



**Violetta Tudorache**

+40 729 005 624

contact@blissimobiliare.ro  
(mailto:contact@blissimobiliare.ro)

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## Office space

J8 Office Park, Jiului, Bucharest

**48,256 EUR +VAT / month**

Web Reference  
**#143646**



<https://blissimobiliare.ro/en/office-space-for-rent-bucurestii-noi-damaroiaia-chitila-bucharest-143646>  
(<https://blissimobiliare.ro/en/office-space-for-rent-bucurestii-noi-damaroiaia-chitila-bucharest-143646>)

### Description

#### 3,016 sqm Office Space - J8 Office Park, 7th Floor

## Premium visibility, high comfort, and efficient work environment

With its sleek architecture and prime position in northern Bucharest, J8 Office Park is one of the city's most advanced business destinations — a benchmark for sustainability, technology, and workspace wellbeing.

Located just 300 meters from Jiului Metro Station, the project ensures easy access to the entire city, DN1, A3, and Henri Coandă International Airport.

Comprising two Class A office buildings, delivered in 2021, the development spans over 46,000 sqm of premium leasable area, designed to meet the highest international standards of performance and environmental responsibility.

#### 7th Floor Highlights:

- Total area: 3,016 sqm
- Availability: immediate
- Layout: open-space with flexible partitioning options

- Delivery condition: fully fitted – raised floor, suspended ceiling, LED lighting, advanced HVAC
- Panoramic views over the northwestern skyline of Bucharest
- High-speed elevators, 24/7 secure access
- Underground & bicycle parking
- Partial leasing options available upon request

### **Sustainability and Comfort:**

Certified BREEAM Outstanding, J8 Office Park delivers top-tier energy efficiency, air quality, and daylighting.

Its 100% fresh-air HVAC system and carefully selected building materials ensure both comfort and long-term sustainability — reducing energy consumption and supporting employee wellbeing.

### **Prime Connectivity and Local Amenities:**

Located in the heart of Bucurestii Noi, the project benefits from proximity to Jiului Metro, public transport, restaurants, cafés, gyms, and supermarkets.

The buildings integrate green terraces, landscaped gardens, and relaxation zones, creating a balanced and productive workspace.

### **Ideal for:**

- IT & Telecom companies
- Financial services and consultancy firms
- Shared service centers
- Educational or NGO offices
- Expanding corporate headquarters

Whether you're consolidating operations or setting up a new flagship headquarters, J8 Office Park provides the perfect environment for innovation, efficiency, and growth.



## Property details

<b>Constructed surface</b>	3016m <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>	12004.00 EUR

## Amenities

 Not furnished

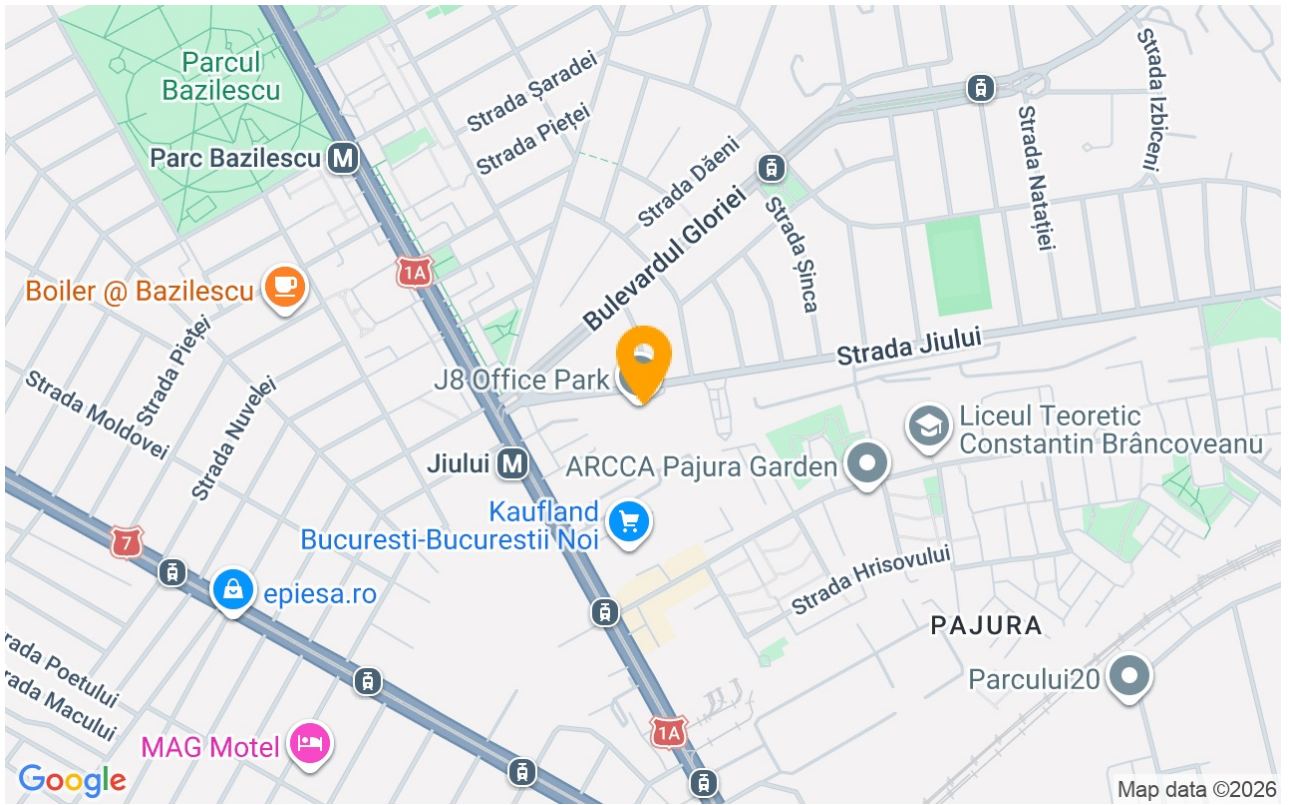
 Building heating

 Suitable for office

 Air conditioning



## Location



## Photos

