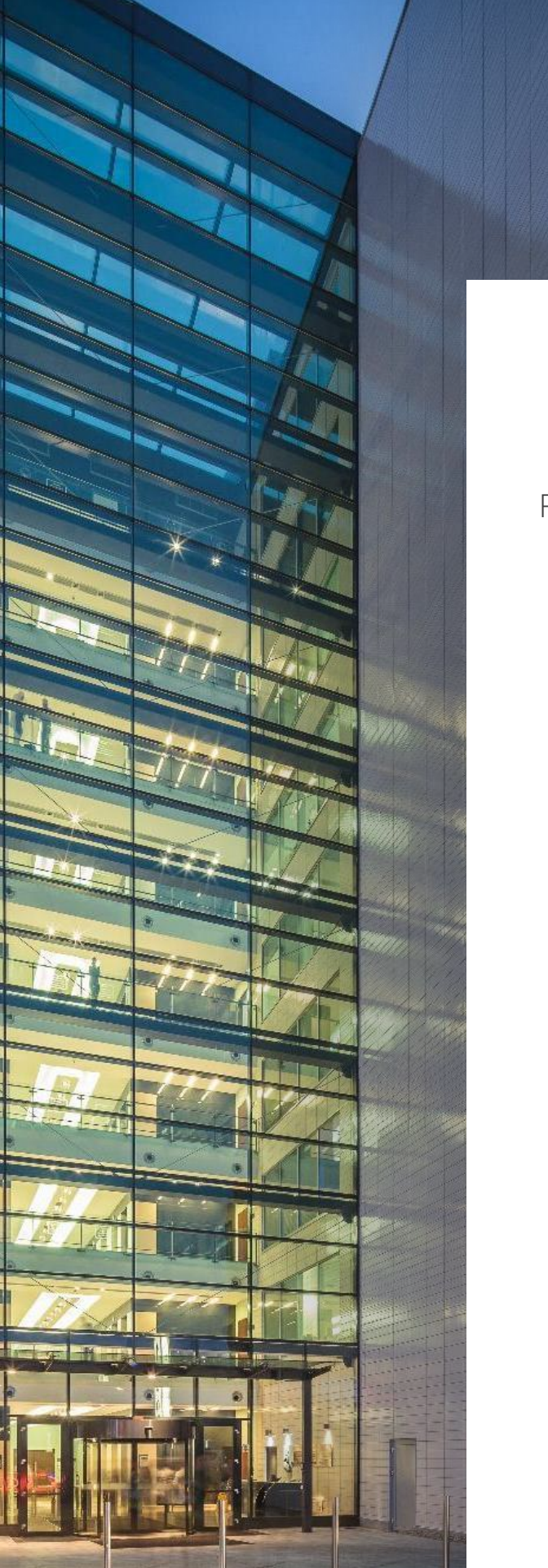




SUBLEASE OPPORTUNITY
AFI PARK FLOREASCA, BUCHAREST

 CUSHMAN & WAKEFIELD | Echinox



OFFICE MARKET

FLOREASCA – BARBU VACARESCU SUBMARKET
KEY FIGURES Q4 2024



589,600 sq. m
Modern office stock



23,400 sq. m
Under construction



30,200 sq. m
Office take-up



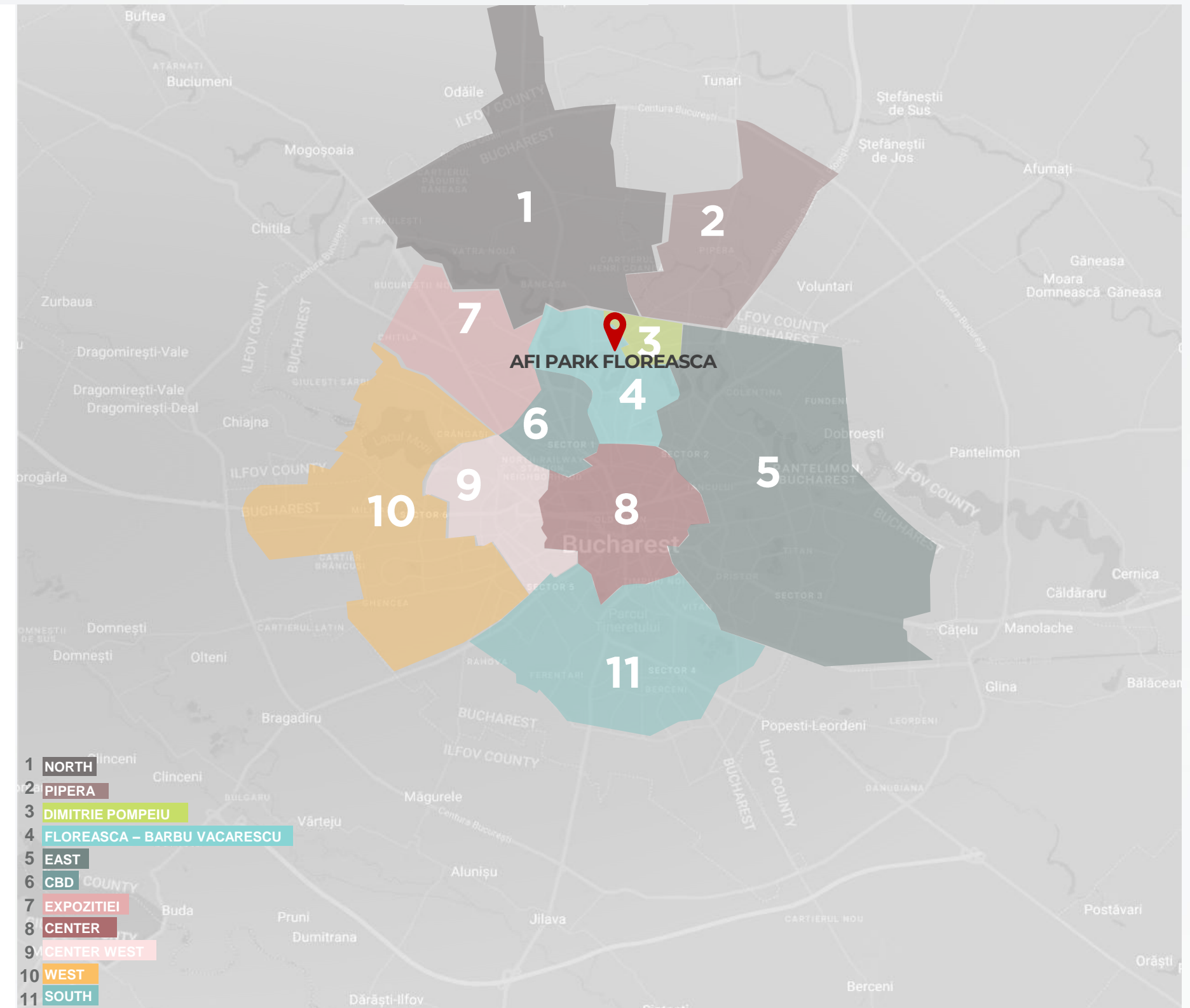
12,500 sq. m
The largest transaction



11.6%
Vacancy rate



15.50 - 17.50 €/sq. m/ month
The prime headline rent range



LOCATION

BUCHAREST, DISTRICT 1

169A, Calea Floreasca Blvd.

AFI Park Floreasca is strategically located in the heart of Bucharest's business district, specifically in the Floreasca-Barbu Văcărescu submarket, which is a prime location for companies due to its excellent connectivity and proximity to various amenities.

Transport Links: The office building is easily accessible via major roads and is well-connected to Bucharest's public transport network, including the nearby Aurel Vlaicu metro station. This ensures that commuting is straightforward for both employees and clients.

Nearby Amenities: The surrounding area offers a wide range of amenities such as hotels, restaurants, coffee shops, fitness club, retail outlets, Promenada shopping center (across the street), medical clinics and recreational facilities, making it a vibrant and growing business ecosystem, contributing to a dynamic atmosphere that fosters innovation and collaboration.





AFI PARK FLOREASCA

OFFICE BUILDING HIGHLIGHTS

Delivery Year: 2009

Submarket: Floreasca-Barbu Vacarescu

Office Gross Lettable Area: 35,500 sq. m spread on 2 connected office buildings, with 8 floors each.

Typical Floor: 2,250 sq. m

Parking Units: 750 (3 underground levels of car parking)

Public Transportation: Aurel Vlaicu Subway, Tram & Bus 2' walking distance; easy access to Bucharest Henri Coandă International Airport (25' driving distance) and also quick access to the city center.

Technical specifications: Advanced B.M.S; 12 high speed elevators; 24/7 security, maintenance with video surveillance and firefighters on-site; the newest air purification system; raised floor; suspended ceiling (2.70 m floor to ceiling); natural light; openable windows; LED lightning systems; 4 pipe FCU/HVAC system; fully & modern quipped restrooms; bicycle racks, showers and charging stations for electric cars.



COMMERCIAL DETAILS



Availability

Immediately
(until March
2028)



Surface (GLA)

1,984 sq. m
+
61 sq. m
terrace



Floor

5th F



Parking

30 units at
60 € /unit



Asking Rent

12.5 €/sq. m



Service Charge

4.5€/sq. m



Fit-out budget

200,000€
or 2.5 mth
rent free



FLOOR PLAN



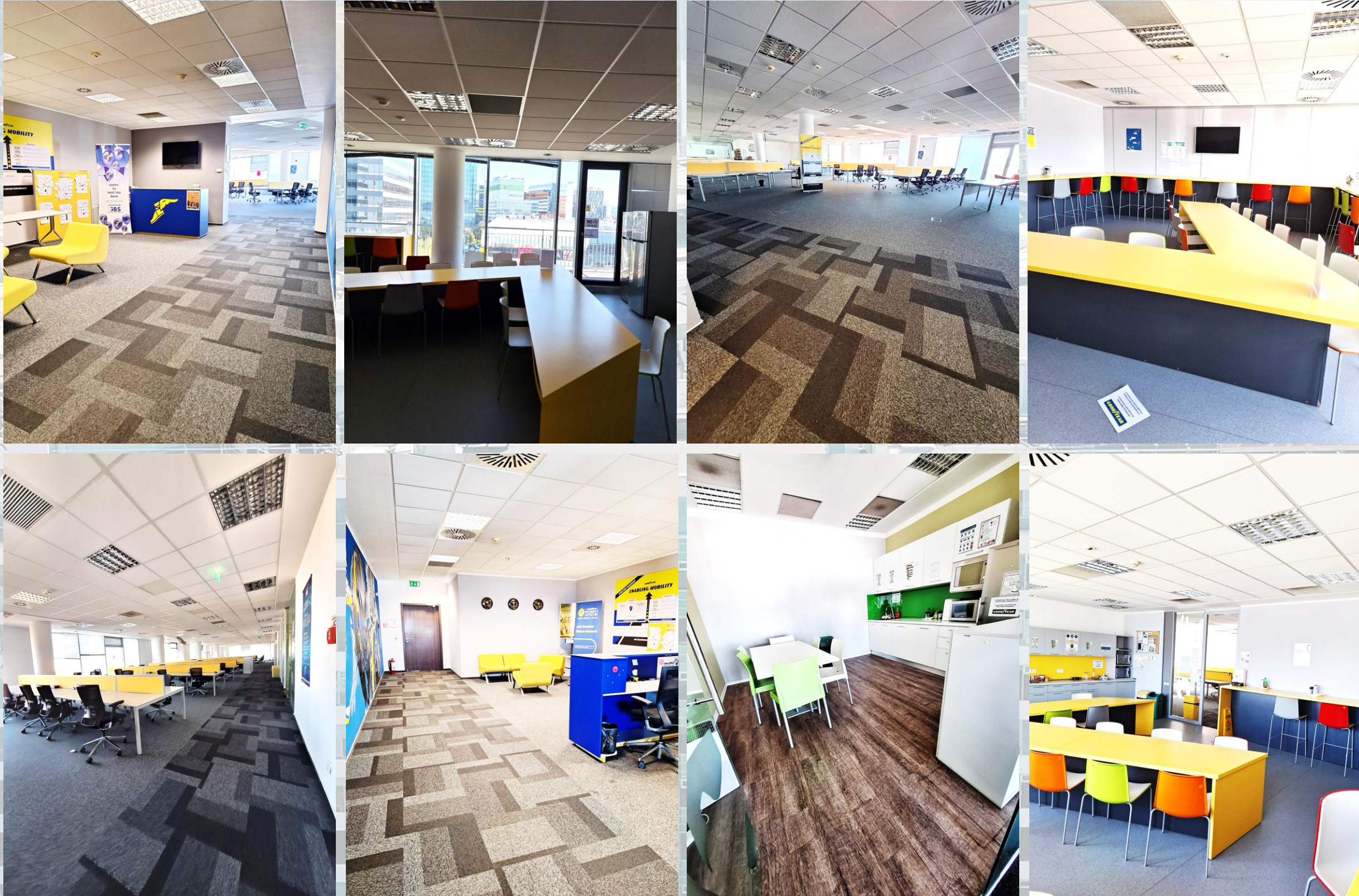
AFI PARK
FLOREASCA

5th FLOOR

	Office Premises
NLA	1889.00sqm
GLA	1984.00sqm
Balconies/Terraces	61.20sqm

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OFFICE SPACE PHOTOS



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About Cushman & Wakefield Echinox

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