

# OPTIMUS NOVA CENTER

## Data sheet

### General information

Address: Avram Iancu st., 454, Florești, Cluj County.

Developer: S.C. OPTIMUS CITY INVESTMENTS S.R.L.

Inauguration: June 2019.

Class: A.

Number of floors: Semi-basement + Ground floor + 4 floors + Receding floor.

Height of each floor: 3 m for ground floor and floors 1-4 (included) and 2,85 m for floor 5.

Surface:

Optimus Nova Center											
Surfaces											
		For rent (sqm)									
Floor	Garage	Carrefour	Coffee shop	Open space - office	balcony/ terrace	technical space/ storage	hallway	bathrooms	staircase	TOTAL	
semi-basement	577.87	0	0	0	0	36	17.5	0	12.2	643.57	sqm
ground floor	0	298.4	41.54	0	241.05	8.66	85.6	20	10.3	705.55	sqm
1 floor	0	0	0	562.34	10	8.68	30.3	20	11.75	643.07	sqm
2 floor	0	0	0	562.34	10	8.68	30.3	20	11.75	643.07	sqm
3 floor	0	0	0	562.34	10	8.68	30.3	20	11.75	643.07	sqm
4 floor	0	0	0	562.34	10	8.68	30.3	20	11.75	643.07	sqm
receding floor	0			289.04	282	8.68	30.3	20	11.75	641.77	sqm
<b>TOTAL</b>	<b>577.87</b>	<b>298.4</b>	<b>41.54</b>	<b>2538.4</b>	<b>563.05</b>	<b>88.06</b>	<b>254.6</b>	<b>120</b>	<b>81.25</b>	<b>4563.17</b>	<b>sqm</b>
Total rentable surface					2878.34	sqm					
Total common area					1015.91	sqm					

Number of parking spaces: 21 underground and 10 overground.

### Facilities

#### Parking:

- underground and overground parking lot with controlled access (barrier/remote controls) from E60 and the secondary street
- surveillance cameras
- bicycle/motorcycle racks
- charging station for electric cars

**Other facilities:**

- reception, maintenance, cleaning, CCTV and security
- indoor and outdoor advertising services (places dedicated for signage – LED billboard mounted on the facade on the top floor)
- BMS (Building Management System)
- cafe, “belle view” terrace on the 5th floor, Carrefour Express supermarket
- conference rooms for up to 400 people in the immediate vicinity (at the West City Hotel)

**Technical information****Structure and facade**

- structure of reinforced concrete in diaphragm, slab
- curtain facade with steel and aluminum joinery and triple thermo-insulating Guardian SNX 60 glass 80mm secured + 6mm float, three-layer laminated 4.4.2 Lowe – east-north-west (Shuco FWS 50 SG system with structural sealing on the pillars and boards and perimeter caps; galvanized shutters and parapet basalt wool)
- ventilated facade plated with composite boards on the southern side
- LED Media Facade (Interactive)

**Interior**

- open space structure
- Lindner Aluminum technical floating floor – wood conglomerate aluminum 600 x 600 mm – possibility of carpet installation
- exposed industrial ceiling, with the possibility of installing false, soundproof ceilings
- the common spaces are finished turnkey: painting, plating, interior joinery, Marazzi floor tiles
- two offices on each floor, connected to utilities
- toilets and balconies on each floor
- ramps, stairs, elevators (2 Schindler elevators with the maximum capacity of 10 people)
- metering (electrical, thermal), cable TV, telephony, air conditioning, generator

**Building management**

- full BMS system

**HVAC**

- VCV Daikin cooling system
- VKM Daikin ventilation system specially made for office spaces
- area temperature control

**Lighting**

- powered by two transformers
- 150 KVA generator to ensure continuity of work
- staircases and toilets lighting: LED with presence sensors
- LED 500 lx lighting for the workspace, 350 lx for the other spaces

## **Building security**

- full fire protection system with detector
- pressurization system for crowded spaces and evacuation routes
- thermal smoke detectors
- CCTV surveillance system for the entire building
- controlled access throughout the whole building

## **Advantages**

### **Advantages of the area:**

- qualified workforce
- youth magnet
- economic growth pole

### **Advantages of the location:**

- the only class A office building in the area
- close to the workforce from Florești, Mănăștur and Grigorescu
- close to Metro and Vivo (shops, supermarkets, banks, foodcourt etc.)
- close to public means of transportation – bus
- close to the residential complex Optimus City (possibility of renting apartments)
- possibility of accommodation and use of West City Hotel facilities - collaboration for rooms, conference rooms, events
- distinguished visibility of the advertising facade from 3 sides seen from the high traffic E60 road; 4 m X 6 m LED advertising panel with the possibility of advertising space rental
- easy access from both directions (east-west) (due to the roundabout and turntable)
- close to the A3 highway

### **Other advantages:**

- comfort, brightness, flexibility of configuration (open space)
- spectacular facade, unique in the area: play of lights with unlimited graphical possibilities
- compliance with the principle of quality at all levels
- developed by entrepreneurs with over 12 years of experience in development projects