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## Office space

J8 Office Park, Jiului, Bucharest

**37,552 EUR +VAT / month**

Web Reference  
**#143647**



<https://blissimobiliare.ro/index.php/en/office-space-for-rent-bucurestii-noi-damaroaia-chitila-bucharest-143647> (<https://blissimobiliare.ro/index.php/en/office-space-for-rent-bucurestii-noi-damaroaia-chitila-bucharest-143647>)

### Description

#### 2,347 sqm Office Space - J8 Office Park, 2nd Floor

## BREEAM Outstanding certified building, completed in 2021

Located in Bucurestii Noi, just 300 m from Jiului Metro Station, J8 Office Park is a modern Class A business complex offering high-quality, sustainable office spaces for rent.

Delivered in 2021 by Portland Trust, the project includes two buildings with a total leasable area of 46,000 sqm, a 2S + GF + 7F height regime, and state-of-the-art amenities.

*2nd Floor | Area: 2,347 sqm | Available immediately*

The space is fully fitted and ready to move in, featuring a balanced mix of open-plan and enclosed areas:

- Reception and welcome zone
- Bright open workspace
- Multiple meeting rooms
- Fully equipped kitchenette
- Private sanitary facilities
- Server room and storage area

**Technical Specifications:**

- Raised floor, suspended ceiling, LED lighting
- HVAC system with 100% fresh air and zoned control
- Full-height windows for abundant daylight
- 24/7 security and high-speed elevators
- Underground parking and bike storage
- Backup generator and modern fire protection system

**Sustainability and Comfort:**

Certified BREEAM Outstanding, J8 Office Park is designed with a strong focus on environmental efficiency and user wellbeing.

It integrates smart building systems, energy-saving lighting, and generous green areas, creating a healthy, efficient, and inspiring workspace.

**Location Advantages:**

- Only 300 m from Jiului Metro Station
- Quick access to DN1, A3, and Henri Coandă Airport
- Nearby cafés, restaurants, gym, and supermarkets
- Ideal for IT, consulting, financial services, education, or SSC companies



## Property details

<b>Constructed surface</b>	2347m <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>	9341.00 EUR

## Amenities

 Not furnished

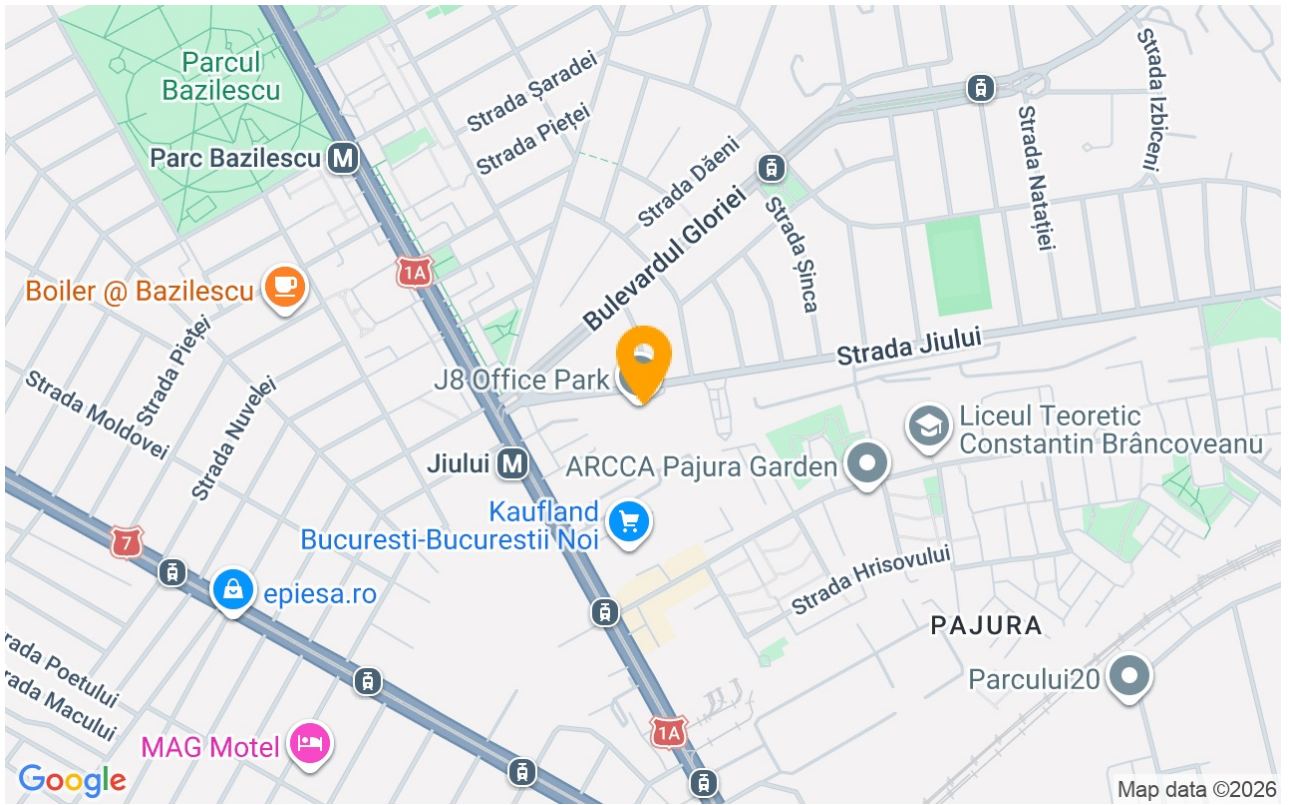
 Building heating

 Suitable for office

 Air conditioning



## Location



## Photos

