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## Office space

📍 J8 Office Park, Jiului, Bucharest

**12,224 EUR +VAT / month**

Web Reference

**#143648**



<https://www.blissimobiliare.ro/en/office-space-for-rent-bucurestii-noi-damaroaia-chitila-bucharest-143648> (<https://www.blissimobiliare.ro/en/office-space-for-rent-bucurestii-noi-damaroaia-chitila-bucharest-143648>)

### Description

#### 764 sqm Office Space - J8 Office Park, 2nd Floor

## Sustainable, efficient workspace near Jiului Metro

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

Developed by Portland Trust and completed in 2021, the building features a 2S + GF + 7F structure and a total GLA of over 46,000 sqm. It proudly holds the BREEAM Outstanding certification - the highest level of sustainability and energy efficiency.

2nd Floor | Area: 764 sqm | Availability: Immediate

### Key Features:

- Fully fitted space, ready for immediate occupancy
- Flexible layout: open space + private offices + meeting room
- Equipped kitchenette, reception, and storage area
- Raised floor, suspended ceiling, LED lighting

- HVAC system with 100% fresh air and zoned control
- Floor-to-ceiling windows, abundant natural light
- High-speed elevators, 24/7 security, CCTV
- Underground parking and bicycle facilities

#### **Sustainability & Comfort:**

- Class A building, built with eco-friendly technologies
- BREEAM Outstanding certified for superior air quality and energy performance
- Green terraces, landscaped outdoor areas, and relaxation zones
- Intelligent Building Management System (BMS)

#### **Connectivity:**

- Only 300 m from Jiului Metro Station
- Direct access to DN1, A3, and Henri Coandă Airport
- Nearby cafés, restaurants, gyms, and supermarkets
- Perfect for IT, consulting, finance, education, or shared service centers



## Property details

<b>Constructed surface</b>	764m <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>	3041.00 EUR

## Amenities

-  Furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location

