

**Violetta Tudorache**

☎ +40 729 005 624

✉ [contact@blissimobiliare.ro](mailto:contact@blissimobiliare.ro)  
(mailto:contact@blissimobiliare.ro)

Updated on 20 February 2026

## Office space

📍 Zone313, Floreasca Business Park Promenada Mall, Bucharest

**23,100 EUR +VAT / month**Web Reference  
**#143701**

<https://blissimobiliare.ro/en/office-space-for-rent-aviatiei-promenada-mall-metro-pipera-bucharest-143701> (<https://blissimobiliare.ro/en/office-space-for-rent-aviatiei-promenada-mall-metro-pipera-bucharest-143701>)

## Description

### 1st & 2nd Floor - 1,540 sqm in Zone 313 Office Building

## Flexible layout, natural light and excellent accessibility

The Zone 313 Office Building, located on Barbu Văcărescu Boulevard 313, offers a unique two-level office configuration combining functionality, visibility, and modern technical comfort.

The space comprises approximately 1,540 sqm GLA, spread across the 1st floor (510 sqm) and the 2nd floor (975 sqm), connected through an internal staircase.

It also includes around 55 sqm of terraces and balconies, providing pleasant outdoor break areas and excellent natural light throughout.

The layout allows for a fully integrated office on two floors, perfect for companies wishing to combine executive areas, meeting rooms and open-space zones in a coherent flow.

The building features efficient heat-pump HVAC systems with ceiling fan coils and heat recovery ventilation, ensuring a comfortable and energy-efficient work environment.

With modern lifts, controlled access, and underground and surface parking, Zone 313 meets Class A standards.

Its prime location in the Barbu Văcărescu – Pipera business district makes it ideal for IT, technology, consultancy, finance, and engineering companies seeking a central and representative workspace.

**Technical specifications:**

- Total area: 1,540 sqm GLA
  - 1st floor: 510 sqm
  - 2nd floor: 975 sqm
- Terraces & balconies:  $\approx$  55 sqm
- Internal staircase connecting both floors
- Flexible layout (open-space and private offices)
- Heat-pump HVAC system + heat-recovery ventilationModern lifts, controlled access, 24/7 security
- Parking available (underground & surface)

**Conclusion:**

The combined 1st and 2nd floors of Zone 313 Office Building offer a premium, versatile workspace with terraces, balconies and an internal staircase – a perfect choice for companies seeking a large, cohesive office area in one of Bucharest's most prestigious business locations.



Property details

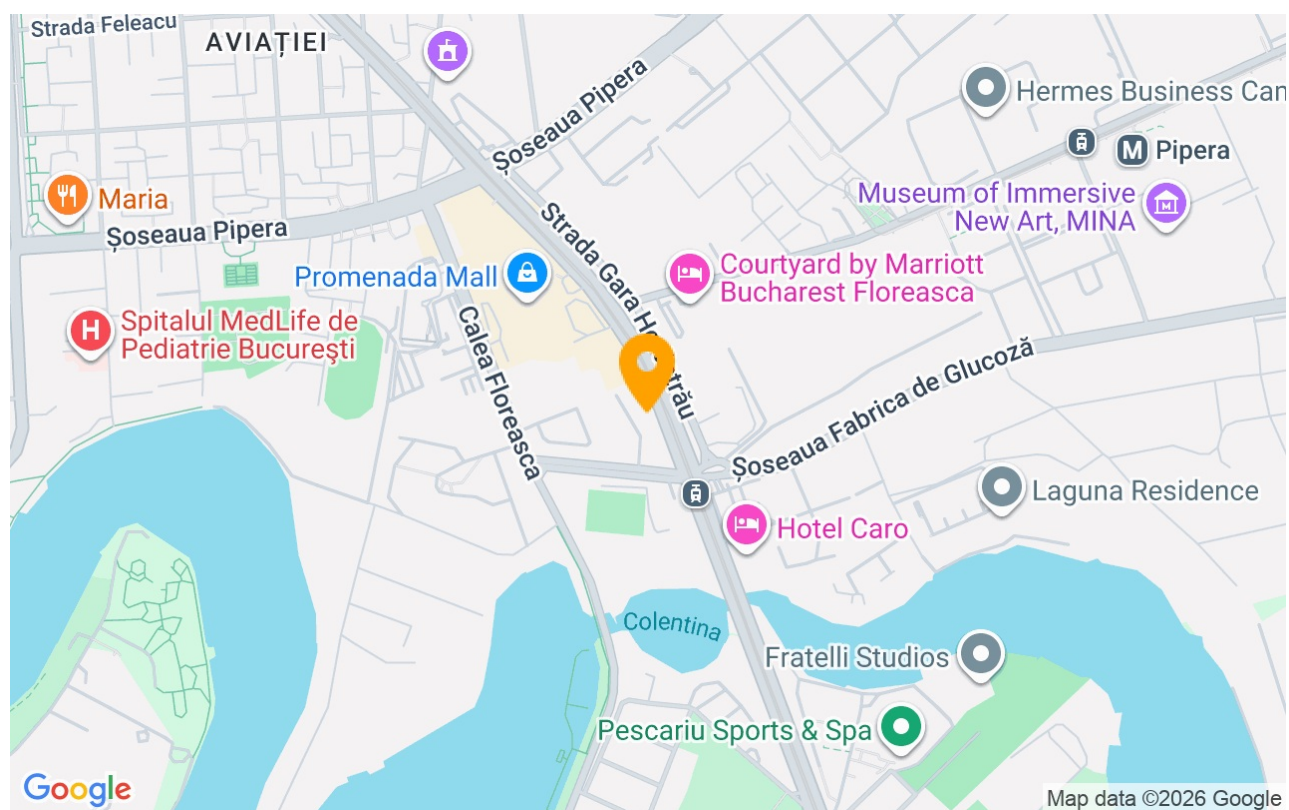
Constructed surface	1540m²
Building type	Block
Year built	2020
State	Finished
Elevator	Yes
Common service charges	6160.00 EUR

Amenities

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



## Location



## Photos

