

ADVANCITY General TECHNICAL SPECIFICATIONS

1. Building Structure

Construction & Structure type	NEW built 2017 & 2018; steel concrete
Façade	SUCHO windows, concrete, decorative coating, areas with ventilated façade;
Partitioning & layout	open floor plates, efficient layout;
Ceiling structure	rigips ceiling, 4 m heights

2. Building Systems

Lighting systems	LED, pendant lightning fittings, 500 lux in working areas (according to BOMA standards)
Electric system	voltage 220 V (optional 380 V), intermediate voltage (medie tensiune)
Thermal comfort / amenities Comfort thermic (HVAC System)	Integrated high performance HVAC Denco - Office Cool system (cooling, heating, fresh air) - underfloor air-conditioning system (Technical specs attached)
Telecom/Internet providers	2 high quality telecom providers (TBA)
Power supply	trafo 1 independent Generator system for standard emergency back-up
Fire Security System	According to Romanian legislation: smoke detectors in all rooms, interior and exterior hydrants, fire alarm, sprinklers
Elevators	2 Schindler elevators, each for 21 persons; elevators are appropriate for disabled access
Security Systems	- modern security systems and access control (CCTV at entrance and parking) - access control (number recognition) with barriers in parking - access control on each entrance door in building (access control for entrance doors of Tenant will be provided by Tenant) - Turnstiles control before elevators access in lobby area - valet parking and security 24/24 - reception - 8 h / 5 days/week
Floor	Raised floor (30cm h in office areas), no carpet included, ceramic floor tiles in common spaces;
Building management system (BMS)	Advanced system of administration and monitoring the building including the following systems: HVAC, lightning, windows external shades, utilities metering, Fire system
Restrooms / Kitchens / IT room	Restrooms for each rented space, standard fully equipped, one disabled toilet / floor; small kitchen & IT room / floor

3. Parking & Access

Parking	Organised secured underground parking - 67 parking places - Bicycle racks - Electric car parking - Disabled parking places
Access & Vicinities	Very convenient vehicle and public access, access for disabled person

4. Services & Amenities

	A class, high quality offices BREEAM certification: EXCELLENT Very low utilities consumptions systems Service space at ground floor Valet parking for underground double parking lots Property management Services -administration, cleaning of common areas, maintenance etc.
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