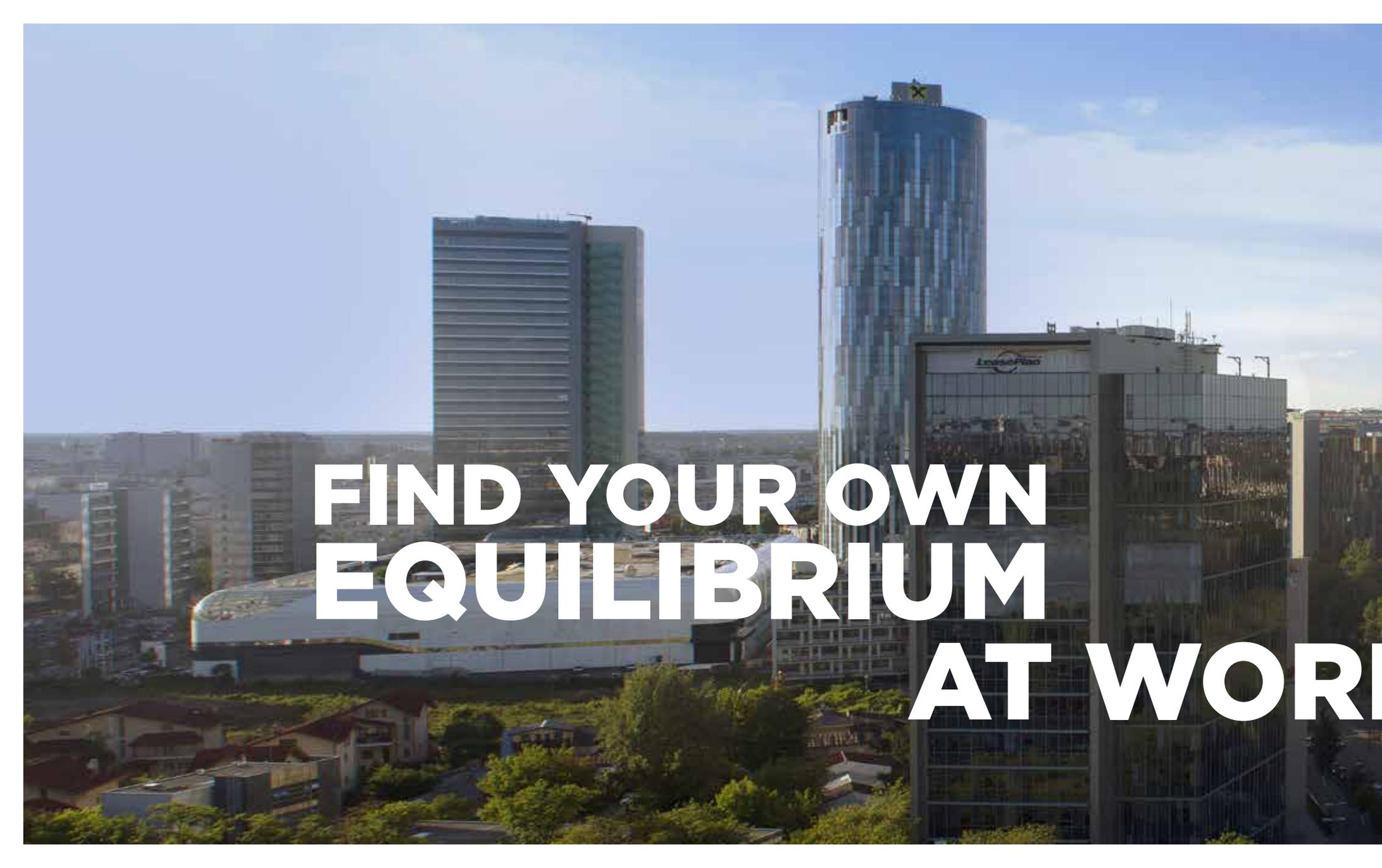


Workplaces by  
**SKANSKA**

# EQUIL BRIUM

BUILT TO INSPIRE

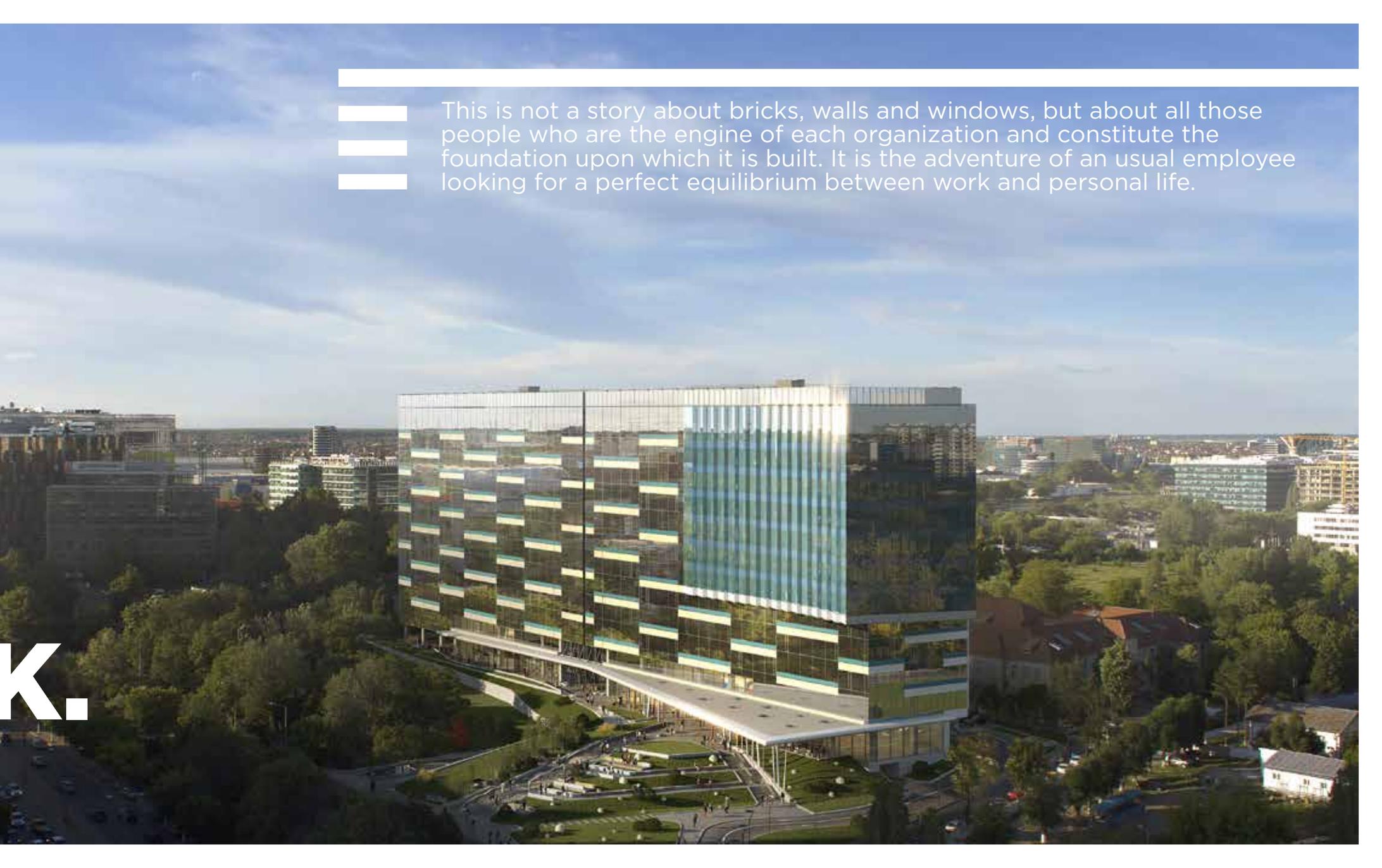


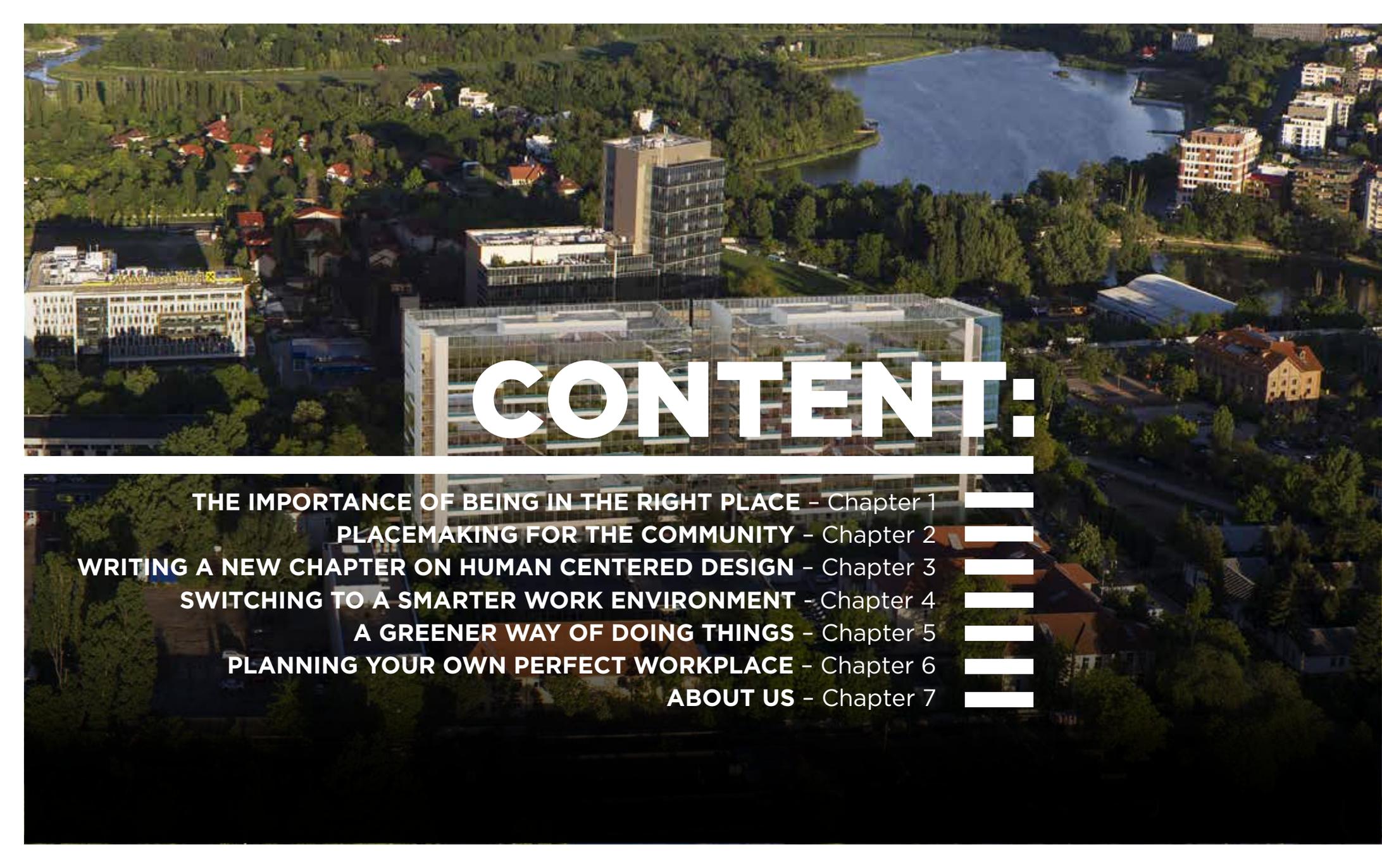


**FIND YOUR OWN  
EQUILIBRIUM  
AT WORK**

— This is not a story about bricks, walls and windows, but about all those people who are the engine of each organization and constitute the foundation upon which it is built. It is the adventure of an usual employee looking for a perfect equilibrium between work and personal life.

K.





# CONTENT:

**THE IMPORTANCE OF BEING IN THE RIGHT PLACE** - Chapter 1

**PLACEMAKING FOR THE COMMUNITY** - Chapter 2

**WRITING A NEW CHAPTER ON HUMAN CENTERED DESIGN** - Chapter 3

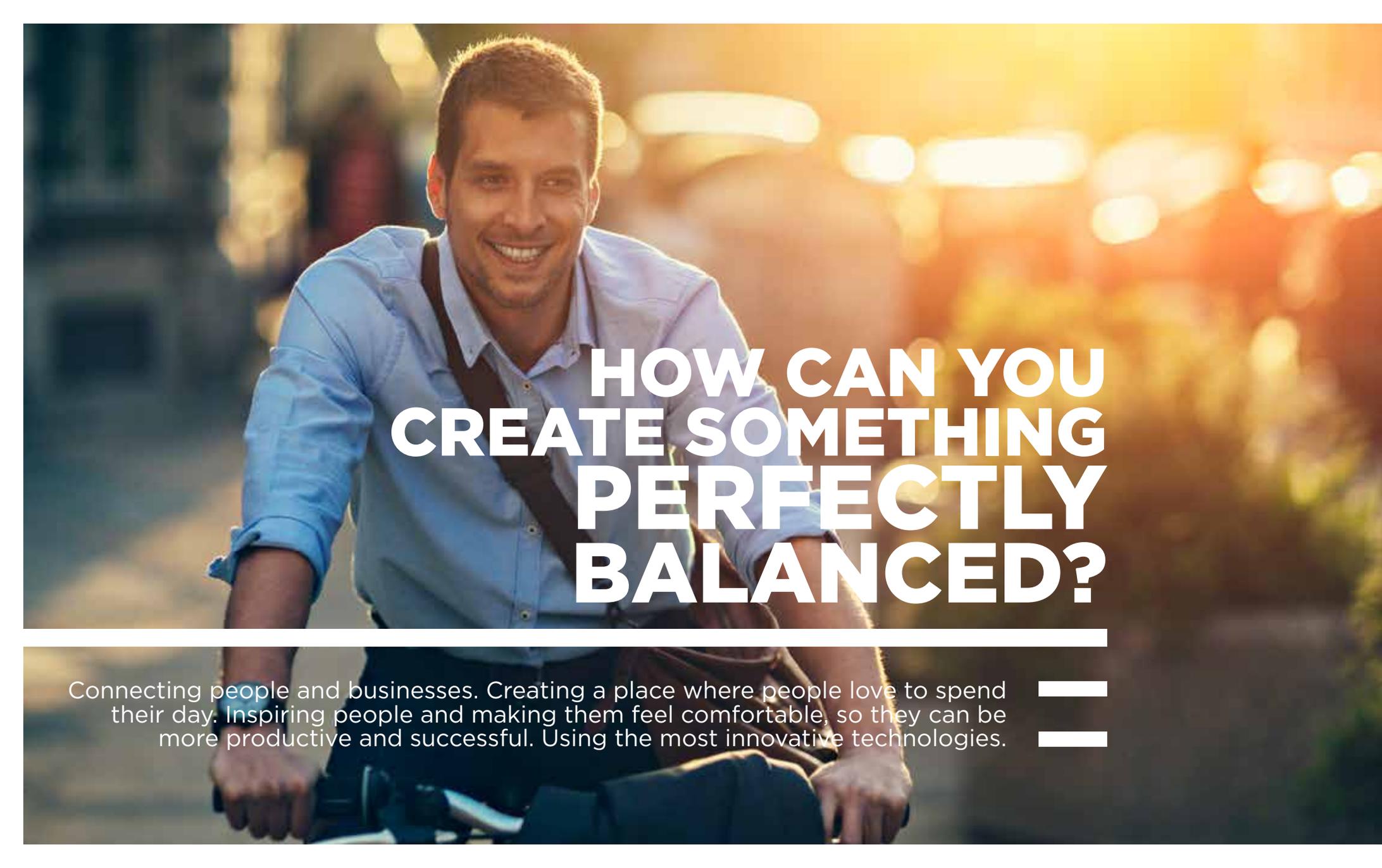
**SWITCHING TO A SMARTER WORK ENVIRONMENT** - Chapter 4

**A GREENER WAY OF DOING THINGS** - Chapter 5

**PLANNING YOUR OWN PERFECT WORKPLACE** - Chapter 6

**ABOUT US** - Chapter 7



A man with short brown hair, wearing a light blue button-down shirt and dark suspenders, is riding a bicycle. He is smiling and looking towards the camera. The background is a blurred city street at sunset, with warm orange and yellow light and bokeh from streetlights.

# HOW CAN YOU CREATE SOMETHING PERFECTLY BALANCED?

Connecting people and businesses. Creating a place where people love to spend their day. Inspiring people and making them feel comfortable, so they can be more productive and successful. Using the most innovative technologies.



PLACEMAKING



WORK ENVIRONMENT



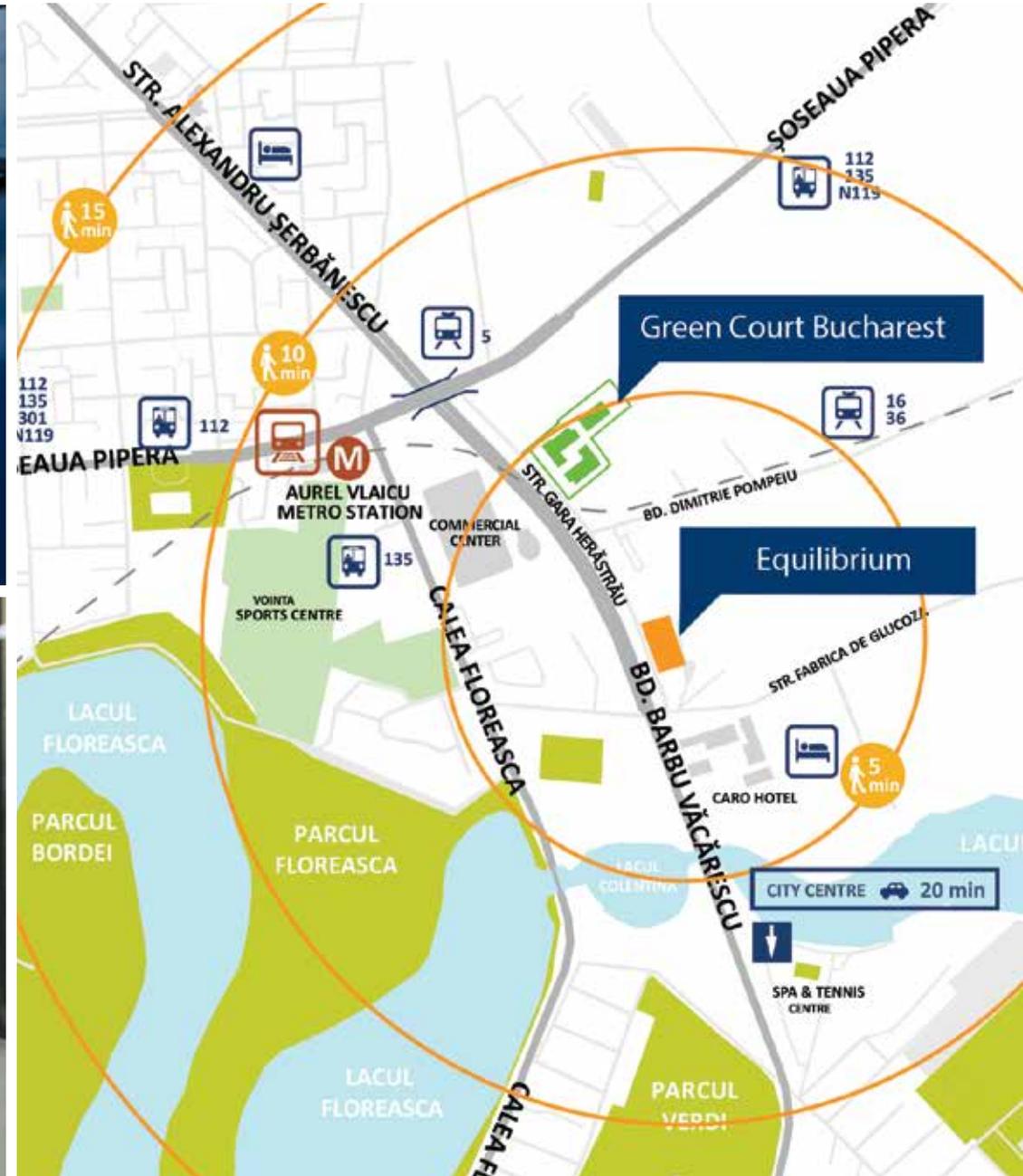
GREEN

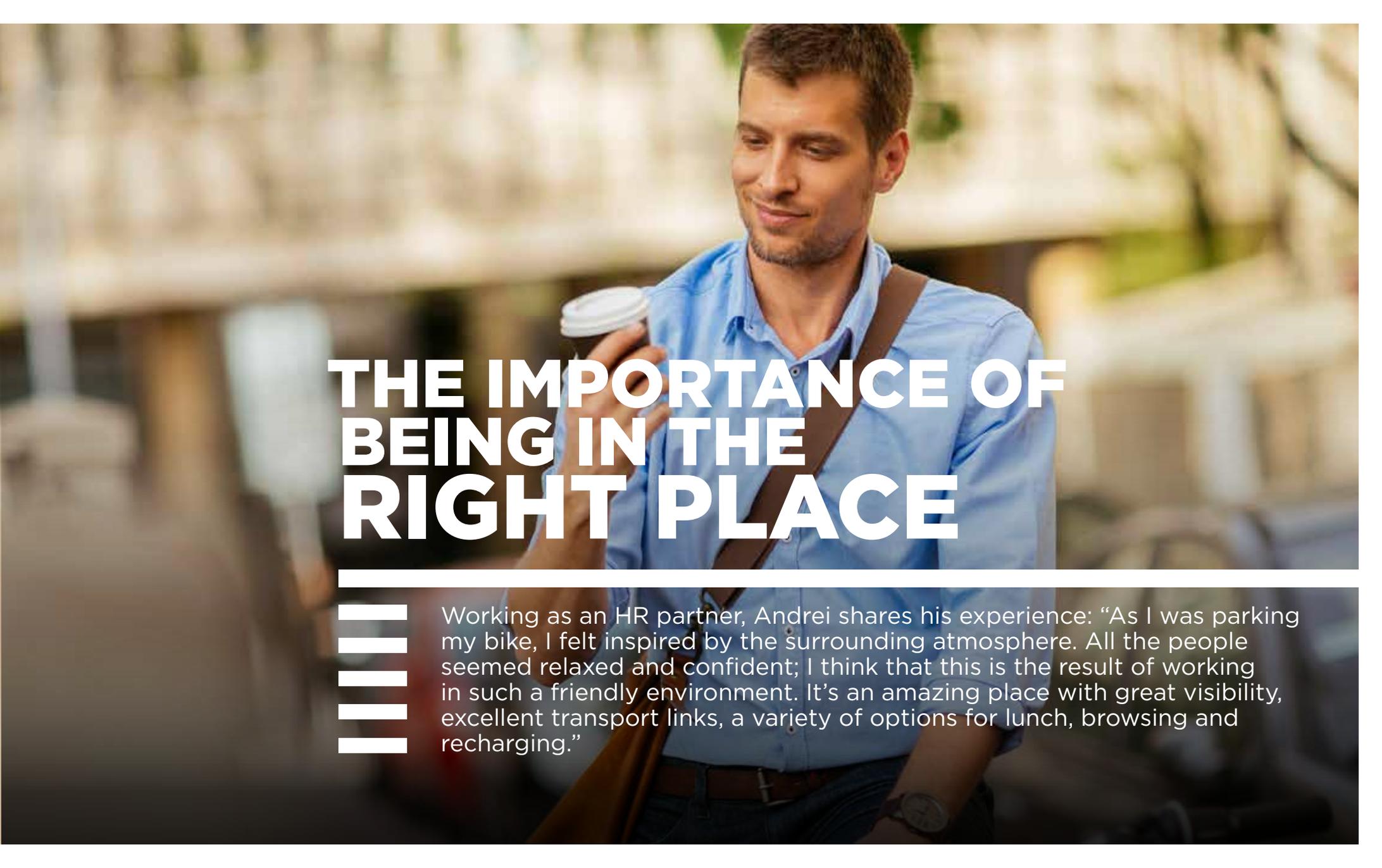


TENANT PROFITABILITY



EQUILIBRIUM





# THE IMPORTANCE OF BEING IN THE RIGHT PLACE

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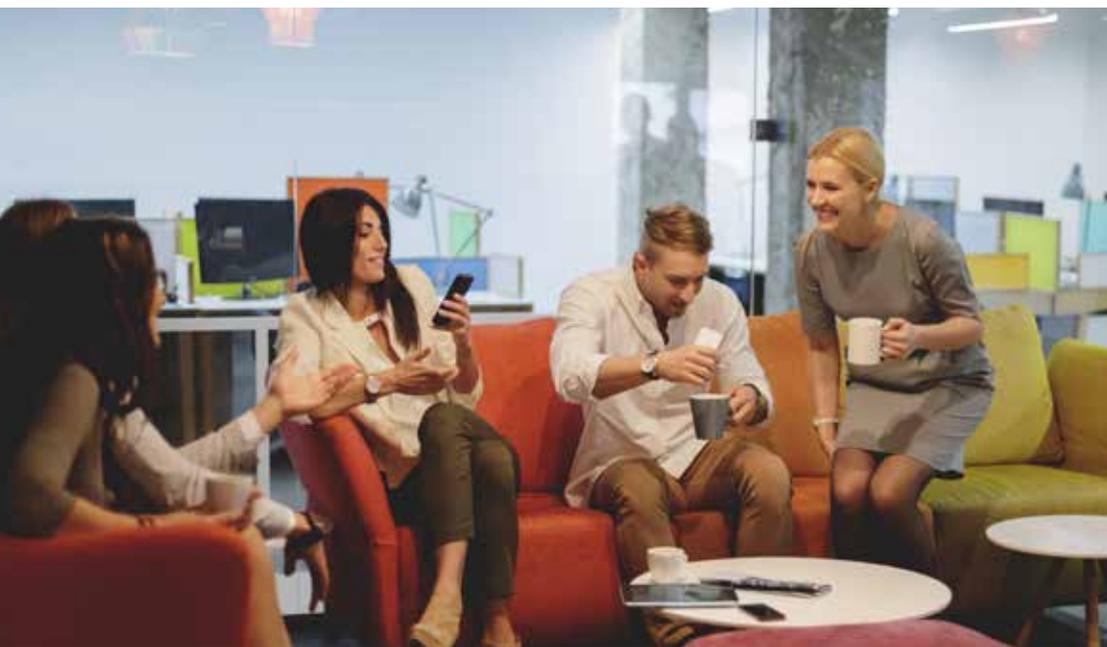
- Working as an HR partner, Andrei shares his experience: “As I was parking my bike, I felt inspired by the surrounding atmosphere. All the people seemed relaxed and confident; I think that this is the result of working in such a friendly environment. It’s an amazing place with great visibility, excellent transport links, a variety of options for lunch, browsing and recharging.”



# PLACEMAKING FOR THE COMMUNITY

Maria, a young legal counselor explains the kind of workplace Equilibrium fosters: “It’s not just a great place to work in, it’s also a great starting point for a future community. The terrace under the canopy, the green relaxation areas, the modern exterior furniture and all meeting hubs create a vibrant, very comfortable work environment. It simply inspires and brings out the best in me!”



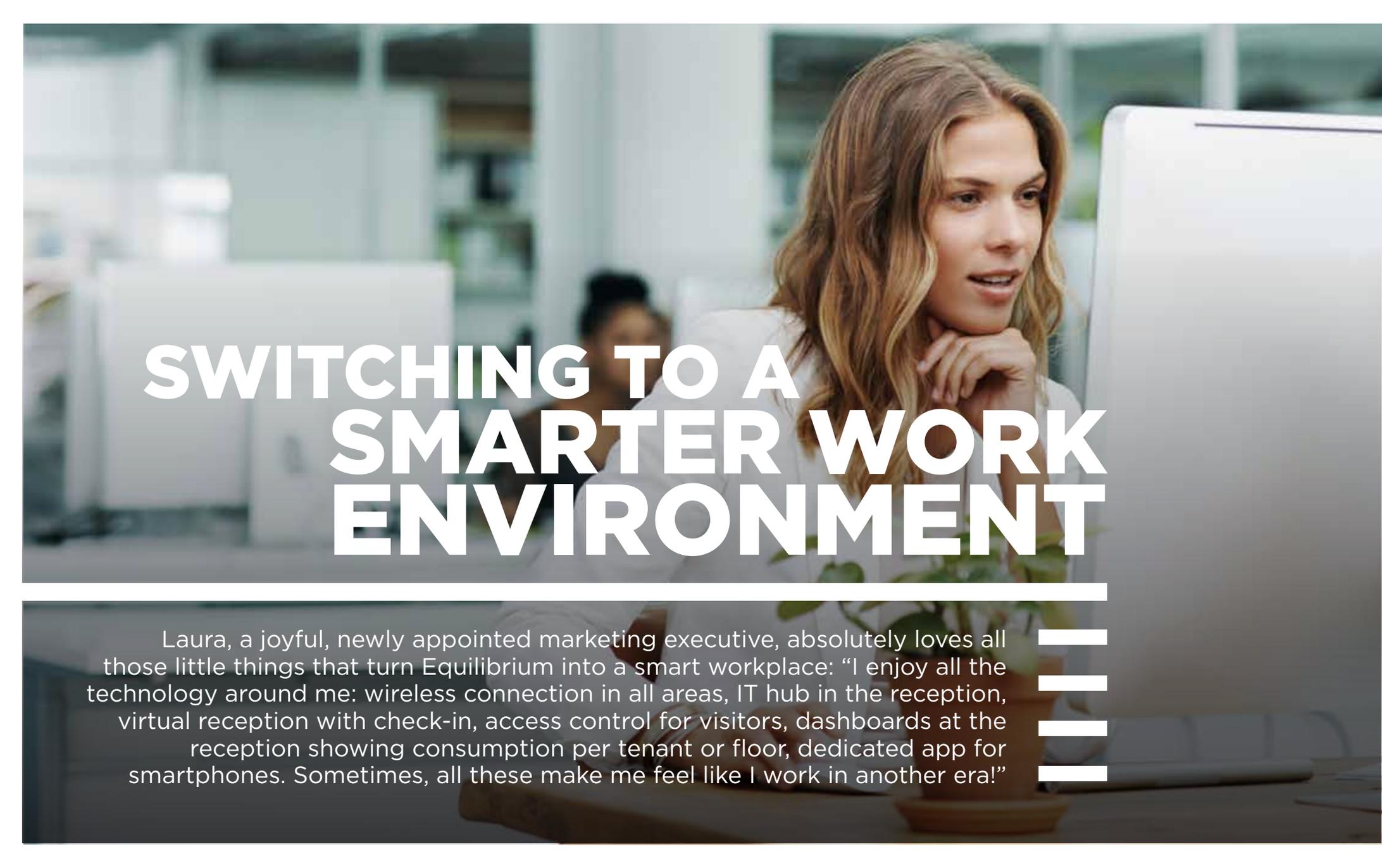






# WRITING A NEW CHAPTER ON HUMAN CENTERED DESIGN

Monica, an experienced computer programmer shares: “I must admit I finally experienced what wellbeing means. Equilibrium provides an inspiring, wide open, flexible and customizable workspace, with natural light and lots of fresh air, 30% more than required by regulations.”



# SWITCHING TO A SMARTER WORK ENVIRONMENT

Laura, a joyful, newly appointed marketing executive, absolutely loves all those little things that turn Equilibrium into a smart workplace: “I enjoy all the technology around me: wireless connection in all areas, IT hub in the reception, virtual reception with check-in, access control for visitors, dashboards at the reception showing consumption per tenant or floor, dedicated app for smartphones. Sometimes, all these make me feel like I work in another era!”









# A GREENER WAY OF DOING THINGS

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- Equilibrium is the ideal workplace for Dana, full-time engineer and part-time activist. “Incorporating architectural design with green features in order to create a positive and healthy work environment is definitely my favourite part. Not to mention the care for the people who work here, the efficient lighting system, the carbon footprint calculation, the dashboard in the lobby showing building consumption, the energy efficiency and the dedicated chargers for electrical cars with high-speed charging!”

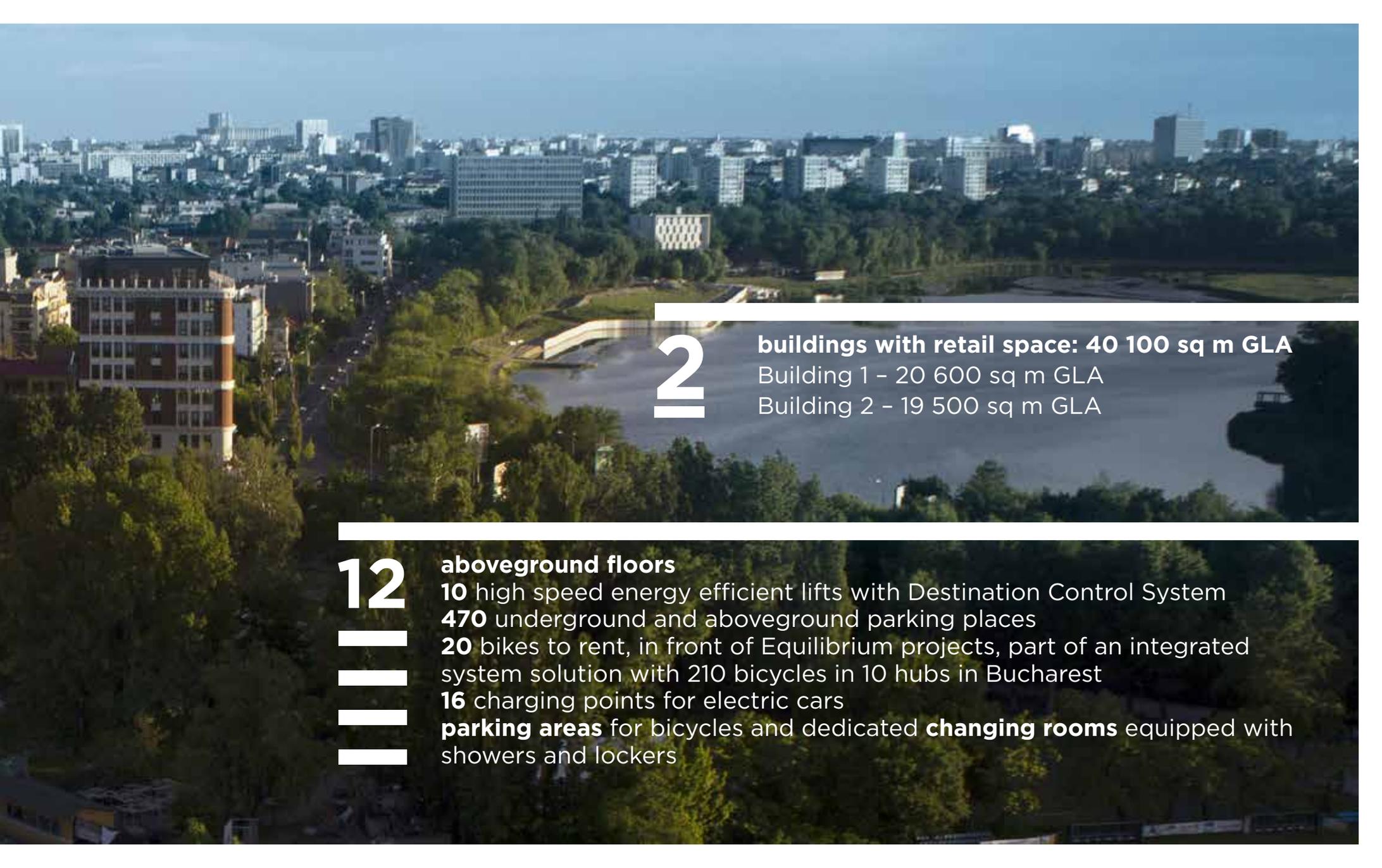






# PLANNING YOUR OWN WORKPLACE WITH A VIEW\*

\*view from the 11th floor of the Equilibrium project

An aerial photograph of a city, likely Bucharest, showing a river in the foreground, a dense urban area with various buildings, and a large green park area in the middle ground. The sky is clear and blue.

**2**

**buildings with retail space: 40 100 sq m GLA**

Building 1 - 20 600 sq m GLA

Building 2 - 19 500 sq m GLA

**12**

**aboveground floors**

**10** high speed energy efficient lifts with Destination Control System

**470** underground and aboveground parking places

**20** bikes to rent, in front of Equilibrium projects, part of an integrated system solution with 210 bicycles in 10 hubs in Bucharest

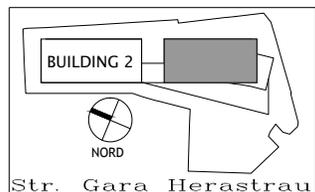
**16** charging points for electric cars

**parking areas** for bicycles and dedicated **changing rooms** equipped with showers and lockers



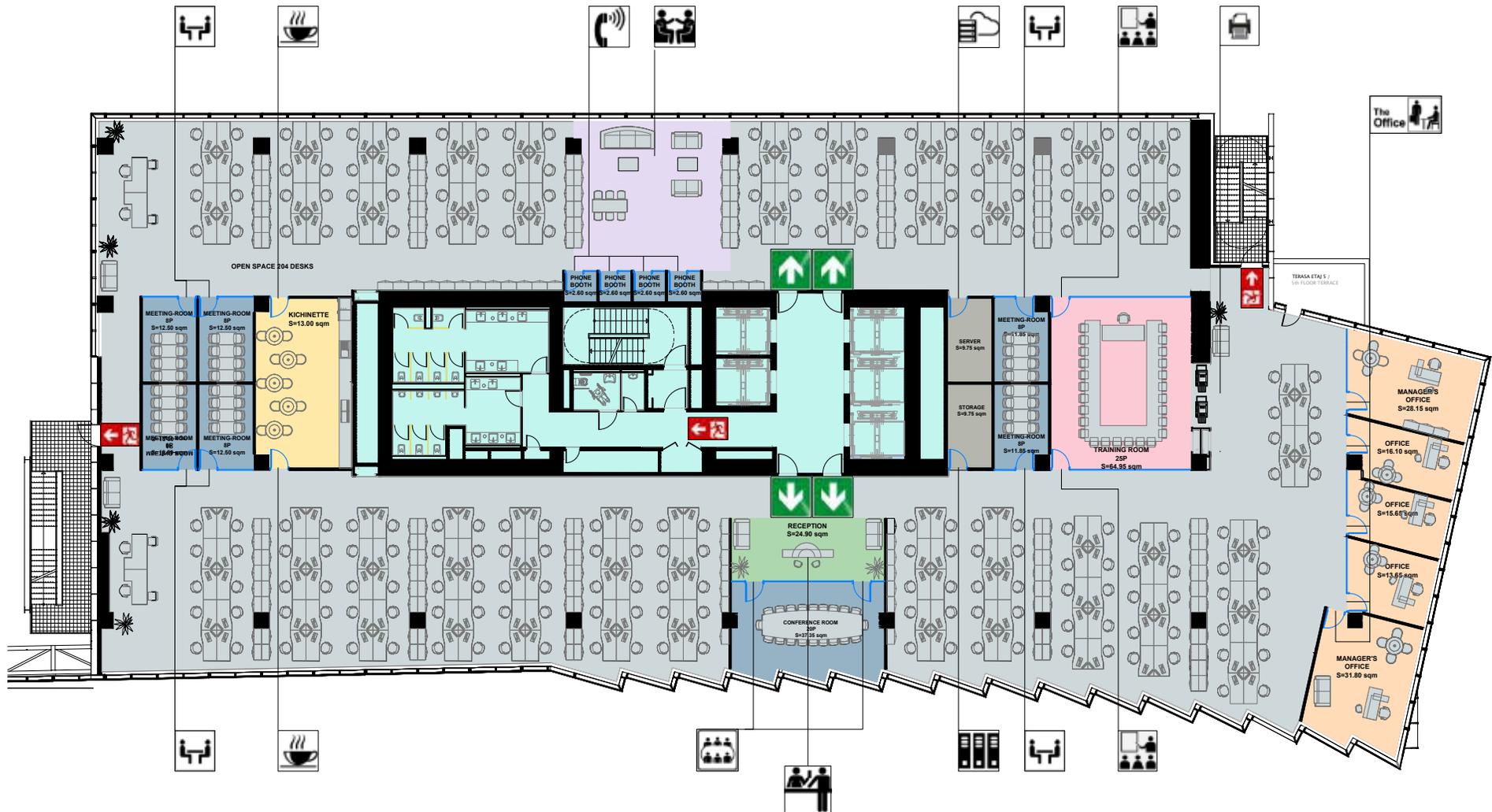
**EFFICIENCY**





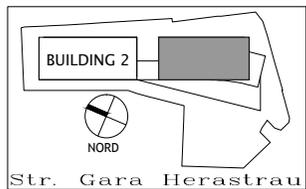
## 1,725 sq m GLA (2nd-3rd floor)

All areas and dimensions on the layout are informative only. The constructor has to check and measure all the dimensions on site. Errors or wrong dimensions will be announced to the general designer. This is a "space planning" and shall not be used for works execution on site.

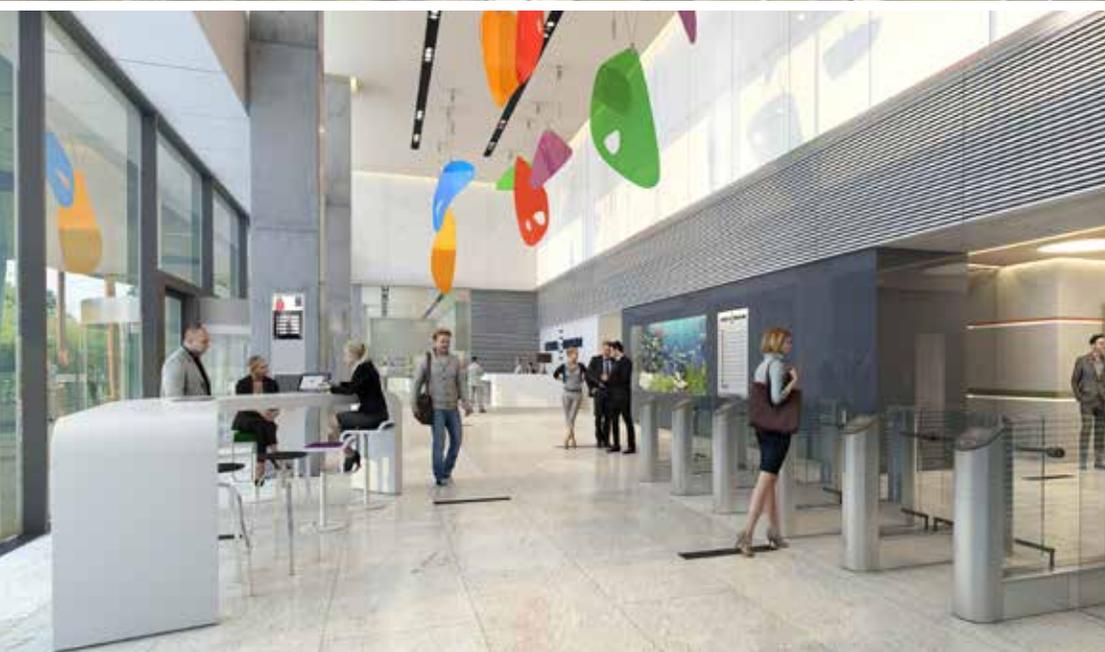


## 1,795 sq m GLA (5th-11th floor)

All areas and dimensions on the layout are informative only. The constructor has to check and measure all the dimensions on site. Errors or wrong dimensions will be announced to the general designer. This is a "space planning" and shall not be used for works execution on site.



5th-11th FLOOR



**FLEXIBILITY**



# WELLBEING





# ABOUT US



Equilibrium is the newest project developed by Skanska Romania.

Skanska is one of the world`s leading project development and construction groups, with expertise in development of commercial and residential premises, construction and public-private partnership projects. Since the beginning, our main goal was to develop projects based on what society needs,

while contributing to the improvement of people`s lives.

In Romania, our first commercial development project is Green Court Bucharest (54,500 sq m GLA in 3 buildings).

We look forward to providing you the perfectly balanced work environment. Come and meet us.



— 30 St Mary Axe,  
— The Gherkin, London



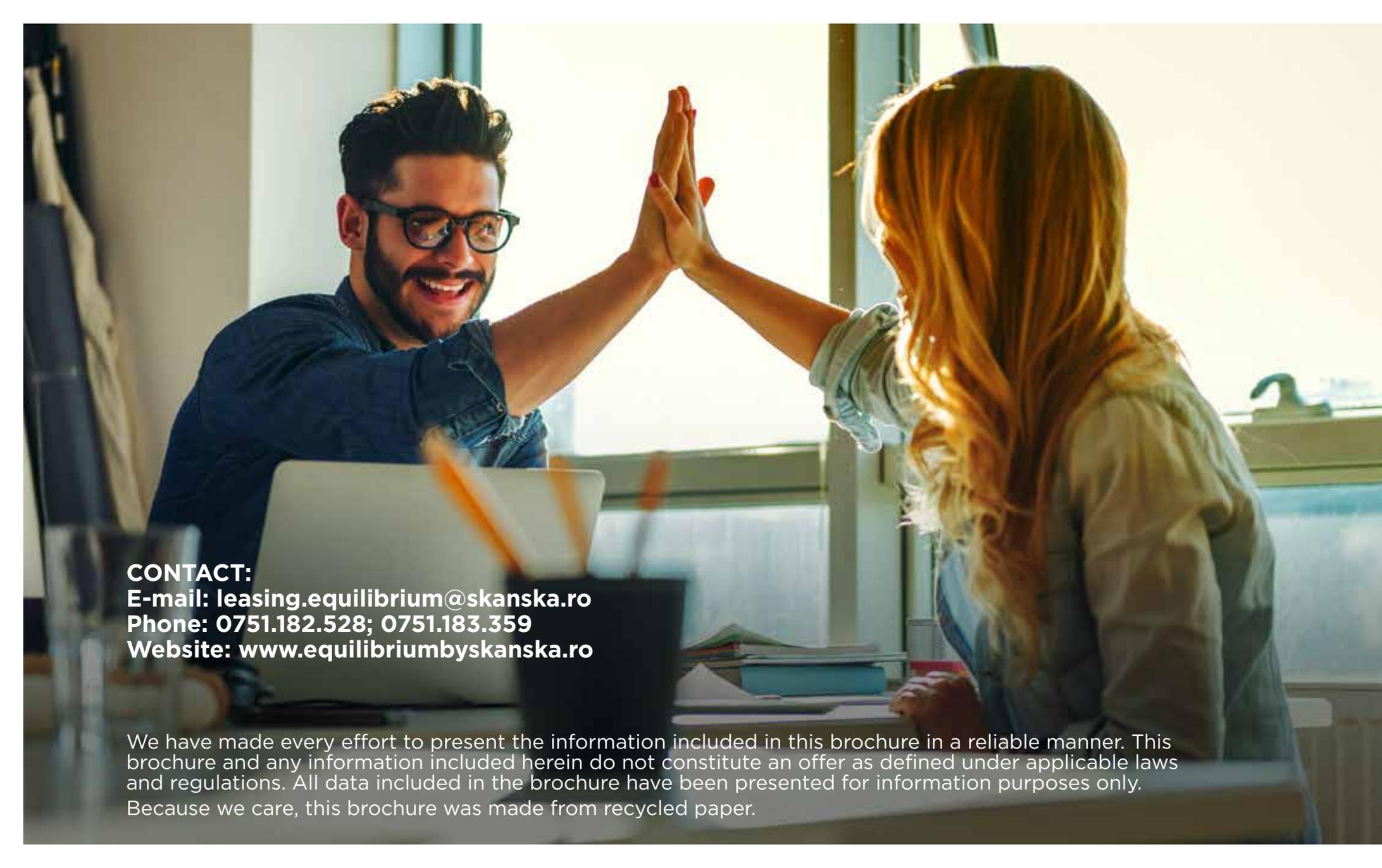
— Green Court Bucharest,  
— Bucharest



— Malmö Live, Malmö



— Oculus, World Trade  
— Center Transit Hub,  
— New York

A man with a beard and glasses, wearing a blue denim shirt, is smiling and high-fiving a woman with long blonde hair. They are in an office environment with a laptop and papers on a desk in the foreground. The background shows a window with bright light coming through.

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**Phone: 0751.182.528; 0751.183.359**

**Website: [www.equilibriumbyskanska.ro](http://www.equilibriumbyskanska.ro)**

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Because we care, this brochure was made from recycled paper.



