

one

---

TOWER

---



A new way of doing business in Bucharest

# TABLE OF CONTENTS

ONE Floreasca City - A mixed use development is born	2 - 3
Location	4 - 5
Map	6 - 7
A new way of doing business	8 - 9
Public transportation	10 - 11
Office view	12 - 13
Masterplan	14 - 15
ONE Tower - A new way of working	16 - 17
Lobby design	18-19
Office hospitality concept	20-21
Workplaces	22-23
Building Cross Section Floor	24-25
Office Portfolio vizualized	26-27
virtually	
Plans	28-37
Building Specifications	38-39
Designing green workspaces	40-41
ONE United Properties	44-45
Developer track record - Designing the future	



# ONE FLOREASCA CITY

## A mixed use development is born

### **The Romania's first sustainable Mixed-use Development**

One Floreasca City offers a place to meet, to entertain, to share and look for opportunities to collaborate.

The architecture is conceived as a four-dimensional urban framework, designed with large-sized floor plates to provide maximum programmatic flexibility.

The project is now activated by restaurants, storefronts, dynamic offices, exclusive living apartments and educational programming. Between the buildings, a pedestrian area exhibit a variety of lush landscapes that create diverse micro-climates and allow the building's programs to extend outdoors.

### **A continuing heritage**

The plot houses the historical monument, Ford warehouse. It is over 12,000 sqm large pre-war warehouse where the first operating line of the overseas concern Ford was built.

The ruin will be converted in a boutique retail with emphasis on creative events and launches of gourmet products and general social interactions. It will be an unique and innovative retail and food-hall concept, anchored by Auchan supermarket.







# LOCATION

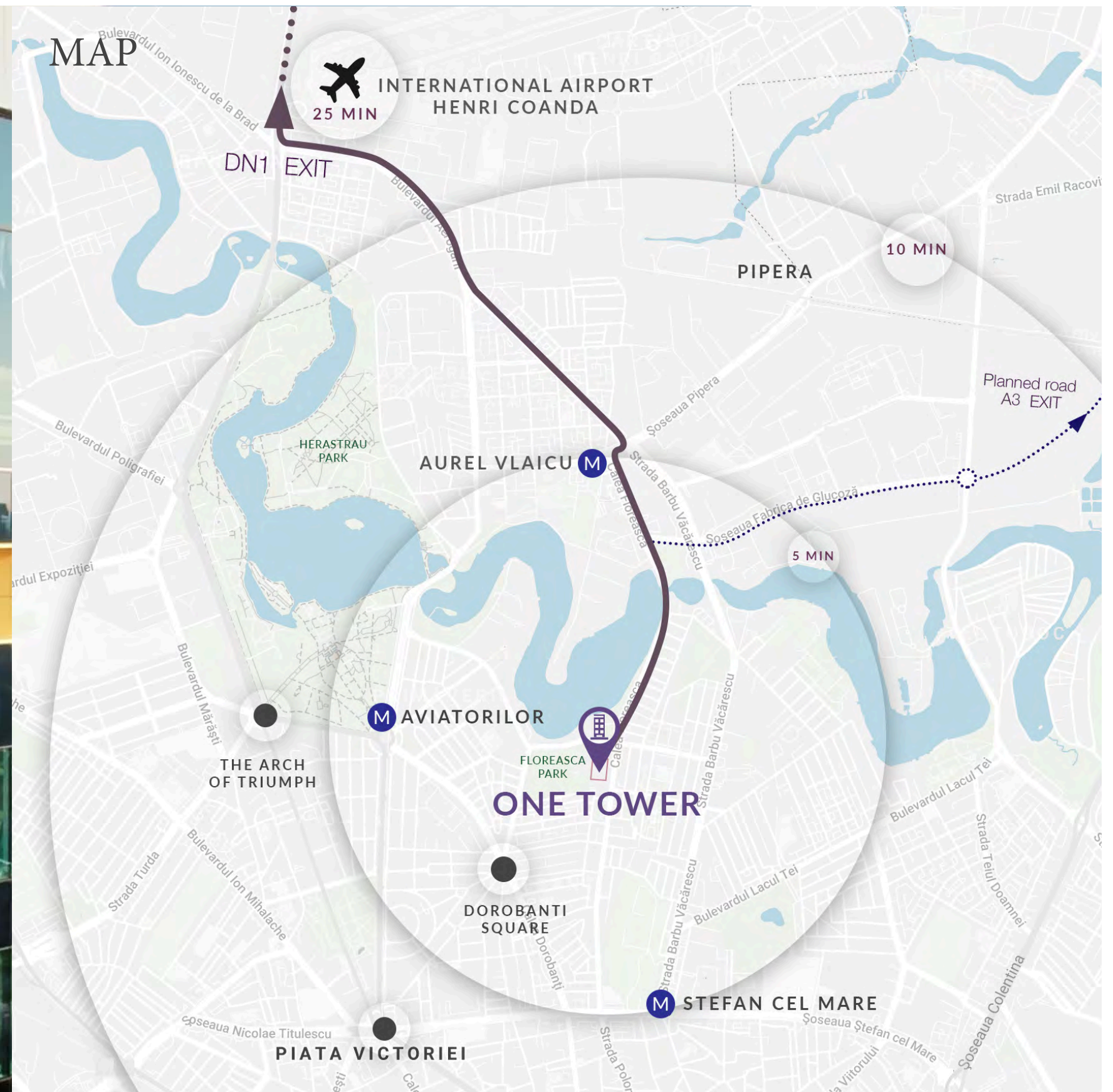
## A new destination for the city

Located in Floreasca neighbourhood, one of the most effervescent area in Bucharest on several segments of real estate market: office, retail and residential, One Floreasca City creates a new destination for the city while retaining the neighborhood’s green and relaxing character.

### Floreasca Lake Circuit - tourism destination with:

2 amphitheatres for cultural and leisure activities, a multifunctional hall of 260 sqm and a capacity of 360 people, 4 platforms for cultural and recreational activities, with shooting possibilities, 2 agrement pools, 4 tourist ports 8 berths for small boats recreational and tourist boats (yachts, boats, wind surf and kite surfing, canoe and waterbikes), a children's playground with an area of 832 sqm and cycling tracks with a length of 4,410 meters.







# Public transportation

## METRO station

Aurel Vlaicu - less than 15 min by bus

Stefan cel Mare - less than 10 min by bus

Aviatorilor - less than 10 min by walk

## BUS station

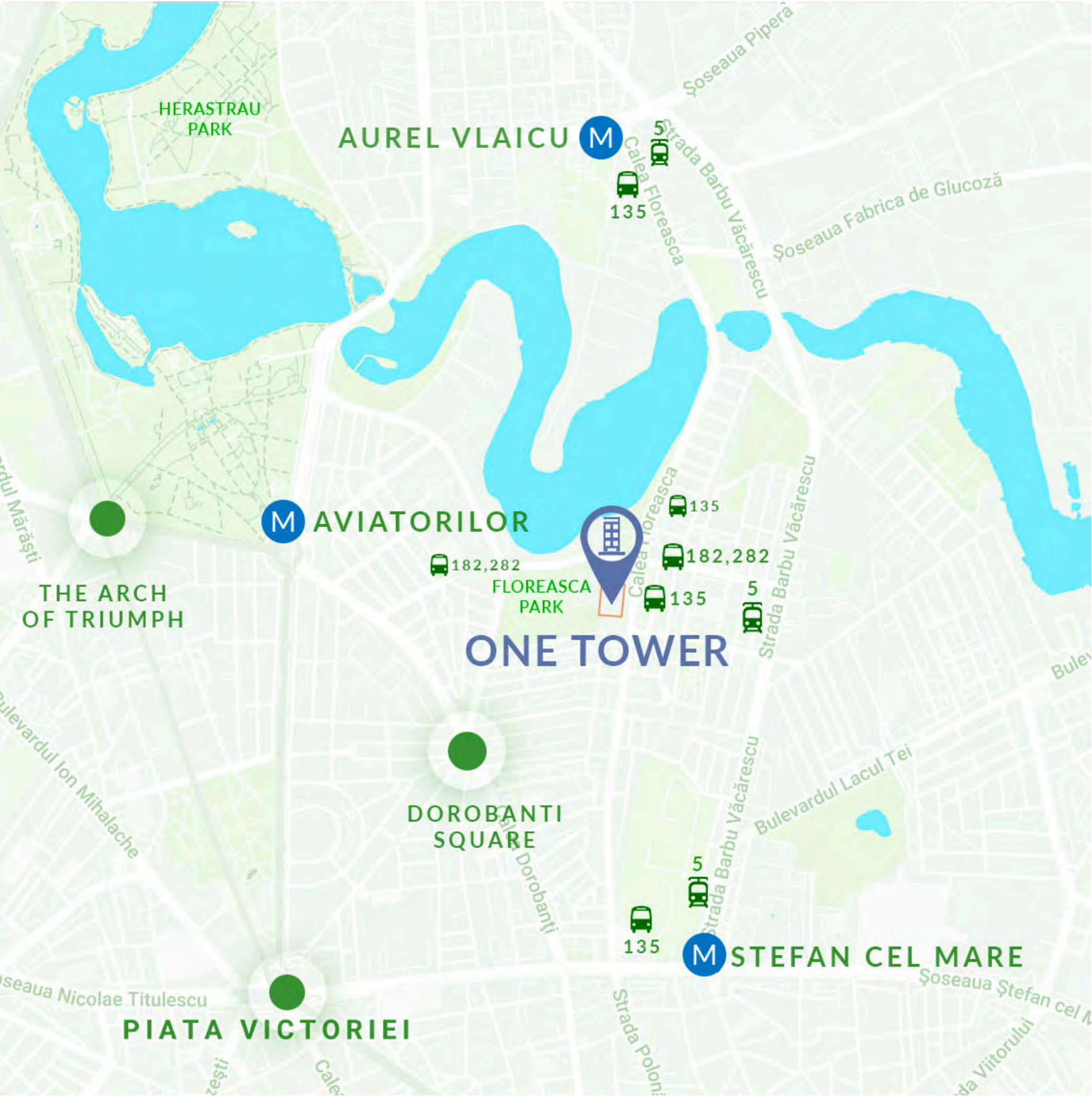
135 Pipera, Barbu Vacarescu, Aurel Vlaicu, Mircea Eliade, Piata Floreasca, Soseaua Stefan cel Mare, Calea Mosilor, Calea Vitan, CET Sud Vitan

182 Gara de Nord, Bd. Banu Manta, Pasaj Victoria, P-ta. Dorobantilor, Calea Floreasca, Barbu Vacarescu, Bd. Lacul Tei, Institutul Oncologic

282 Gara Basarab, Gara de Nord, Arcul de Triumf, P-ta. Charles de Gaulle, P-ta Dorobatilor, Calea Floreasca, Barbu Vacarescu, Doamna Ghica, Sos. Fundeni

## TRAM station

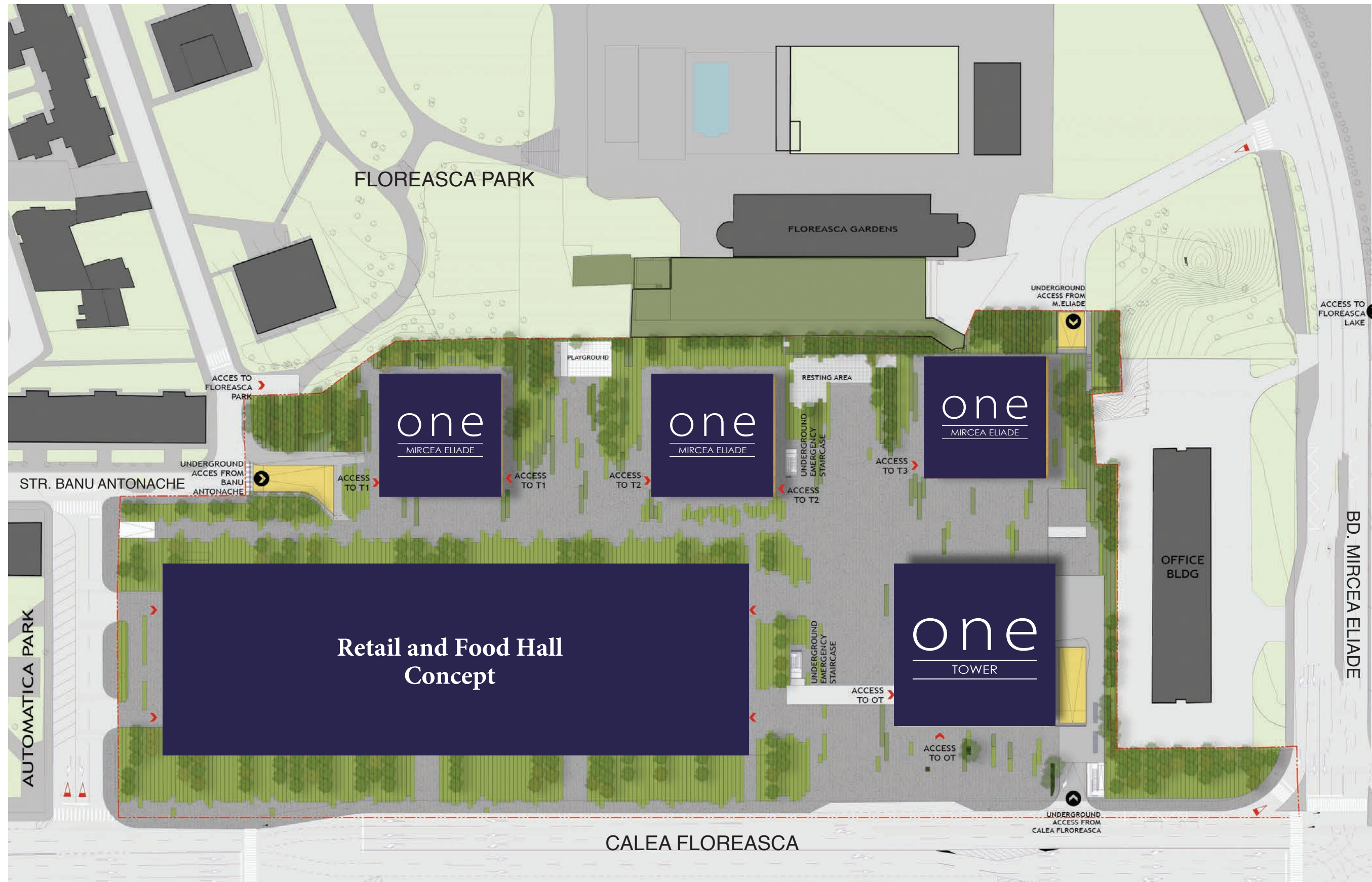
5 P-ta Sf. Gheorghe, Hristov Botev, Batistei, P-ta Gemeni, Soseaua Stefan cel Mare, Blvd. Lacul Tei,Ceaicovski, Sos. Pipera, Pasaj Baneasa











## Masterplan

ONE TOWER is one of 4 towers in the One Floreasca City project. The buildings are designed to operate independently but with a shared courtyard and access. It benefits of the mixed-development that promotes a walkable built environment between 3 residential towers with services, retail and restaurants located at their ground floor and the neighbor Auchan building. No cars are allowed on the pedestrian zone between the buildings.





## ONE TOWER

A new way of working

One Tower is the iconic gateway to One Floreasca City, which is the Romania's first sustainable Mixed-use development. The building provides 23.724 sqm built area, above ground, of Class "A" office accommodation served by a basement of approximately 15.136 sqm built area in 3 underground levels.

Great taste comes with the territory

And we're ready to make your eatery or retail space a part of the landscape. Restaurants can be found at One Tower, ground floor level.



## WORK LIVE SHOP

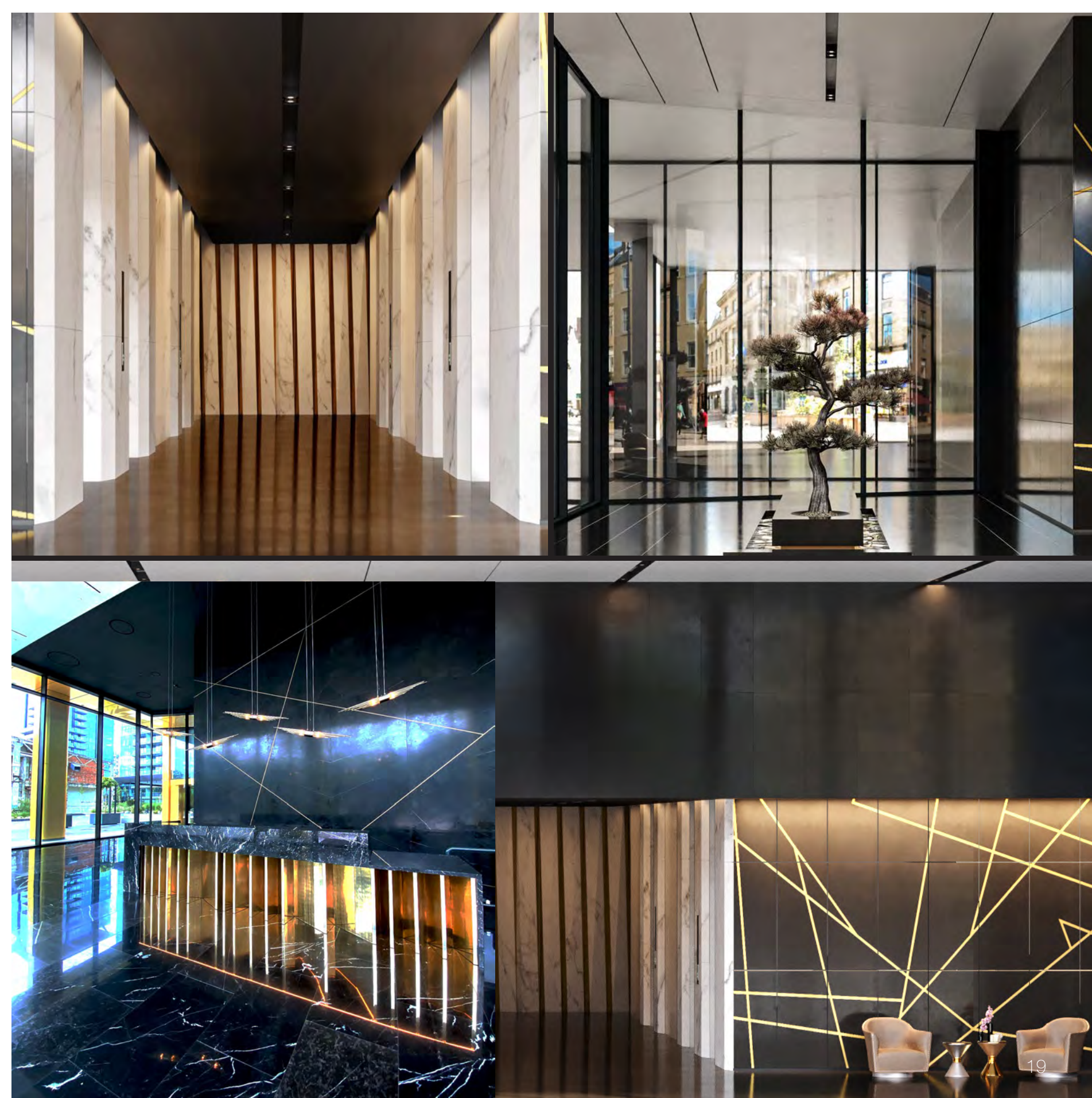
WORK  
LIVE  
SHOP

one  
FLOREASCA CITY





# One Tower lobby design





# OFFICE HOSPITALITY CONCEPT

Bringing to the market the high end five stars experience

The One, our high-end five stars hospitality experience, mixed with the flexible office space necessity, will offer the privileged business lifestyle, a place where you can work, network and relax. Designed by the latest luxury trends, The One will occupy the top floor of One Tower offering amazing views towards Floreasca park&lake.

The One puts on the market a premium concept of private and shared offices, under a flexible format. Our members can choose from different type of space, benefiting of a lavishing experience, the first one of this type in Romania.

Also, the members will benefit from a high-end bar and business lounge and a concierge service.

Our premium location is best fitted for both business&private events.

We can host conferences, seminars, launches or private parties with a capacity between 30-350 persons.





# WORKPLACES

## The unique working experience

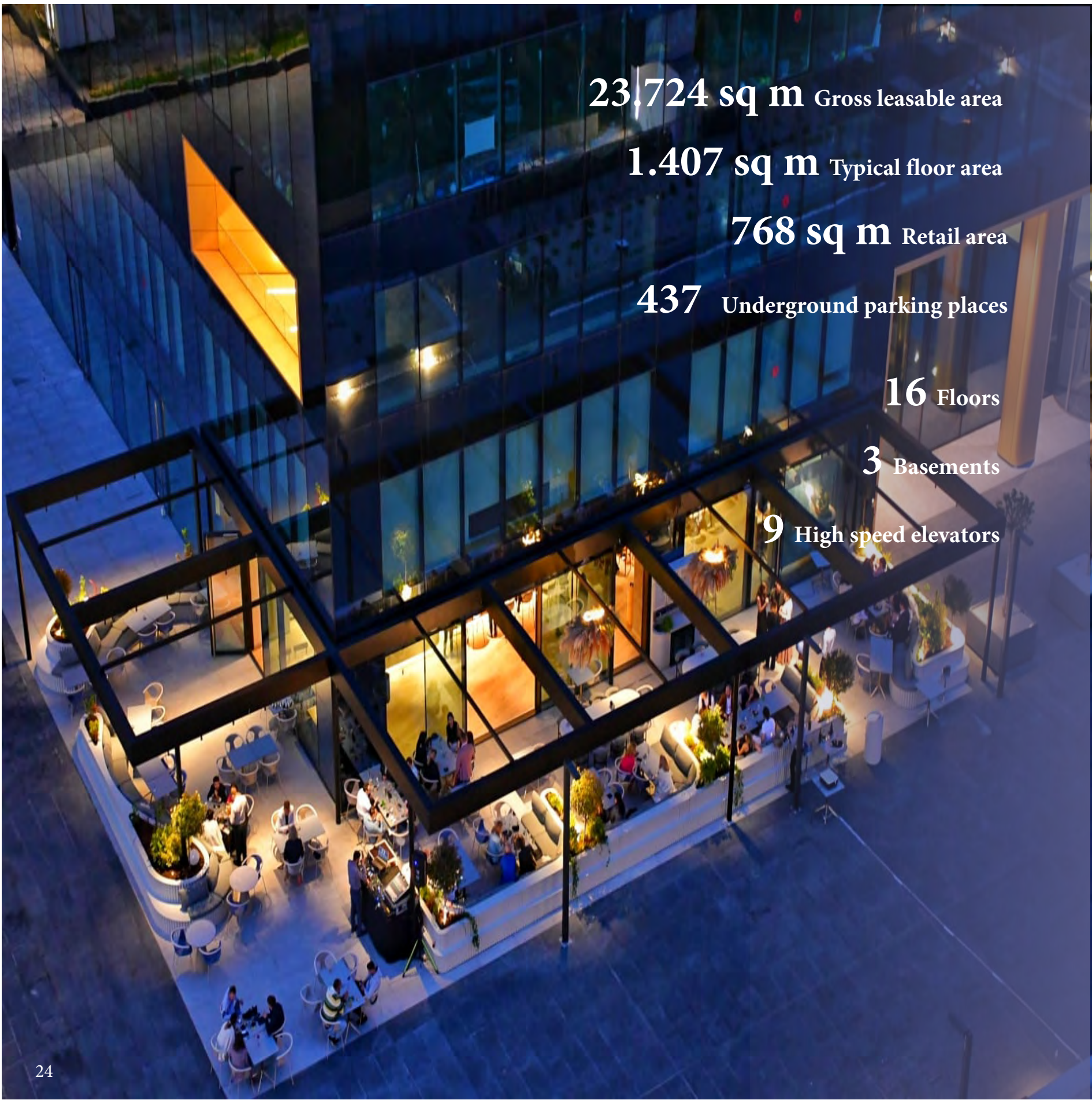
### CBRE office by Lemon Office Design:

The purpose of the project was to obtain a work environment that is oriented towards productivity and which, at the same time, provides a comfortable and pleasant atmosphere, where people feel secure, especially considering the atypical present context. Thus, in addition to standard workstations, the project enjoys a range of informal spaces, flexible workplaces and discussion areas that encourage both individual focus and team interaction.

The desire to keep as much as possible of the raw, unfinished aspect of the space was the engine of some decisions shaping the concept. Thus, the technical ceiling of the main space, as well as the apparent concrete elements were cleaned and kept exposed, being located in contrast with the soft character of the floor, the sound-absorbing elements, and the vegetation. All these elements are unified by a lighting and ceiling concept tailored for this project that highlights their qualities, creating a nuanced and dynamic project, with features that are far from those of conventional office spaces.







23,724 sq m Gross leasable area

1,407 sq m Typical floor area

768 sq m Retail area

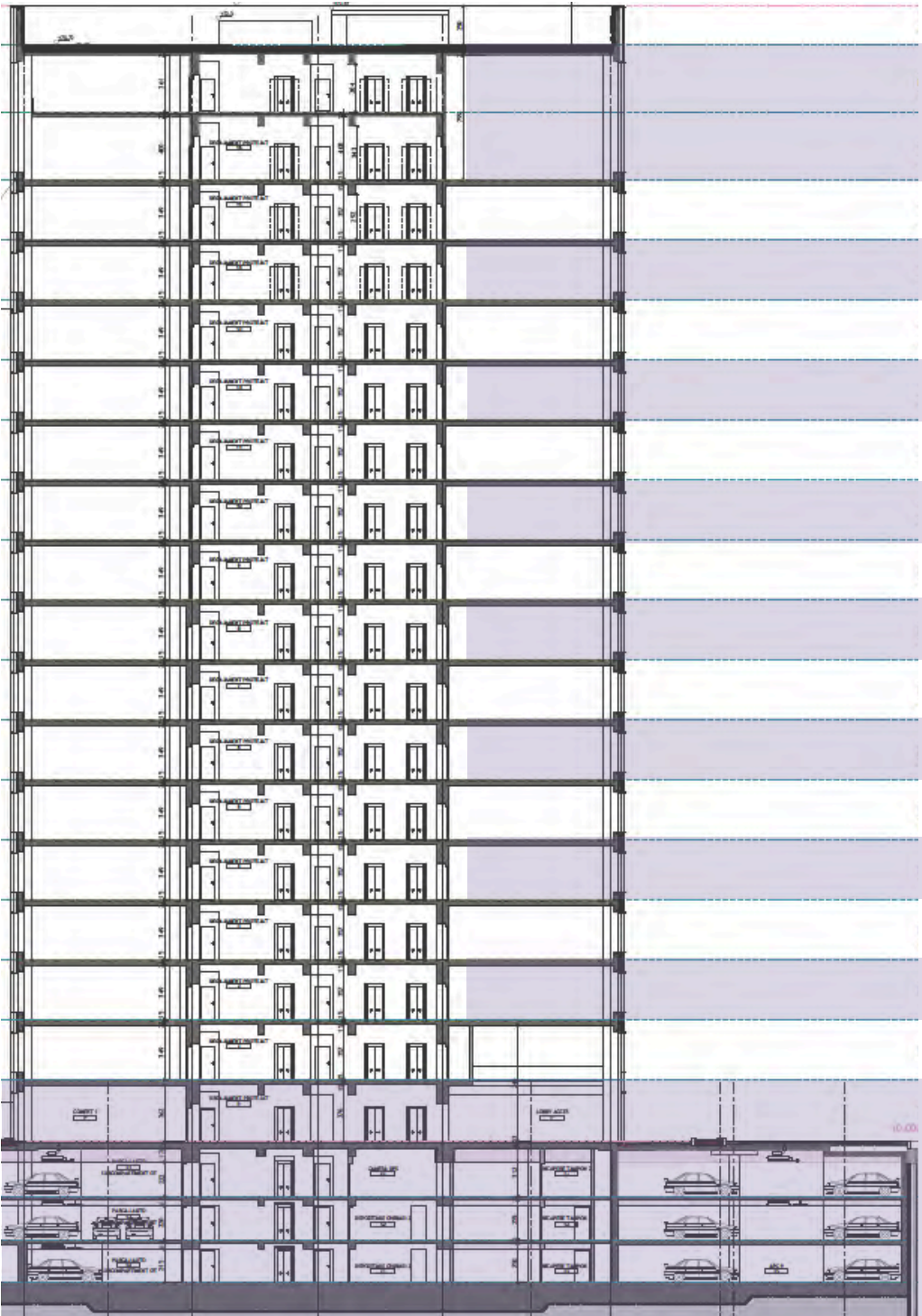
437 Underground parking places

16 Floors

3 Basements

9 High speed elevators

## Building cross section



GLA 23.724 sq m

16thB floor	810,01 sq m
16thA floor	1.348,90 sq m
15th floor	1.401,77 sq m
14th floor	1.401,39 sq m
13rd floor	1.496,88 sq m
12nd floor	1.402,48 sq m
11st floor	1.394,58 sq m
10th floor	1.402,36 sq m
9th floor	1.396,03 sq m
8th floor	1.389,29 sq m
7th floor	1.388,88 sq m
6th floor	1.386,70 sq m
5th floor	1.398,03 sq m
4th floor	1.396,53 sq m
3rd floor	1.394,50 sq m
2nd floor	1.397,22 sq m

Groundfloor 768.24 sq m

Storage area 228.91 sq m

3 Underground levels  
(437 parking places)



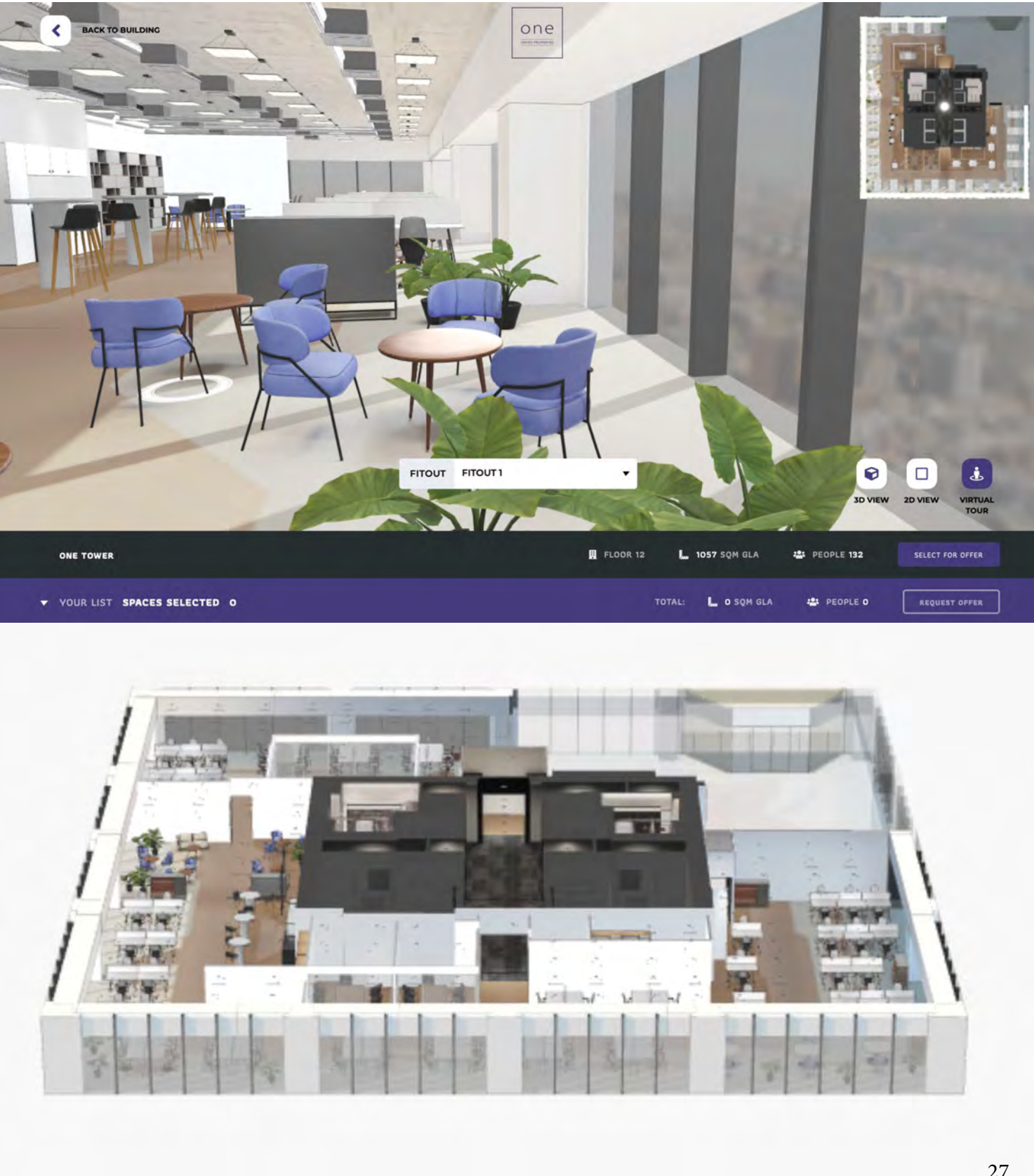
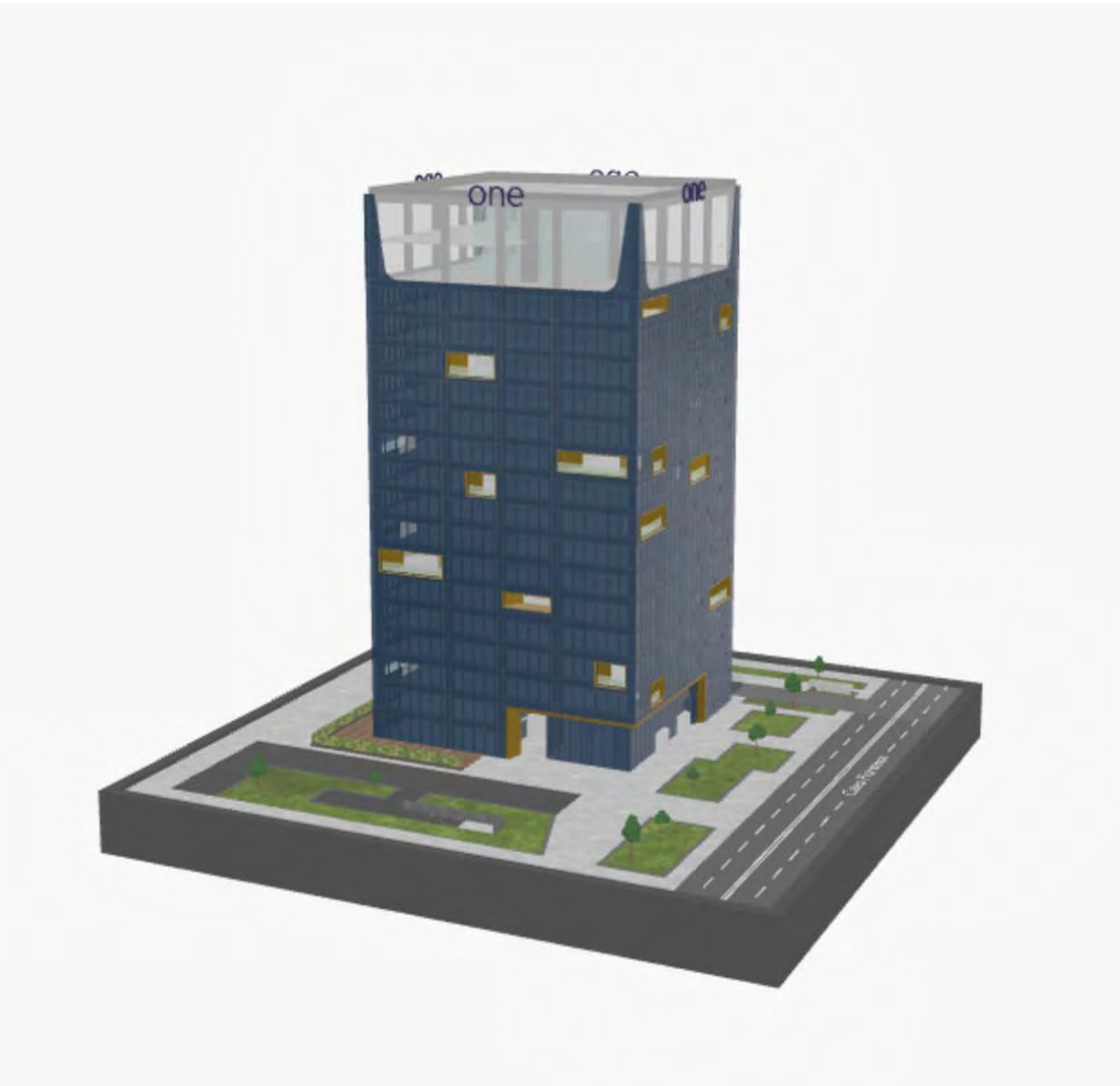
# ONE Portfolio visualized digitally

## Bright Spaces interactive digital leasing platform

With a total leasable area of 23.724 square meters, One Tower building can now be visualized through virtual tours. Furthermore, the solution implemented by Bright Spaces for One United Properties offers:

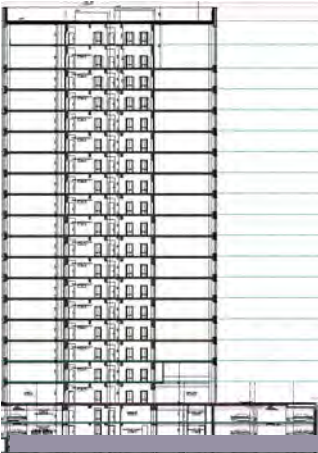
- 3 different fit-out options that respond to specific needs that different teams might have, available on each fully leasable floor
- Mapping of main interest points around the buildings (restaurants, schools, coffee shops) and main public transportation means in the area
- Highlighting the technical specifications, accessibility, and certifications of the buildings in a single information centre
- Optimization of the decision-making process through online tour-bookings, personalized offers-requests, and real time availability
- Video and photo promotional materials

Additionally, the platform provides the developer with a management system for office spaces, parking, and storage spaces, and facilitates communication with potential clients or agents, reducing, at the same time, manual leasing tasks and increasing the number of qualified leads.

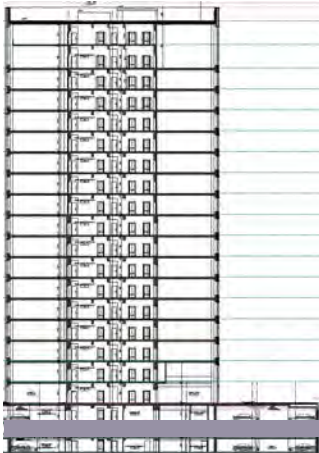
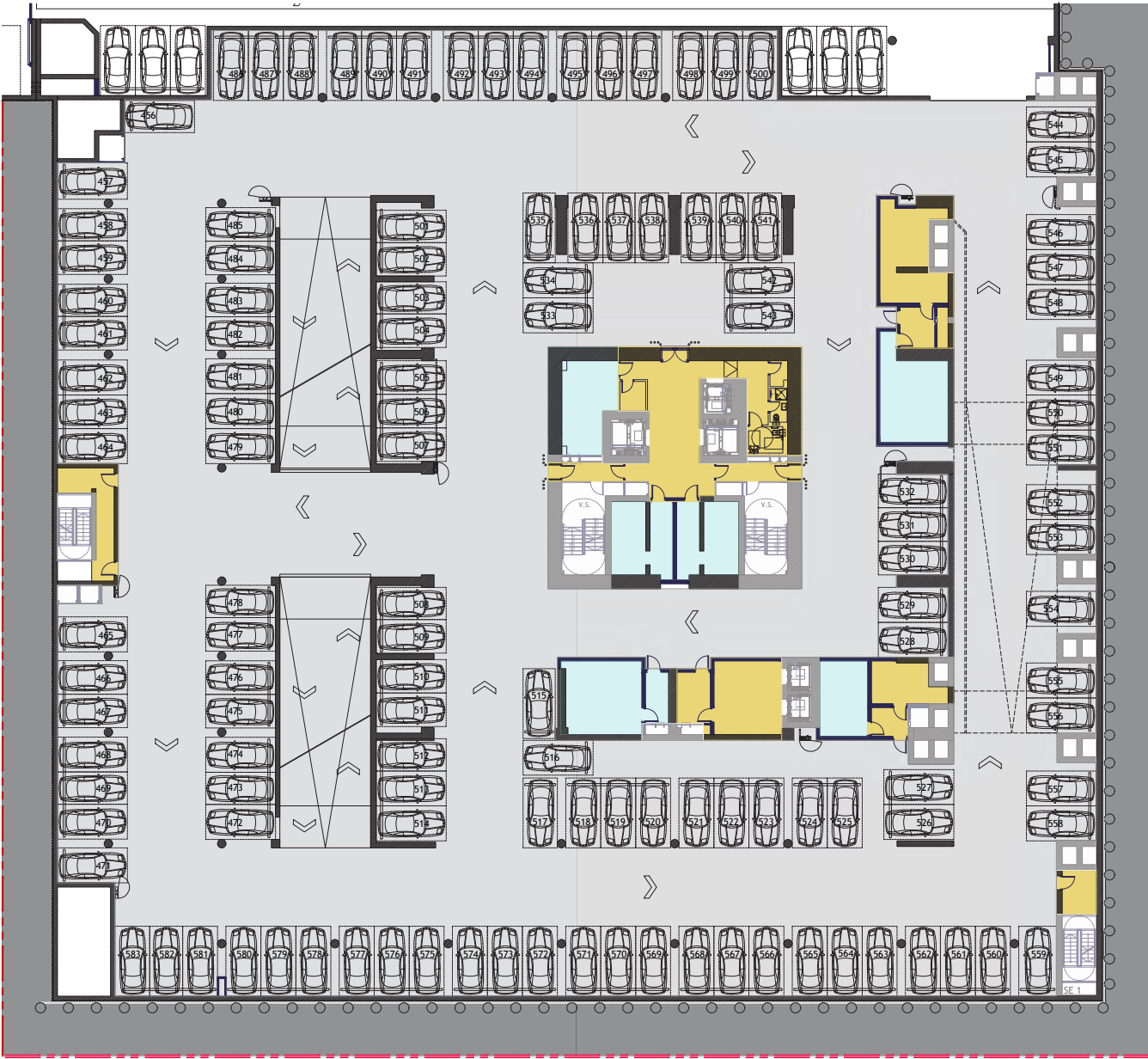




Underground -3

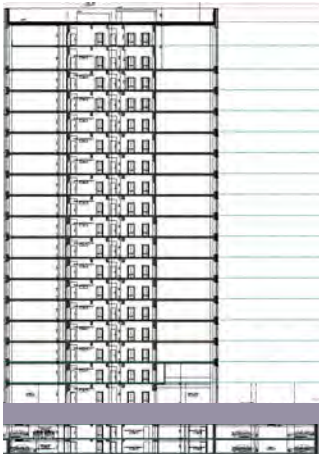
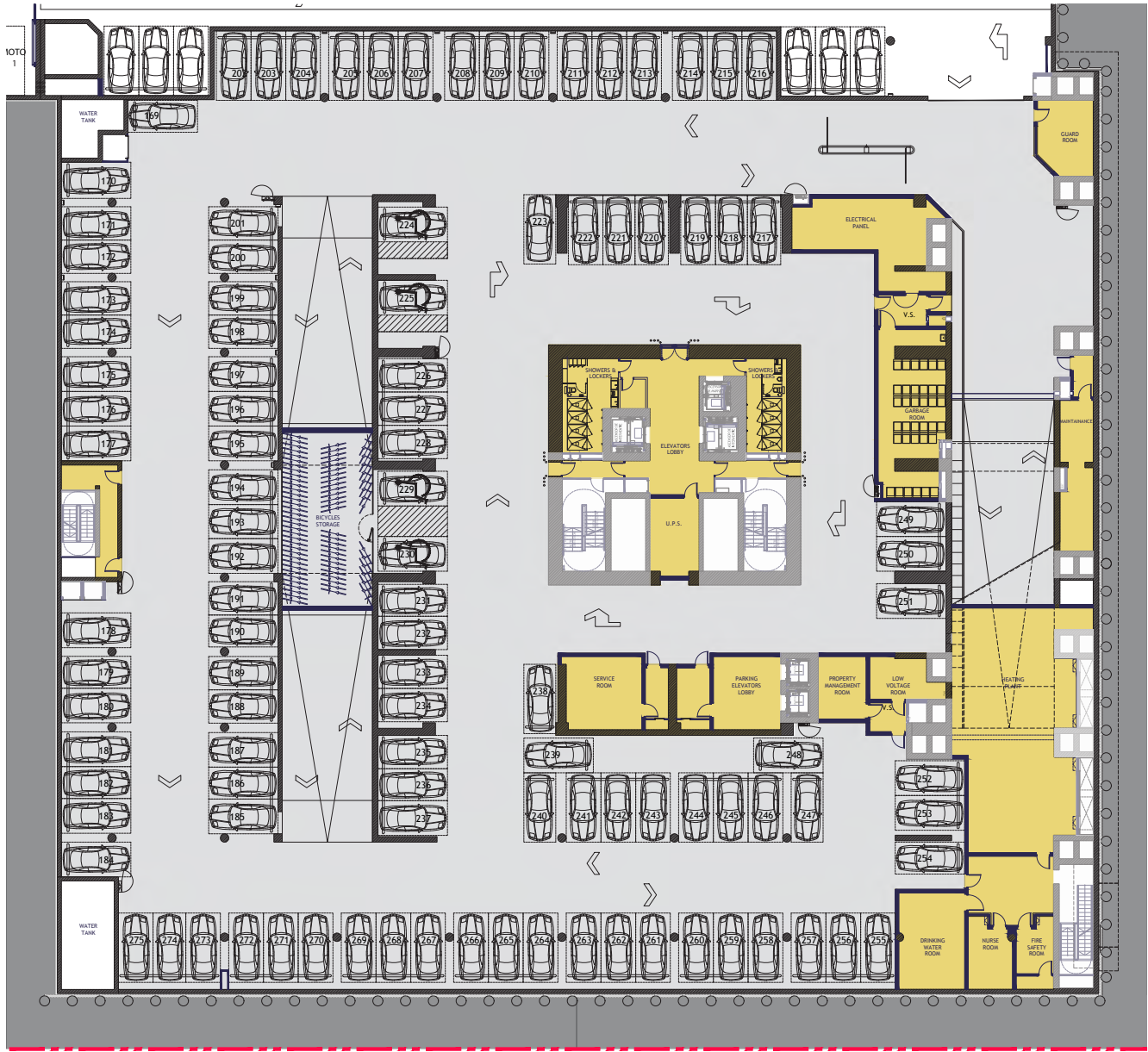


Underground -2

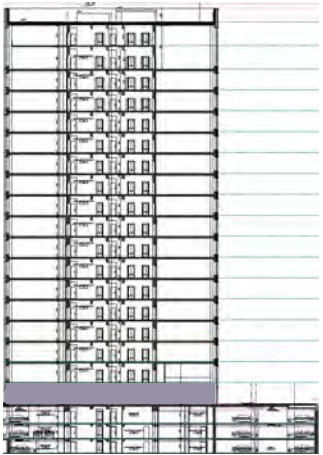
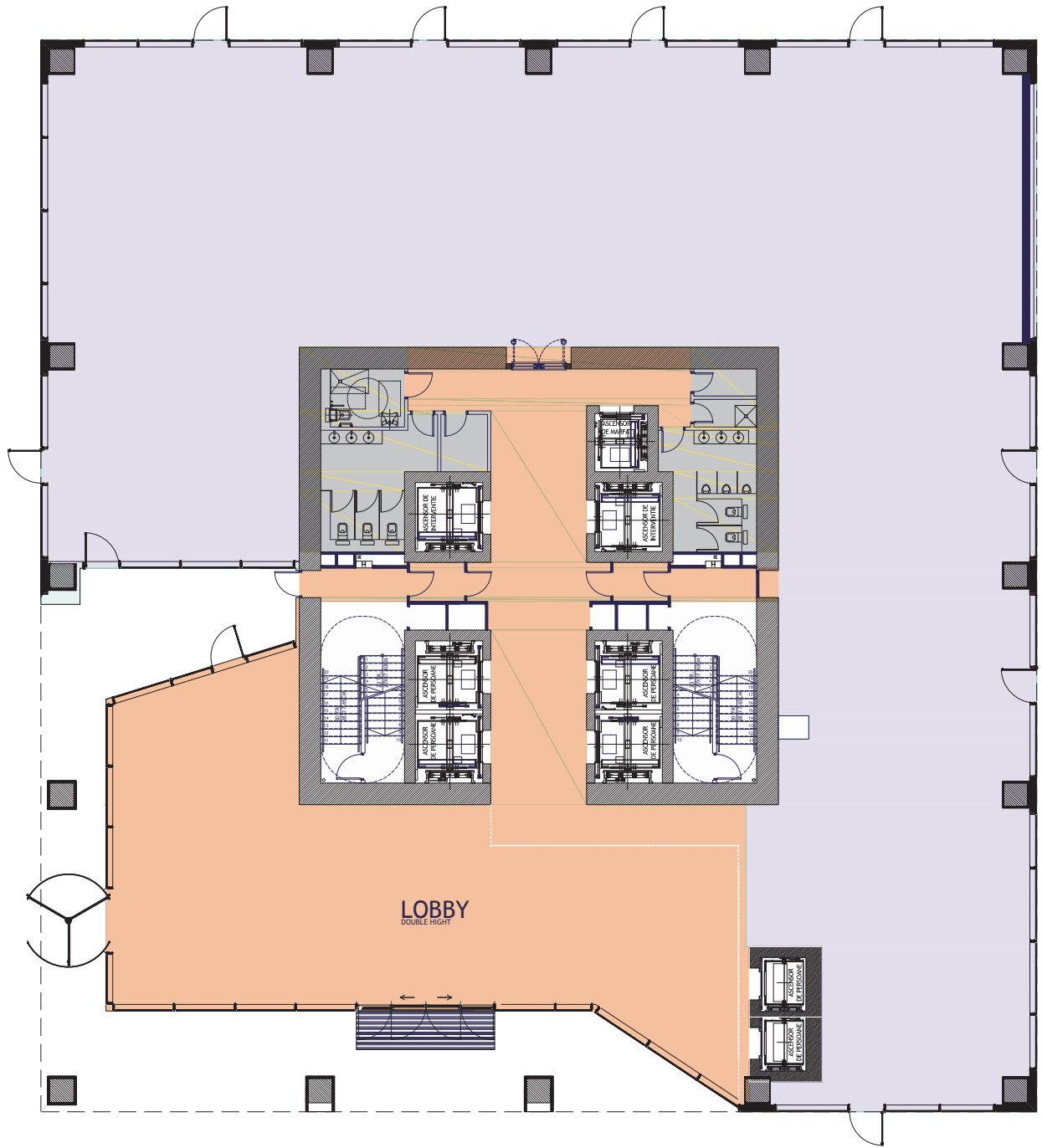




Underground -1

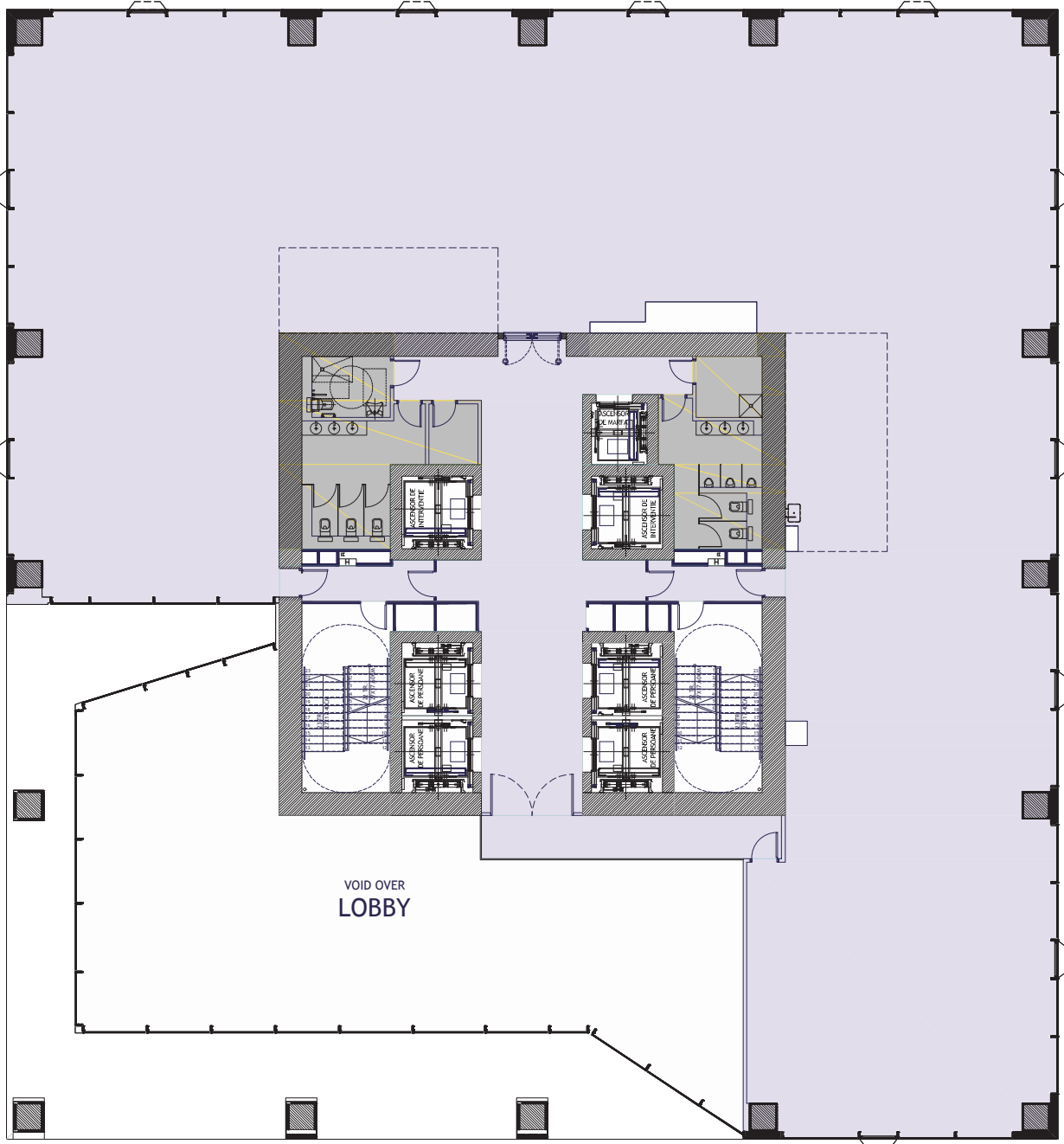


Groundfloor

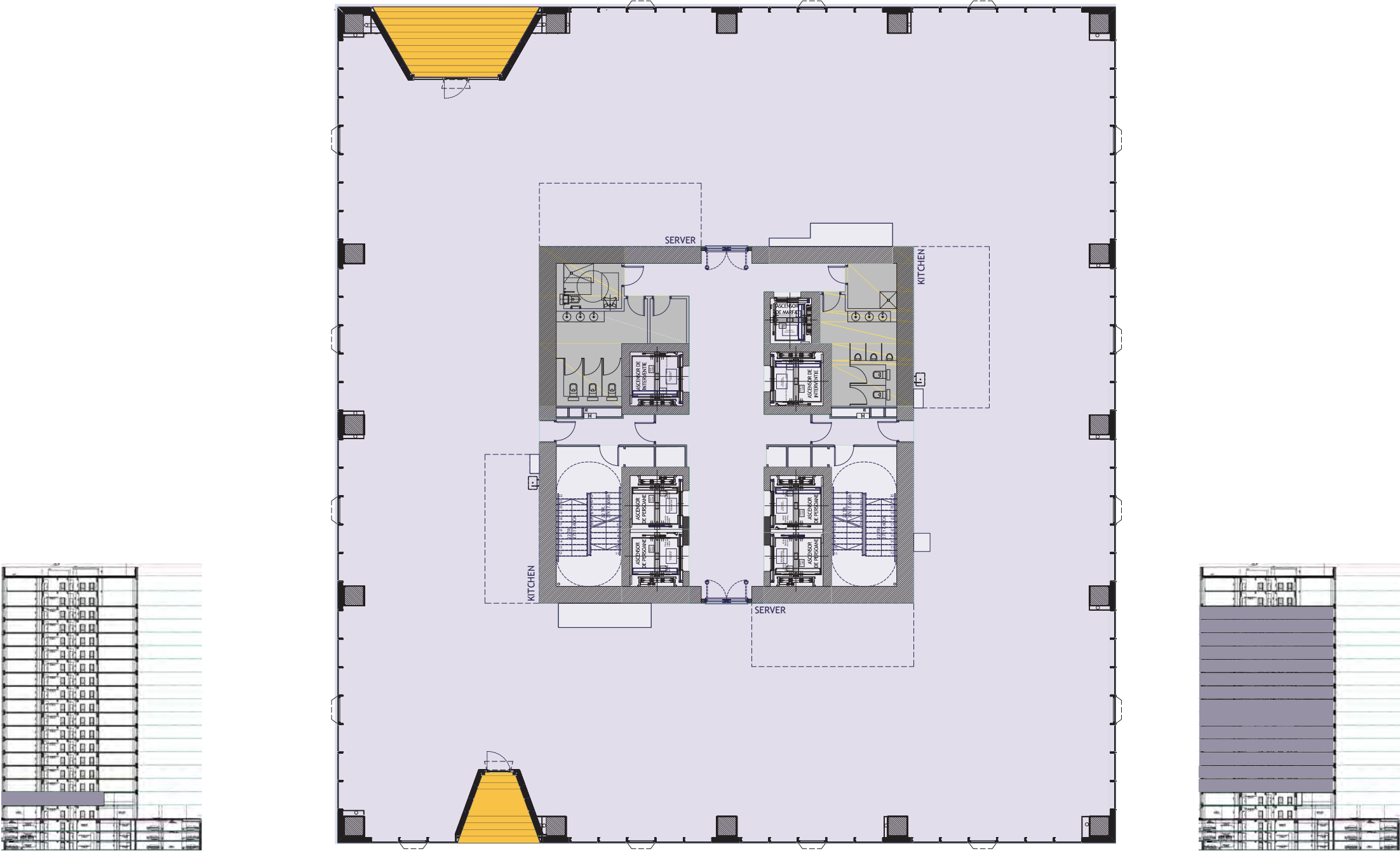




1st Floor



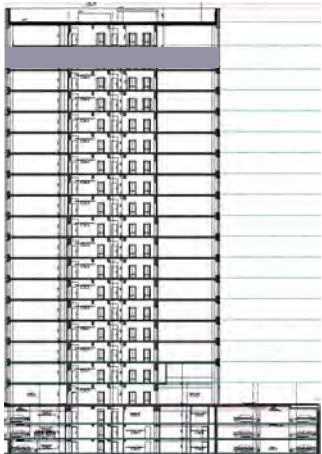
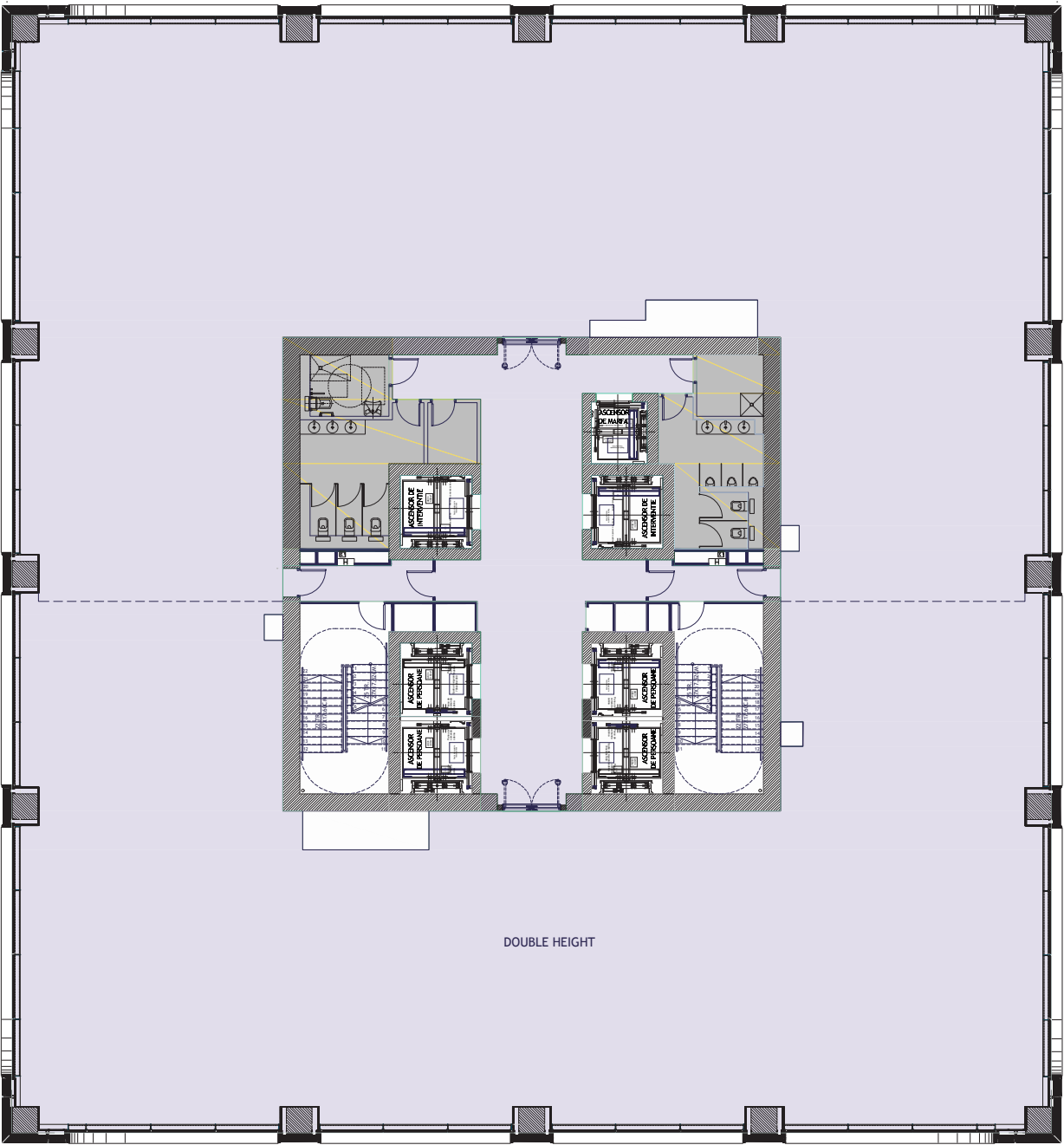
Typical floor



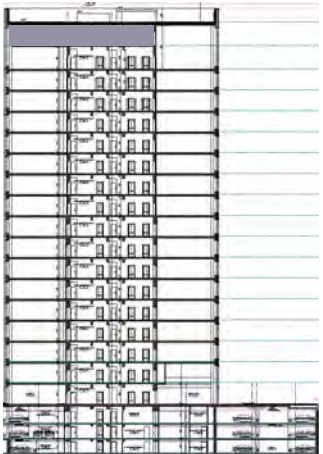
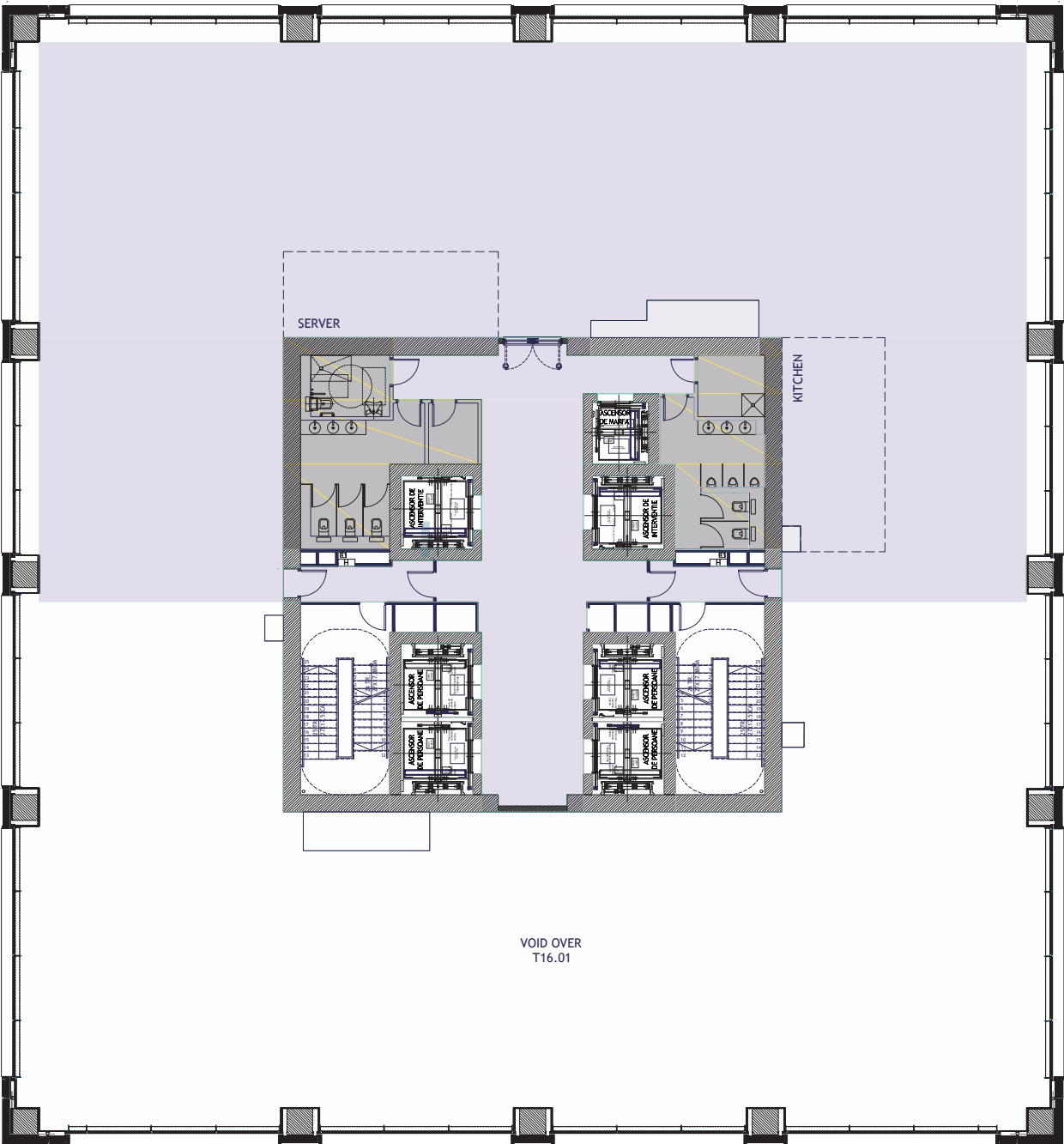
Depending on each floor, the position of balconies may be different from the one represented.



16th A Floor



16th B Floor







Typical floor  
accomodation



# Building specifications

Approximately 24,000 sq m of high quality offices with aesthetically pleasing and notable presence in Floreasca Quarter.



## Technical Specifications

- 3 m floor-to-ceiling height
- 9 high speed elevators
- Operable window modules
- Optimized elevator waiting times and core layouts to allow efficient access for occupiers
- Typical floor loads – 3.0 kN/m<sup>2</sup>/office space and special reinforced 5.0 kN/m<sup>2</sup>/storage areas
- Suspended ceilings throughout the offices
- 15 cm raised floors

## Architecture

- Quality architectural features and facades
- Emphasis on optimal use of natural light throughout the building
- High ratios of parking spaces and area usage effectiveness
- Generous double height
- 437 underground parking spaces
- Additional road will be built in order to avoid obstructing traffic movement

## HVAC & Electrical Systems

- 4-pipe fan coil HVAC system;
- Ceiling-mounted diffusers;
- Local temperature controllers;
- Office lighting; fully recessed fluorescent luminaires to fulfill local code to open plan layout;
- Space allowance for tenant generators and diverse electrical distribution;
- Efficient distribution of services to allow tenant specific IT/ LAN rooms.

## Fire & Security Systems

- Full sprinkler system
- Smoke Detection System
- Building Management System
- CCTV monitoring of all access points to the buildings and parking area
- Access Control System
- Security staff available 24h a day



Designing green workspaces


GREEN BUILDING

Healthy, highly efficient and cost-saving office building


The savings consist in energy efficiency and renewable energy, water efficiency, waste and toxics reduction, protecting occupant health and improving employee productivity, maintaining the indoor air quality and choosing environmentally preferable building materials and specifications.

The integrated sustainability concept for the building helps to conserve natural resources while an innovative energy plan includes heated and chilled ceilings for a liveable climate.

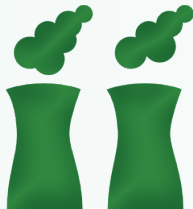
Energy



Water




Pollution



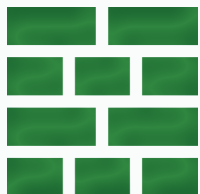
Health



Indoor Air



Materials





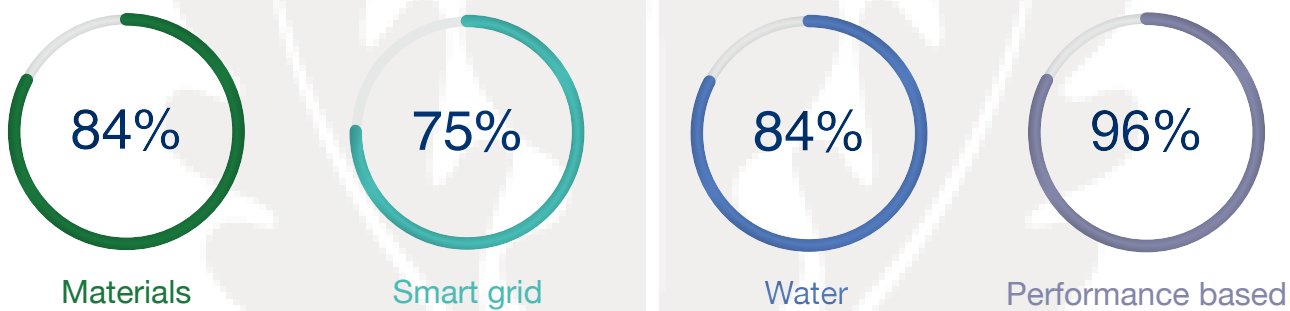
LEED PLATINIUM

v4 to the LEED of future

One Tower obtained the v4 LEED Platinum US Green Building Council Award, one of the highest ratings for environmental impact and performance.

One Tower benefits from higher levels of performance at every stage: design, construction and operations.

The latest improvements to LEED v4,designed to be flexible and improve the overall project experience are based on: materials, performance based, smart grid and water efficiency.



Disclaimer: representative percentage; needing the right values provided by Colliers.



One Tower Certifications





# ONE United Properties

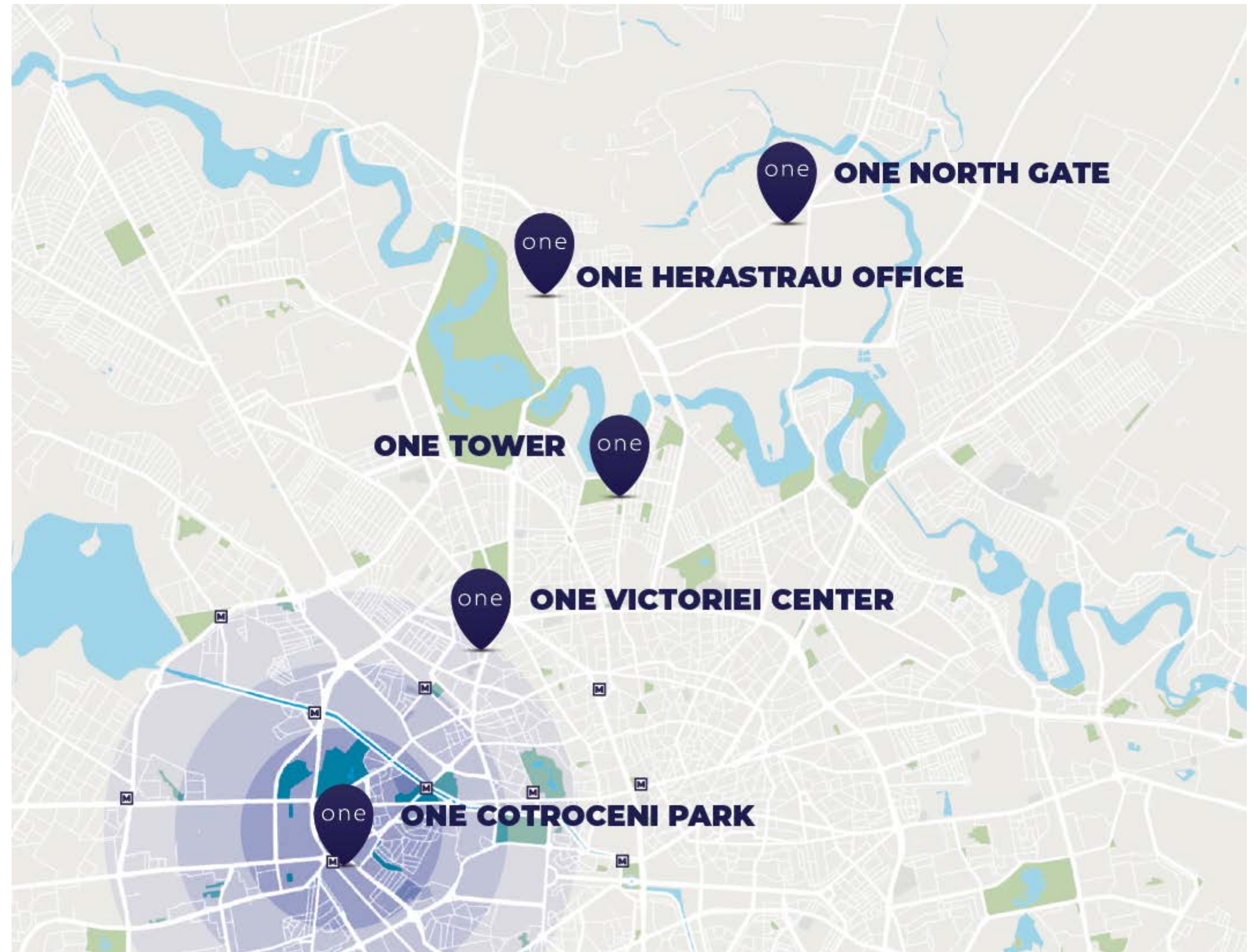
Designing the future

## Office

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 building 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.





# CONTACT INFORMATION

Mihai Paduroiu  
+40 724 520 676

mp@one.ro

All materials, dimensions and drawings have approximate values. Information can be changed without prior notice. The final surface may vary from the one indicated on the plan with construction allowances. These drawings will not be scaled. All images used are representative and do not show the final dimensions, technical specifications or furnished space. The developer reserves the authority to operate revisions, project alterations according to needs, within the usual limits.