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## Office space

📍 J8 Office Park, Jiului, Bucharest

**15,888 EUR +VAT / month**

Web Reference

**#143650**



<https://blissimobiliare.ro/en/office-space-for-rent-bucurestii-noi-damaroaia-chitila-bucharest-143650>  
(<https://blissimobiliare.ro/en/office-space-for-rent-bucurestii-noi-damaroaia-chitila-bucharest-143650>)

### Description

**993 sqm Office Space - J8 Office Park, 3rd Floor**

## Flexible, efficient layout in northern Bucharest

Located in Bucurestii Noi, just 300 m from Jiului Metro Station, J8 Office Park stands as one of Bucharest's most sustainable and energy-efficient office developments.

Developed by Portland Trust and delivered in 2021, the complex comprises two Class A buildings (2S + GF + 7F) totaling 46,000 sqm GLA, with top-tier amenities and superior accessibility.

*3rd Floor | Area: 993 sqm | Availability: Immediate*

The space is delivered in Warm Shell condition, providing the tenant with full flexibility for a tailored interior fit-out while benefiting from all essential building systems and connections.

### Key Features:

- Class A office building, completed in 2021
- Delivered in Warm Shell condition – base finishes, HVAC, lighting, and infrastructure installed
- Raised floor, suspended ceiling, LED lighting
- HVAC system with 100% fresh air and zoned temperature control

- Floor-to-ceiling windows for abundant daylight
- 24/7 security, high-speed elevators, CCTV
- Underground parking, bike racks, EV charging stations
- Fully customizable space layout

#### **Sustainability and Efficiency:**

- BREEAM Outstanding certification for energy performance and sustainability
- Smart Building Management System (BMS) for real-time control
- Reduced operational costs through optimized energy consumption
- Landscaped green areas, terraces, and relaxation zones

#### **Prime Connectivity:**

- Only 300 m from Jiului Metro Station
- Easy access to DN1, A3, and Henri Coandă Airport
- Nearby cafés, restaurants, gym, and supermarkets
- Excellent visibility and accessibility for corporate headquarters or SSCs

Ideal for tenants seeking a flexible, modern and sustainable office space in northern Bucharest.



## Property details

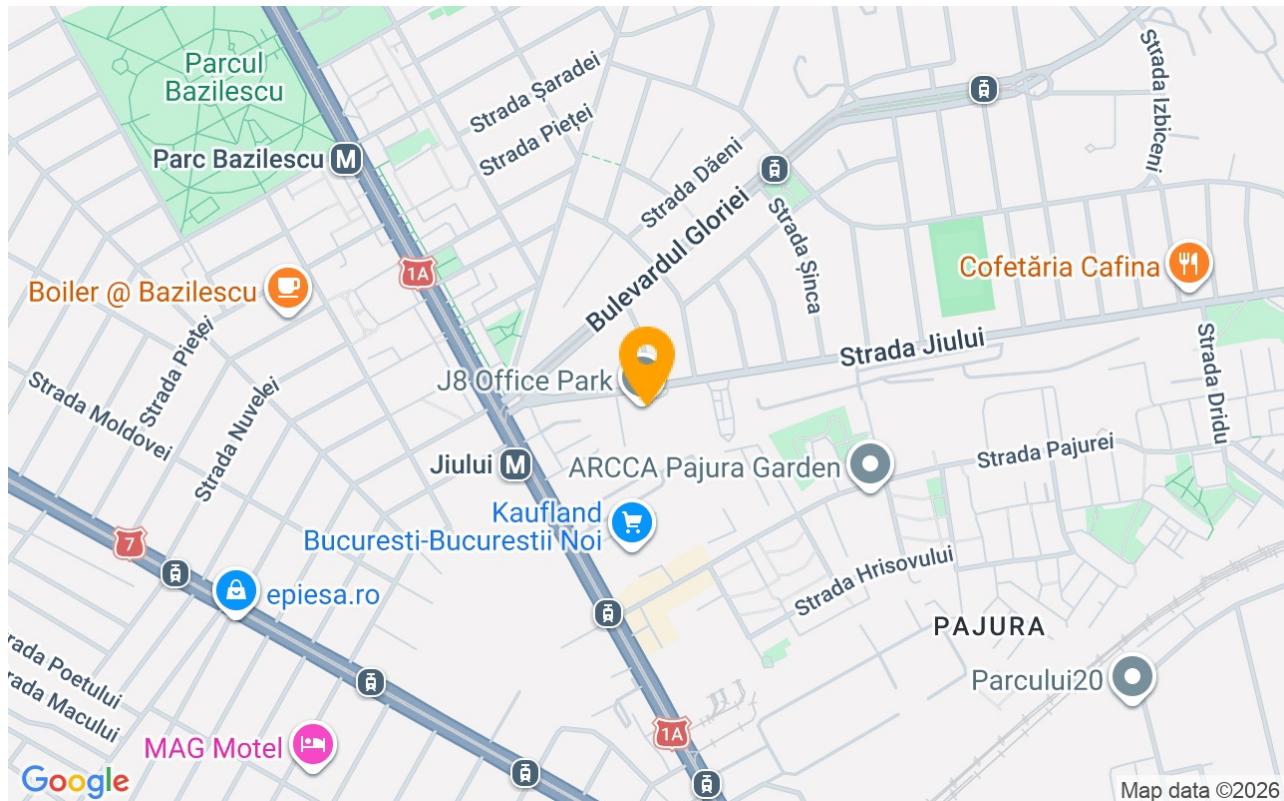
<b>Constructed surface</b>	993m <sup>2</sup>
<b>Building type</b>	Block
<b>Year built</b>	2021
<b>State</b>	Finished
<b>Elevator</b>	Yes
<b>Common service charges</b>	3952.00 EUR

## Amenities

-  Not furnished
-  Building heating
-  Suitable for office
-  Air conditioning



## Location



## Photos



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