



MORA 37

c/o Popovici Nitu Stoica & Asociatii
37 Grigore Mora St.
011886 Bucharest, 1st District
att: Gabi Baltas
tel: +40 759 012 085
fax: +40 21 317 85 00
email: gabi.baltas@pnsa.ro

WWW.MORA37.RO



Mora 37 Outline Lease Terms (for information/subject to change)

Lease Agreement Object

- Available space: **Ground Floor - 168 sq.m,**
1st Floor - 281 sq.m
- Totals: **450 sq.m of net leasable area of office space**
- **Floors rentable separately or together**
- Additional terraces at Ground Floor: **55 sq.m**
- Parking lots: **4 available for rent** in the two underground levels
- Additional parking: **6 to 8 parking lots** in front of the building

Other Key Contract Terms

- 5-year term, with extension options, unbreakable
- No termination without cause
- Market condition terms applicable to triple A office space

Financial Terms

- Asking Office Space Rent: **18,5 Euro /sq.m/month**
- Asking terms for storage space, terrace, underground and parking lots - in market conditions on average monthly rent basis
- Annual Indexation on consumer price index basis
- Service charge on an open book basis, subject to annual audit
- 3-month rent & service charge deposit; 3-month rent and service charge proviso paid in advance; rent and service charge payable quarterly

Availability

September 2023