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.

28,440 sqm

- Total GLA of the building

3,398 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.



LIFESTYLE

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STRATEGIC LOCATION

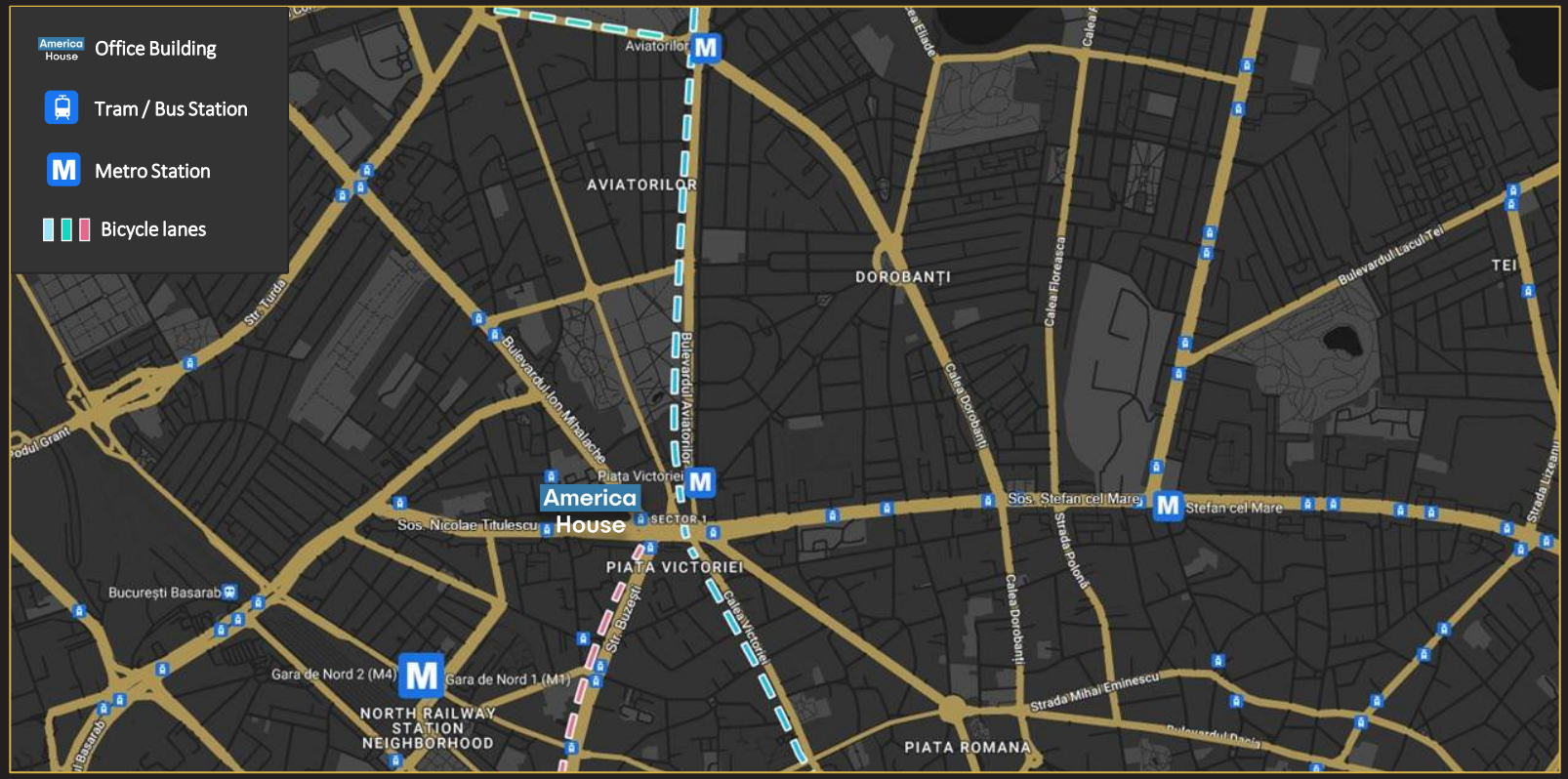
America House benefits from **maximum visibility**, in **Victoriei Square**, near the Government building, in the Central Business District (CBD) area. The location is very well served by public transportation, Victoriei Square is known as the major public transport hub of Bucharest including a metro 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 neighbourhoods 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 Henri Coanda Airport



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REFURBISHMENT

10 million € Refurbishment and Modernization

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

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

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 Boon Edam turnstiles

41 electric car charging stations

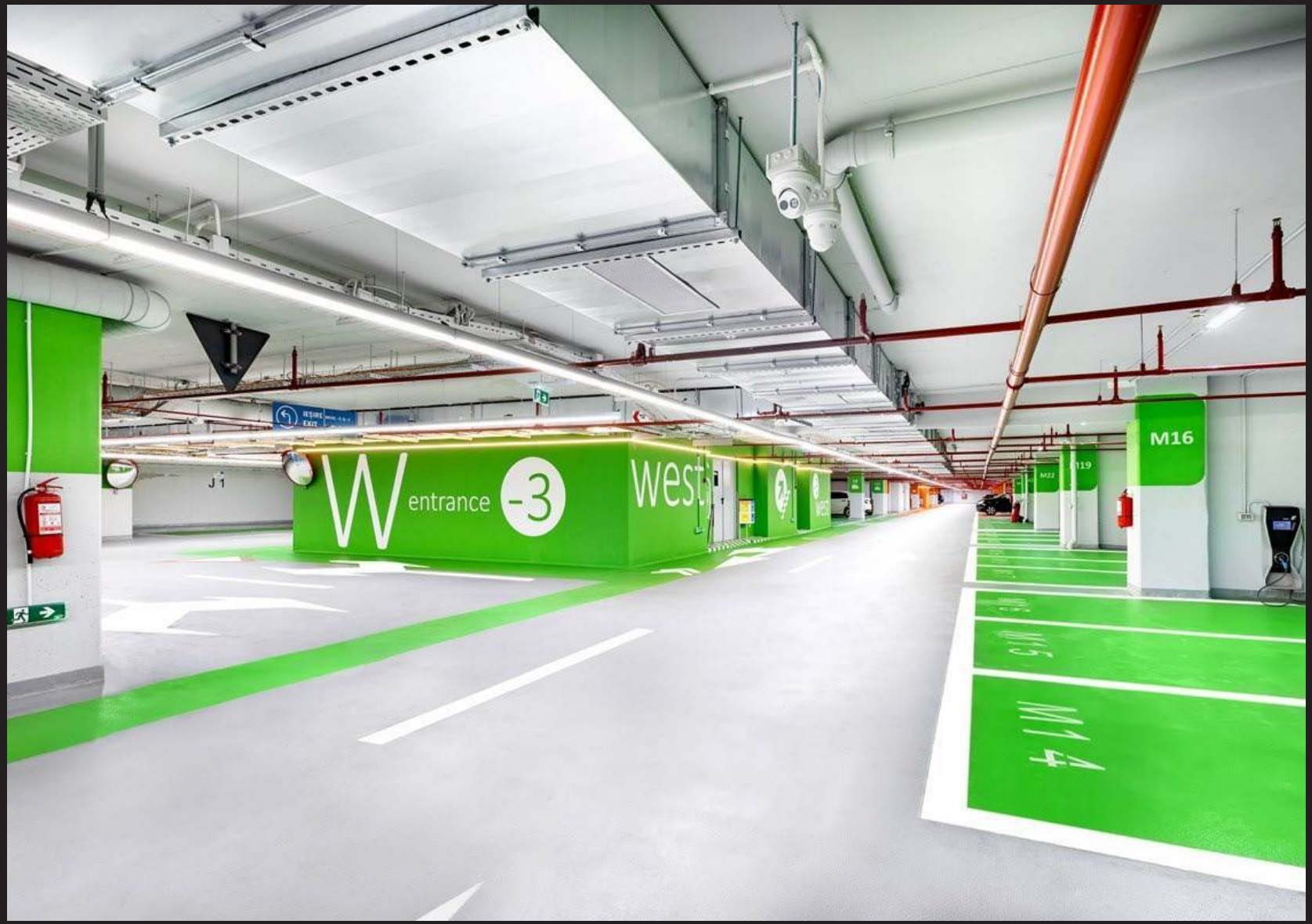
3 dedicated bicycle parking rooms with racks for 60 bicycles, lockers, showers, and toilets



SOCIALIZING SPACES



BATHROOMS



UNDERGROUND PARKING

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Working at America house

Class A Energy Performance Certificate

Using Only Green Energy

41 Electric Car Charging Stations

Zero Emission Target For 2030

Solar Panels Planned To Be Installed

Accesibility 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

CERTIFICATIONS

BREEAM – Code for a sustainable built environment

Outstanding In-Use Certification

ACTIVE SCORE CERTIFIED

Gold Certification

access 4 you®

Access4You Gold Certification

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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.

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PREMIUM OFFICES SPACES IN THE CBD

CLASS **A**

24,574 sqm

Prime office spaces

SIGNIFICANT COST SAVINGS FOR NON-VAT PAYERS SINCE AMERICA HOUSE CAN INVOICE OFFICE RENT WITHOUT VAT.

THE LARGEST FLOORPLATE IN THE CBD

Generous office spaces on each floor, approx. 3300 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 24/7, 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.



EGIS OFFICES



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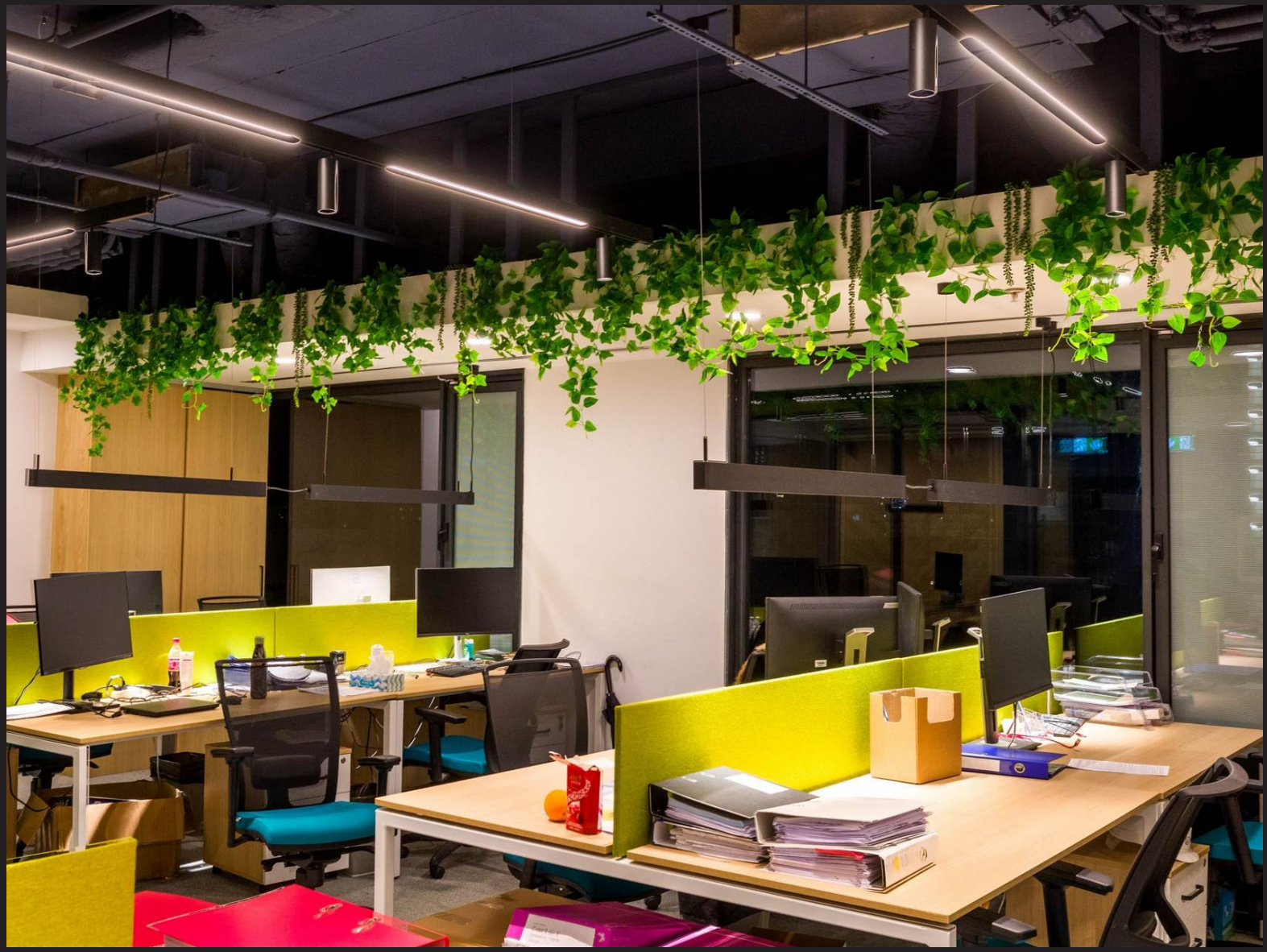

EGIS OFFICES



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TMF OFFICES





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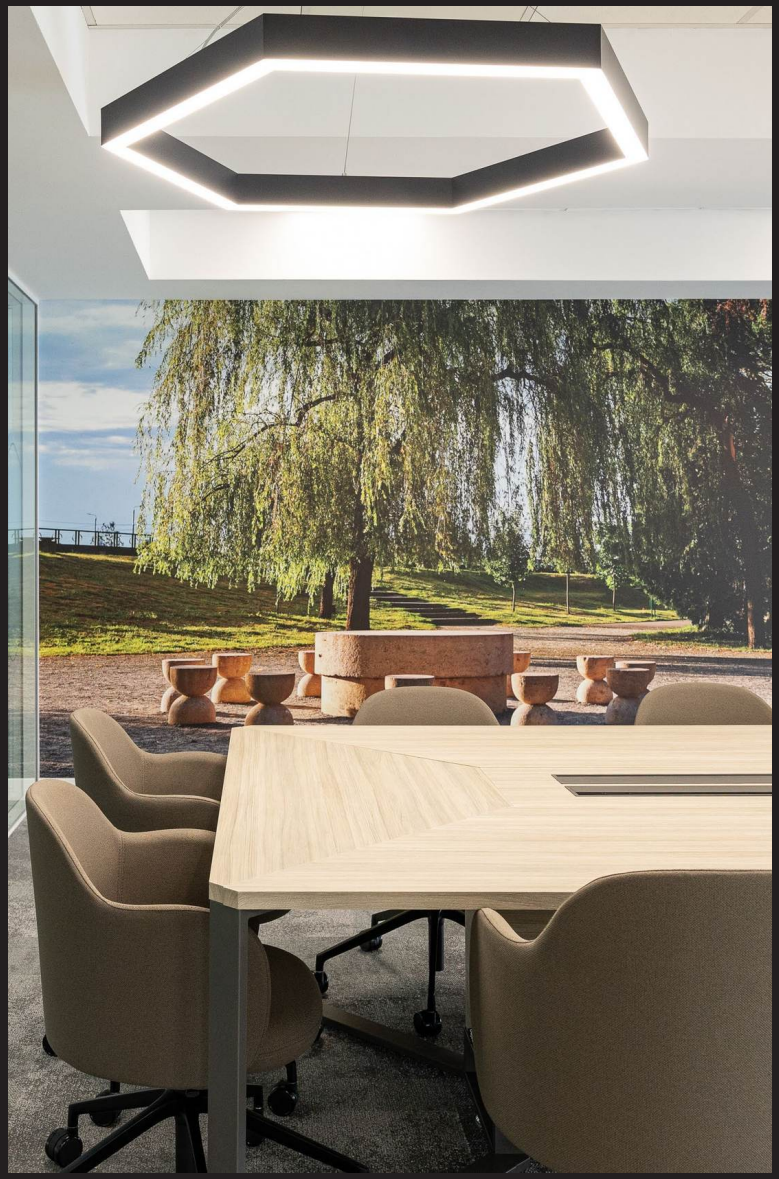
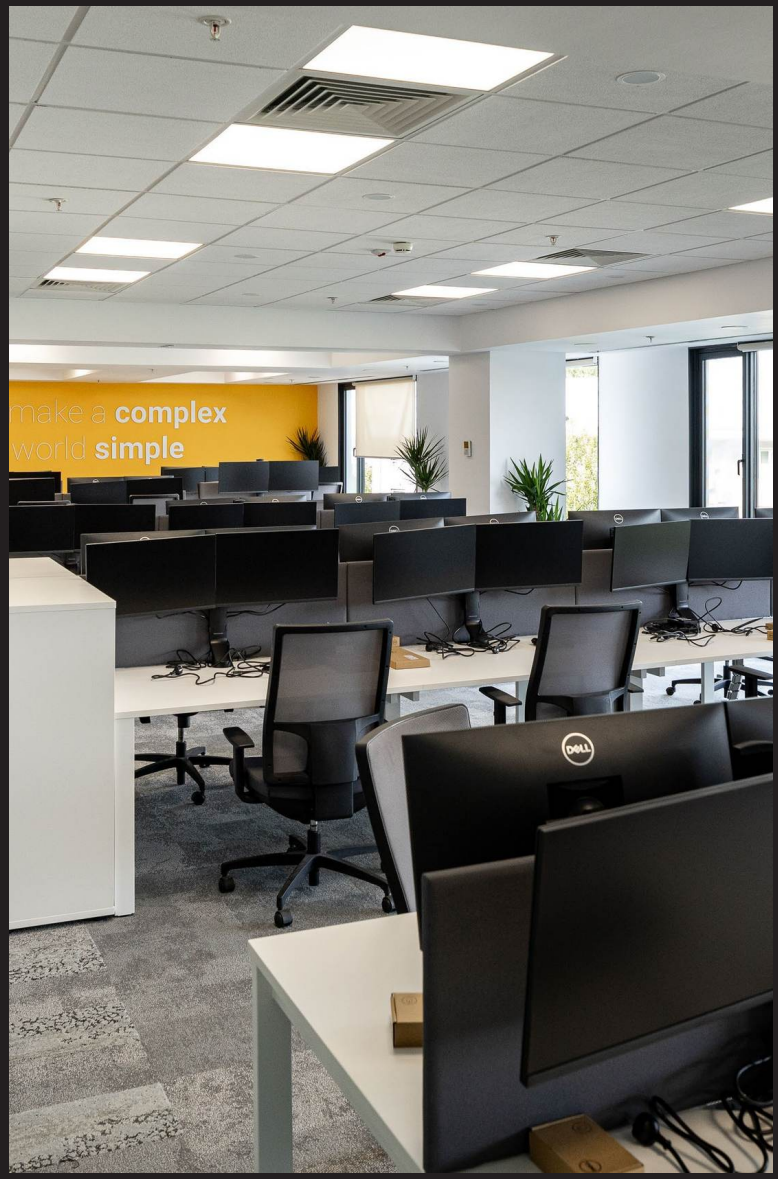




TMF OFFICES



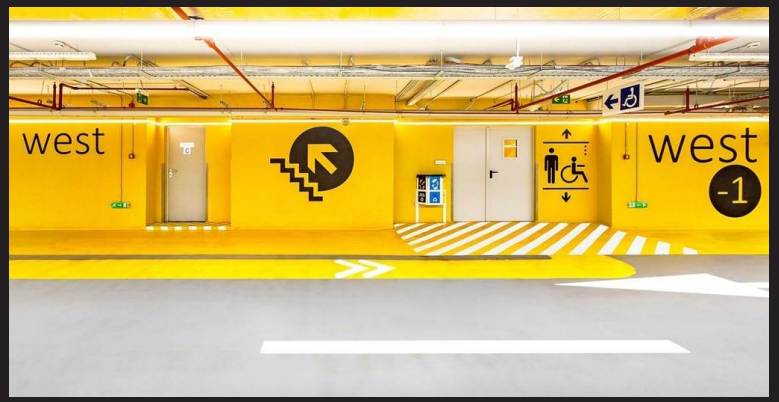
TMF OFFICES

THE LARGEST PARKING IN CBD

- 372 parking spaces
- License plate recognition system
- LED motion sensor-controlled lighting
- 3 underground parking areas
- LED lighting
- 41 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







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RETAIL AREA

3,398 sqm

- Commercial spaces

Green Spaces & Terraces

- With high pedestrian traffic.

AMENITIES & SERVICES

- 1,700 sqm World Class gym fully refurbished
- Starbucks
- McDonald's
- Sagakura Asian Fusion
- Velocita
- Gram Bistro
- Vivo Fusion Food Bar
- Bubble Tea
- Noodle Pack
- Carturesti books store
- **Froo Convenience Store**
- Inmedio
- Carrefour Express
  (to be opened in 2026)

AWARDS



ESG Journey of the Year

SEE Property Forum 2023



Concept Design of the Year– America House Refurbishment

18th annual SEE Real Estate Awards Europa Property, 2023



Refurbishment/Extension Project - America House

18th annual SEE Real Estate Awards Europa Property, 2023

CERTIFICATIONS

BREAAM 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.

ACCESS4YOU GOLD

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GREAT BUSINESS COMMUNITY

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

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




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