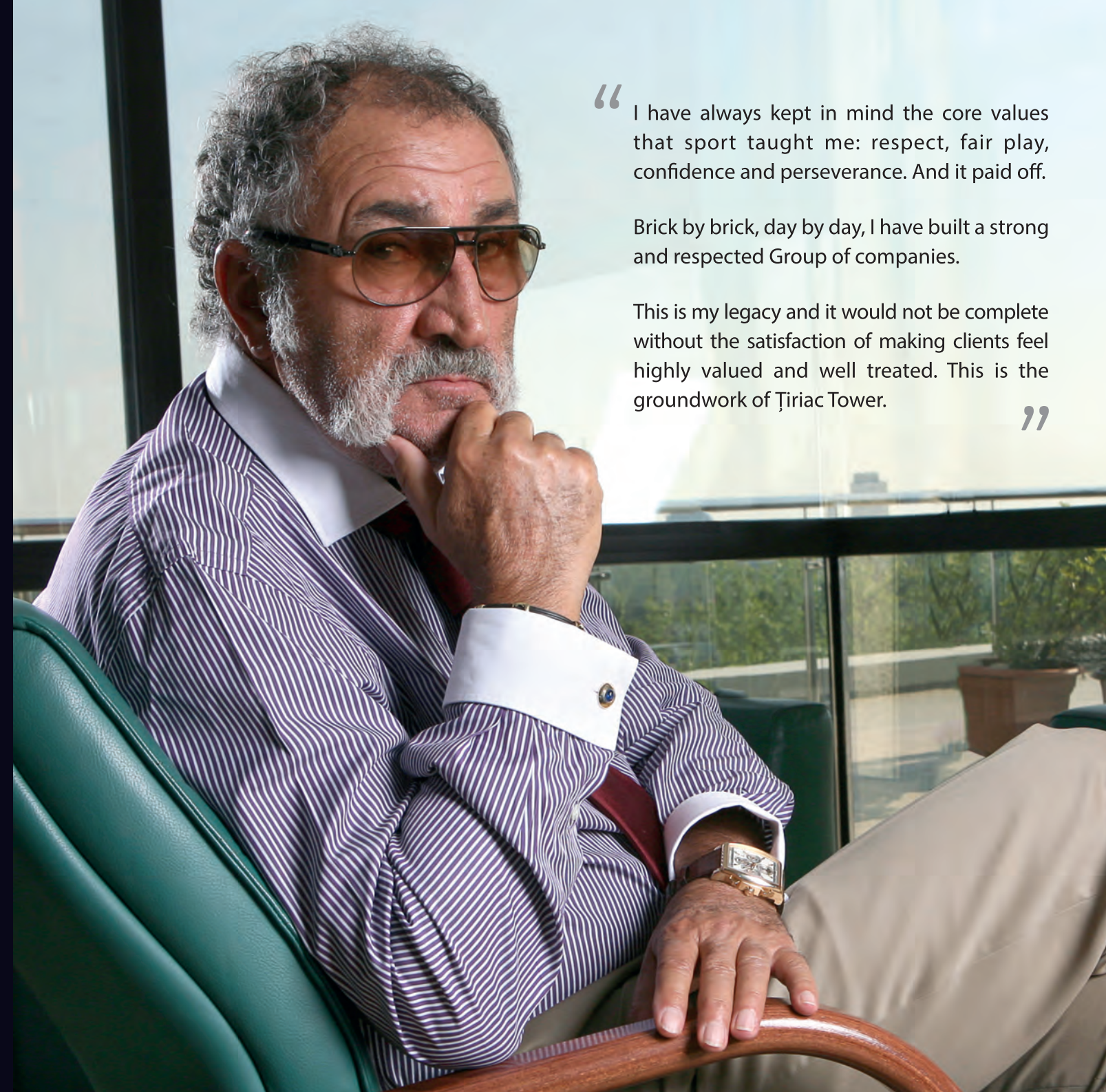




TIRIAC TOWER



“ I have always kept in mind the core values that sport taught me: respect, fair play, confidence and perseverance. And it paid off.

Brick by brick, day by day, I have built a strong and respected Group of companies.

This is my legacy and it would not be complete without the satisfaction of making clients feel highly valued and well treated. This is the groundwork of Țiriac Tower.

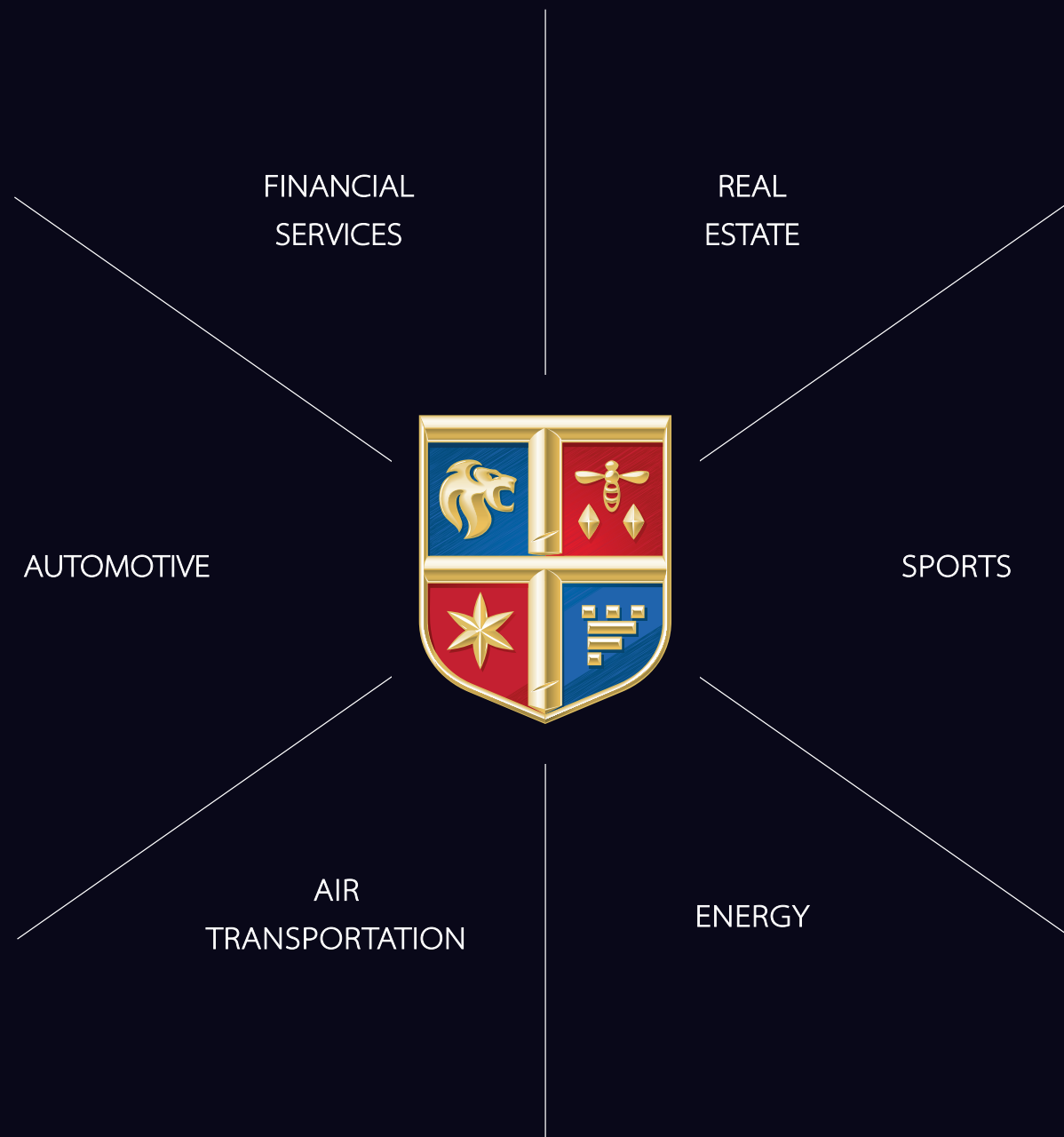
”



Founded in 1993, at the initiative of Mr. Ion Țiriac, Țiriac Group of Companies has grown into becoming one of the most reputable business conglomerates in Romania.

It currently integrates over 40 companies, operating in different business areas: automotive, real estate investment & development, financial services, aviation and sport management.

Its real estate arm operates under the brand Țiriac Imobiliare and manages a diverse portfolio of office, residential, retail and land bank properties with combined value in excess of EUR 300m.





Growing skyward in the heart of Bucharest

Țiriac Imobiliare, the developer of the acclaimed Stejarii Residential Club, embarks on a new journey, a Class A office project in the heart of Bucharest, alongside one of its oldest thoroughfares.

We have designed Țiriac Tower as a strong and reliable building, with exceptional attention to quality and unrivalled focus on details, in order to create a new landmark for the City.

The result is a timelessly elegant, yet highly functional premium office building that will offer an excellent experience to our tenants and to all people working there.

Kiseleff Park
530m

Antipa Museum
240m

Romanian
Government
340m

 **TIRIAC TOWER**

Sanador Hospital
100m




Romanian
Peasant Museum
380m

Filantropia
Hospital
360m

BRD
Head-office
200m

First Bank
Head-office
350m

 Hotel Ibis
820m



 230

TO
HENRI COANDA AIRPORT

 70  50

TO
CENTRAL STATION

 140  70

TO
UNIRII SQUARE

 160  50

TO
PIPERA PLATFORM



Green Certification.
LEED Gold "Core and Shell"

A building to steer your business in the right direction

With a gross built area of 30,969 sqm, Tiriac Tower is a downtown A class building with:

- 5UG+GF+5F/8F/12F height regime
- 16,472 sqm of Gross Leasable Area
- 500 – 2,000 sqm flexible floor plates
- 700 sqm of relaxing terraces
- 259 underground parking places featuring a top notch ratio of 1:60
- 42 bicycle parking racks
- dedicated changing rooms equipped with showers and lockers



Technical features

Our approach is to seek the best in evolving design technologies and to create the best possible working environment. Therefore, our tenants will be able to see their unique and extensive business requirements met.

- Building Management System
- Heating plant: 1,700 kW capacity, 2 boilers with 850kw each, equipped with dual-fuel burners designed to operate on natural gas or liquid fuel
- Ventilation system: 11 AHU-s with different capacities
- Air Conditioning - two-chillers cooling system with 1,480 kW capacity, heat exchanger for free cooling and two cooling towers
- Four-pipe fan coils system delivers heating and air-conditioning needs
- Low-energy consumption LED lighting system
- Sanitary equipment - with low water consumption
- Fire protection installation – sprinklers and drenchers systems
- Smoke exhaust system – fire resistant ducts to protect the inhabitants of the building against smoke
- CCTV system and Access Control System
- 8 energy efficient elevators equipped with Destination Control system





ART DECO style – design proposal



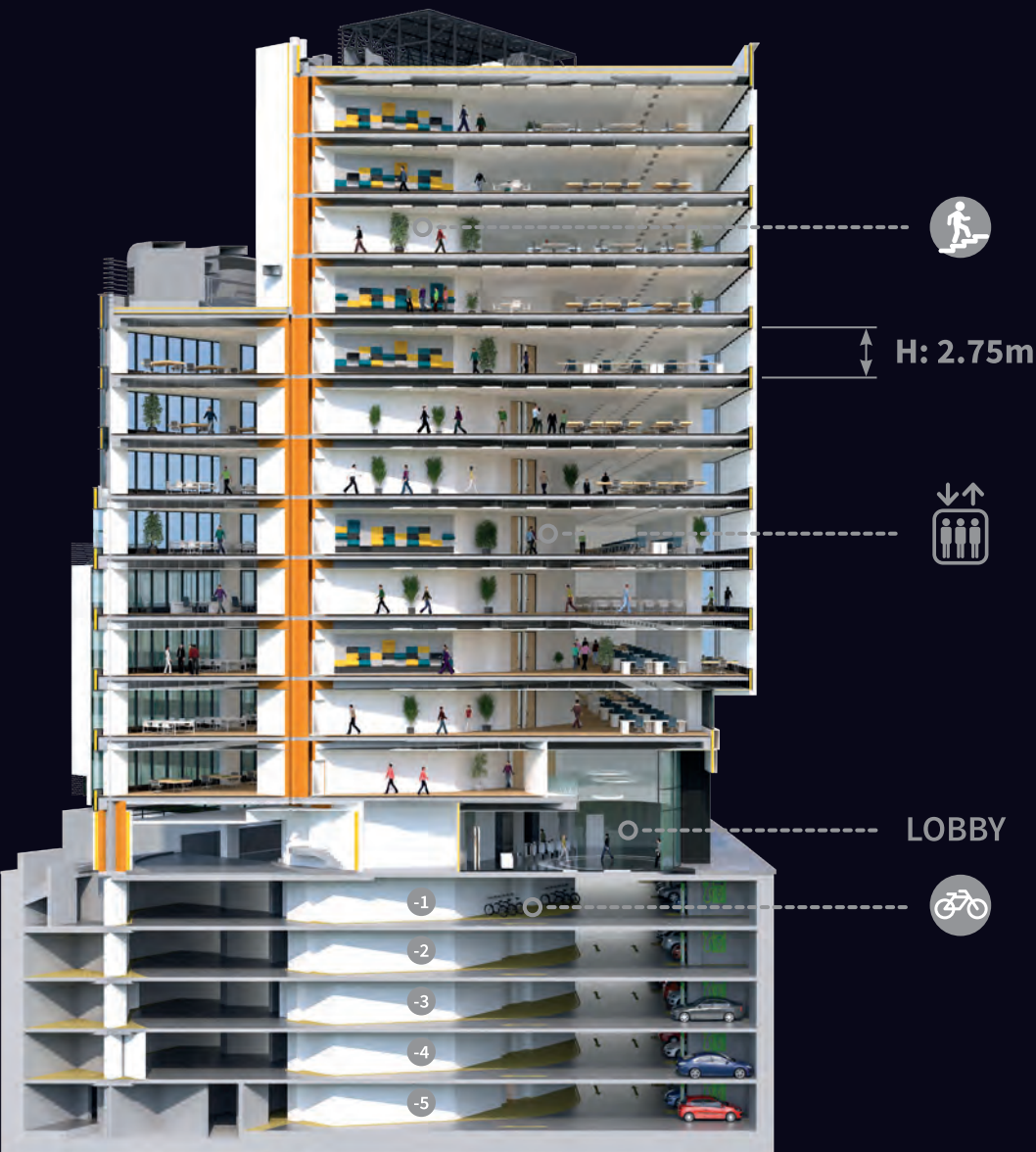
MODERN style – design proposal

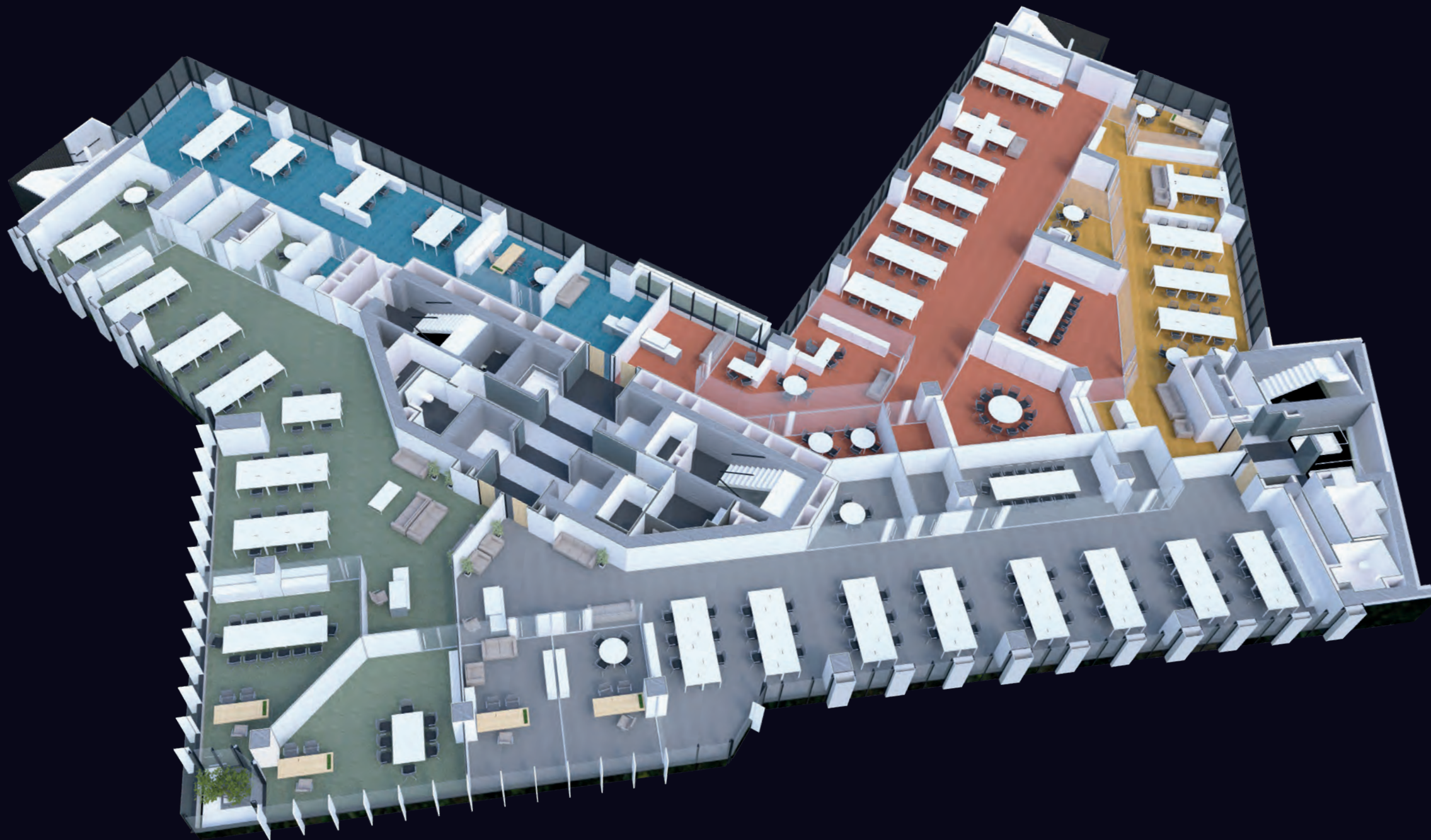


CROSS SECTION 1



CROSS SECTION 2

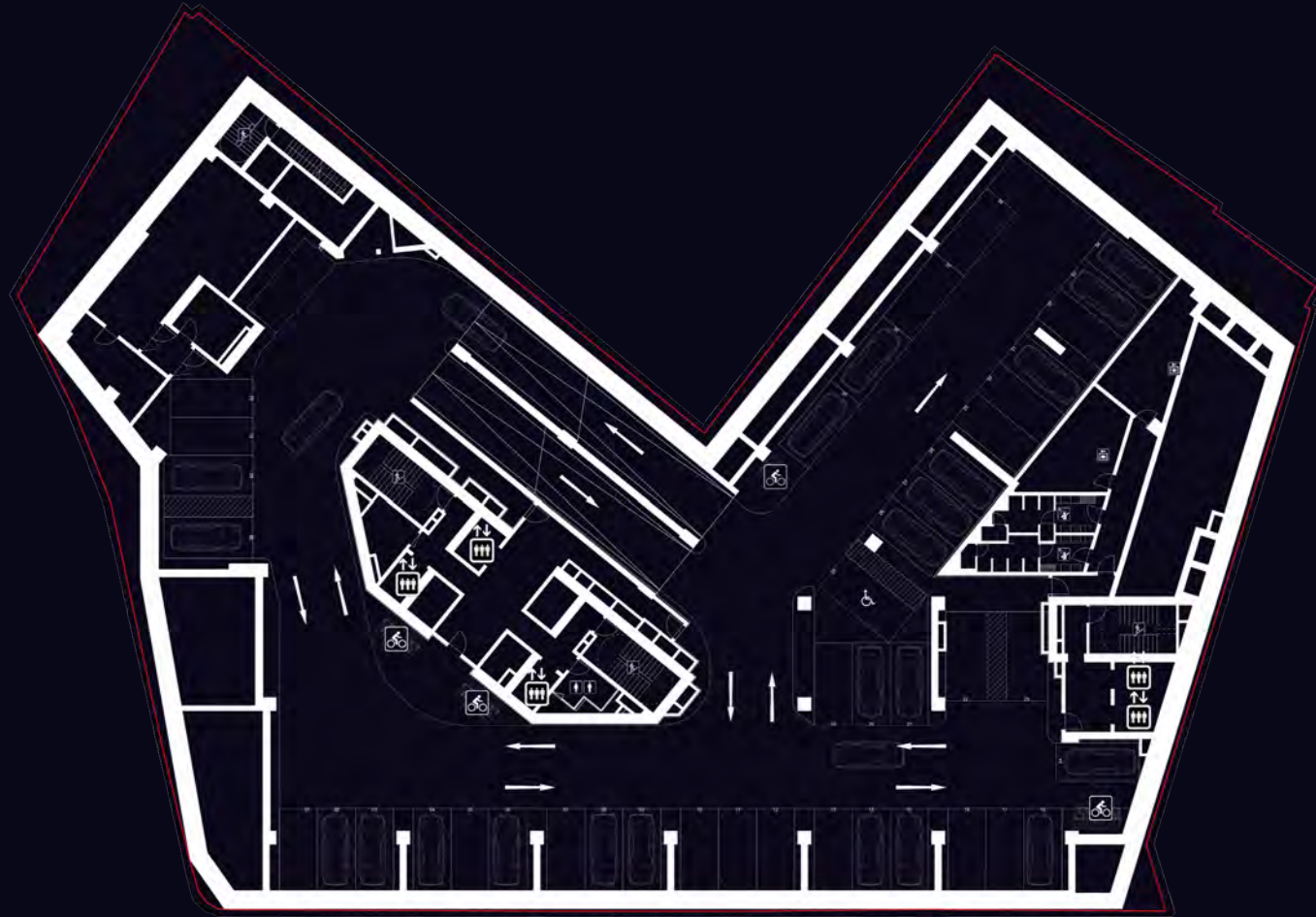




Floor level	Leaseble area sqm
GF	1,040
1 st floor	1,860
2 nd floor	1,951
3 rd floor	2,047
4 th floor	2,047
5 th floor	1,368
6 th floor	1,285
7 th floor	1,285
8 th floor	1,285
9 th floor	576
10 th floor	576
11 th floor	576
12 th floor	576
Total GLA	16,472

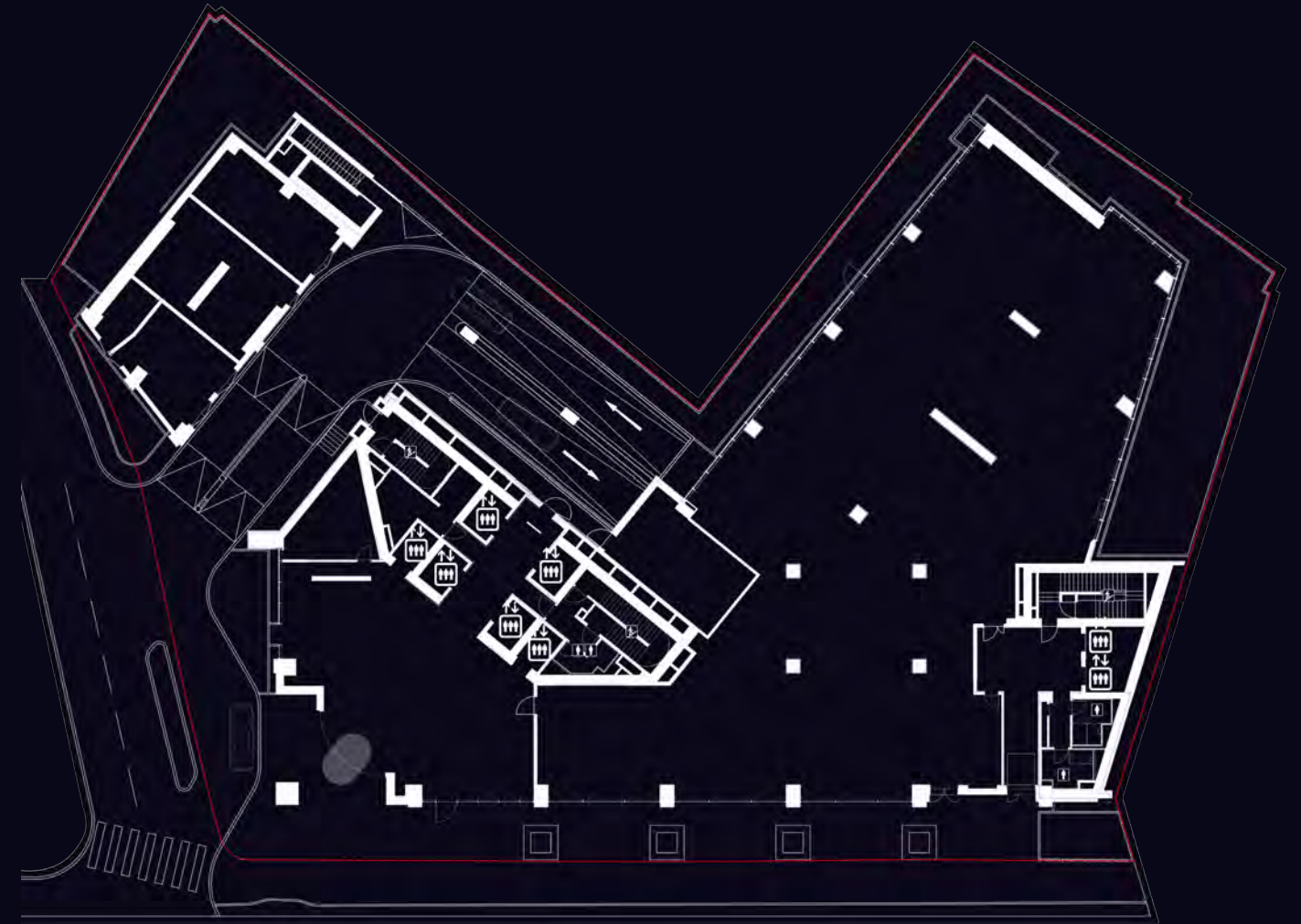
UNDERGROUND LEVEL 1

- 43 parking lots
- 42 bicycle racks
- 2 charging stations for electric cars



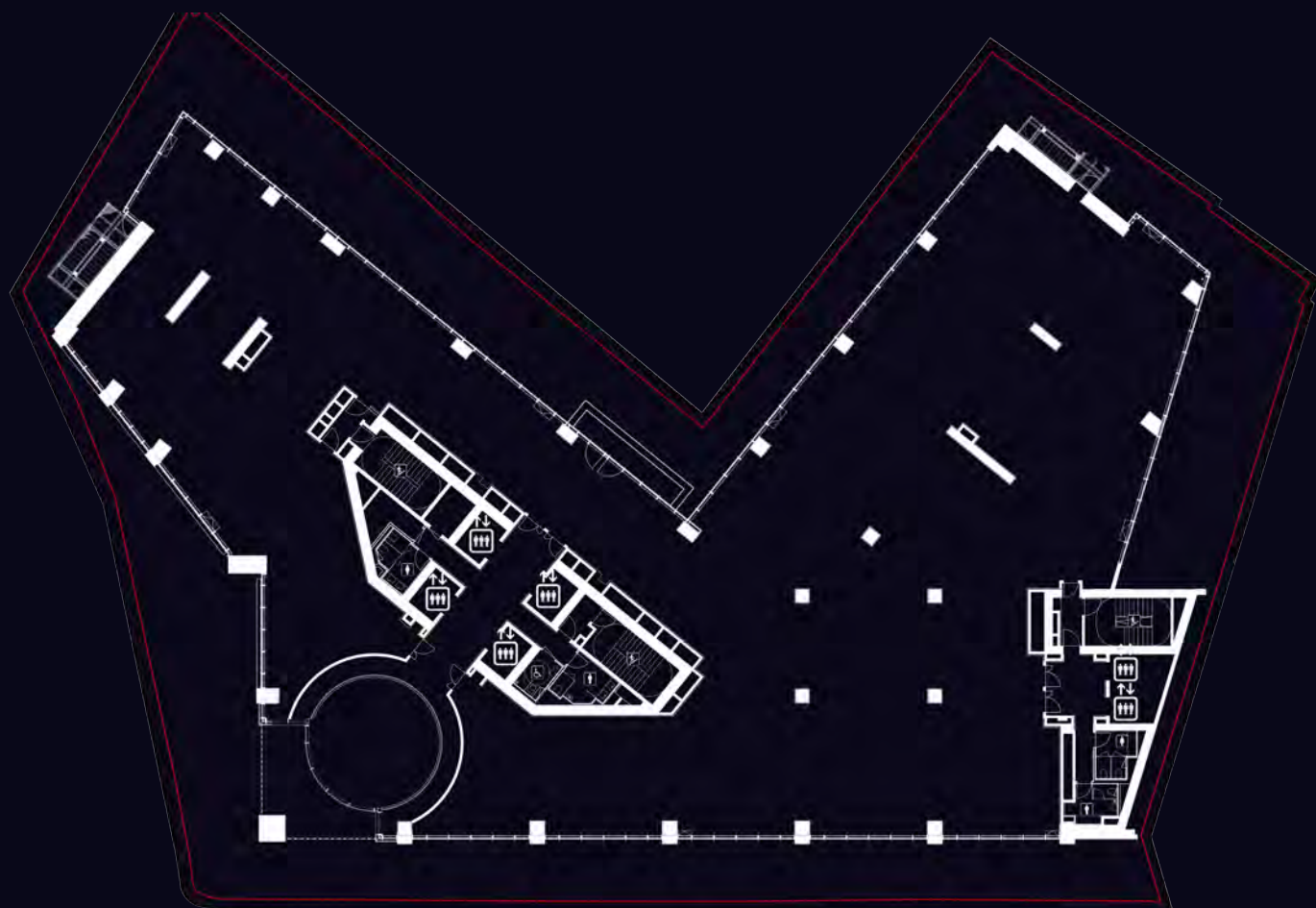
GROUND FLOOR

- Leaseable area: 1,040 sqm



1st FLOOR

• Leaseble area: 1,860 sqm



2nd FLOOR

• Leaseble area: 1,951 sqm



3rd & 4th FLOOR

• Leaseable area: 2,047 sqm



5th FLOOR

• Leaseable area: 1,368 sqm

+ terrace 1 – 48 sqm and 388 sqm green area

+ terrace 2 – 70 sqm



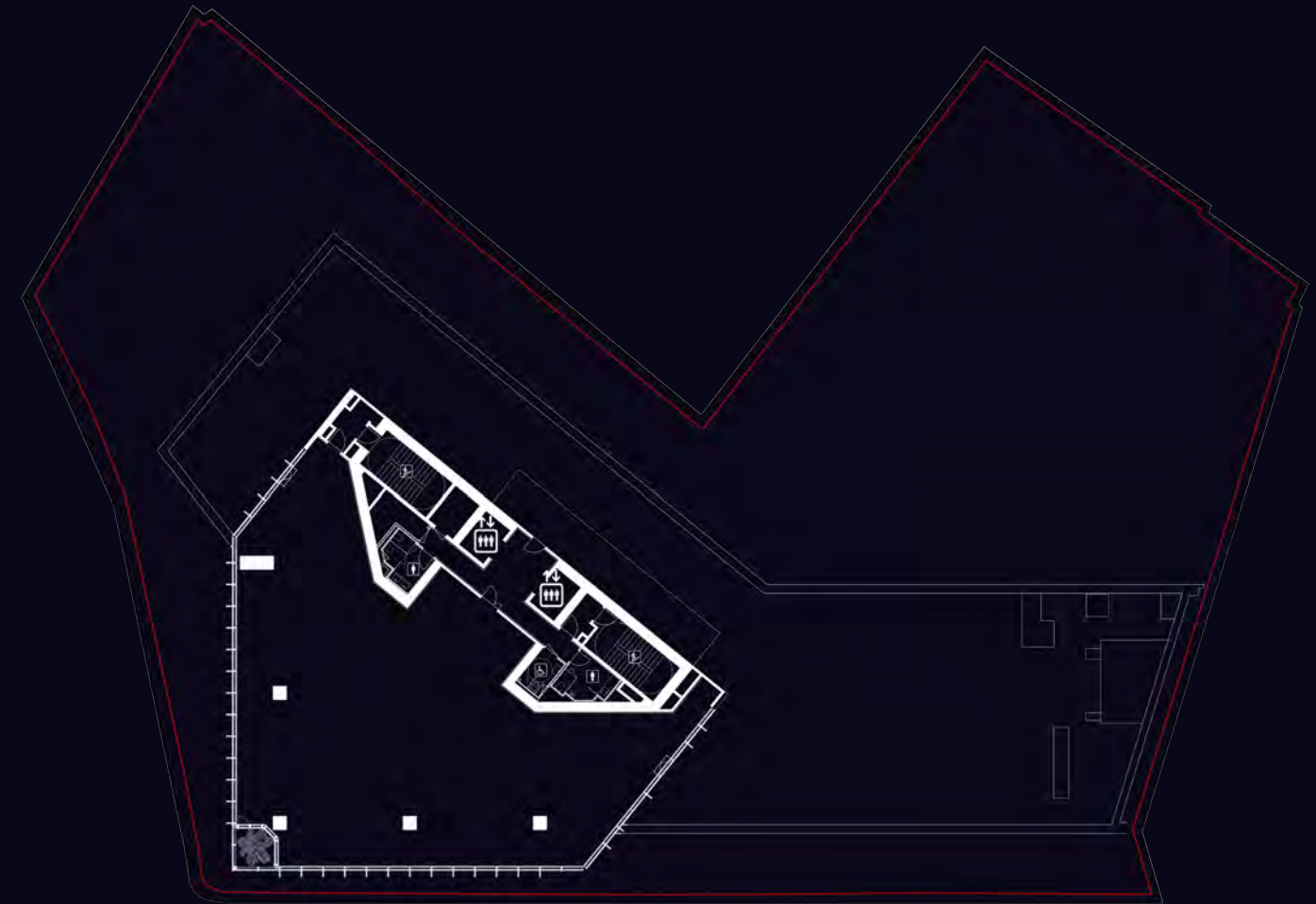
6th to 8th FLOOR

• Leaseble area: 1,285 sqm



9th to 12th FLOOR

• Leaseble area: 576 sqm



Contact

Please contact us for further information.

Buzesti Street No 82 - 94, District 1
Bucharest

www.tiriactower.ro

office@tiriactower.ro

+4 0374 104 108



