSTAINABILITY



PROPERTY & FACILITY
MANAGEMENT SERVICES



24/7 SECURITY



PARKING NEARBY

About us

Global Vision is a fully integrated real estate development & asset management platform, focused on sustainability and implementation of customized solutions.

We develop, manage, lease, and invest in modern building stock logistics, industrial, retail, office, and residential facilities aligned to high quality standards, as our goal is to have a long-lasting positive impact in the communities where we are present.

We are currently active and provide a complete array of real estate services, construction, development, and asset management on the Romanian market, with development experience and interests at CEE level, in countries such as Slovenia and Slovakia.



Sustainable real estate services covering the full lifecycle of assets

We aspire to improve the life and support the growth of local communities by investing in sustainable real estate projects, for a future to share.

We are committed to building outstanding future-solid real estate across all sectors and at any scale, to support setting up strong business communities, as the core for durable progress.

We invest in resourceful locations that offer versatile potential for development, with good access ways, or where upcoming infrastructure projects are to be delivered in the near future, thus propelling the sites and opening the area for durable growth.

1. Property Development

Our involvement can begin in every phase of the property development process, or we can take full charge and coordinate the entire project right from conception stage, thus ensuring a smooth and integrated experience.

2. Building Construction

We act as a general contractor in the commercial and residential construction industry, and we provide customized services covering a wide range of projects.

3. Asset & Property Management

Our approach is focused on optimizing the use over the lifespan of a property, both from the perspective of the owner and the end-user.

Contact us to find out more about our services, areas of interest and how we can collaborate.

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