



#bewell



#beconnected



#beseen

Your next generation office



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Introduction

Welcome to MIRO, a spacious class A office building designed around 3 principles of today's most successful companies: well-being, connectivity and visibility. We provide a working environment that will help you attract and retain talent, while enhancing your productivity. MIRO combines a comfortable working environment with innovative, high-end design.

Speedwell creates unique buildings for top-level business clients, each with their own distinct set of professional requirements. **Based on three principles, i.e. well-being, accessibility and visibility, our latest of-fice project MIRO will proudly represent your business' brand identity.**

Excellentlly **located in the Northern part of Bucharest**, MIRO offers its tenants an environment where work and life meet, and seamlessly become one.



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4.570 sq m
floor plate

23.692 sq m
rentable area

5
levels

1:40 sq m
parking ratio

Designed with our clients in mind, MIRO guarantees you and your business will be well, be seen and be connected.

The five-story office building is spread out over 22 .850 square metres. A truly unique place of work, the MIRO offices embrace magnificent design elements and modern technology that will inspire our tenants. **MIRO's wonderful layout and comfortable facilities are set to boost productivity**, thus creating added value for our customers as well as their businesses.

As sustainable building is our priority, MIRO was designed to achieve a **BREEAM-excellent rating**. Moreover, seeing MIRO offices are optimised to advance health and well-being, they will also be awarded a **WELL certification**. We are therefore proud to say MIRO is one of the first buildings in Romania to achieve both certifications.

Relax in the
1,700 square
metres outdoor
plaza



Note: the information presented in this material and/or in any other promotional material, regarding the project, is strictly illustrative and may be modified at any time, at the discretion of the developer, as long as it complies with the provisions of the contract signed with a client.

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Well-being: Live your best life

At MIRO, our tenants' well-being is our main concern. In our aim to make your employees as comfortable as possible, MIRO provides a number of key facilities.

An on-site restaurant will serve tasty and nutritious catering to all health-conscious employees. A cosy coffee corner is open to MIRO tenants for everything from a quick coffee-to-go to a place to meet up with colleagues, read or simply sit back and relax.



Healthy restaurant
& cozy coffee corner

Better work-life balance thanks to our on-site kindergarten.



The Ivy: State-of-the-art living

Time is precious. Therefore, living in close proximity to your office sounds rather perfect.

To make that dream a reality, we created the most efficient mix for our future tenants. In addition to MIRO, we proudly introduce The Ivy. Located within just 1,1 km from MIRO, our new residential ensemble covers over 5 hectares of land, and features 800 exquisitely designed units.

This brand-new residential complex boasts a pool, a kindergarten, a shop, a sports club, and a restaurant. This way, work life and home life are encouraged to go hand in hand, allowing employees – and their families – the time to enjoy what matters most.

Both MIRO and The Ivy will be developed simultaneously, and a private access road will bring you quickly from one to the other. and their proximity offers the opportunity of a short commute from work to home.



The Ivy
your next door residential complex.

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BREEAM and WELL-certified: Live sustainably

MIRO is designed to be awarded with both BREEAM Excellent and WELL Certifications, underlining our care for our future tenants. The two certifications highlight the building's high standards concerning employee health, well-being, job satisfaction and engagement, while protecting our natural resources.

Focusing on the environmental, social and economic sustainability performance, BREEAM is concerned with sustainable environments that enhance the well-being and comfort of the employees working in MIRO. Likewise, WELL Certification is interested in health and welfare at people's place of work, with a focus on:



Air quality, through improved filtration and ventilation systems, reducing microbes and mould and minimizing air pollution.



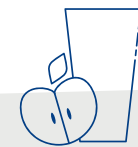
Water filtration and treatment to ensure safe and healthy drinking water.



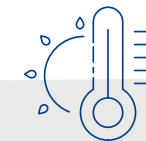
Light, focusing on the building's lighting system, both in quality (increasing alertness, enhancing occupant experience and promoting healthy sleeping patterns) and efficiency (maximizing daylight harvesting and the use of LEDs instead of fluorescent lamps can both drastically minimize electricity costs).



Mind, incorporating nature inside the building, i.e. in the ventilation system, water, and other organic design elements.



Nourishment, ensuring building occupants have healthy food readily available while limiting unhealthy options, preventing the need for expensive healthcare treatments for employees, associated with obesity and malnutrition in the long-term.



Comfort, including improved acoustics, olfactory comfort, adjustable room temperatures, and humidity control.



Fitness, by integrating exercise and physical activities in everyday life and providing facilities that support and encourage an active and healthy lifestyle.

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Accessibility: Get around

The Northern part of Bucharest has always been an attractive area for companies wanting to expand or breathe new life into their businesses. MIRO is joining the current office building landscape, bringing our fresh new vibe to the neighbourhood.

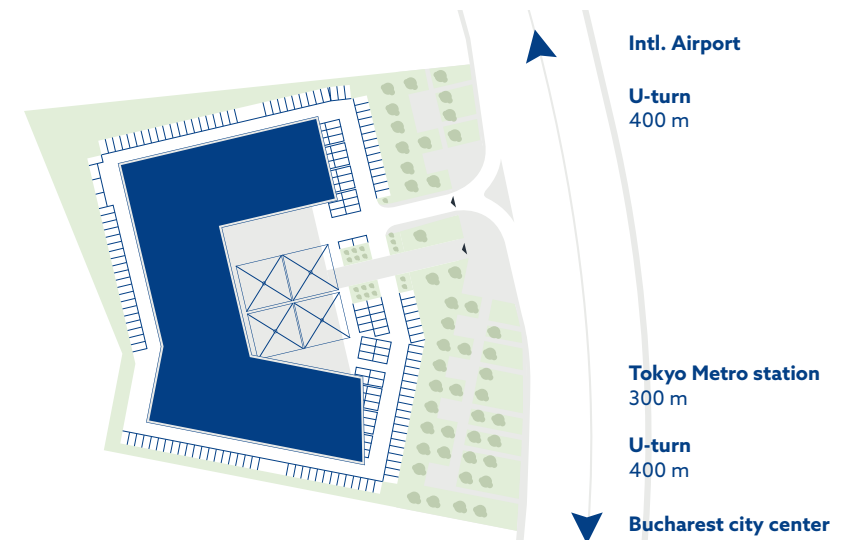
Set in lush, green surroundings, MIRO offers tenants over **1,700 square meters of outdoor plaza** to enjoy before and after work, and to relax in during breaks. A pedestrian bridge, the starting point of an excellent running track, leads from the plaza to the main entrance.

Inside, the beautifully designed, **open-plan office spaces** offer companies infinite possibilities. Since there are no walls or cubicles, communication between colleagues will improve significantly. In this open office environment, innovation and teamwork happen naturally, and co-working is encouraged. Moreover, the open spaces lead to more chances to connect to neighbouring businesses, thus enhancing networking opportunities.



**1:40 parking ratio
smart parking system and
electric car charging stations.**

**Direct connection to Henri Coandă
international airport.**



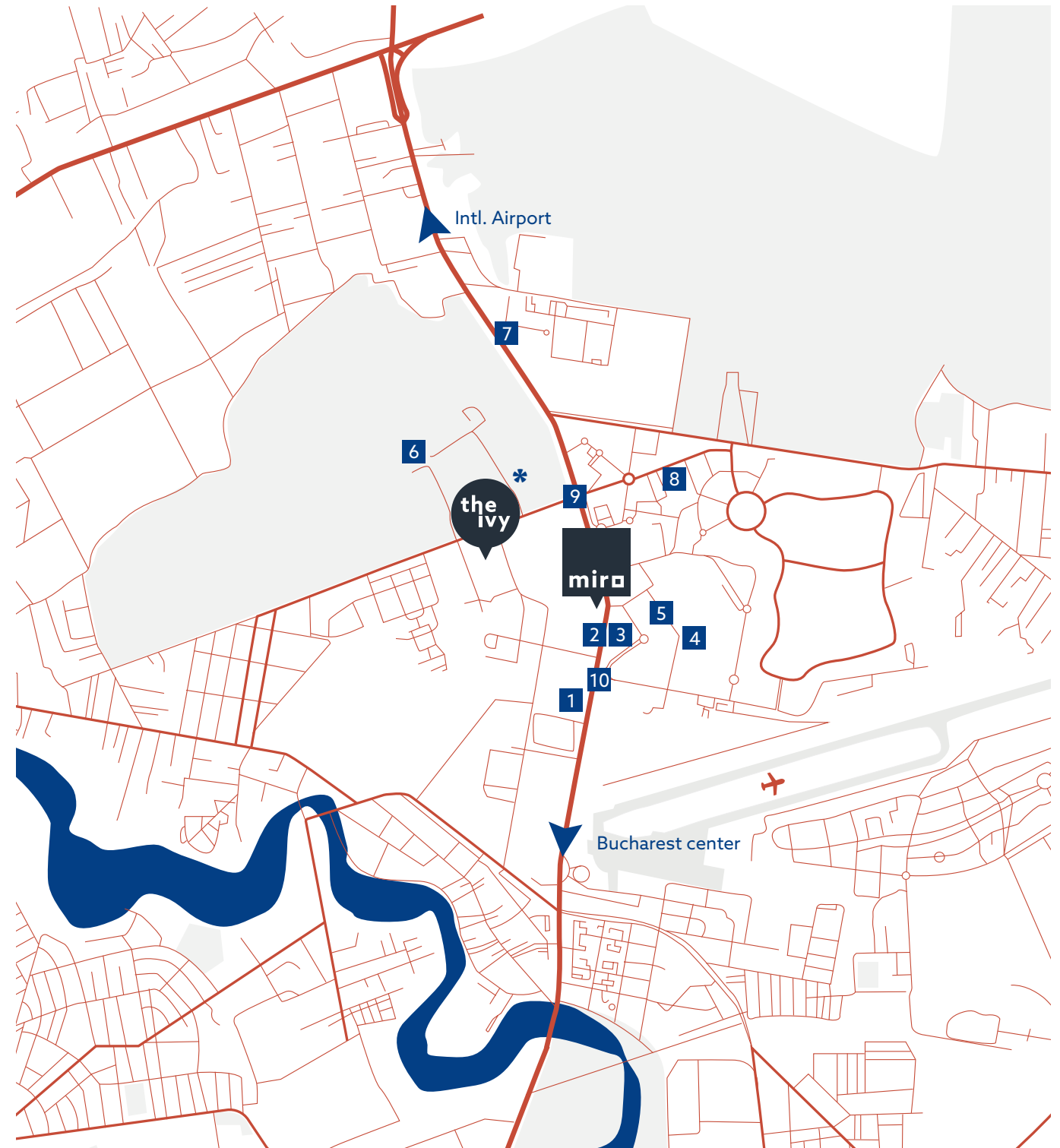
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Located right next and with direct access to major thoroughfare DN1, MIRO has a direct connection to the city center and Henri Coanda International Airport. Ample underground parking space (1:40 parking ratio) equipped with a smart parking system does not only offer MIRO's tenants an extremely convenient parking solution, but it also allows residents to take full advantage of the beautiful green spaces surrounding the building. Because we care about our tenants' carbon footprint, we provide plenty of electric car charging stations inside the building. MIRO employees who want to travel to work by bike can rely on nearby bicycle storage, as well as conveniently located shower facilities.

Just across the road, Băneasa Shopping City will cater to our tenants' employees' every need with some 280 shops, restaurants, entertainment and other facilities, such as dry cleaning, pharmacies, and several banks. Additionally, you can reach our location easily thanks to **four public bus lines and our own shuttle bus service**. Furthermore, a **direct metro line** is set to open within the next few years.

The following facilities are within immediate reach of MIRO:

- | | |
|---------------------------------------|---|
| 1. Mega Image concept store
300m | 7. French International School
Anna de Noailles
1.6km |
| 2. Bus stop
250m | 8. American Embassy
950m |
| 3. Future Tokyo Metro station
300m | 9. U-turn towards City Centre
400m |
| 4. Ikea
500m | 10. U-turn towards Otopeni
Intl. Airport
400m |
| 5. Băneasa Shopping City -
350m | * 'The Ivy' residential project
developed by Speedwell |
| 6. Stejarii Country Club -
1.3km | |





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Visibility: Get noticed

A brand is the culmination of a company's beliefs and guiding principles. In order to communicate their brands, most enterprises focus on external marketing tools such as advertising and website design. At MIRO, we want to take it one step further by **incorporating a company's brand into the workplace**. Through both its interior and exterior design, MIRO aims to encourage employees to support and achieve your corporation's objectives. At MIRO, every space tells a story.



Maximise your brand's identity;
make MIRO your company's new home.

Interior design

Fuse Architecture & Interior Design was in charge of creating the comfortable and multi-faceted MIRO office spaces. In close collaboration with the Speedwell team, Fuse focused on making use of every design element to reinforce and embody your company's culture and corporate philosophy.

Each level has about 4,500 square meters of floor space, and was designed with efficiency in mind, meaning a minimum amount of unused surface. Moreover, all floors are fit for **any type of partitioning**. Your company can, for instance, have a dedicated wing with private entrance and reception, security and parking spaces. Alternatively, you can choose to share the floor with up to three other tenants, encouraging professional and creative cross-pollination.

any type
of partition

4.570 sq m
floor plate

Exterior design

For the MIRO building, Speedwell has joined forces with renowned **architecture firm Westfourth**. The firm's high standards of excellence and thorough knowledge of successful corporate design are reflected in MIRO's contemporary architecture.

Everyone driving in/out the city is guaranteed to know where your company is located, as **your corporate logo can be displayed on top of the building** or on two enormous LED screens attached to the building's façade.

Technical specs

MIRO, a class A building, offers the highest-quality office spaces on the market. Its aesthetically pleasing design leaves an immediate impression and serves as the perfect business card for any company.

MIRO is designed with according to **BOMA's Office Standard** in mind and therefore reflects the changing needs of the commercial real estate market. Its efficiently designed spaces are decked out with technologically advanced equipment and outfitted with top-of-the-line fixtures. The large open spaces mean they can be divided up easily, allowing each company to organise their offices according to their personal preferences and needs.

- 3m clear height
- 1 out of 10 windows can be opened manually
- Suspended ceiling and LED lights
- Four-pipe fan coil system
- Intelligent vertical circulation
- Raised floors
- Latest BMS system
- Bicycle storage and showers
- Space for 100% generator back-up



From rooftop to basement,
MIRO has it all covered

Each floor has a floor-to-ceiling height of 3 metres, and is illuminated using LED technology. This ensures longlasting comfort and guarantees **low energy consumption**. An effective Building Management System (BMS) guarantees the building's mechanical and electrical equipment (i.e. ventilation, lighting, power and security systems) are being run securely and efficiently. Every wing has four elevators, each with a capacity of 21 people and a speed of 1.6 m/s, while a dedicated service elevator per wing will provide discrete access to those who are constantly in charge of the building's maintenance.

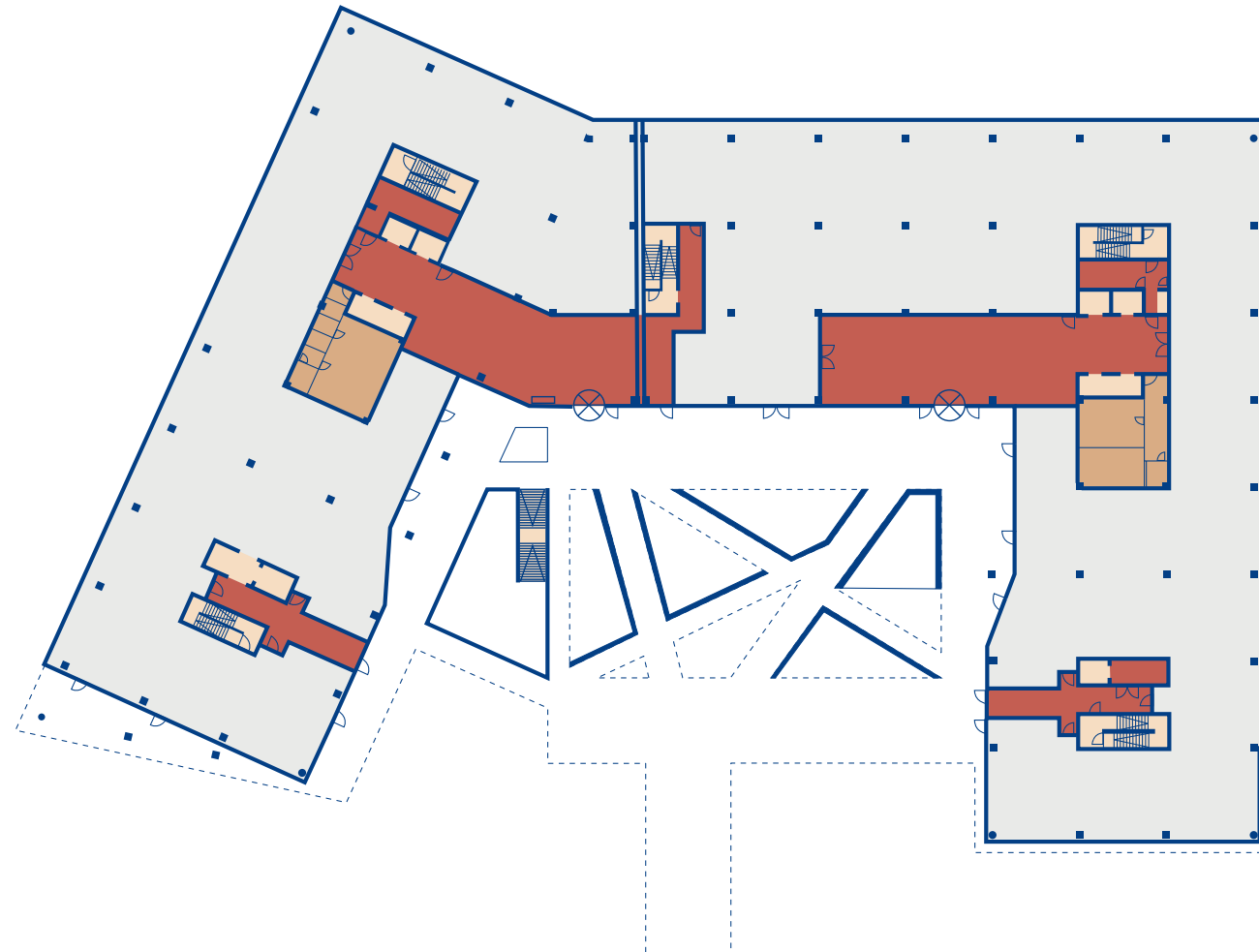
MIRO's spaces are maintained by reputable **property management company Proximus**, which keeps them looking impeccable.

Floor plans

Ground floor level (+0)

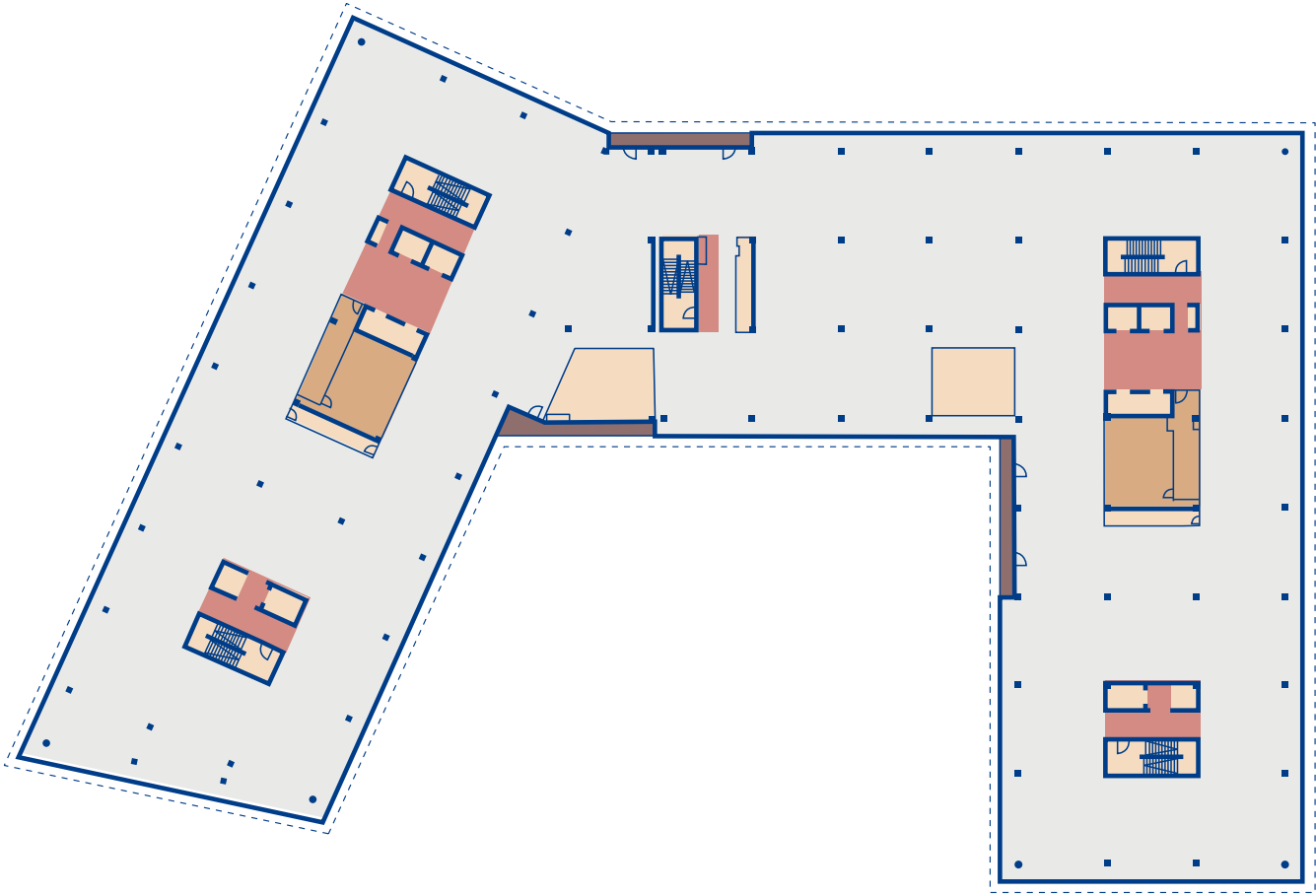
Legend

- Occupant area
- Major vertical penetrations
- Floor service area - sanitary
- Building service area



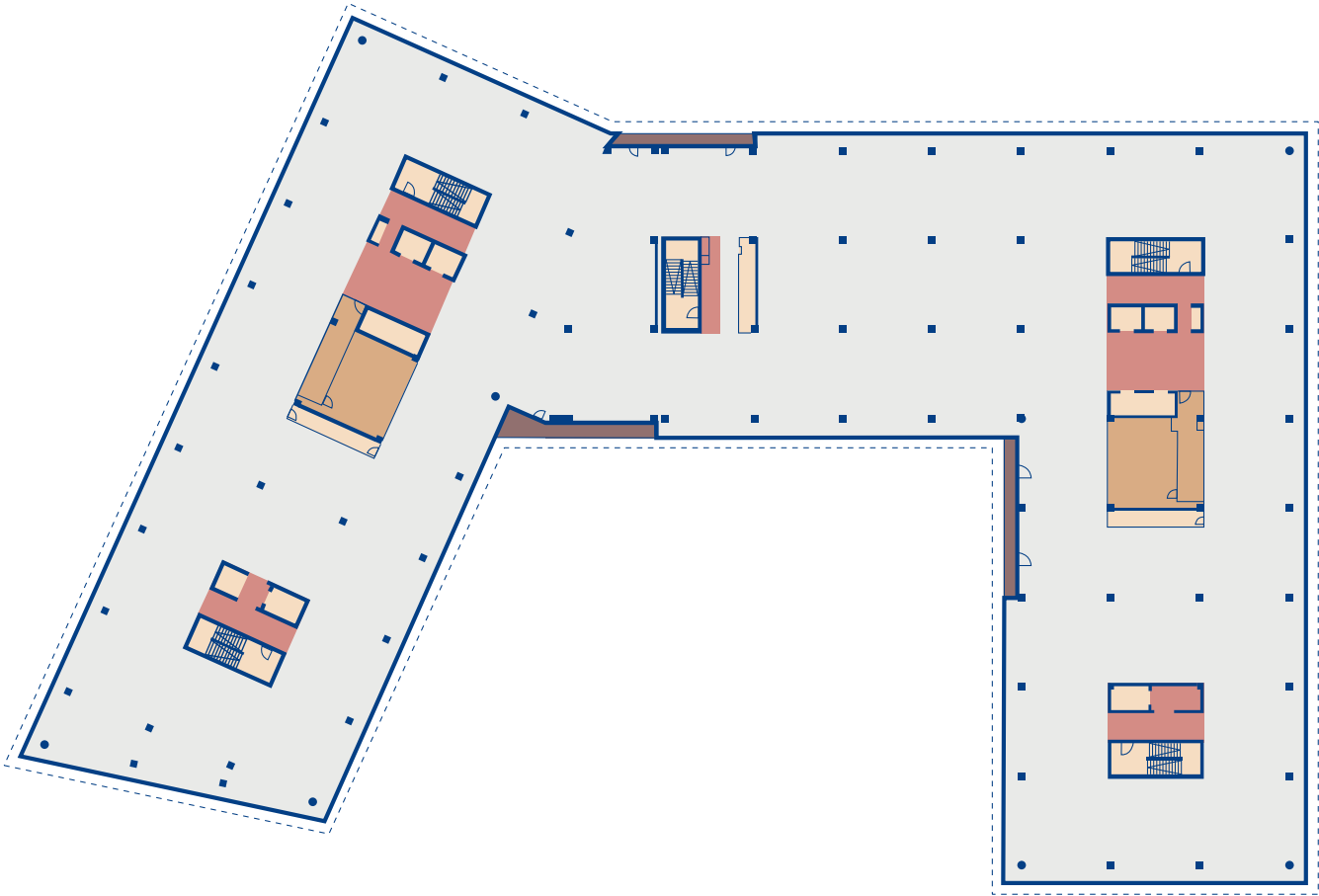
Floor level +1

- Legend
- Occupant area
 - Major vertical penetrations
 - Floor service area - sanitary
 - Floor service area
 - Loggia / terrace



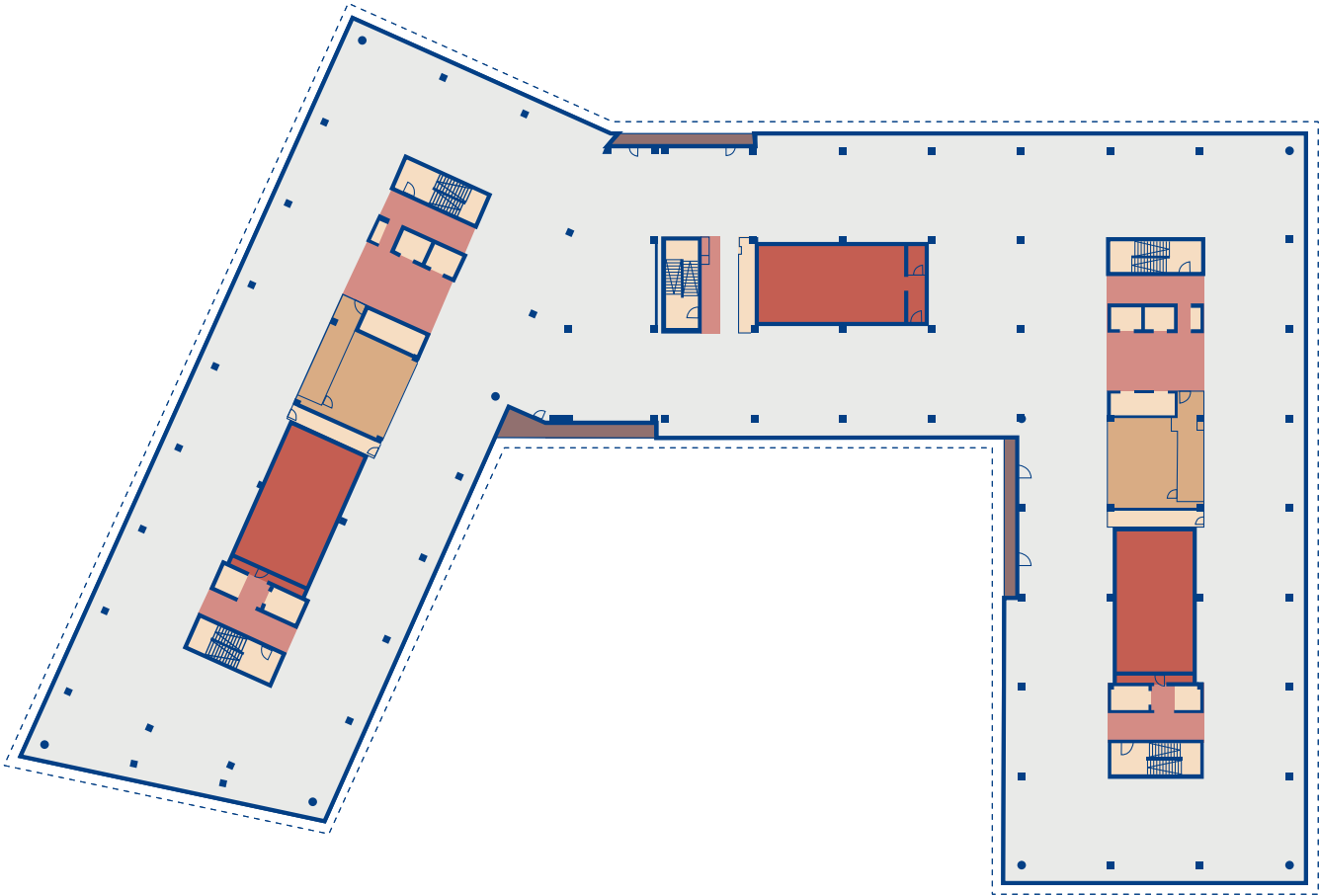
Floor level +2 and +3

- Legend
- Occupant area
 - Major vertical penetrations
 - Floor service area - sanitary
 - Floor service area
 - Loggia / terrace



Floor level +4

- Legend
- Occupant area
 - Major vertical penetrations
 - Floor service area - sanitary
 - Floor service area
 - Building service area
 - Loggia / terrace



Parking level (-0.5)

Parking spaces: 312

Legend

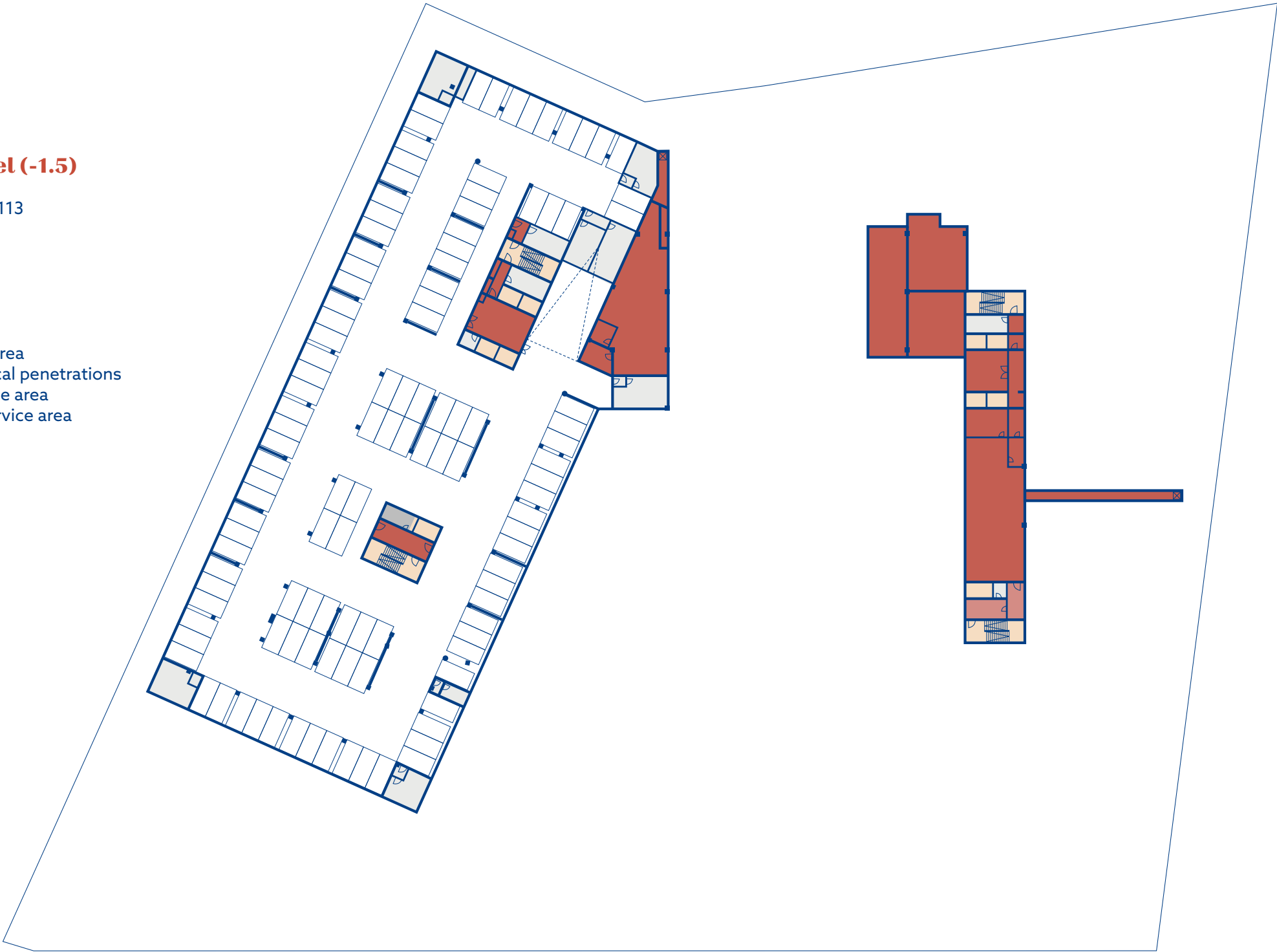
- Occupant area
- Major vertical penetrations
- Floor service area
- Building service area



Parking level (-1.5)

Parking spaces: 113

- Legend
- Occupant area
 - Major vertical penetrations
 - Floor service area
 - Building service area



**Are you interested
in having an office
at Miro?**

Don't wait too long...

Developed by

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