

one

UNITED PROPERTIES



landmarks in sustainability

reinvent the city

cityreshaping projects

community binders

ambitious lifestyle

ONE NORTH GATE

I CONTENTS



— ONE UNITED PROPERTIES
— ONE NORTH GATE
— LOCATION
— GREEN BUILDING
— BUILDING SPECS
— FLOOR PLANS
— CREATORS

| one
UNITED PROPERTIES



DESIGNING THE FUTURE

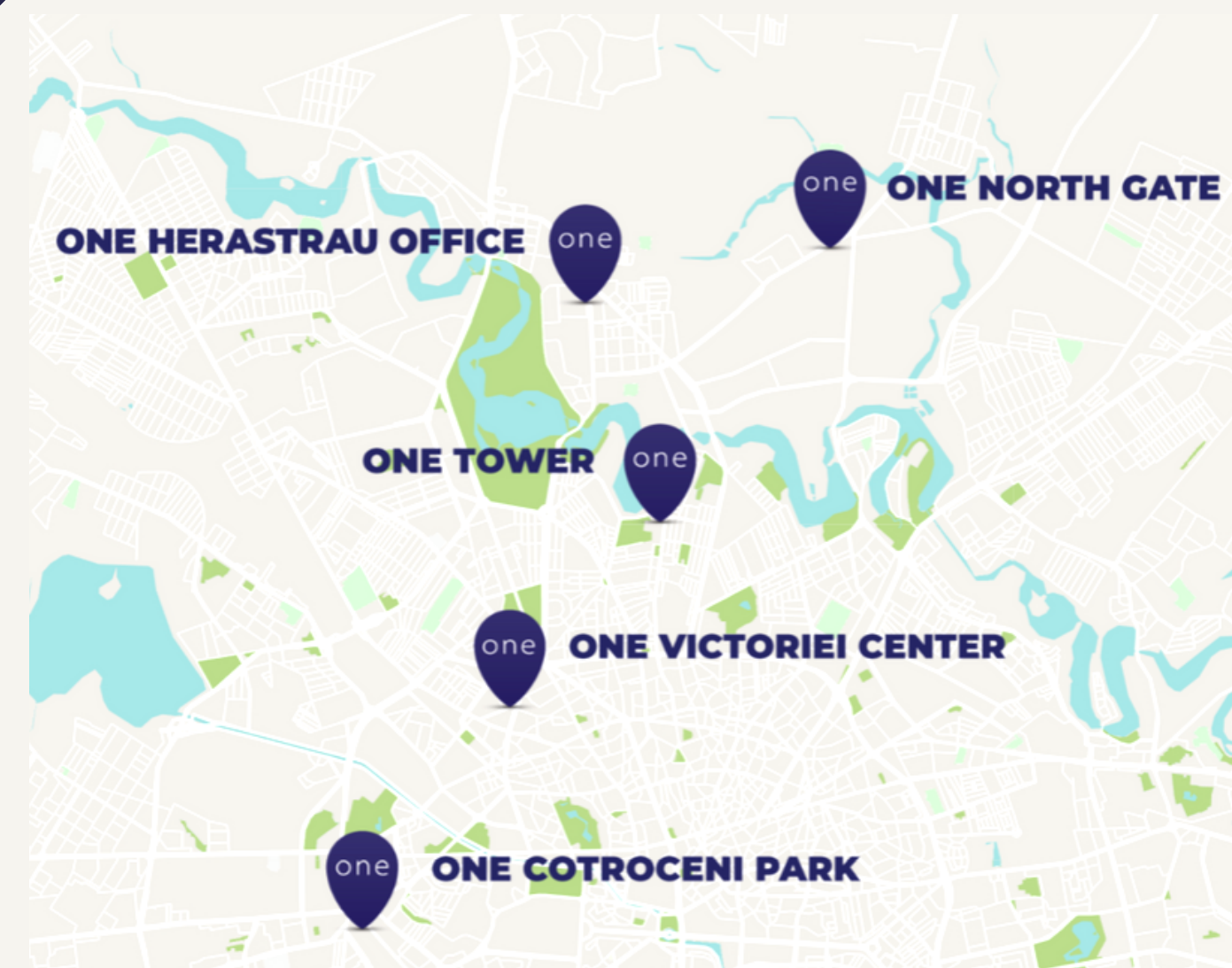
ONE United Properties is a Leading Green Developer of premium residential real estate and office buildings. The company was established in 2011, although the founders have been residential projects together since 2006 and have invested in real estate since 2000.

ONE United Properties the most audacious developer in Romania dedicated to accelerating the adoption of building practices that result in energy-efficient, **healthier and environmentally sustainable buildings.**

In October 2017, ONE United Properties decided to invest in development and acquisitions of office buildings, in partnership with Mr. Ionut Dumitrescu.

The **company's portfolio** currently consists of **office buildings, mixed use developments and premium residential developments.**

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NORTH GATE

ONE North Gate is designed as a high-end office development in the North of Bucharest, located conveniently on Pipera Boulevard, with easy access to business and recreational facilities, at 2.2 km (2 min. driving) from Promenada Shopping Mall and Aurel Vlaicu subway station.

The building has a leasable area (GLA) of 23,000 sq.m and 504 parking spaces (260 underground and 244 overground), with a total built area of 35,000 sq.m developed over a plot of land of 12,000 sqm. North Gate project consists of 2 buildings with 6 and 4 levels and 1 underground.



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LOCATION

An office setting within the effervescent urban life

Located on **Pipera Boulevard**, in the most exquisite **business area of the city** and in close proximity to the Herastrau Park,

ONE North Gate grants **easy access** to its tenants and visitors. The public transport offers links to the building via bus and subway. The area is rich in **restaurants, coffee shops, wellness centers, shops and many more.**

ACCESSIBILITY

Well connected and strongly visible



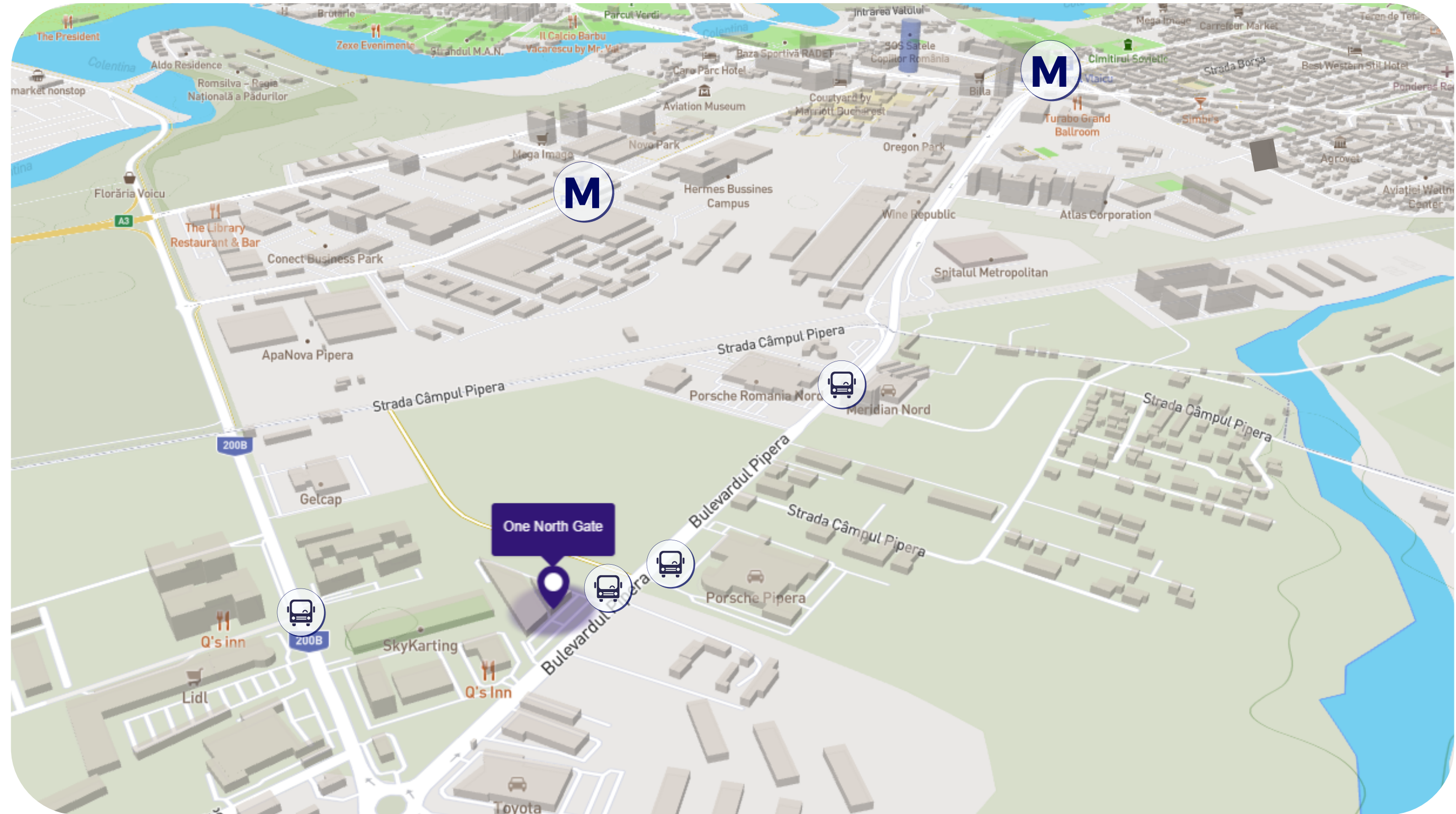
Metro Station

M2 Aurel Vlaicu
M2 - Pipera



Bus

Lines: 135, 231, 243





BREAM CERTIFICATION



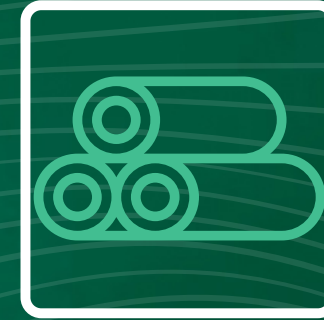
ENERGY



HEALTH&WELLBEING



ECOLOGY



MATERIALS



WASTE



WATER



TRANSPORT



POLLUTION

DESIGNING GREEN OFFICES

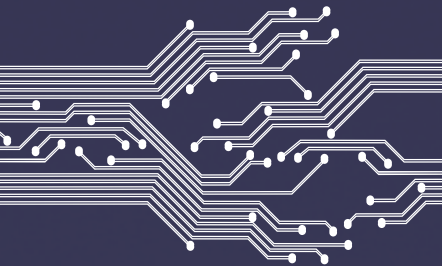
The ECO VISION is a key part of ONE UNITED STRATEGY

BREEAM measures sustainable value in a series of categories, ranging from energy to ecology.

North Gate will provide sustainability performance helping to lower running costs, maximise returns through market value and deliver desirable **office spaces**. Our concern involves: low impact design, carbon emissions reduction, design durability, adaption to climate change and ecological value, biodiversity protection.



ARCHITECTURE



Balconies on each floor
Walls finishing: natural stone, ceramics, paintings;
Floor finishes: natural stone, ceramics and carpets;
Exterior recreational areas, restaurants and cafe

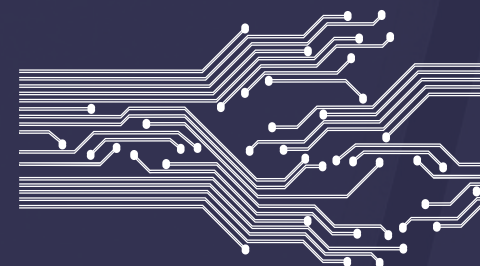
FIRE DETECTION AND SECURITY



Addressable fire detection system
24h security & CCTV system to the exterior parking areas, underground parking and building entrances

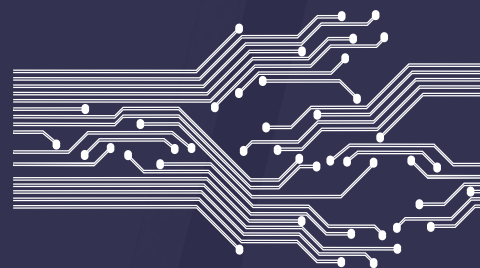
BUILDING SPECS

MECHANICAL SYSTEMS



4 pipes HVAC System
Roof mounted air handling units with heat recovery systems
Modular solution with full flexibility for future partitions provided by a local thermostat for each fan coil

TECHNICAL SPECIFICATION



Curtain heat protected facades $u=1.4$, $fs=0.1$
Raised floor
Heavy traffic carpet
Suspended ceiling; free height in the office space=2.75 m;
Dedicated power to each workstation 400 W
Office lighting illumination at desk level
Risers, cooling capacity and power made for server rooms
Highspeed elevators manufactured by Schindler

OVERVIEW

FLEXIBILITY FOR FUTURE GROWTH



	NG2	NG1	UNDERGROUND	OVERALL
Total Gross Built	4.735,60 sq.m	19.002,4 sq.m	10.854 sq.m	34.592 sq.m
GLA	4.500,05 sq.m	18.044,01 sq.m	479,81 sq.m	23.023,88 sq.m
Parking Places			260 places	504 places
Plot size				12.000,07 sq.m

FLOOR PLANS

FLEXIBILITY FOR FUTURE GROWTH

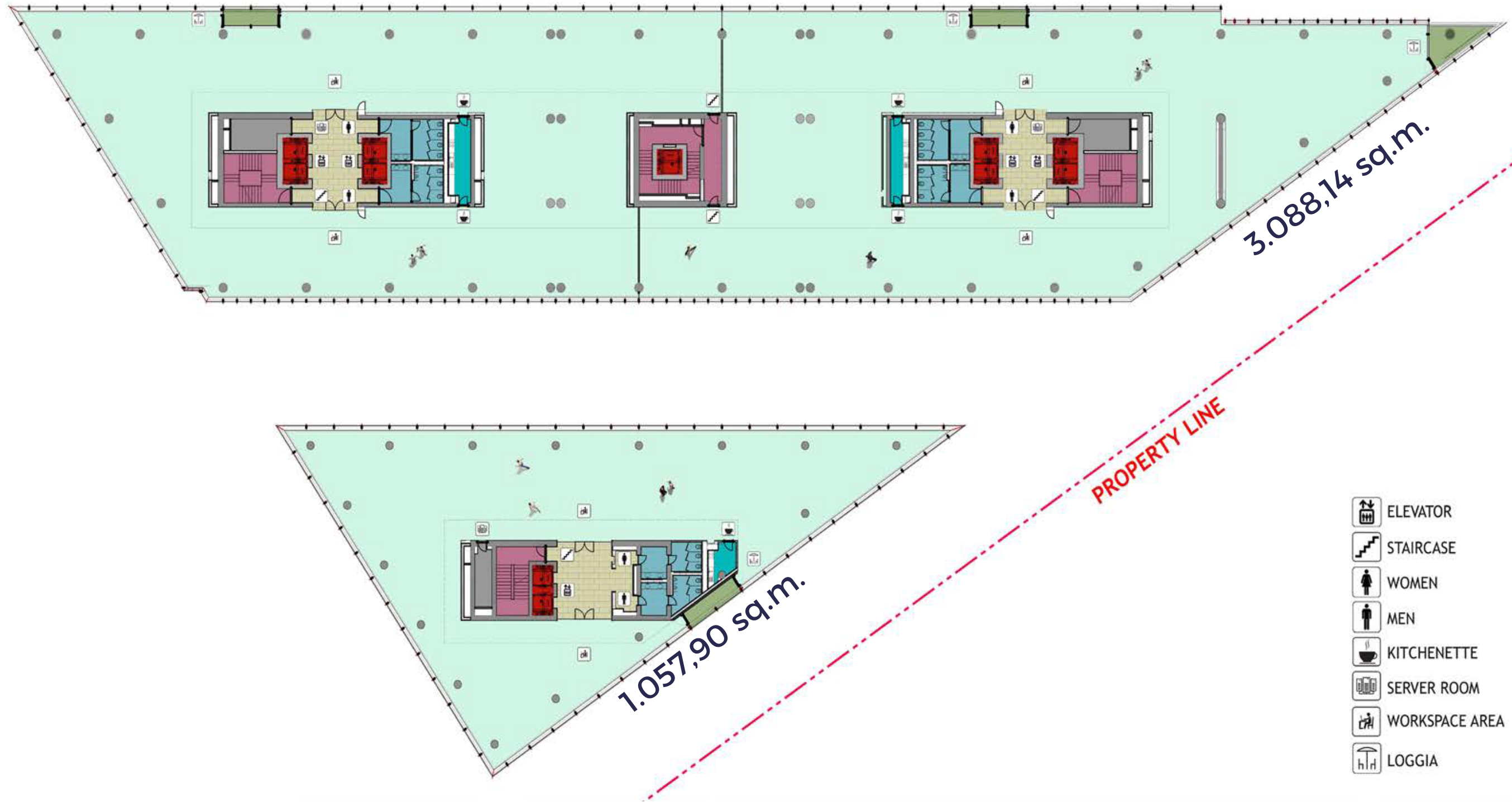


GROUND FLOOR

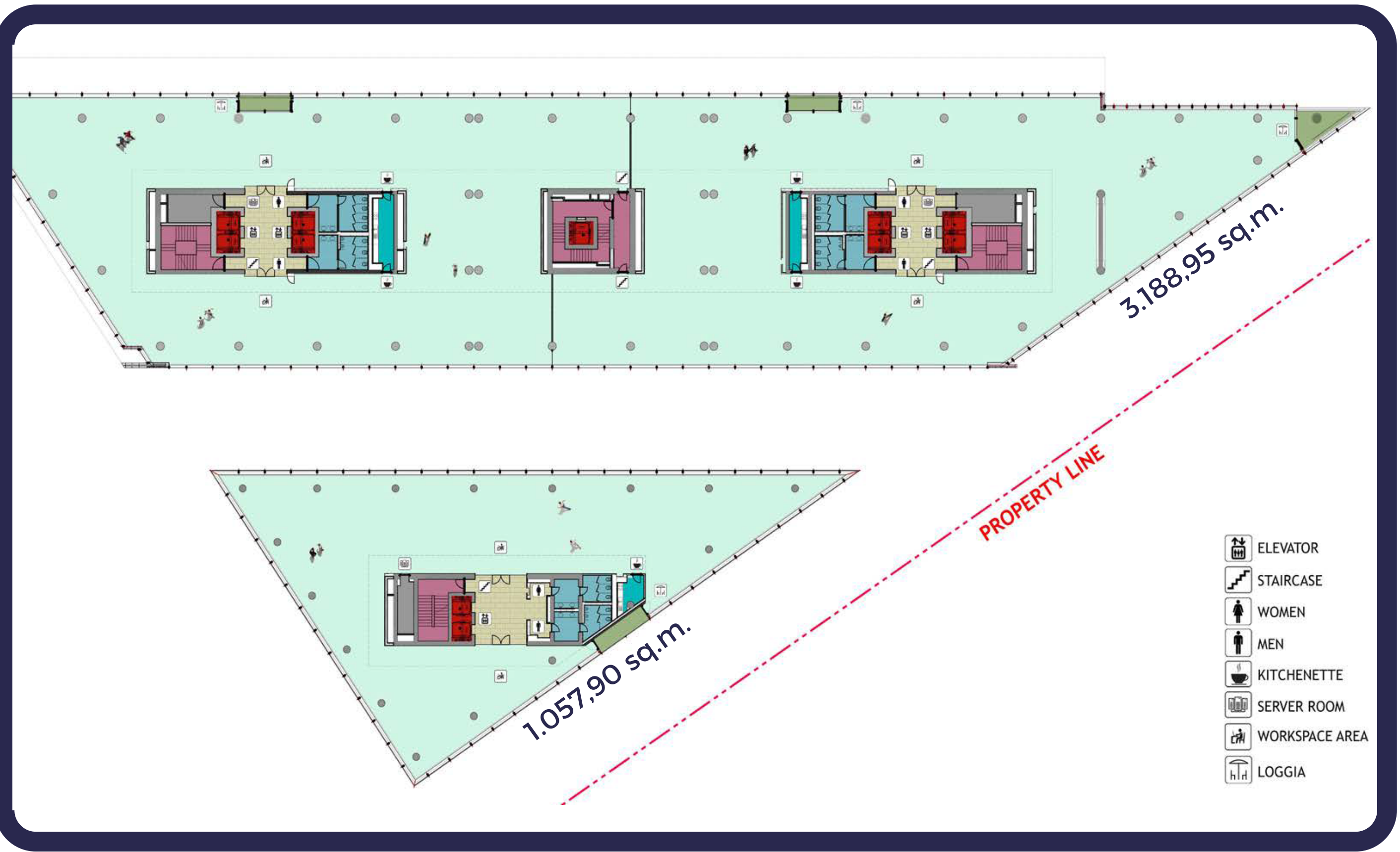
UNDERGROUND



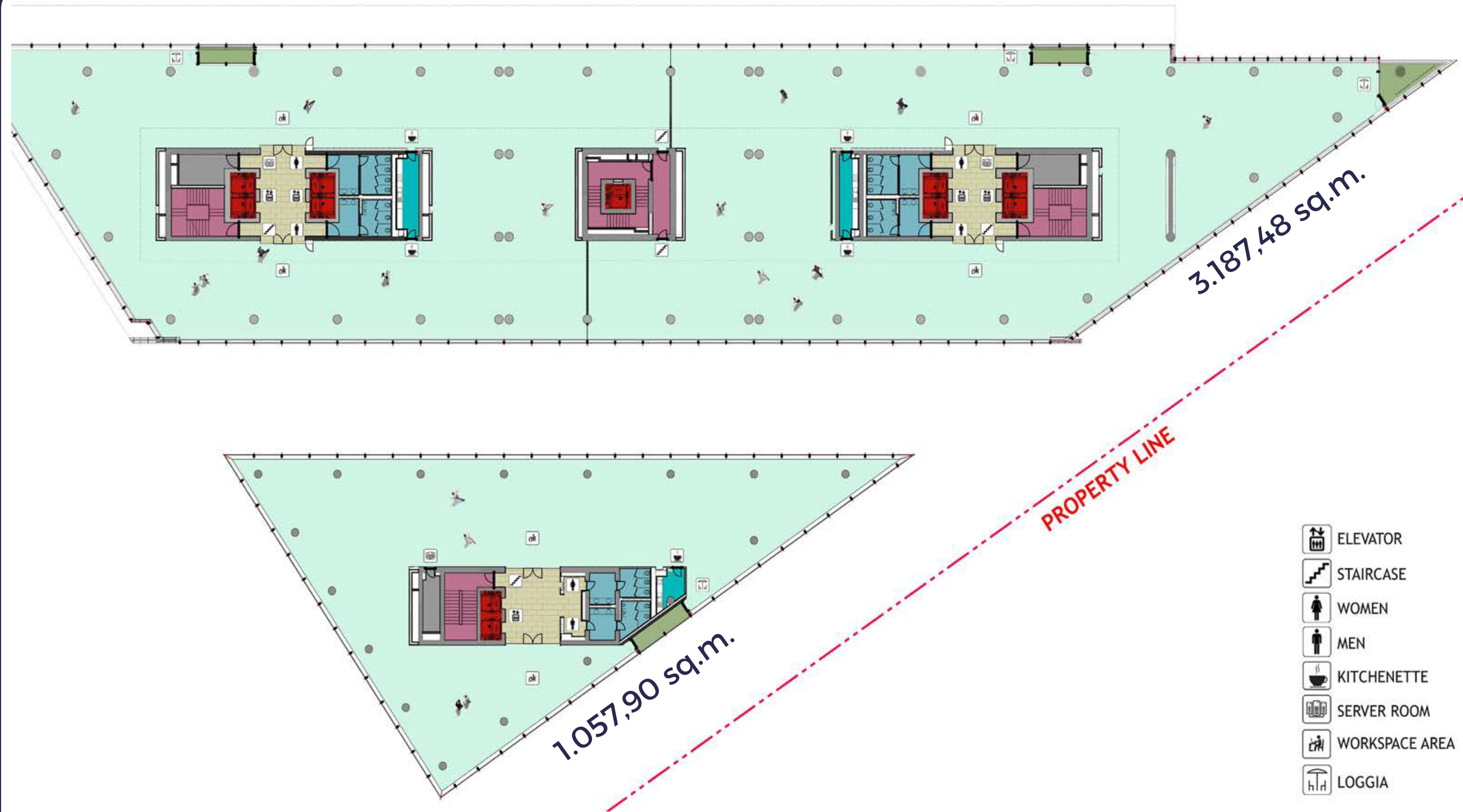
1st FLOOR



2nd FLOOR

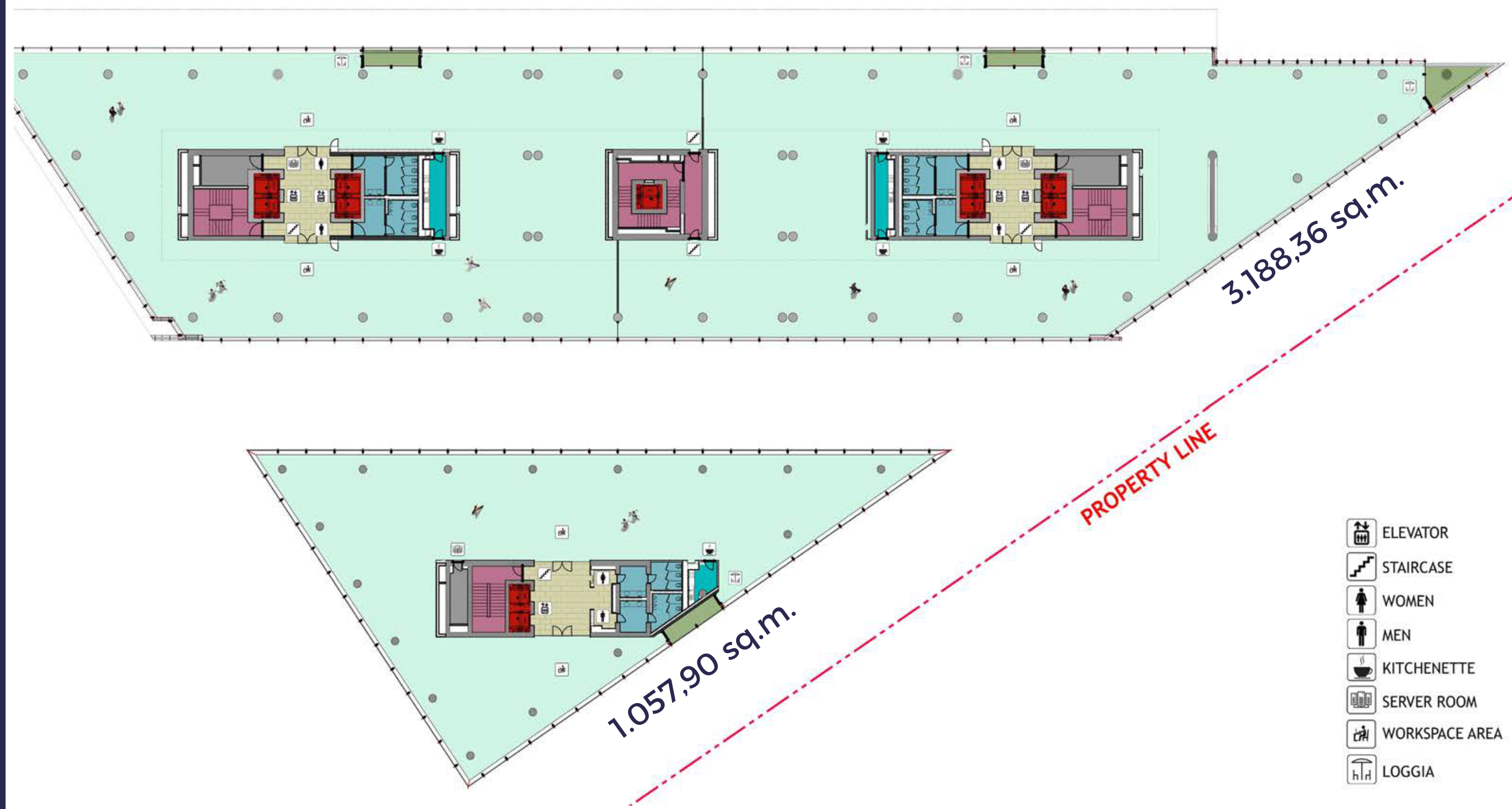


3rd FLOOR



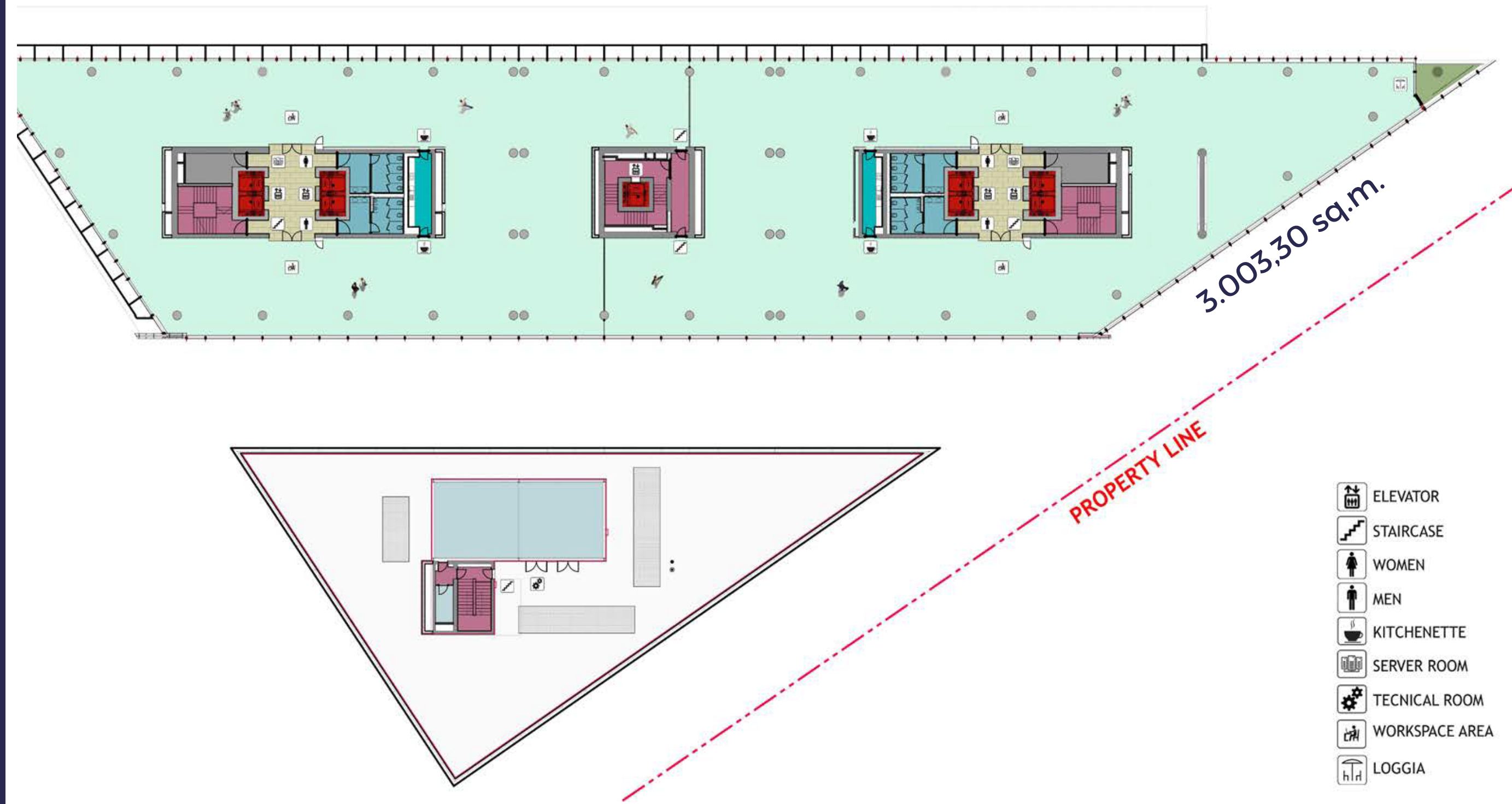
- ELEVATOR
- STAIRCASE
- WOMEN
- MEN
- KITCHENETTE
- SERVER ROOM
- WORKSPACE AREA
- LOGGIA

4th FLOOR



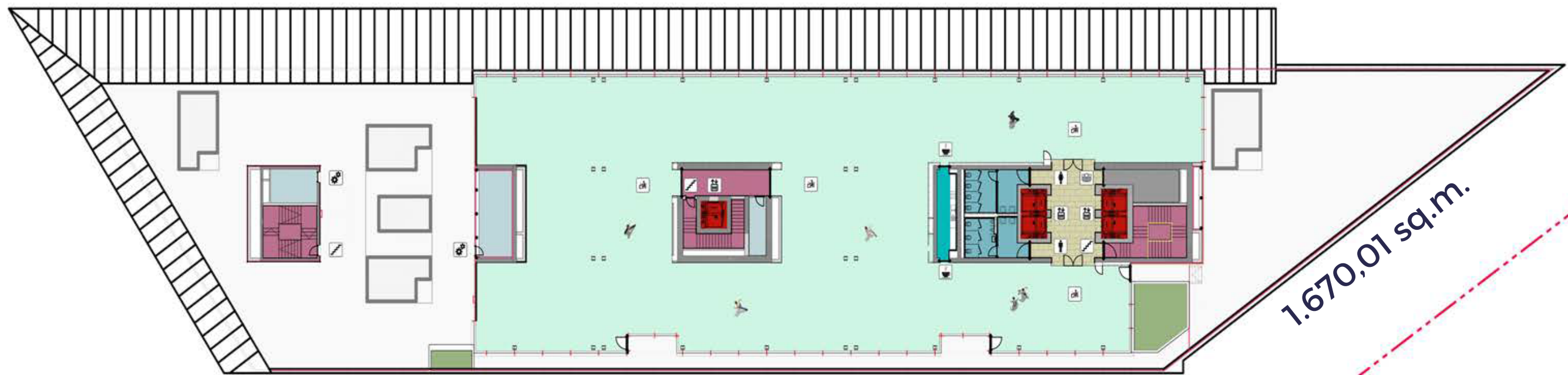
- ELEVATOR
- STAIRCASE
- WOMEN
- MEN
- KITCHENETTE
- SERVER ROOM
- WORKSPACE AREA
- LOGGIA

5th FLOOR



- ELEVATOR
- STAIRCASE
- WOMEN
- MEN
- KITCHENETTE
- SERVER ROOM
- TECNICAL ROOM
- WORKSPACE AREA
- LOGGIA

6th FLOOR



1.670,01 sq.m.

PROPERTY LINE

- ELEVATOR
- STAIRCASE
- WOMEN
- MEN
- KITCHENETTE
- SERVER ROOM
- TECNICAL ROOM
- WORKSPACE AREA



CREATORS

Meet our superheroes

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