



GlobalVision

A FUTURE TO SHARE

Corner Office Building

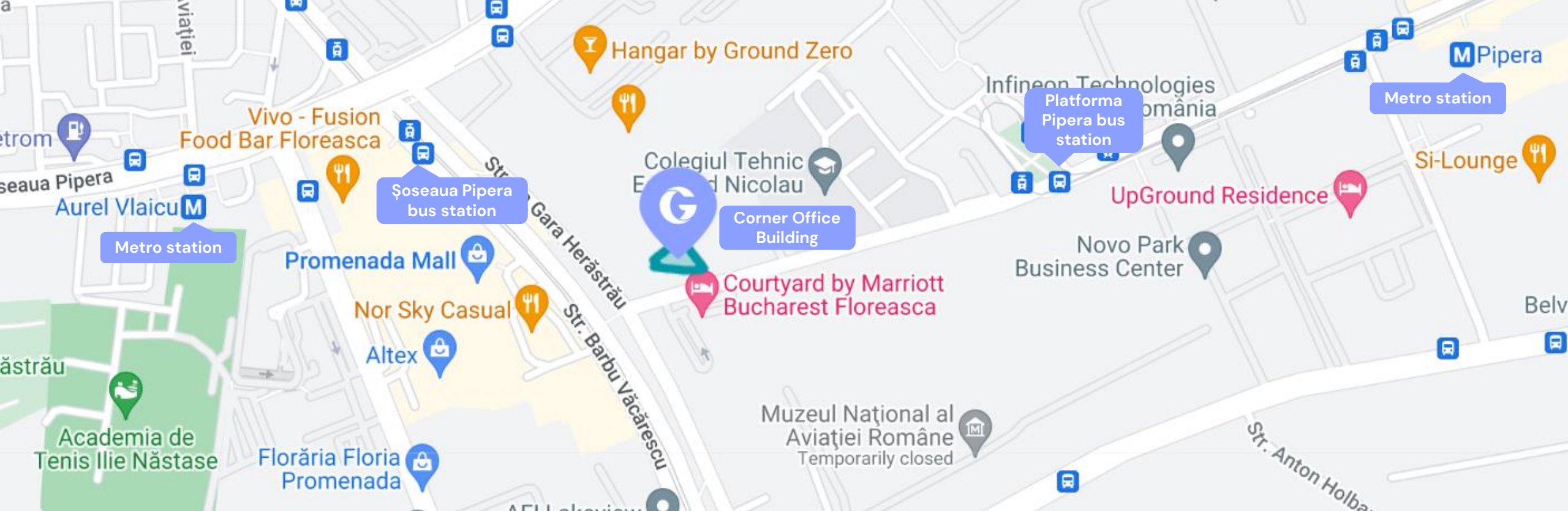
Office building in the North of Bucharest

Built in 2008, Corner Office Building is a class A office building with a leasable area of approximately 7,000 sq. m (8 floors) and 2 underground levels. Currently, it accommodates tenants such as Oppo, Square7, Omifa, and NAI Romania.

For Corner Office Building, Global Vision is planning to implement sustainable solutions in the renovation process in terms of materials and technologies, the goal being to optimize its long-term impact on the environment, by significantly reducing its carbon footprint.

The interior design will be flexible and creative, to respond to the current needs of small and medium-sized companies.





Location

2-4 Gara Herăstrău Street, Bucharest, 020334

- 5 min walking to Platforma Pipera bus station
- 8 min walking to Șoseaua Pipera bus station
- 10 min walking to Aurel Vlaicu metro station
- 10 min walking to Pipera metro station
- across the street from Promenada Mall

Key Advantages



NORTH OF BUCHAREST



ASSET & PROPERTY
MANAGEMENT SERVICES



24/7 SECURITY



FOCUS ON
SUSTAINABILITY



PUBLIC TRANSPORTATION
AVAILABLE



PARKING



IN THE HEART OF THE
BUSINESS CENTER



FLEXIBLE DESIGN

Technical Specifications



- Basement + Ground Floor + 7F + Eth
- Outdoor & underground parking – 80 units
- Clear height (per floor): 2.7 m
- 3 elevators
- Use of space: Offices

Efficiency & flexibility of design: possibility to accommodate tenants' requirements to get the most cost-effective project, in terms of investment and use of space

**Modern,
versatile &
flexible
interior design
concept**





Availabilities

First floor


 common areas  available




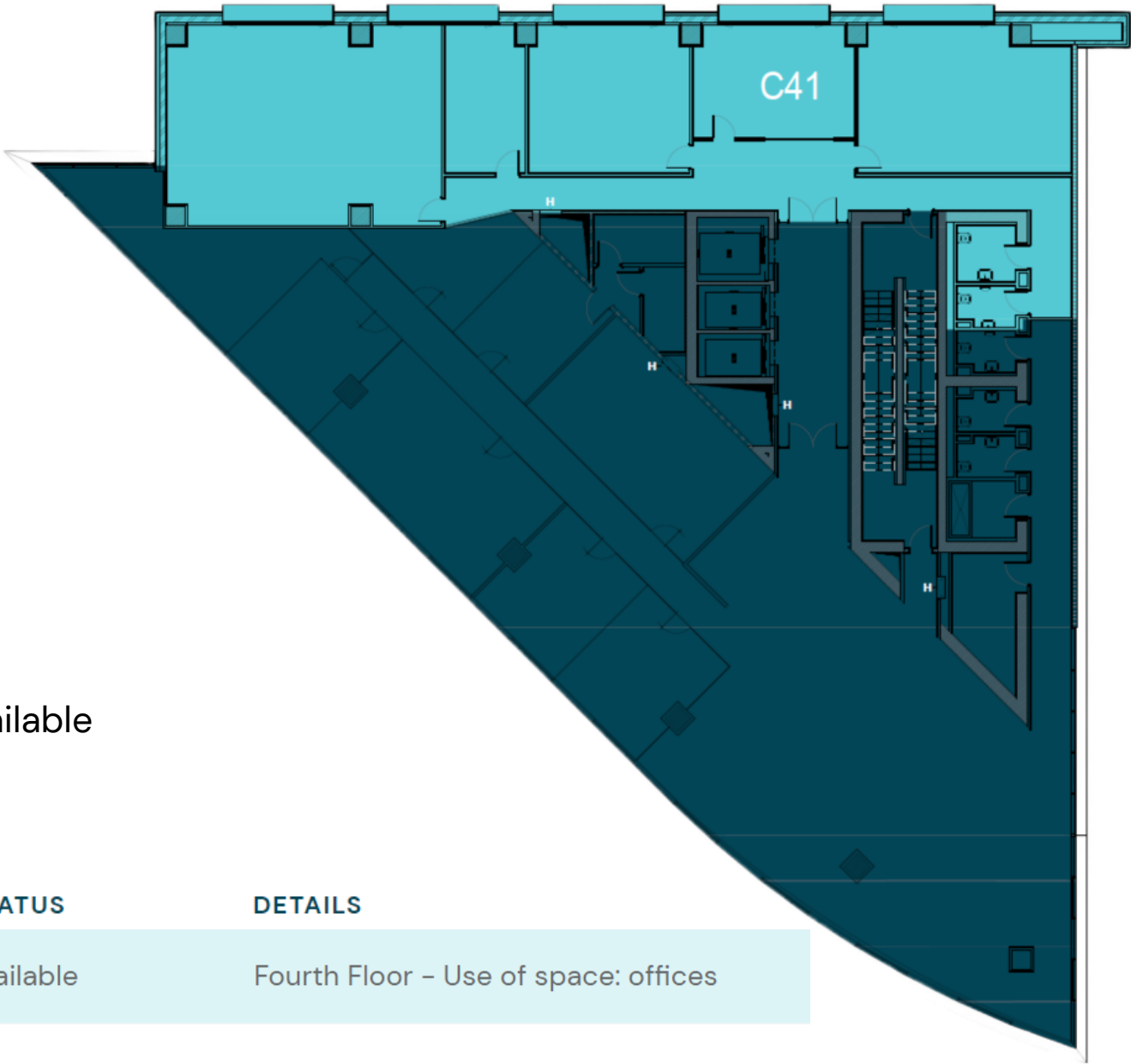
AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
727.98 sq. M	COB	First Floor	Available	First Floor – Use of space: offices

Availabilities

Fourth floor

 rented spaces & common areas

 available

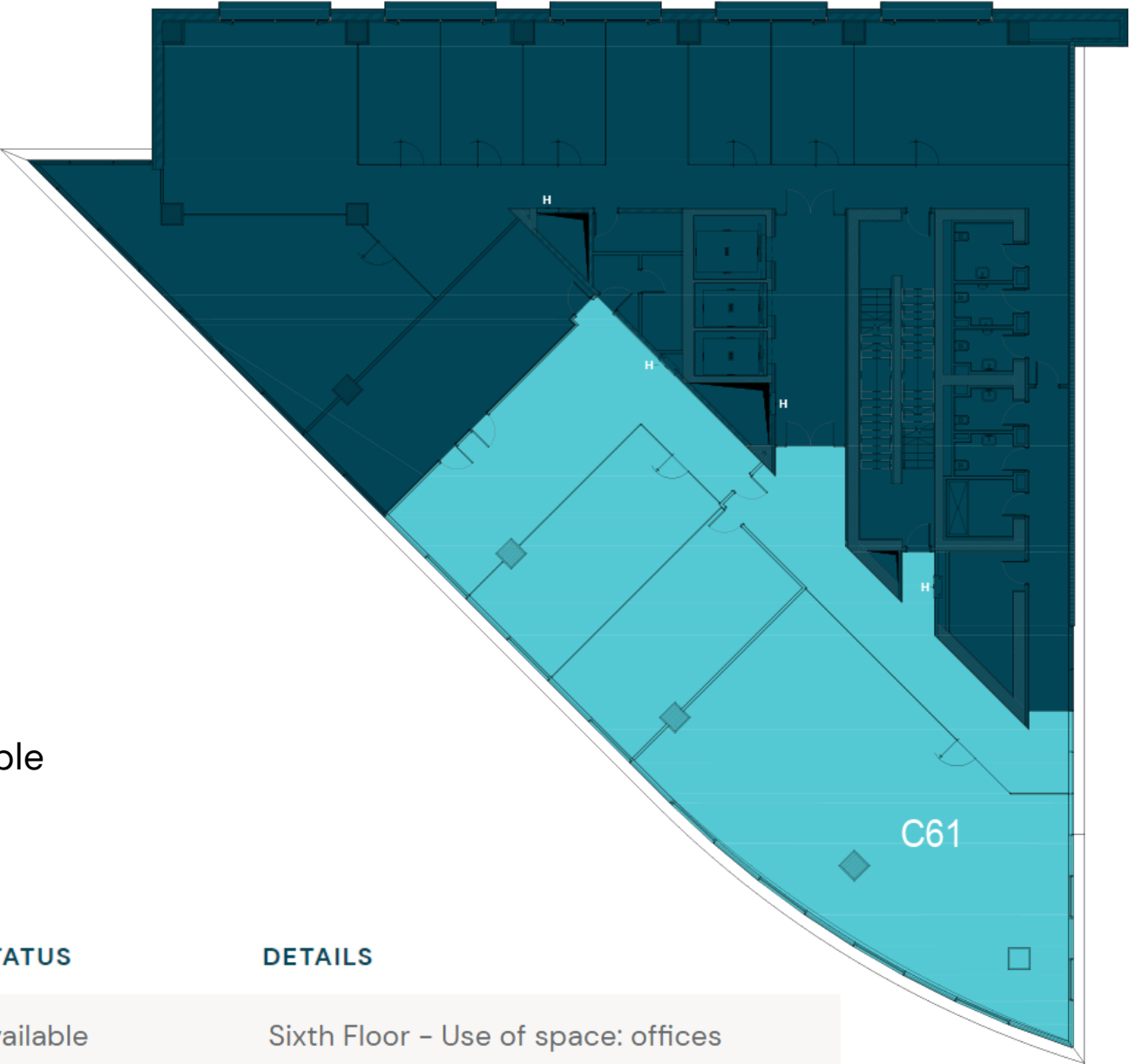


AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
320.35 sq .M	COB	C41	Available	Fourth Floor – Use of space: offices

Availabilities

Sixth floor

 rented spaces & common areas  available

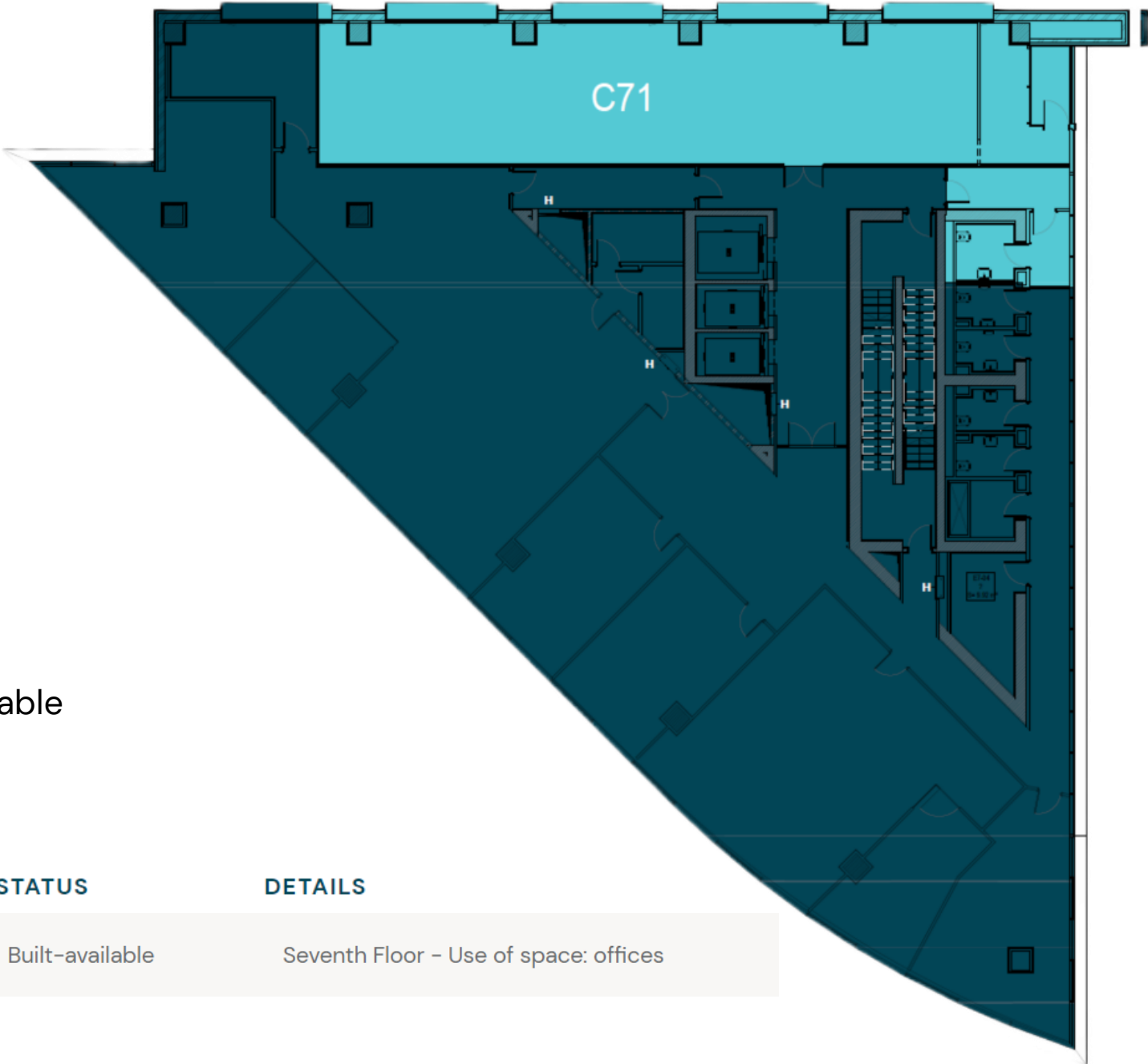


AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
415.96 sq. M	COB	C61	Available	Sixth Floor – Use of space: offices

Availabilities

Seventh floor

 rented spaces & common areas  available



AVAILABLE SPACE	BUILDING	UNIT	STATUS	DETAILS
216.3 sq. M	COB	C71	Built-available	Seventh Floor – Use of space: offices

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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