PROJECT REPORT

Buildings 18 and 19
IRIDE Business Park

Data and facts

Company	PORR CONSTRUCT S.R.L
Type	Office buildings
Runtime	10.2019 - 12.2020
Principal	Italienisch-Rumänisches Industrienentwicklungsunternehmen IRIDE SA

Project report online

www.porr.ro

More upgrades at the IRIDE Business Park

Building IRIDE 18. The gross floor area of IRIDE 18 is 18,886m^2. The basement houses plant rooms and car parks, some of which are also located on the ground floor next to the main entrance area. Floors 1 and 2 are designed to accommodate open-plan offices. This required extensive renovation and remodelling work on all three floors: from the demolition of the existing interior staircase and the installation of a curtain wall facade on the ground floor and first floor for the new main entrance area to the removal and reinstallation of the existing joinery work and the installation of sandwich panels on the north and east facades and facing the inner courtyards. Inside the building, the floors, walls and ceilings are completely remodelled to accommodate the proposed open-plan system, the doors are replaced, and the floors fitted with glass and drywall partitions.

In order to fulfil the statutory fire protection requirements, all columns and struts in the building and the beams in the stairwell area are protected with intumescent material/jetcrete. The terrace is also completely refurbished, and the outdoor spaces are remodelled with grassy areas, stone paving, totems, street furniture and similar features.

Building IRIDE 19. The floors of IRIDE 19, which cover a total area of 22,657m^2, are also used in a variety of ways. The basement houses plant rooms and car parking spaces. The main access is via the ground floor, which also features small production facilities and commercial units. Floors 1 to 3 are available for production facilities and offices.

The modernisation and fit-out measures are similar to those for IRIDE 18. In addition, a new entrance area was created by adding concrete infrastructure and a fire-protected metal structure to the ground floor level. PORR was also responsible for the interior fit-out for two tenants in this building.

Impressions

Image notes

1

IRIDE 18 - Offices in a prime location.

The newly designed facade conceals an array of spacious, state-of-the-art offices.

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2

The BREEAM-certified IRIDE 19

The new, modern entrance lobby opens up to flexible office spaces and a wide range of services.

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3 **A warm atmosphere and industrial style are not necessarily a contradiction in terms.**

Steel girders and exposed ceilings evoke the former high-tech industrial zone, which has now been transformed into modern office spaces for a variety of uses.

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Do you have questions about the project or would you like to learn more? Feel free to contact us for further information.

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