

**100%**  
Fresh Air

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**UV-C**  
Filtration

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**Touch Free**  
Environment

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**Medical Grade**  
Equipment

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# J8 Office Park

A safer working environment

J8 Office Park



# LOCATION & SURROUNDINGS

The project has a superb location on the site of the former Pajura bread factory, located on Jiului Street. It is easily reachable by car via Bucharest's ring road and from the city center. The proximity of the metro strengthens its attraction as the Jiului Metro Station is only 300m away from J8. The bus stops are even closer, 200m away.



Public Transport, on a 300m radius: **M4** Jiului | 112, 331, 460, 461, 697, N117 | 24

Visit [www.j8officepark.ro](http://www.j8officepark.ro) for an interactive tour.



# Choosing a safe environment



Increased air volumes



HEPA filtration



UV-C light disinfection



Touch-free smart lifts



4 Pipe AC System



Medical standard equipment



Corian bathroom wash basins



Motion-sensor taps



No-touch light controls

- 100% fresh air
- Air Handling Units with rounded edges
- HEPA Filtration
- UV-C/UVGI (Ultraviolet Germicidal Irradiation) light disinfection
- Smooth surface materials in common areas
- Openable windows every grid
- Touch free access system
- Sensors in bathrooms, Corian surfaces

# J8 Office Park



Set in a rapidly growing business hub in North-West Bucharest, J8 Office Park is the first large-scale office project to be built in Bucurestii Noi.

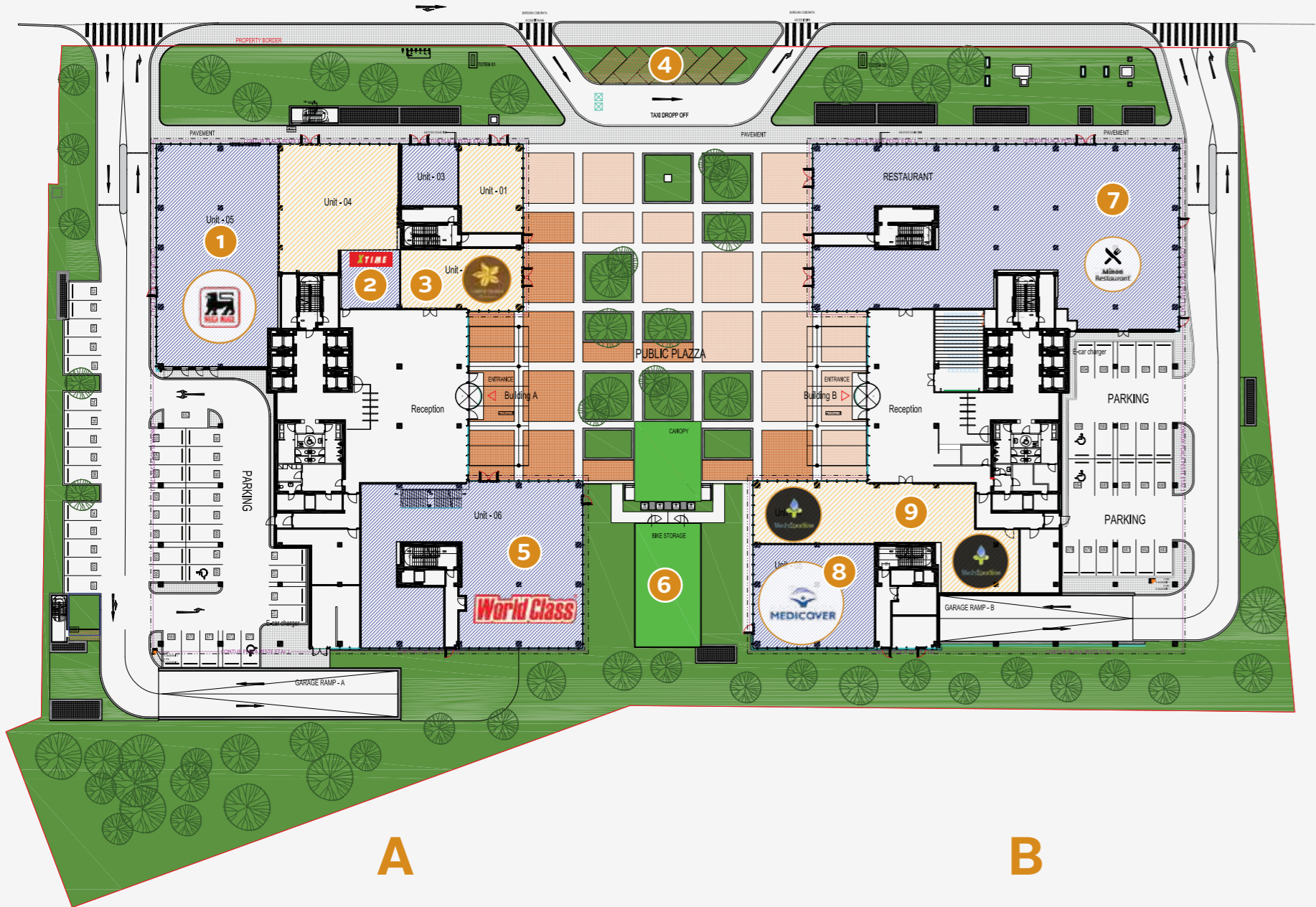
J8 Office Park will include air conditioning and an advanced technical specification designed for efficiency and the health and safety of its occupants, previously unseen in an office development Bucharest.

The gym, restaurant, cafe and outdoor green areas will provide a relaxing and attractive environment for the tenants.



# HEALTHY ENVIRONMENT

Jiului



# FACILITIES & RETAIL AREA

J8 will offer restaurants, gym, car chargers, bicycle racks, medical services and landscaped relaxation areas, all designed to improve the tenant experience in the workplace.

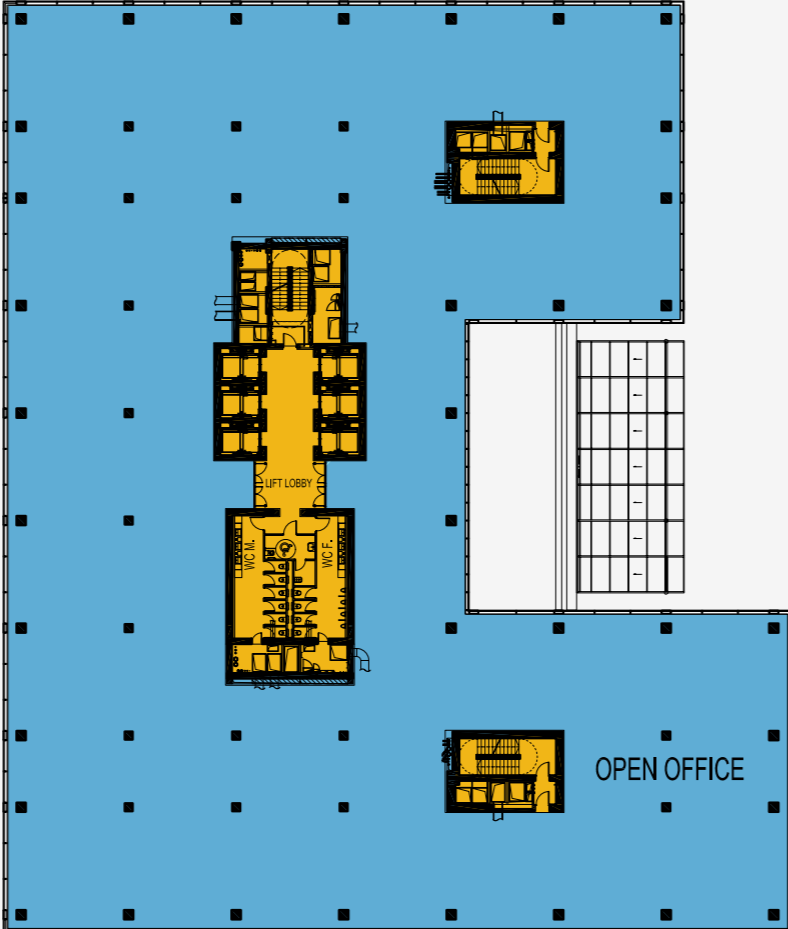
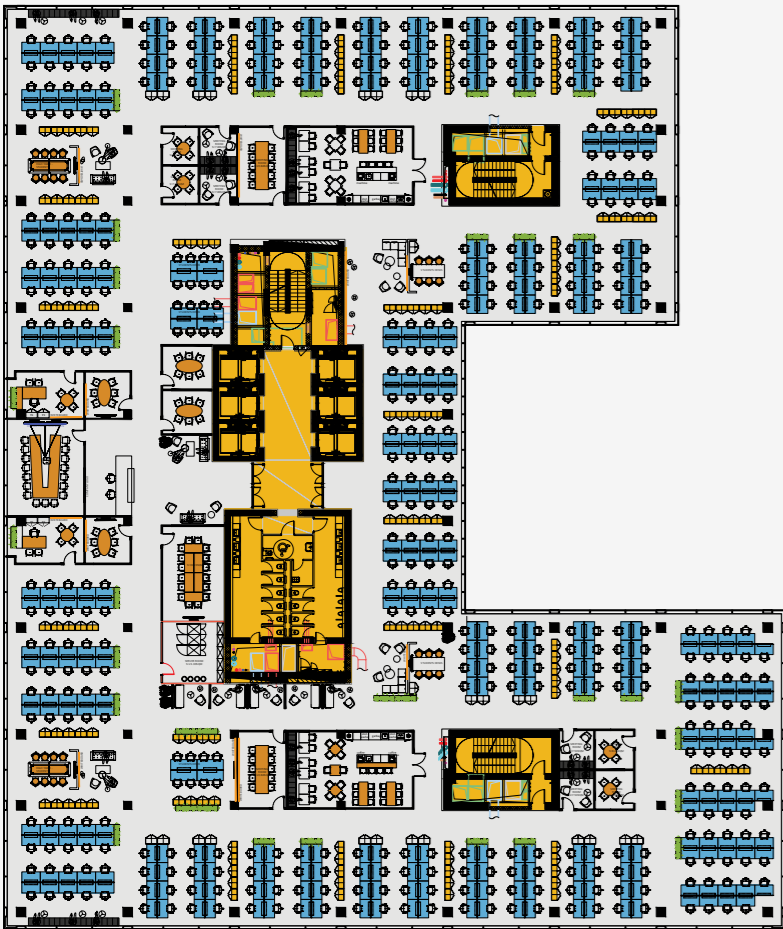


# FLOOR PLAN

The office floor plan is large, open and most importantly flexible to allow full adaptability for the safety of employees. Equally, in the future a more dense plan can be accommodated due to the high capacity of ventilation.

**Building A**  
GLA: 23,000 m<sup>2</sup>  
2 Basements + Ground floor + 7 Upper floors  
Typical floor area: 3,011 m<sup>2</sup>

Excellent daylight on all sides  
MEP density: 1 person/8 m<sup>2</sup> net  
Divisible into 4 units  
Low-rise building, easy vertical communication



# PARKING

The buildings share 2 levels of underground car park with separate access and egress totaling approximately 600 spaces. Approximately 30 parking spaces and a taxi pick-up area are provided externally at surface level. Parking areas for cyclists and motorbikes will be provided externally in a ground level bike store and also in the underground car park.



## Highlights:



Showers and changing areas for cyclists/joggers



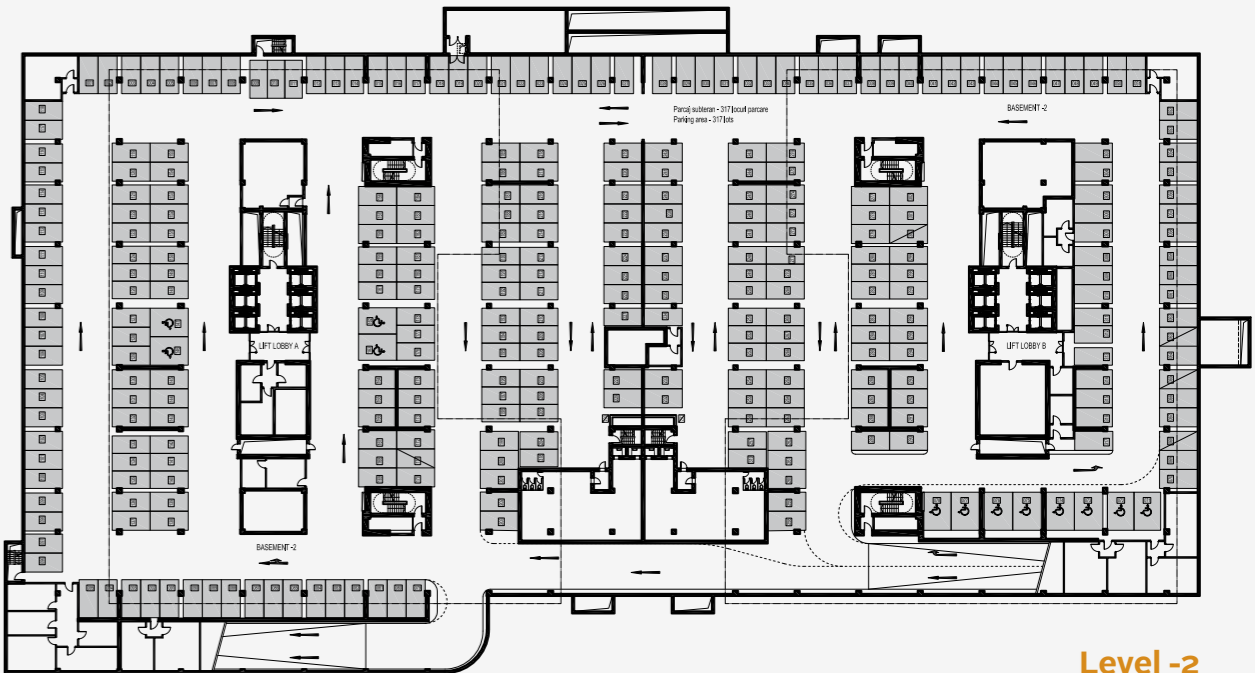
Sensor operated LED lighting



Charging points for electric cars



License plate recognition



Level -2

# SPECIFICATION

## BREEAM rating

The project is designed to BREEAM Outstanding certification level.

## Access Control

Access control system HID – RP40 compliant proximity readers installed at all vehicular and pedestrian entry and exit points.

## Building Fabric

The façade cladding is made of etalbond®, a fully recyclable material. The façade is double glazed with dual seal construction with the outer pane manufactured to repel solar gains.

## Building Management System

A fully automated intelligent Building Management System (BMS) will switch, control and monitor the building's environmental services and associated back-up systems.

## CCTV

The buildings will be equipped with an intrusion detection and CCTV system.

## Fire detection alarm system

A fully addressable fire detection system in the buildings is designed to the highest requirements of the norms. The fire alarm system will be integrated into the building management system to provide alarm signals for plant shutdown and life safety activation.

## Floor loading

Floors – 2,5 kN/m<sup>2</sup> plus an allowance of 0,5 kN/m<sup>2</sup> for partitions.

## Heating & Cooling

Fresh air will be injected into the buildings by independent air handling units. Heating and cooling will be provided by four pipe fan-coil systems allowing all year round cooling if required, served from high-efficiency condensing boilers and water cooled chillers with winter free cooling. The solar panels on the roofs will provide hot water in the buildings.

Designed occupancy

Open plan offices: 1 person per 8 m<sup>2</sup> net

## Lifts

Touch-free, smart destination-controlled lifts.

## Lighting design & levels

High efficiency LED luminaires are used in office and parking areas to provide a very economical lighting system. Motion detection control is used in areas which are temporally occupied such as parking, staircases and toilets. General offices have 450-500 lux, while lift lobbies have 200 lux.

## Raised floors

Raised, full access floors, with 90 mm minimum clear void in all office floors.

## Tenant power supply & distribution

The Tenant will be provided with sub-metered power connections.



Reception



Office area



Exterior plaza



Solar panels

# A SAFER WORKING ENVIRONMENT

## TOUCH FREE AND SAFE MATERIALS IN COMMON AREAS

- Smarter destination controlled lifts: New generation of lift control system connecting the entrance card, used to gain entrance to the building, to open the turnstiles and call a lift to the required destination floor without touching any buttons. J8 is low rise so lift traffic will be manageable with less people in each lift.
- Motion sensor activated lights in all basements, lift lobbies and bathrooms thus hygienic no-touch control.
- Motion sensor revolving doors: The 3,5m diameter revolving doors at the entrances facilitate a higher traffic while keeping a safe distance.
- Molded bathroom wash hand basins from a Corian type material which does not support the growth of bacteria - recommended for surfaces in medical facilities.
- Floor and wall surfaces that are easy to clean and do not harbor dust or dirt. Self cleaning surfaces will be included where possible.

J8 is designed to BREEAM OUTSTANDING certification and will have solar panels for on-site hot water generation. Our last project, EXPO Business Park, was the first (and currently only) new-build office development in Bucharest to achieve BREEAM OUTSTANDING.



100% fresh air



UV-C / UVGI in the Air Handling Unit



HEPA filter

## 100% FRESH AIR SUPPLY

- Ventilation system that introduces 100% fresh air - no recycled air intake.
- Air Handling Units with internal rounded edges to prevent the build-up of dust and which are easier to clean – used in hospitals and medical facilities.
- HEPA (High Efficiency Particulate Air) H14 filters in the ventilation system which capture up to 99.995% of microscopic contaminants including dust, pollen, spores, bacteria and external pollution. Excellent for asthmatic or allergenic employees.
- UV-C / UVGI (Ultraviolet germicidal irradiation) lamps in the Air Handling Unit as an additional barrier to viruses and bacteria.
- Openable windows every column grid to enable purge ventilation.



UV-C in elevators



CORIAN<sup>®</sup> DESIGN

# 20 YEARS OF EXPERIENCE

## Expo Business Park, Bucharest

38,000 m² | Completed 2019

### HIGHLIGHTS

The buildings have achieved BREEAM OUTSTANDING environmental certification, being the first new office development in Romania to achieve this title.

### AWARDS



### TENANTS

ING Bank, A&D Pharma, Deutsche Leasing, Mars, Omega Pharma, Regus/Spaces, Royal Canin, World Class Fitness

## Oregon Park, Bucharest

70,000 m² | Buildings A & B completed 2016 | Building C completed 2019

### HIGHLIGHTS

All buildings benefit from a ground sourced heat pump system which is a proven innovation which significantly reduces the volume of electricity and gas needed to heat and cool the office space.

### AWARDS



### TENANTS

Oracle, Deloitte, BNP Paribas, VIAVI, Alten, Philips, Europa FM, Medcover

## Floreasca Park

38,000 m² | Completed 2013



## Bucharest Business Park

27,000 m² | Completed 2005



## Floreasca 169 A

36,000 m² | Completed 2009



## Opera Center 1 & 2

15,300 m² | Completed 2001 & 2003



# THE DEVELOPER



Established in 1997, Portland Trust is a commercial real estate developer and asset manager with offices in Prague and Bucharest. Portland Trust has a long term joint venture with ARES Management Corporation (formerly AREA Property Partners) who is a US-based fund manager with assets under management of approximately \$165 billion.

Portland Trust has focused on the construction of new commercial property mainly in the office, retail and light industrial sectors, always in strong locations or where new infrastructure is being developed.

Portland Trust has undertaken a wide range of projects including supermarkets, an 85,000 m<sup>2</sup> regional shopping centre, numerous office buildings and office parks and light industrial and logistic parks. The total amount of developed space is approx. 800,000 m<sup>2</sup>.

## Environmental Mantra

Portland Trust and Ares are dedicated to a clear and simple environmental policy of using local, natural materials where possible, designing buildings in a fundamentally efficient manner, using modern technologies and adhering to both local and international guidelines for energy efficiency.

The aim is to procure designs of buildings that integrate into the local surroundings and which minimize environmental impact.

Portland Trust has won many awards for both design and sustainability. Expo Business Park was recently awarded the first “BREEAM OUTSTANDING” certified building in Romania.



**CHAPMAN TAYLOR**

Chapman Taylor is the project designer and an international practice of architects who have designed numerous award winning projects in Bucharest.

# WHY J8?

- › A safer working environment.
- › The latest technology, redefining the new A class market standard.
- › Quality assurance from a leading, experienced developer.
- › Unparalleled environmental credentials. **BREEAM OUTSTANDING** certification.

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J8 Office Park

7	Office 71 - 72
6	Office 61 - 62
5	Office 51 - 52
4	Office 41 - 42
3	Office 31 - 32
2	Office 21 - 22
1	Office 11 - 12
0	Reception Lab Exit

TRAIASCA PARTIDUL COMUN  
IN FRUNTE CU SECRETARUL S  
TOVARASUL MOLAE CEA

# J8 Office Park

A joint venture between

PORTLAND TRUST

ØARES

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