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Updated on 30 January 2026

## Office space

📍 Zone313, Floreasca Business Park Promenada  
Mall, Bucharest

**3,000 EUR +VAT / month**

Web Reference  
**#143699**



<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-aviatiei-promenada-mall-metro-pipera-bucharest-143699> (<https://www.blissimobiliare.ro/index.php/en/office-space-for-rent-aviatiei-promenada-mall-metro-pipera-bucharest-143699>)

## Description

**4th Floor - 200 sqm in Zone 313 Office Building**

## Natural light, advanced HVAC, and expansion option

Located on the 4th floor of Zone 313 Office Building, this office space offers the perfect mix of modern functionality, technical comfort, and expansion flexibility.

With a total area of 200 sqm, the unit can be extended by adding the adjacent space, reaching approximately 300-400 sqm GLA, depending on the tenant's needs.

The current layout is partitioned, including office rooms, a reception area, meeting space, and a private restroom.

Access is provided through staircase A, served by a modern 6-person lift.

The building features a high-efficiency HVAC system based on heat pumps with ceiling-mounted fan coil units, complemented by a ventilation system with heat recovery — ensuring excellent indoor air quality, comfort, and energy performance.

Ideal for medium-sized or growing companies, this office provides a professional and flexible environment in the heart of the Barbu Văcărescu – Pipera business district, one of Bucharest's most dynamic office hubs, close to Promenada Mall and Aurel Vlaicu metro.

**Technical specifications:**

- Rentable area: 200 sqm (expandable to 300–400 sqm GLA)
- Floor: 4 / 6
- Access via staircase A
- 6-person lift
- Partitioned layout with private restroom
- Heat-pump HVAC system with ceiling fan coils
- Ventilation with heat recovery
- Modern building with well-maintained common areas
- Immediate availability
- Parking spaces available on-site and nearby

**Key advantages:**

- Expansion possibility up to 400 sqm GLA
- Energy-efficient HVAC and modern technical systems
- Ready-to-use configuration, ideal for operational businesses
- Strategic location in Barbu Văcărescu – Pipera, Bucharest's top office hub

**Conclusion:**

The 4th-floor office in Zone 313 Office Building provides a versatile and efficient workspace, ideal for companies looking for comfort, scalability, and a prime location in Bucharest's northern business corridor. With its combination of modern infrastructure and flexible configuration, it stands out as an excellent leasing opportunity.



## Property details

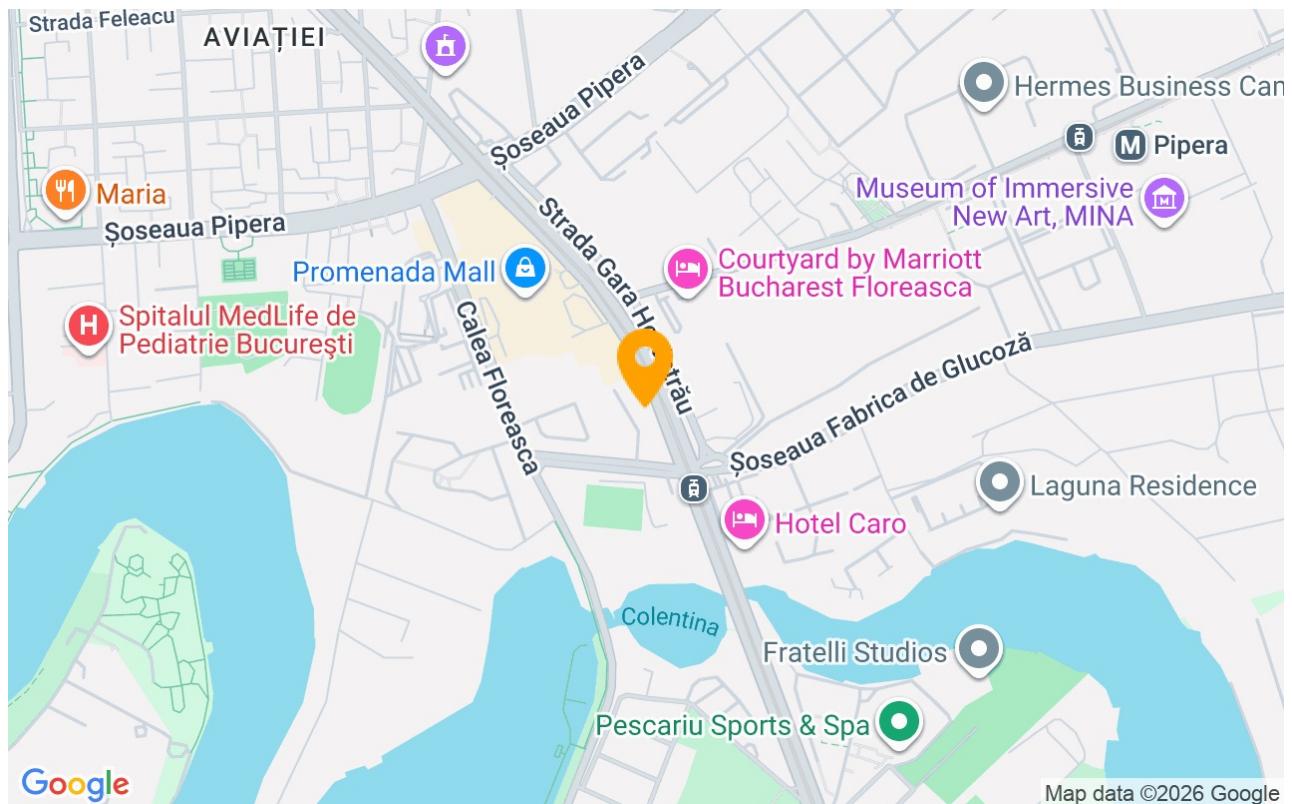
<b>Constructed surface</b>	200m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2020
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Common service charges</b>	850.00 EUR

## Amenities

-  Semi furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos

