

CUBE General TECHNICAL SPECIFICATIONS

1. Building Structure

Construction & Structure type	NEW built 2017; steel concrete
Façade	SUCHO windows, concrete, glass curtain walls
Partitioning & layout	open floor plates, efficient layout;
Ceiling structure	exposed ceiling (concrete with plastering), heights 2,8 m

2. Building Systems

Category	A class, high quality offices
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 Daiking 4 pipe (cooling, heating)
Telecom/Internet providers	2 high quality telecom providers (TBA)
Power supply	trafo 1 independent Generator system for standard emergency back-up
Security Systems	interphone acces in the building
Fire Security System	According to Romanian legislation: smoke detectors in all rooms, interior and exterior hydrants, fire alarm
Elevators	1 Schindler elevator; elevator is appropriate for disabled access
Floor	Raised floor, 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; optional: small kitchen & IT room / floor

3. Parking & Access

Parking	Organised secured underground parking - 14 parking places - Bicycle racks - Disabled parking place available
Access & Vicinities	Very convenient vehicle and public access; access for disabled person