

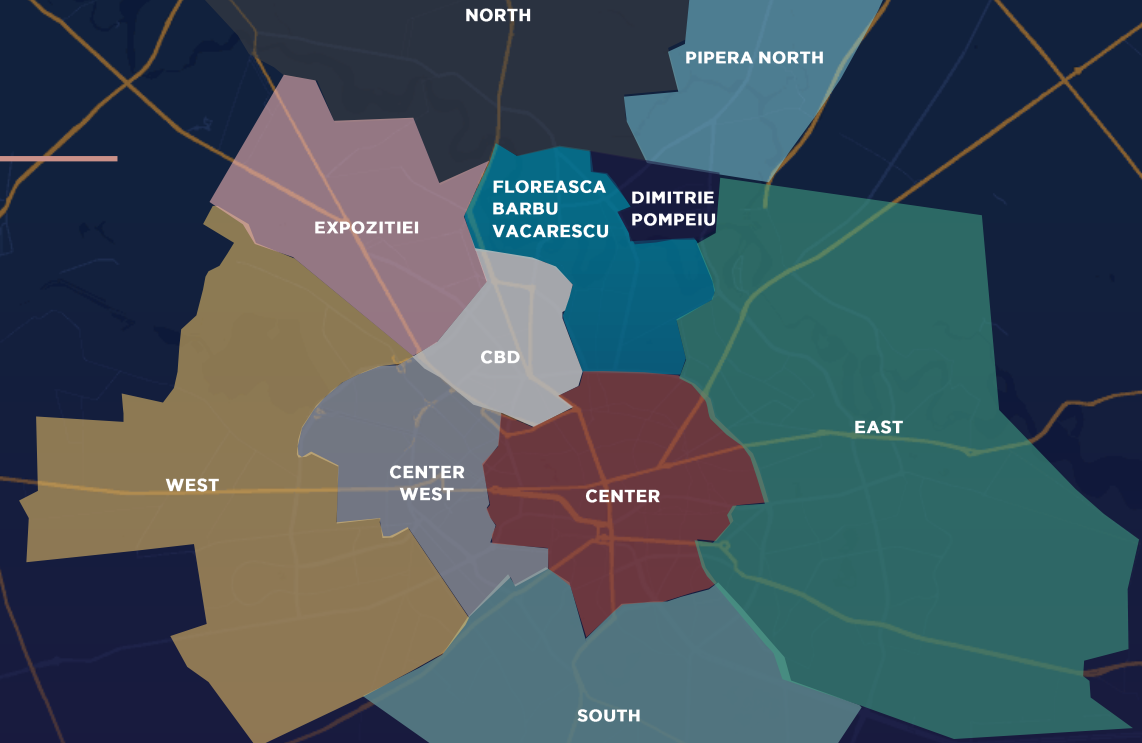


BUCHAREST

OFFICE MARKET | 2025

GENERAL OVERVIEW

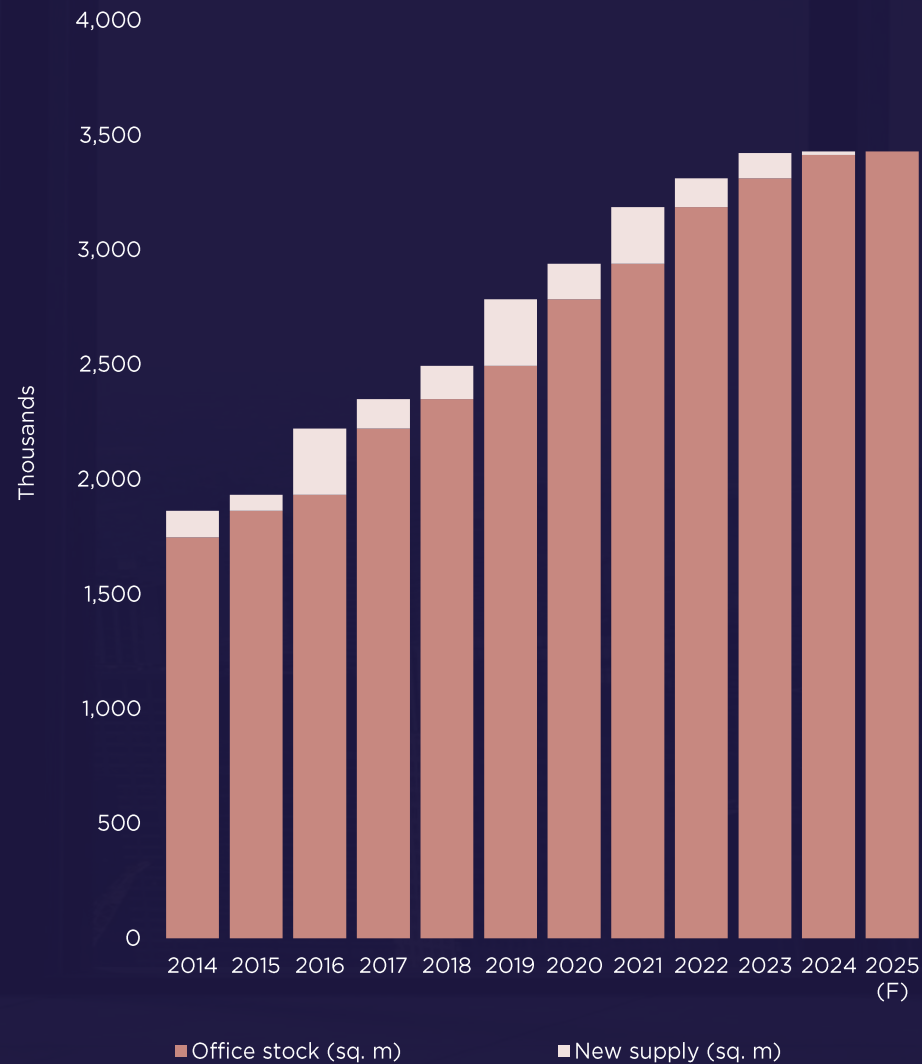
BUCHAREST Q4 2024



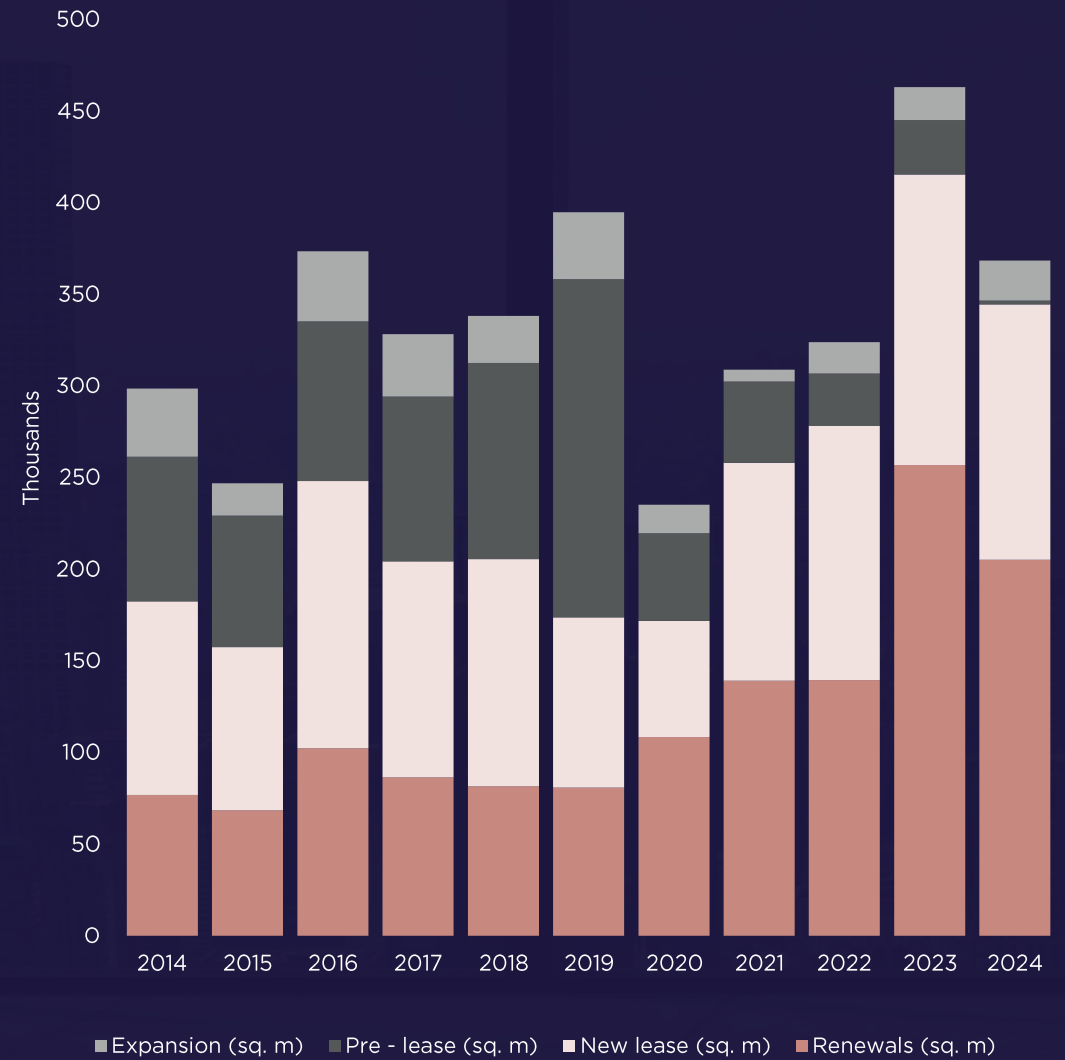
SUBMARKET	MODERN STOCK (SQ M)	VACANCY RATE	2024 TAKE-UP (SQ M)	2024 COMPLETIONS (SQ M)	UNDER CNSTR (SQ M)	PRIME RENT RANGE (€/ SQ M/ MONTH)
CBD	357,300	6.6%	30,700	-	-	20.00 - 21.00
CENTER	453,000	4.0%	47,200	-	80,000	16.00 - 18.00
FLOREASCA - BARBU VACARESCU	589,600	11.6%	67,300	-	23,400	15.50 - 17.50
EXPOZITIEI	325,300	25.2%	39,600	-	-	15.00 - 16.50
CENTER - WEST	629,100	18.2%	47,900	15,000	30,000	15.50 - 17.50
NORTH	192,700	15.9%	16,200	-	-	12.00 - 15.00
DIMITRIE POMPEIU	440,700	9.4%	97,800	-	20,600	11.00 - 13.00
PIPERA NORTH	183,000	38.7%	4,600	-	-	9.00 - 11.00
WEST	165,900	11.8%	9,700	-	-	12.00 - 13.50
EAST	51,100	30.5%	7,500	-	-	9.00 - 12.00
SOUTH	41,800	5.7%	-	-	-	9.00 - 12.00
Bucharest (overall)	3,429,500	14.2%	368,500	15,000	154,000	20.00 - 21.00

AGGREGATE DATA

MODERN OFFICE NEW SUPPLY EVOLUTION (SQ. M)
11.2 years- average age of the stock



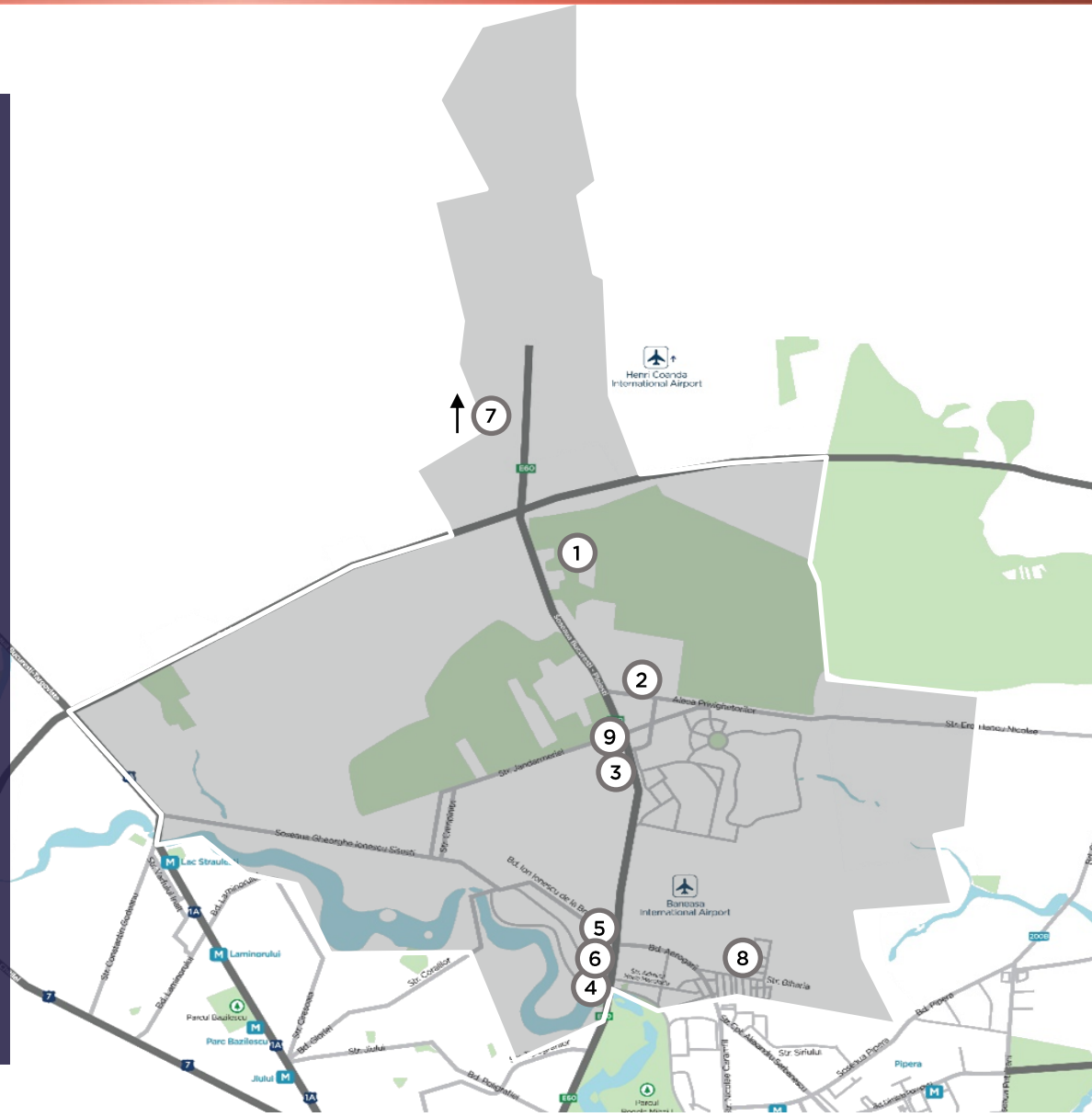
TAKE-UP EVOLUTION (SQ. M)



NORTH

LEGEND

- 1 Willbrook Platinum
- 2 Baneasa Business & Technology Park
- 3 Victoria Park
- 4 Baneasa Business Center
- 5 Baneasa Airport Tower
- 6 PC Business Center
- 7 Airport Plaza
- 8 Biharia Office Building
- 9 Miro Offices



192,700 sq. m

The modern office stock



-

No project delivered in 2024



16,200 sq. m

The 2024 office take-up



10,000 sq. m

The largest transaction signed in 2024



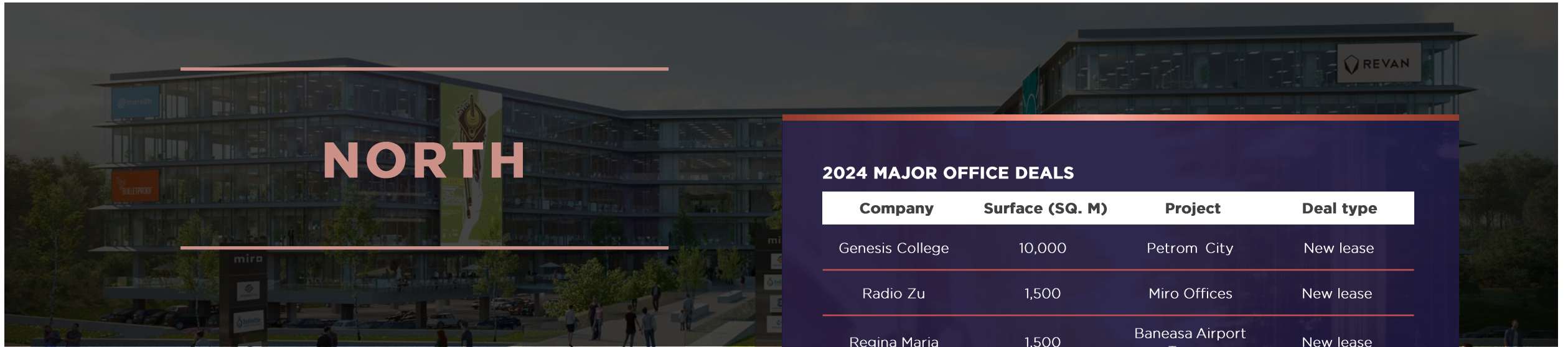
15.9%

The vacancy rate at the end of 2024



12.00 – 15.00 €/sq. m/ month

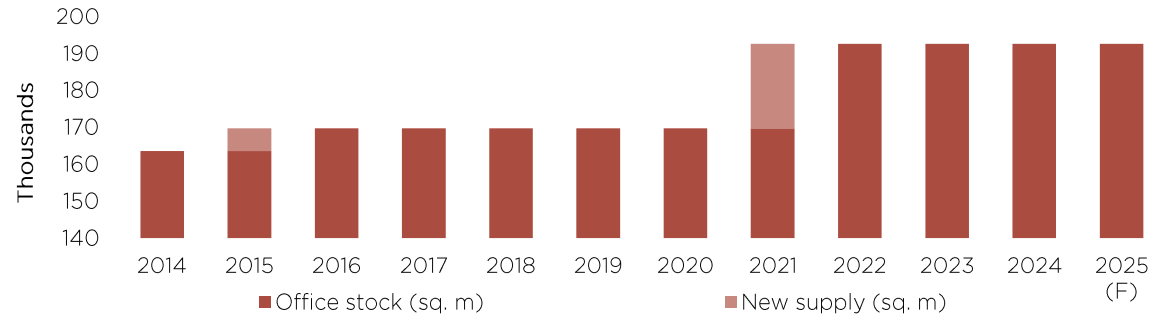
The prime headline rent range



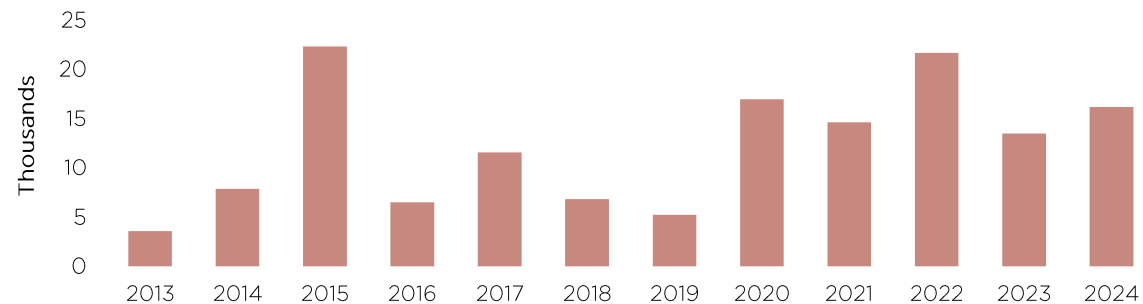
NORTH

MODERN OFFICE STOCK EVOLUTION (SQ. M)

15.3 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
Genesis College	10,000	Petrom City	New lease
Radio Zu	1,500	Miro Offices	New lease
Regina Maria	1,500	Baneasa Airport Tower	New lease

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
KPMG	Miro Offices	Professional services
Samsung	Willbrook Platinum	T&T
Genesis College	Petrom City	Education

UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
-	-	-

PIPERA NORTH



183,000 sq. m

The modern office stock



-

No project delivered in 2024



4,600 sq. m

The 2024 office take-up



1,100 sq. m

The largest transaction signed in 2024



38.7%

The vacancy rate at the end of 2024



9.00 – 11.00 €/sq. m/ month

The prime headline rent range

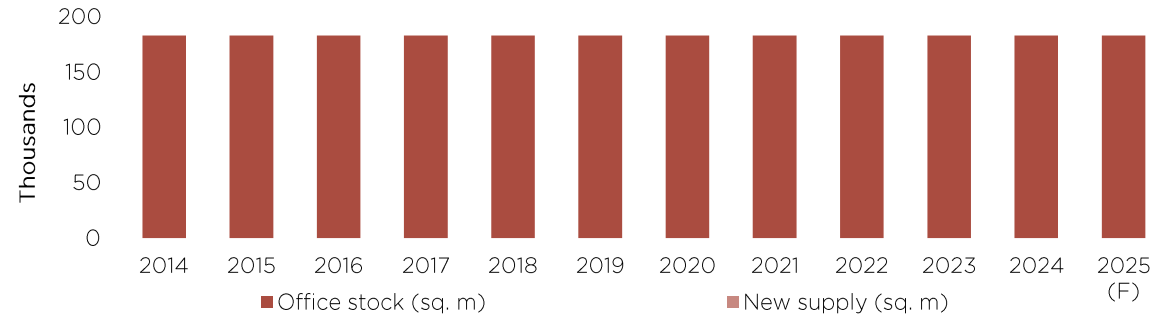
PIPERA NORTH

2024 MAJOR OFFICE DEALS

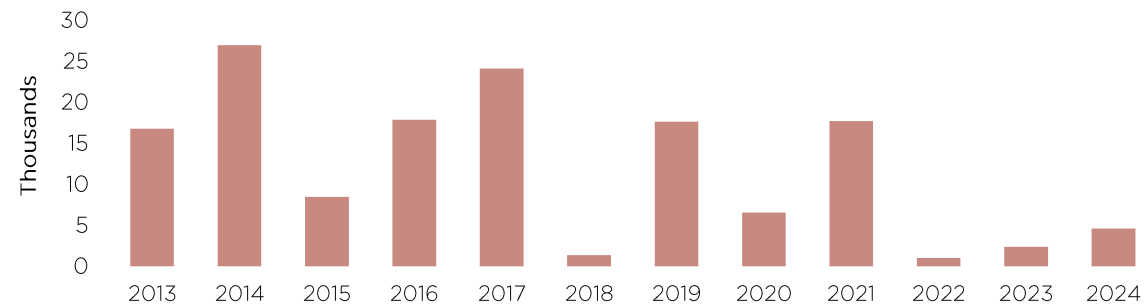
Company	Surface (SQ. M)	Project	Deal type
Multinode	1,100	One North Gate	Renewal

MODERN OFFICE STOCK EVOLUTION (SQ. M)

15.9 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



MAJOR OFFICE OCCUPIERS

Company	Project	Sector
Altex	Global City Business Park	eCommerce
Michelin	Global City Business Park	Automotive

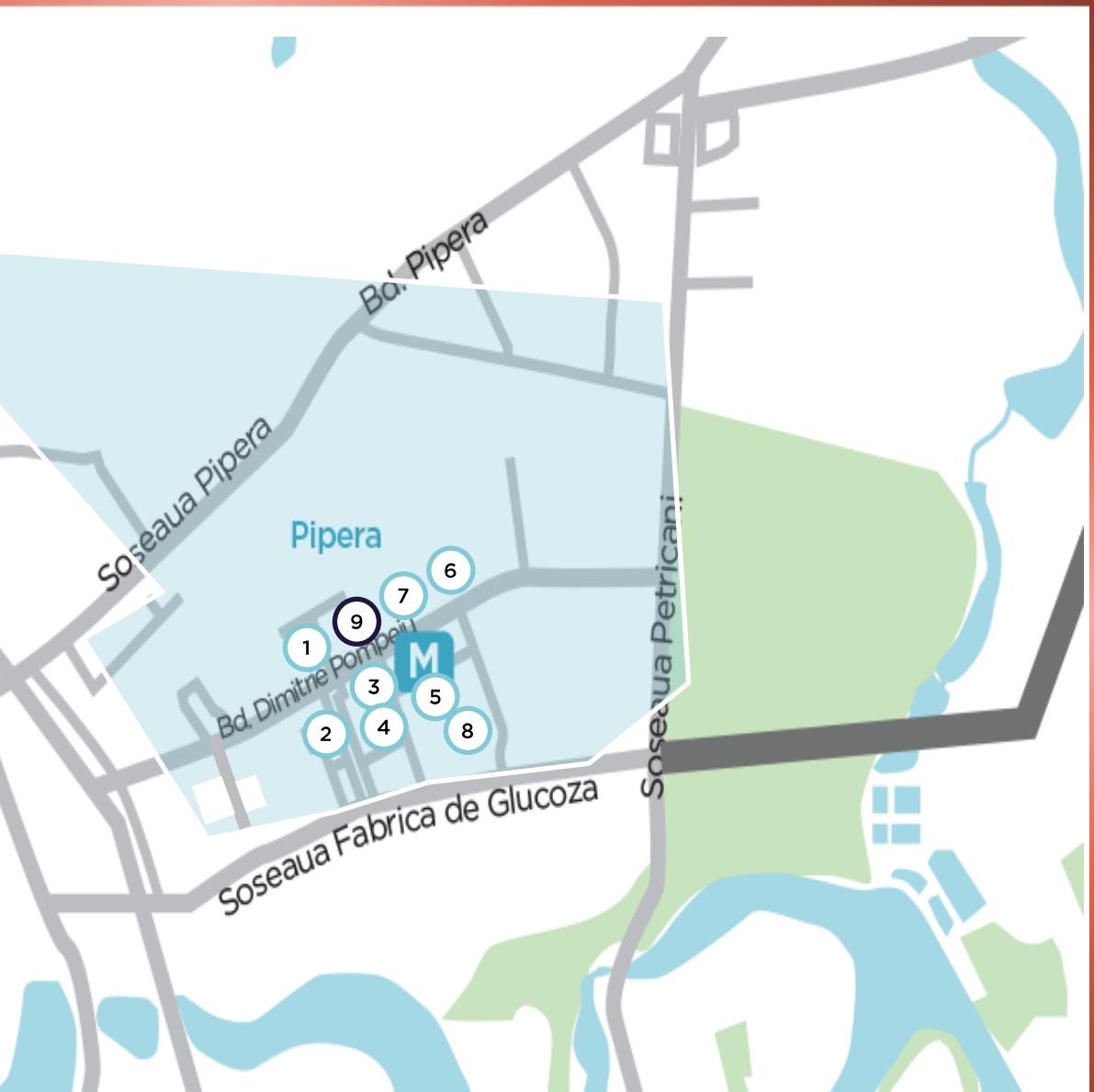
UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
-	-	-

DIMITRIE POMPEIU

LEGEND

- 1 Hermes Business Campus
- 2 Yunity Park
- 3 Upground BOB
- 4 Upground BOC
- 5 Globalworth Campus
- 6 Iride Business Park
- 7 Metrooffice
- 8 Multigalaxy
- 9 One Technology District (UC)



440,700 sq. m

The modern office stock



-

No project delivered in 2024



97,800 sq. m

The 2024 office take-up



29,100 sq. m

The largest transaction signed in 2024



9.4%

The vacancy rate at the end of 2024



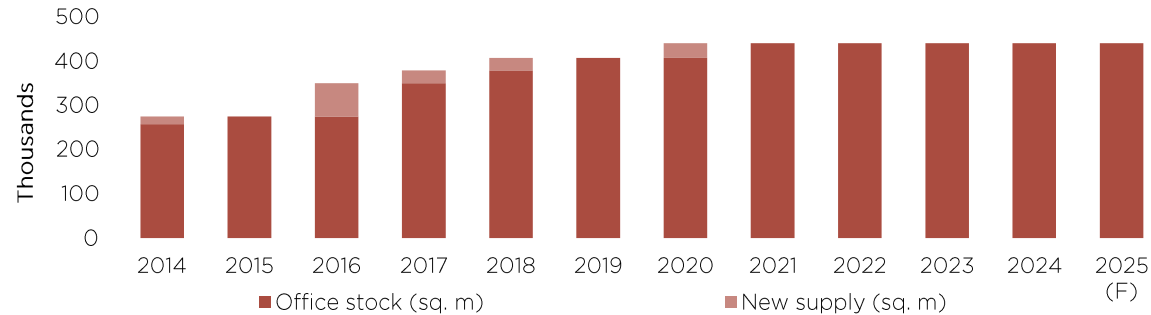
11.00 – 13.00 €/sq. m/ month

The prime headline rent range

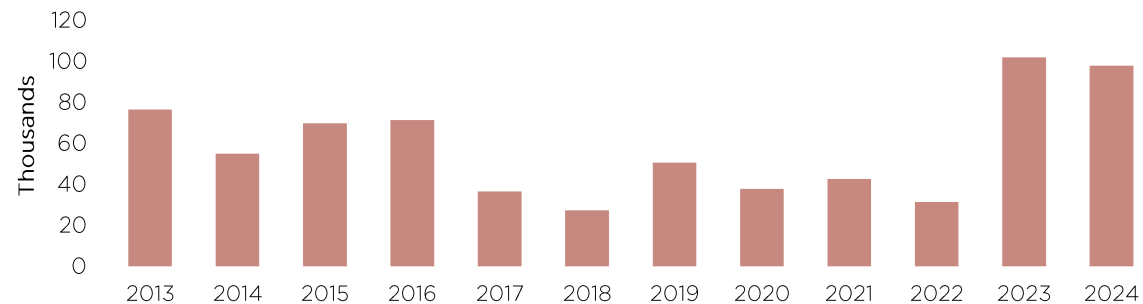
DIMITRIE POMPEIU

MODERN OFFICE STOCK EVOLUTION (SQ. M)

13 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
Genpact	29,100	Hermes Business Campus	Renewal
DB Technology	7,000	Upground BOB	Expansion
HP Inc.	7,000	Yunity Park F	Renewal

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
Honeywell	Upground BOC	Manufacturing / Industrial
DB Technology	Upground BOB	T&T
Genpact	Hermes Business Campus	Business Services
Amazon	Globalworth Campus	T&T

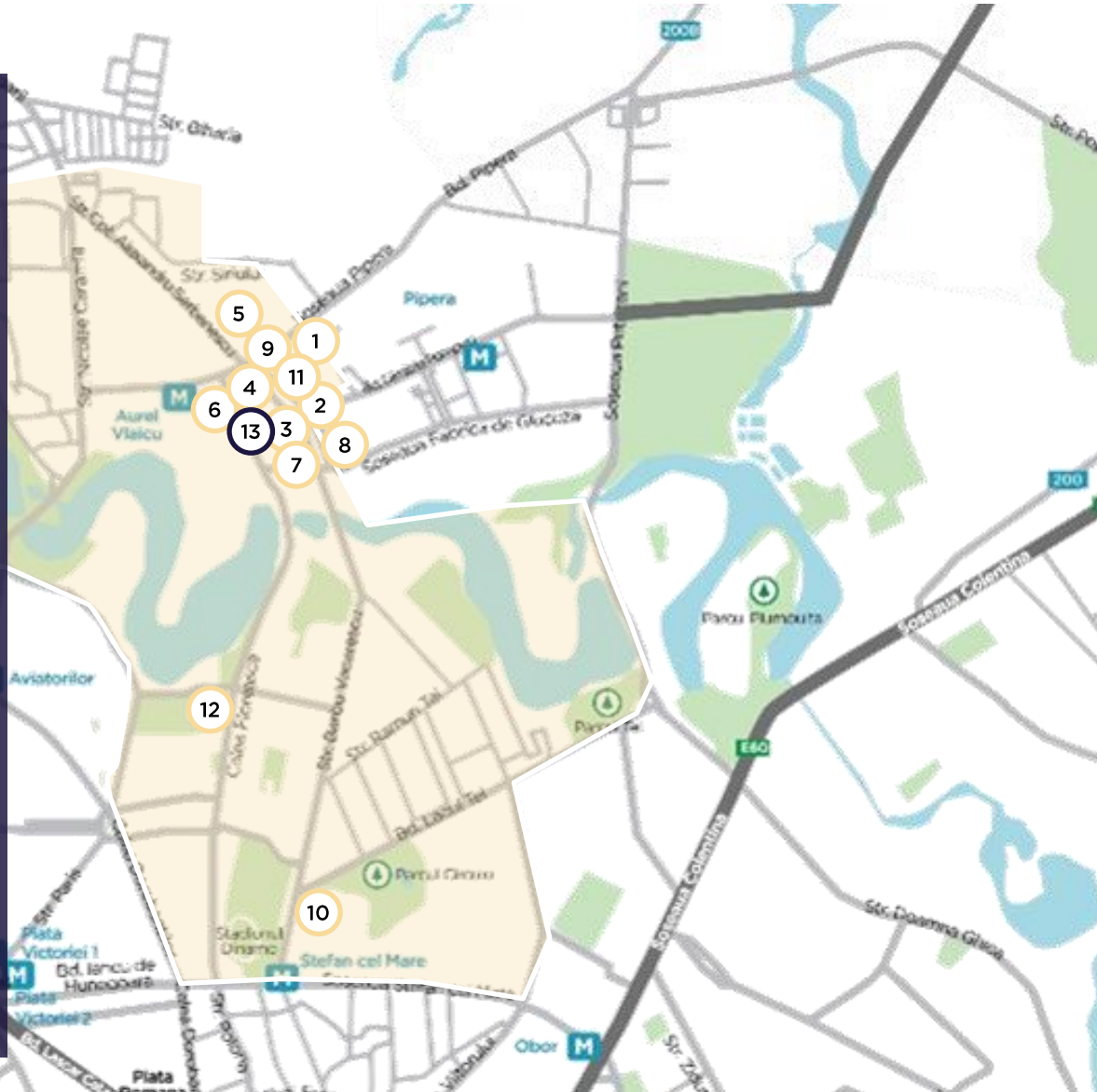
UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
One Technology District	20,600	One United Properties

FLOREASCA - BARBU VACARESCU

LEGEND

- 1 Oregon Park
- 2 Green Court
- 3 Sky Tower
- 4 Globalworth Tower
- 5 Floreasca Park
- 6 AFI Park Floreasca
- 7 AFI Lakeview
- 8 Equilibrium
- 9 Globalworth Plaza
- 10 Euro Tower
- 11 Globalworth Square
- 12 One Tower
- 13 *Promenada Offices (UC)*



589,600 sq. m

The modern office stock



-

No project delivered in 2024



67,300 sq. m

The 2024 office take-up



12,500 sq. m

The largest transaction signed in 2024



11.6%

The vacancy rate at the end of 2024



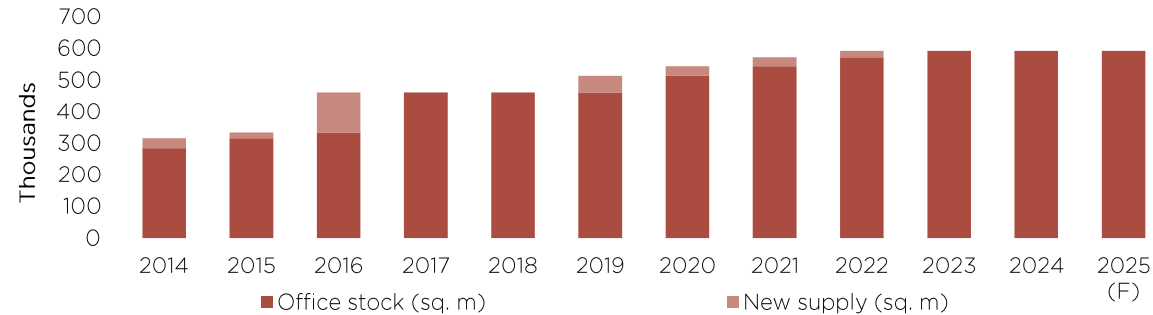
15.50 - 17.50 €/sq. m/ month

The prime headline rent range

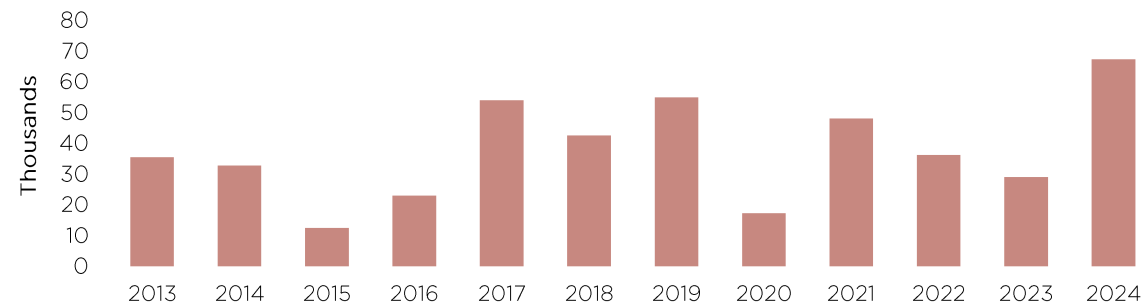
FLOREASCA - BARBU VACARESCU

MODERN OFFICE STOCK EVOLUTION (SQ. M)

10.5 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
Vodafone	12,500	Globalworth Tower	Renewal
BNP Group	6,200	Oregon Park C	Renewal
Goodyear	4,000	Floreasca Park	New lease

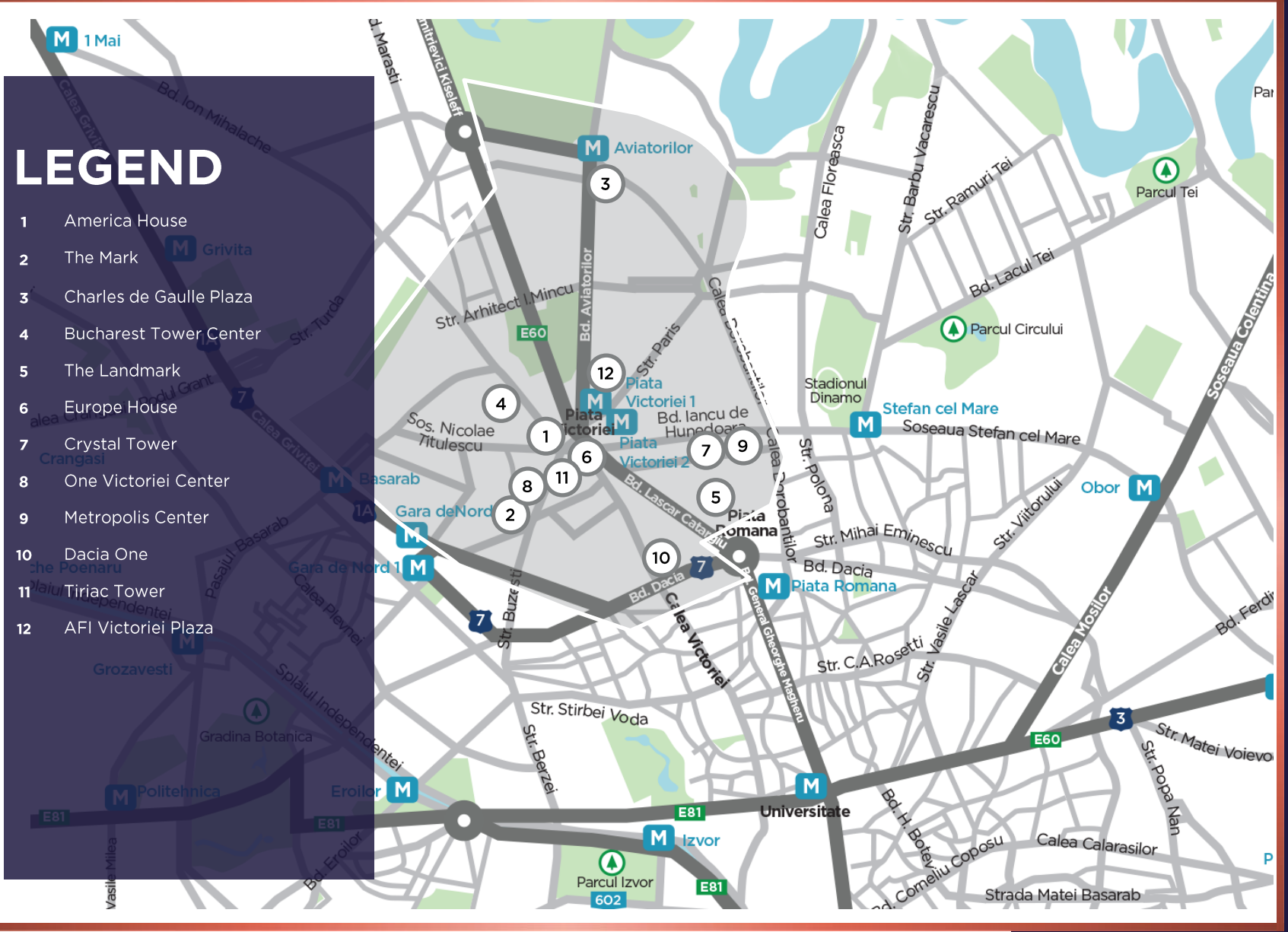
MAJOR OFFICE OCCUPIERS

Company	Project	Sector
Oracle	Oregon Park, Floreasca Park	T&T
Vodafone	Globalworth Tower	T&T
Huawei	Globalworth Tower, The Lakeview	T&T

UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
Promenada Offices	23,400	NEPI Rockcastle

CBD



357,300 sq. m

The modern office stock



No project delivered in 2024



30,700 sq. m

The 2024 office take-up



6,000 sq. m

The largest transaction signed in 2024



6.6%

The vacancy rate at the end of 2024



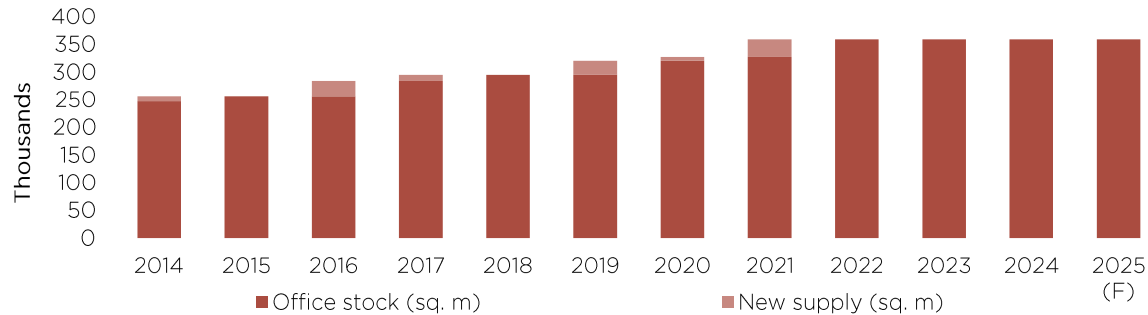
20.00 - 21.00 €/sq. m/ month

The prime headline rent range

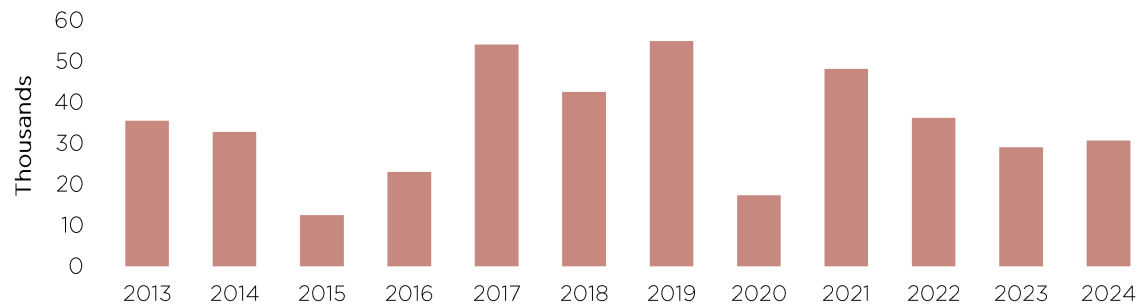
CBD

MODERN OFFICE STOCK EVOLUTION (SQ. M)

13.7 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
Publicis	6,000	Europe House	New lease
Sanador	3,100	Buzesti 85	New lease
Crowdstrike	2,660	America House	New lease

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
Orange	Europe House	T&T
ING Tech	Dacia One	T&T
UiPath	The Landmark	T&T

UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
-	-	-

EXPOZITIEI



325,300 sq. m

The modern office stock



-

No project delivered in 2024



39,600 sq. m

The 2024 office take-up



6,600 sq. m

The largest transaction signed in 2024



25.2%

The vacancy rate at the end of 2024



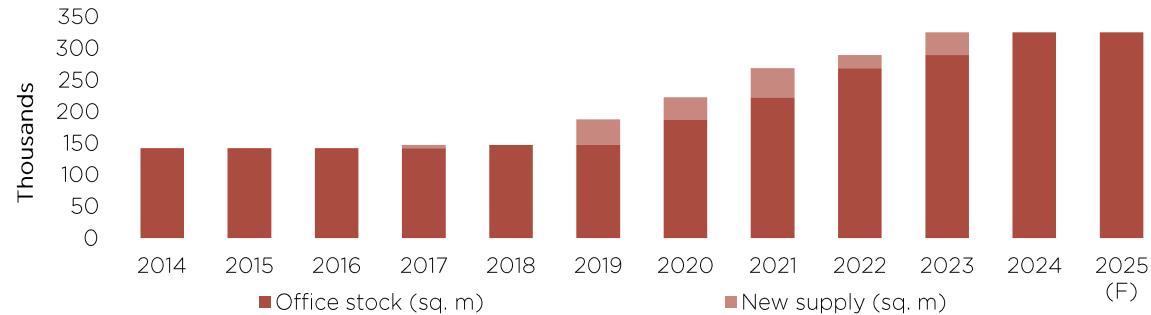
15.00 - 16.50 €/sq. m/ month

The prime headline rent range

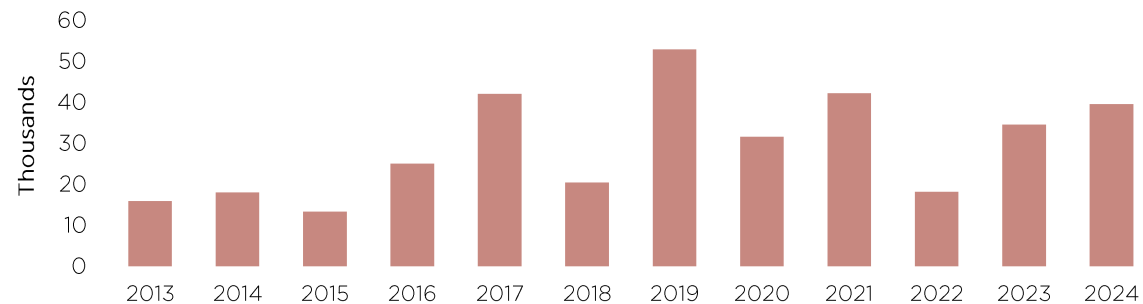
EXPOZITIEI

MODERN OFFICE STOCK EVOLUTION (SQ. M)

9.2 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
Dr Max	6,600	J8 Office Park	New lease
SAP	5,500	S-Park	Renewal
HTSS	1,700	J8 Office Park	New lease

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
Ubisoft	J8 Office Park	T&T
ING	Expo Business Park	Financial
UniCredit	UniCredit HQ	Financial

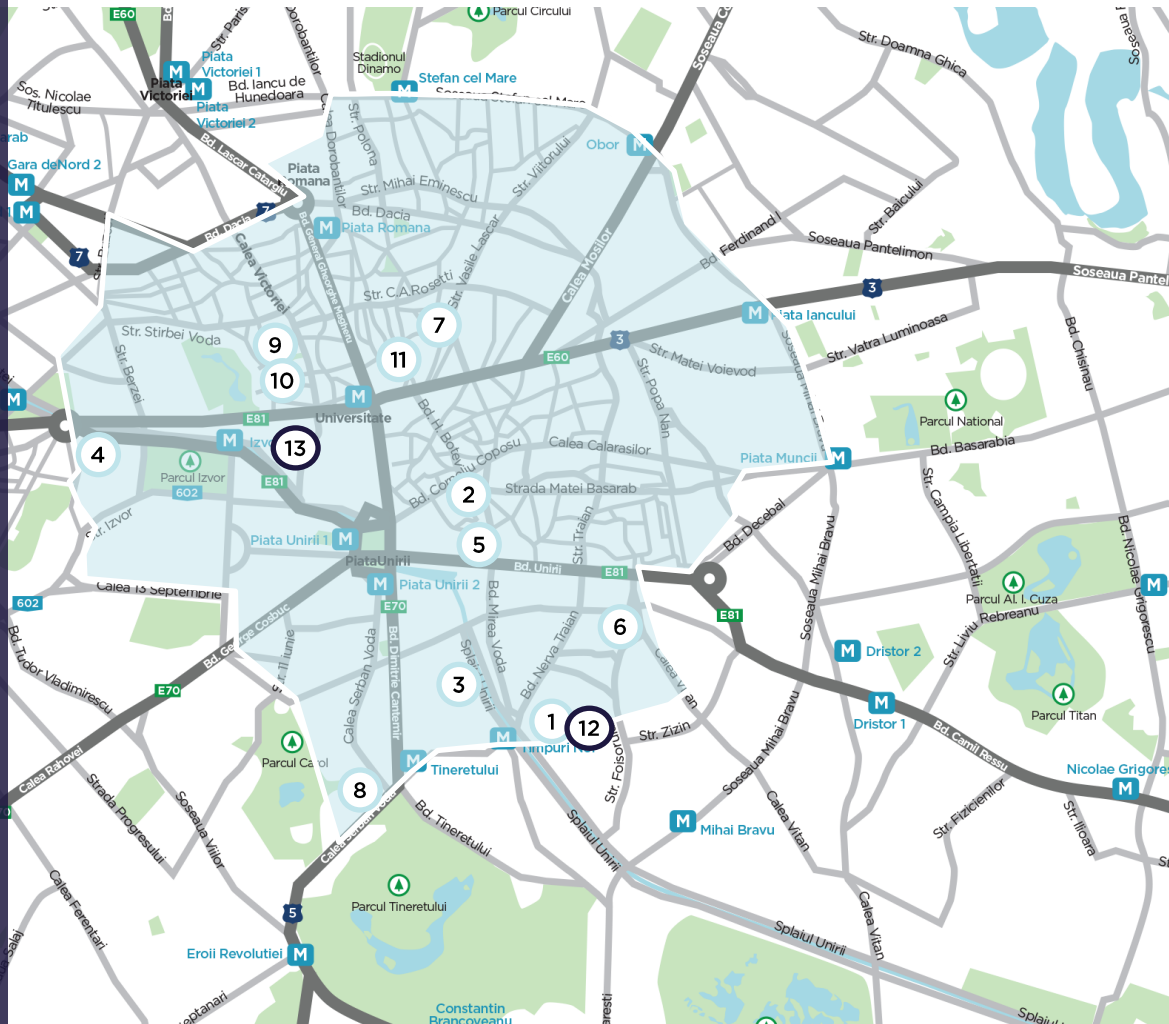
UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
-	-	-

CENTER

LEGEND

- 1 Timpuri Noi Square 1
- 2 Unirii View
- 3 River Plaza
- 4 Opera Center
- 5 Day Tower
- 6 Phoenix Tower
- 7 Lascar 31 Business Center
- 8 U-Center
- 9 Matei Millo Offices
- 10 Tandem Office Building
- 11 Tudor Arghezi 4
- 12 *Timpuri Noi Square 2 (UC)*
- 13 *AFI Central Tower (UC)*



453,000 sq. m

The modern office stock



No project delivered in 2024



47,200 sq. m

The 2024 office take-up



4,400 sq. m

The largest transaction signed in 2024



4.0%

The vacancy rate at the end of 2024



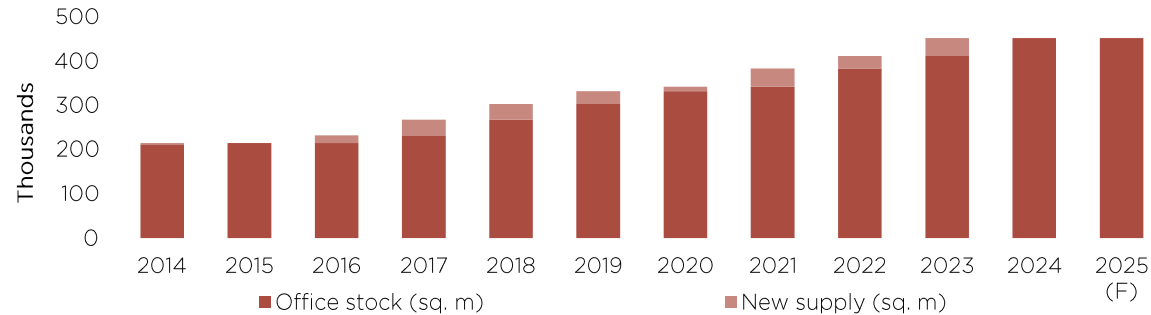
16.00 – 18.00 €/sq. m/ month

The prime headline rent range

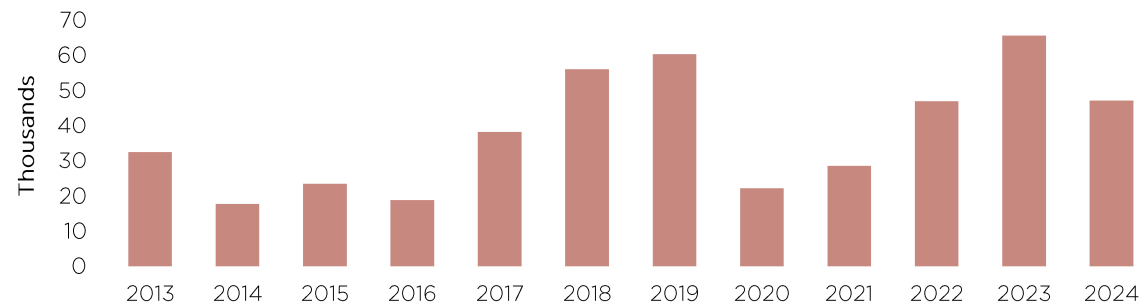
CENTER

MODERN OFFICE STOCK EVOLUTION (SQ. M)

11.3 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
L'Oréal	4,400	U-Center 2	New lease
IWG	3,100	Unirii View	Renewal
Cognizant	3,000	Timpuri Noi Square 1	Renewal
Ahold	2,200	Timpuri Noi Square 1	New lease

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
Adobe	U-Center 2	T&T
Endava	U-Center 1	T&T
PPC	Day Tower	Energy

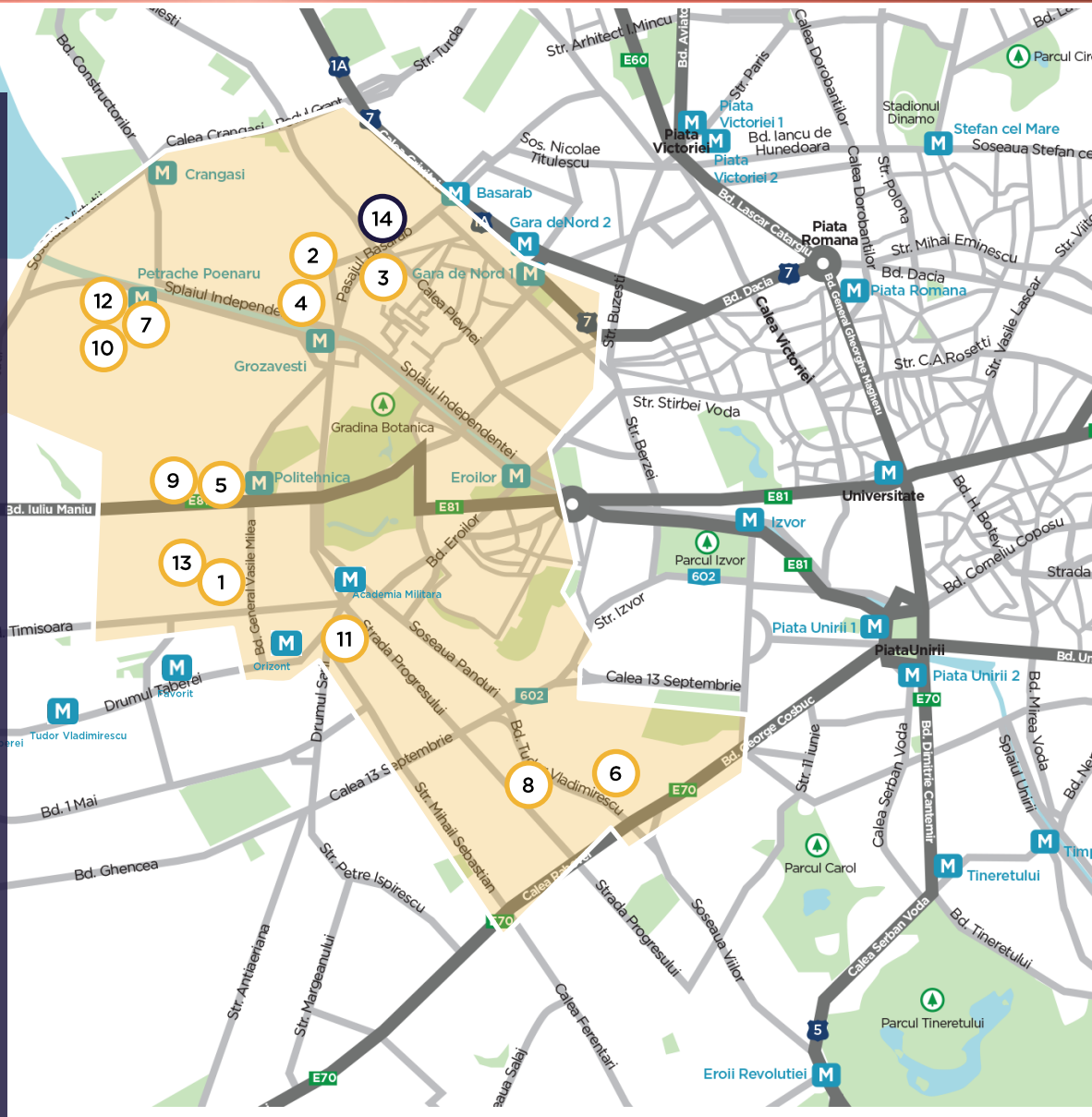
UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
Timpuri Noi Square 2	55,000	Vastint
AFI Central Tower	25,000	AFI Europe

CENTER WEST

LEGEND

- 1 AFI Business Park
- 2 The Bridge
- 3 Business Garden
- 4 Orhideea Towers
- 5 Campus 6
- 6 Green Gate
- 7 Riverview
- 8 AFI Tech Park
- 9 The Light One
- 10 Sema Offices: Paris, Berlin & Bruxelles
- 11 One Cotroceni Park
- 12 London & Oslo Offices
- 13 AFI Loft
- 14 *ARC Project (UC)*



629,100 sq. m

The modern office stock



15,000 sq. m

Delivered in 2024



47,900 sq. m

The 2024 office take-up



6,000 sq. m

The largest transaction signed in 2024



18.2%

The vacancy rate at the end of 2024



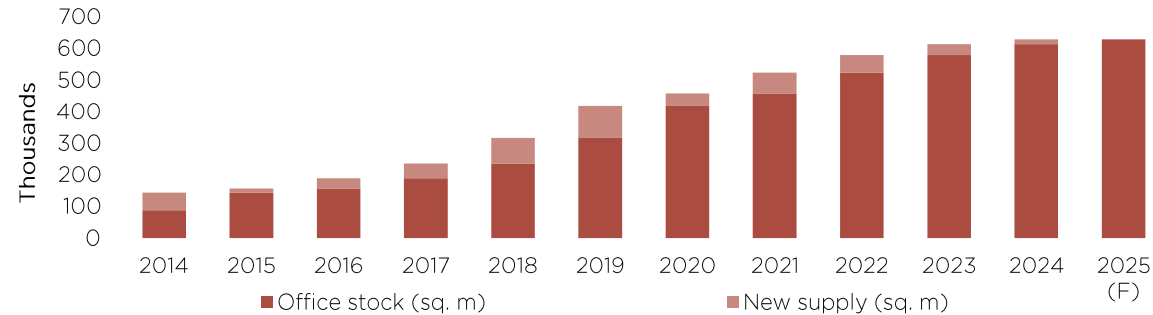
15.50 - 17.50 €/sq. m/ month

The prime headline rent range

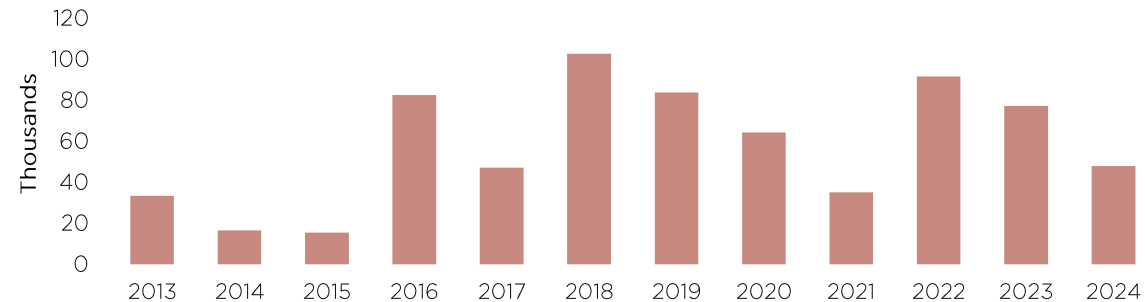
CENTER WEST

MODERN OFFICE STOCK EVOLUTION (SQ. M)

7.1 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
IBM	6,000	The Bridge 3	Renewal
Evrika School	2,500	Sema Park	Expansion
Ipsos	2,300	Business Garden	New lease

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
BCR Erste	The Bridge	Financial
Microsoft	Campus 6.2, 6.3	T&T
IBM	The Bridge	T&T

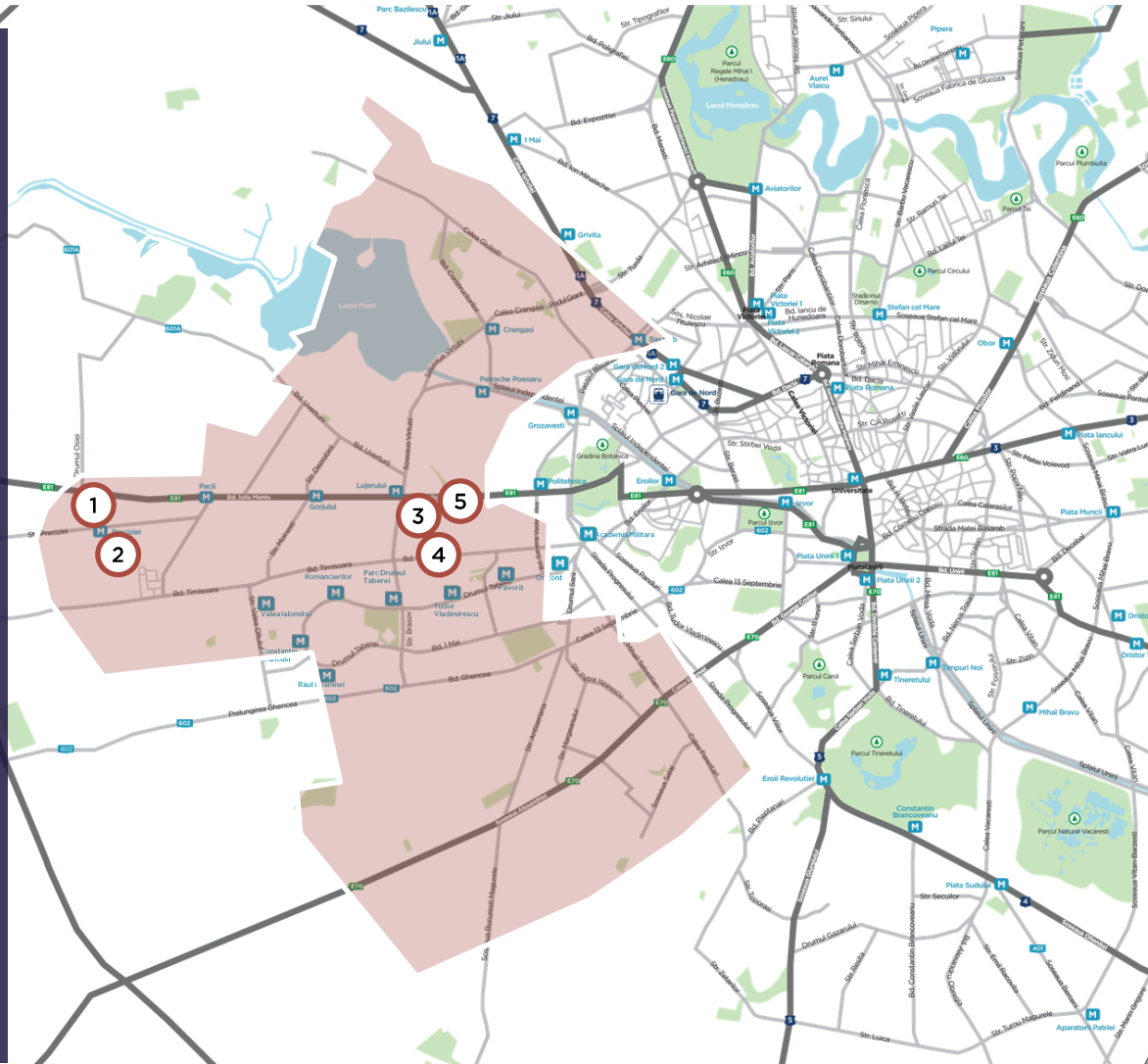
UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
ARC Project	30,000	PPF Real Estate

WEST

LEGEND

- 1 West Gate
- 2 Renault Bucharest Connected
- 3 Anchor Plaza
- 4 Plaza Offices
- 5 Politehnica Business Tower



165,900 sq. m

The modern office stock



No project delivered in 2024



9,700 sq. m

The 2024 office take-up



6,200 sq. m

The largest transaction signed in 2024



11.8%

The vacancy rate at the end of 2024



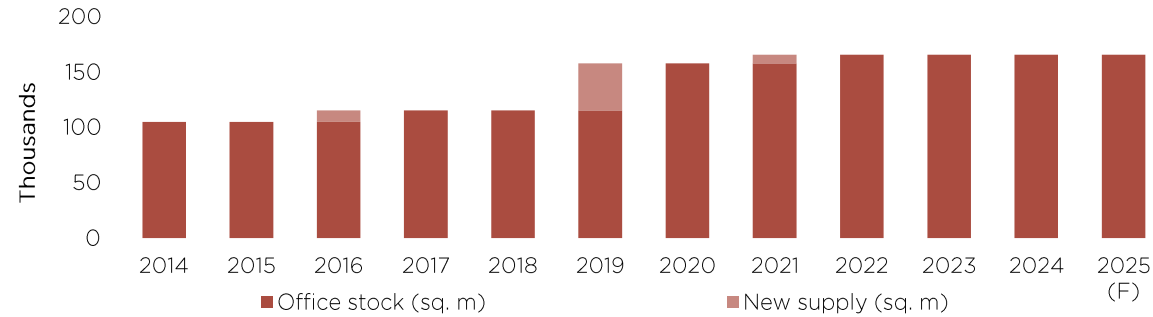
12.00 – 13.50 €/sq. m/ month

The prime headline rent range

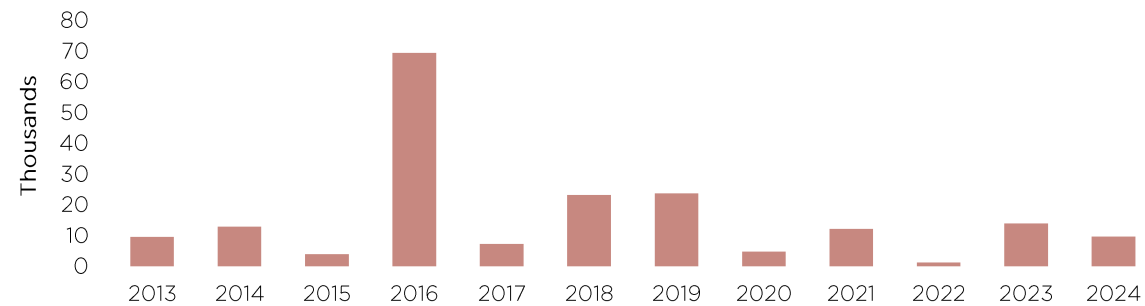
WEST

MODERN OFFICE STOCK EVOLUTION (SQ. M)

12 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
Accenture	6,200	West Gate Park H1	Renewal
Bertrandt Engineering Technologies	2,400	Anchor Plaza	Renewal + Expansion
CEC Bank	1,200	Politehnica Business Tower	New lease

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
Renault	Renault Bucharest Connected	Automotive
Ericsson	West Gate	T&T
Accenture	West Gate	BPO

UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
-	-	-

EAST

LEGEND

- 1 RAMS Business Park
- 2 Avrig 3-5
- 3 Olympia Tower
- 4 EOS Business Park
- 5 Theodor Pallady Offices



51,100 sq. m

The modern office stock



-

No project delivered in 2024



7,500 sq. m

The 2024 office take-up



7,500 sq. m

The largest transaction signed in 2024



30.5%

The vacancy rate at the end of 2024



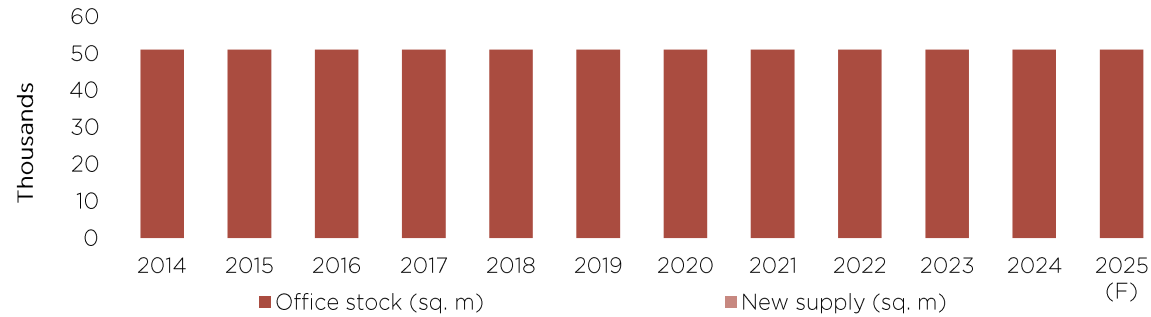
9.00 - 12.00 €/sq. m/ month

The prime headline rent range

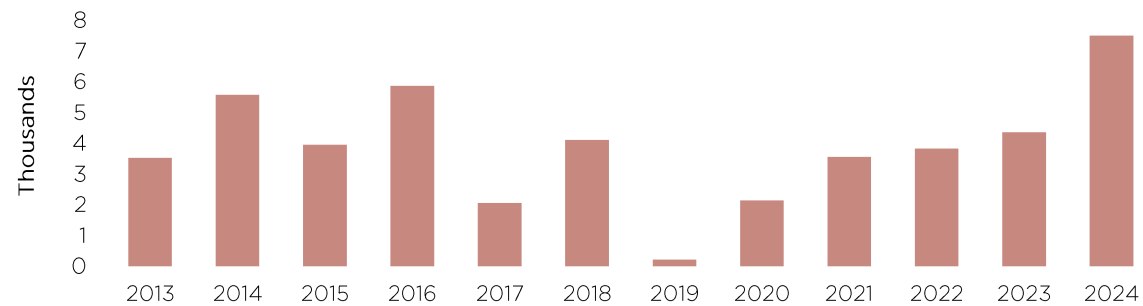
EAST

MODERN OFFICE STOCK EVOLUTION (SQ. M)

17.7 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
-	-	-	-

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
Danone	EOS Business Park	FMCG
Vola	Olympia Tower	Professional Services
Metro	Theodor Pallady Offices	FMCG

UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
-	-	-

SOUTH

LEGEND

- 1 City Offices
- 2 Sun Offices



41,800 sq. m

The modern office stock



No project delivered in 2024



No office take-up in 2024



No transactions signed in 2024



5.7%

The vacancy rate at the end of 2024



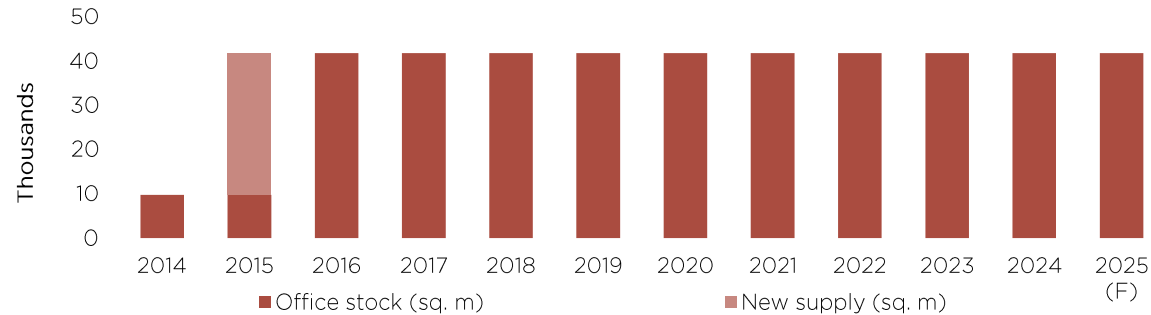
9.00 – 12.00 €/sq. m/ month

The prime headline rent range

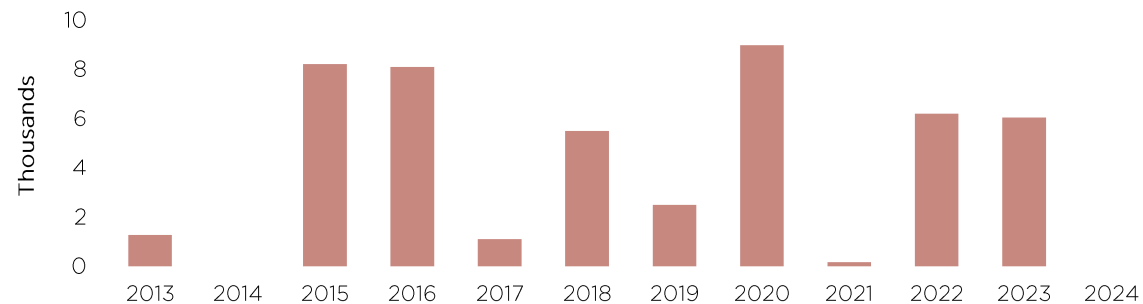
SOUTH

MODERN OFFICE STOCK EVOLUTION (SQ. M)

10.4 years – average age of the stock



GROSS TAKE-UP EVOLUTION (SQ. M)



2024 MAJOR OFFICE DEALS

Company	Surface (SQ. M)	Project	Deal type
-	-	-	-

MAJOR OFFICE OCCUPIERS

Company	Project	Sector
BRD - SocGén	City Offices	Financial
Vodafone	City Offices	T&T
Max Bet	City Offices	Other

UC PIPELINE

Project	GLA (SQ. M)	Developer/ Owner
-	-	-

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