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## Office space

J8 Office Park, Jiului, Bucharest

**25,328 EUR +VAT / month**

Web Reference  
**#143649**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-bucurestii-noi-damaroia-chitila-bucharest-143649> (<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-bucurestii-noi-damaroia-chitila-bucharest-143649>)

### Description

#### 1,583 sqm Office Space - J8 Office Park, 2nd Floor

## Class A sustainable building in northern Bucharest

Located in Bucurestii Noi, just 300 m from Jiului Metro Station, J8 Office Park is one of Bucharest's most modern and sustainable Class A office projects.

Developed by Portland Trust and completed in 2021, the complex comprises two office buildings with a height regime of 2S + GF + 7F, offering over 46,000 sqm of premium office space.

*2nd Floor | Area: 1,583 sqm | Availability: Immediate*

The space is delivered in Warm Shell condition, providing a fully functional infrastructure and allowing tenants to customize their fit-out to match their brand and operational needs.

#### Key Features:

- Class A office building, completed in 2021
- Warm Shell condition - base fit-out, HVAC, lighting, raised floor, suspended ceiling
- HVAC system with 100% fresh air and zoned control

- Floor-to-ceiling windows, abundant natural light
- 24/7 security, CCTV, high-speed elevators
- Underground parking and bike storage
- Layout flexibility – adaptable to open plan or segmented designs

**Sustainability and Efficiency:**

- BREEAM Outstanding certified for energy efficiency and environmental performance
- Smart Building Management System (BMS)
- Green terraces, outdoor relaxation areas, and natural ventilation concept
- Low consumption lighting and water systems

**Connectivity and Area Benefits:**

- Only 300 m to Jiului Metro Station
- Easy access to DN1, A3, and Henri Coandă Airport
- Proximity to restaurants, cafés, gym, and supermarkets
- Ideal for IT, consulting, finance, education, or corporate HQs

A perfect opportunity for companies looking to design a tailored workspace in a premium, energy-efficient building.



## Property details

|                               |                    |
|-------------------------------|--------------------|
| <b>Constructed surface</b>    | 1583m <sup>2</sup> |
| <b>Building type</b>          | Block              |
| <b>Year built</b>             | 2021               |
| <b>State</b>                  | Finished           |
| <b>Elevator</b>               | Yes                |
| <b>Common service charges</b> | 6300.00 EUR        |

## Amenities

 Furnished

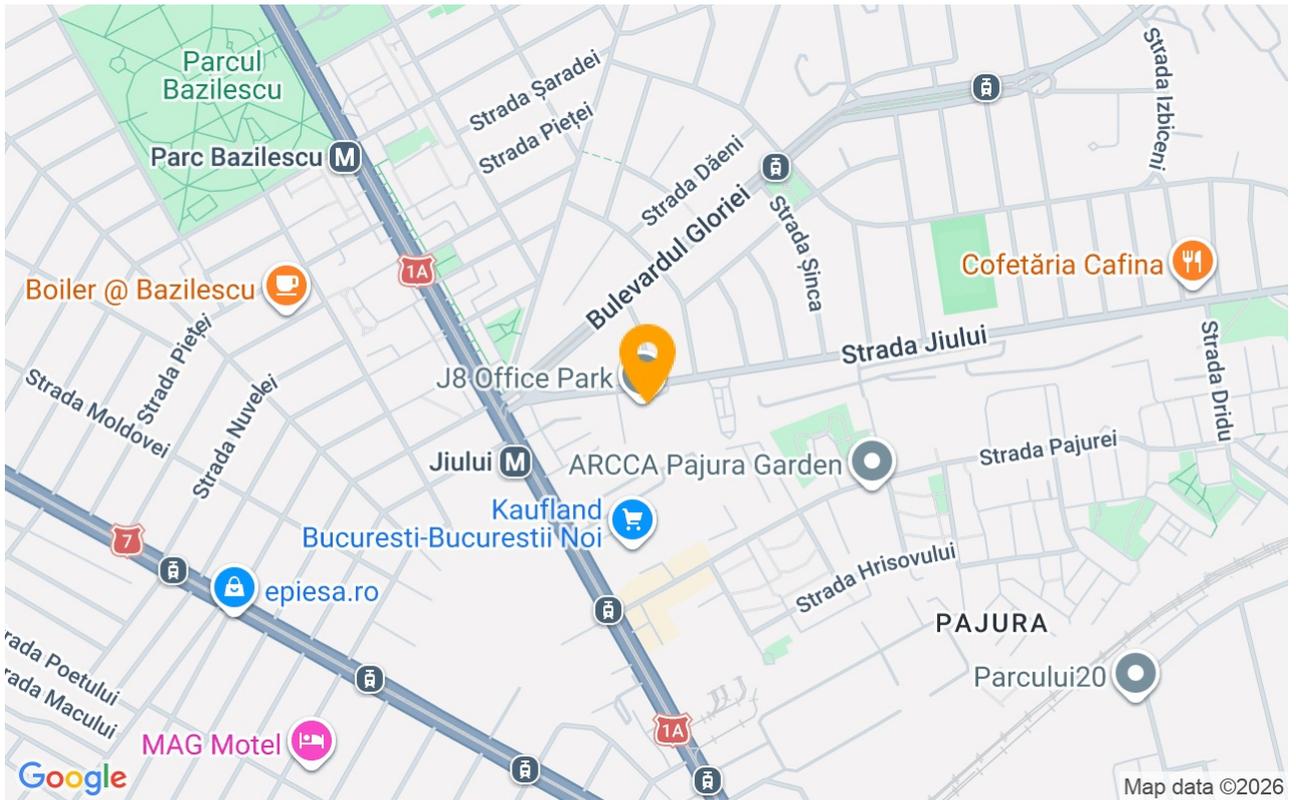
 Building heating

 Suitable for office

 Air conditioning



## Location



## Photos

