

# America House

Space for innovation



STATEMENT ICONIC BUILDING IN  
THE HEART OF BUCHAREST



# MARKET REFERENCE

America House is an iconic office building, with a premium look and feel, contributing to Bucharest's architectural and urban story, a place where business meets leisure activities.

Innovation, smart technologies, vibrant amenities, and green terraces favor a different lifestyle, inspiring creativity and creating a harmonious work-life balance.

**28,534 sqm**

- Total GLA of the building

**3,434 sqm retail space**

- AVAILABLE on the ground and 1st floor

## MIXED USE DEVELOPMENT

- The building covers office spaces, retail, and services, creating the ideal environment for wellbeing, socializing, and shopping.

## MISSION

- America House policy states for sustainability, clean indoor and outdoor environment, with a focus on health of wellbeing of the tenants and the community that aim for comfort, life quality and a brighter future.

# STRATEGIC LOCATION

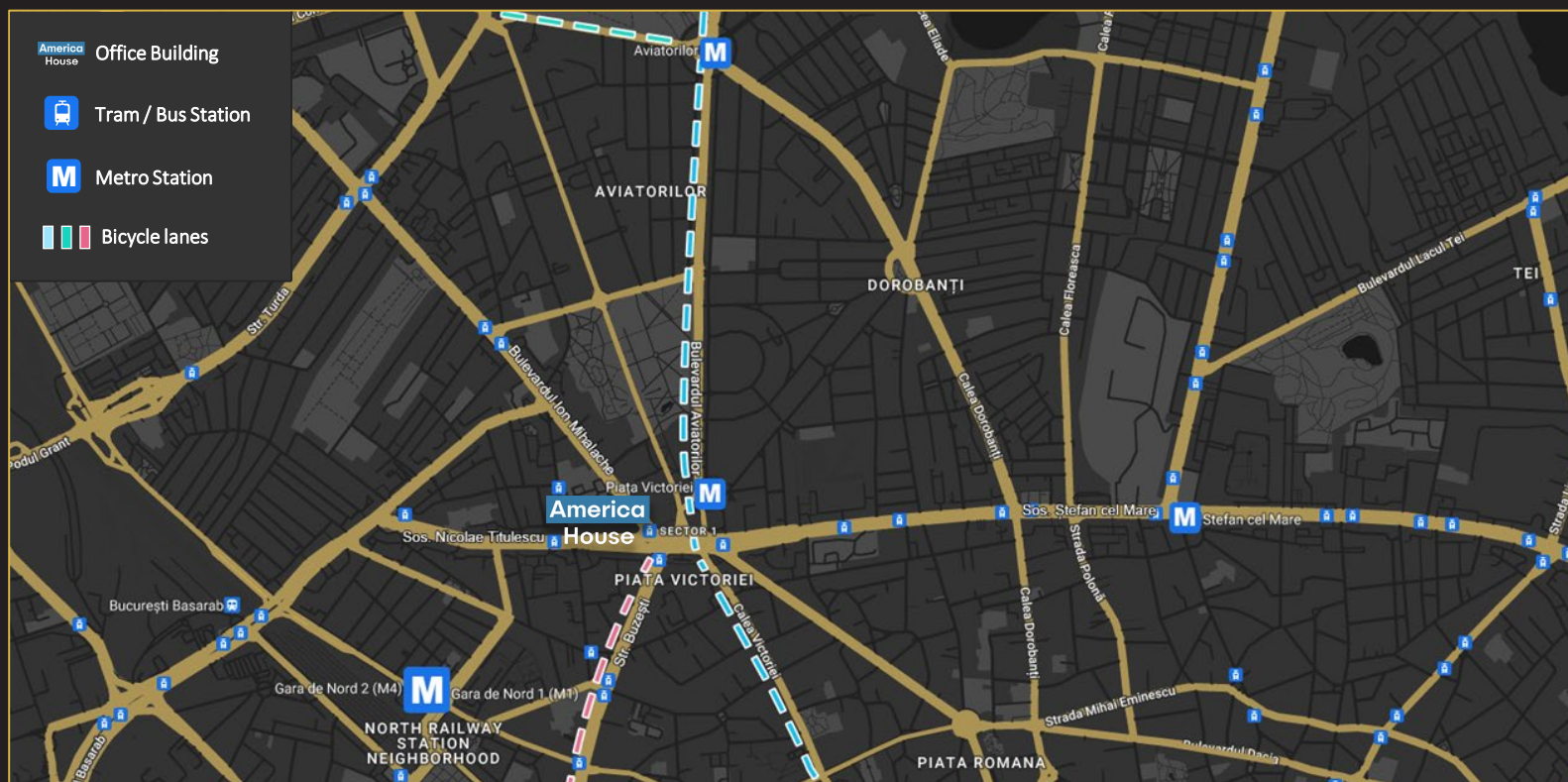
America House benefits from **maximum visibility**, in **Victoriei Square**, near the Government building, in the Central Business District (CBD) area. The location is very well served by public transportation, Victoriei Square is known as the major public transport hub of Bucharest including a metro station with two metro lines and 12 bus and tram lines stops opposite the building.

**3 bike paths** connect the America House building to the main neighborhoods of the city.

**5 minutes walk** to Kiseleff Park  
**10 minutes** to Herastrau Park

**5 minutes drive** to Bucharest 5 Star  
Hotels: Radisson Blu, ATHÉNÉE  
Palace Intercontinental, Sheraton

**20 min.** to Henry Coanda  
Airport





# REFURBISHMENT

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## 10 million € Refurbishment and Modernization

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### VISION

America House embraced the technology trends and aligns with international real estate contemporary requests regarding sustainability, design, and amenities that favor better conditions for the tenants and visitors.

### AESTHETIC UPGRADES

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Exterior ground floor refurbishment: extension of the terrace, sidewalk, retail signage, and new flooring

Refurbishment of all the common spaces: lobby, reception, and bathrooms

Overhaul of the three underground parking levels: new epoxy paint, full painting, additional LED lighting

### TECHNICAL UPGRADES

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New BMS (building management system)

New access and security systems

LPR (license plate recognition) system for the underground parking

9 new Schindler PORT Technology passenger elevators and 2 new Schindler goods elevators

8 Bon Adam turnstiles

18 electric car charging stations and aiming to reach 50.

3 dedicated bicycle parking rooms with racks for 60 bicycles, lockers, showers, and toilets





HOW IT LOOKS

# WORKING AT AMERICA HOUSE



Class A Energy  
Performance  
Certificate



Using Only  
Green Energy



18 Electric Car  
Charging Stations



Zero Emission  
Target For 2030



Solar Panels  
Planned To Be  
Installed



Accessability for  
people with  
reduced mobility

## HEALTH & WELLBEING

Best natural light, fresh air intake, outdoor no-touch elevators

Eco-friendly options: bike facilities, charging stations, recycling points

Provides the commitment to social responsibility

Openable windows

## FACILITIES FOR CYCLISTS

Three dedicated bicycle parking rooms  
inside the buildings parking with racks for  
60 bicycles.

Lockers, dedicated showers, and toilets for  
people who choose to cycle to work.

## SAFETY & ACCESIBILITY

Safety: Earthquake-resistant construction

America House is one of the most equipped  
buildings in Romania, **in terms of accessibility of  
people with disabilities.**

✓ All indoor common areas adapted to allow free  
access for low-mobility persons

✓ All common toilets include designated  
accessible toilets for low-mobility persons



Outstanding In-Use  
Certification



Gold Certification





**GET INSPIRED BY OUR TENANTS  
CREATIVE SPACES**

**America House**

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OLX GROUP OFFICES





OLX GROUP OFFICES



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# LEISURE AMENITIES

Our focus is to offer the best amenities and services that create the perfect atmosphere for work, relaxation, and networking.



Gym



Restaurants



Fast Food



Coffee Shops

## TENANTS LOYALTY APPROACH

1,700+ sqm gym

Worldclass Fully Refurbished.

Space Aesthetic

Lots of greeneries and benches for people to sit on.

Socializing Spaces

2 lobbies & America Garden area. Public neighboring space refurbished altogether.

Shopping

Commercial area at the ground floor.

Wi-Fi

Empowering communication.

Safety

24-hour security and firefighters on site. Backup power generator.



SOCIALIZING SPACES



# PREMIUM OFFICES SPACES IN CBD

CLASS

**A**

**28,534 sqm**

Prime office spaces

## THE LARGEST FLOORPLATE IN THE CBD

Generous office spaces on each floor between **3,150 sqm** and **3,400 sqm**.

Flexibility for future office space expansion

Amazing natural light

high-end technology for building access, new BMS, LPR system for underground parking, and no-touch control of elevators

4 pipes HVAC system with special filters added post-COVID-19

## A BUILDING THAT WORKS FOR YOU

- ✓ Building Management System- centralized monitoring and specifically controlling M&E systems
- ✓ Multiple power supply with an automatic change-over
- ✓ 4 Power generators to provide energy for life safety systems
- ✓ Additional capacity from the generators can be allocated to tenants at their request
- ✓ Hydrants and sprinklers system and smoke and heat detectors
- ✓ Integrated security solutions (CCTV + security services 24Hx7, access control in the building and garage)
- ✓ Independent metered units for electricity and water consumption for tenants connected into BMS
- ✓ 9 high speed Schindler elevators and 2 goods elevators
- ✓ Openable windows.



ELEVATORS

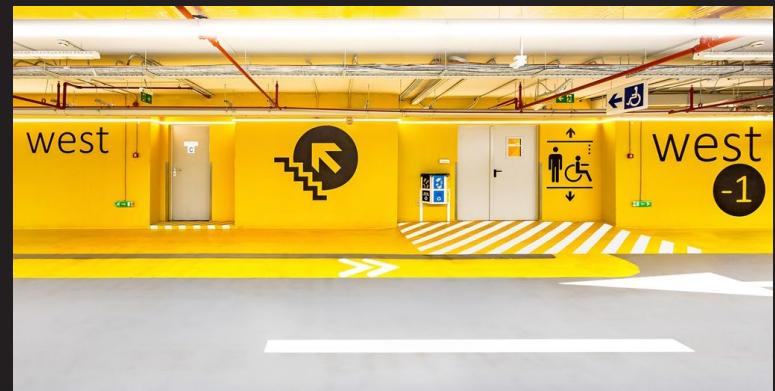




## BATHROOMS

## THE LARGEST PARKING IN CBD

- 365 parking lots
- License plate recognition system.
- LED motion sensor-controlled lighting
- 3 underground parking areas
- LED lighting
- 16 electric car charging stations
- 3 dedicated bicycle parking rooms
- 60 racks for bicycles
- Lockers
- Dedicated showers and toilets
- Designated parking places for people with reduced mobility.





# RETAIL AREA

**3,675 sqm**

- Commercial spaces

**Green Spaces & Terraces**

- With high pedestrian traffic.

## AMENITIES & SERVICES

- 1,500 sqm World Class gym fully refurbished
- Starbucks
- McDonald's
- Sagakura Asian Fusion
- Velocita
- Fru Fru
- Gram Bistro
- Submarine Burger
- Bubble Tea
- Noodle Pack
- Carturesti books store
- Inmedio
- BCR bank branch and ATM
- Garanti Bank branch and ATM





LIFESTYLE



# AWARDS



## **ESG Journey of the Year**

SEE Property Forum 2023

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## **Concept Design of the Year– America House Refurbishment**

18th annual SEE Real Estate Awards Europa Property, 2023

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## **Refurbishment/Extension Project – America House**

18th annual SEE Real Estate Awards Europa Property, 2023

# CERTIFICATIONS



## BREAAAM OUTSTANDING IN-USE

America House is the first - Class A commercial office building in Bucharest to obtain an OUTSTANDING rating according to BREEAM In-Use certification methodology, after a major investment of 10 million euros.

Amongst the different rating categories, Health and Well-being was the category that obtained the maximum rating score of 100%.



## ACTIVE SCORE GOLD

America House is also the first office building in Bucharest to achieve the Gold ActiveScore Certification, which is a definitive accreditation for active travel offerings in real estate.

This means that America House has reached a high standard of providing facilities and services that encourage and support active travel modes such as walking, cycling, and public transportation.





UNDERGROUND PARKING

# GREAT BUSINESS COMMUNITY

America House office tenants include multinational and Romanian blue-chip companies.

- Mastercard
- CISCO
- Intesa Sanpaolo Bank
- Bucharest Stock Exchange
- OLX
- Egis Engineering Romania
- McDonald's Romania
- Tuca Zbarcea law firm
- The Embassy of Japan
- Funcom
- IATA
- PAID insurance
- Fortim Trusted Advisors





A photograph of the America House building at night. The building has a modern design with large glass windows and doors. The name "AMERICA HOUSE" is visible in large, illuminated letters above the entrance. Inside, various interior design items like lamps and furniture are visible. A person is walking on the sidewalk in front of the building. A tree with bare branches is on the left, and a street sign is visible. The overall atmosphere is modern and sophisticated.

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