

Better never settles

BUCHAREST

FLEX OFFICE OVERVIEW

2026

KEY TRENDS SHAPING BUCHAREST'S FLEX OFFICE MARKET

FROM ALTERNATIVE TO STRATEGY

Flex offices have transitioned from a niche segment to a mainstream component of corporate real estate strategies. With 44 centers spanning nearly all Bucharest office submarkets and primarily located in the modern premises, their expanding footprint reflects a broader shift from short-term accommodation towards a more established role in the occupiers' space planning.

LANDLORD INTEGRATION

Most flexible centers operate within modern office projects. Landlords increasingly view these spaces as a value-add building amenity rather than market competition, occasionally running proprietary concepts alongside third-party brands.

A BROADER TENANT BASE

Demand has expanded beyond the traditional freelancer base, as corporate occupiers turn to flex spaces to accommodate project teams, establish satellite offices and manage headcount without committing to conventional lease terms. The Bucharest market is served by 24 operators, ranging from global platforms to local boutique concepts.

THE MARKET IS SHIFTING TOWARDS PREMIUM FORMATS

Growth is increasingly concentrated in serviced, higher-specification formats. Desk rates range from approximately €150 to €450/ month, with differentiation across tiers driven not only by the quality of the space, but also by service levels and location.

SPEED AND QUALITY, NOT JUST AVAILABILITY

Occupier decisions are more strongly shaped by workplace quality, transport connectivity and move-in readiness. Availability alone is no longer enough to secure demand.

ROOM TO GROW

With flex accounting for just 2% of the total office stock, Bucharest remains below comparable CEE capital cities in terms of market share, the clearest indication that this segment has not yet reached its ceiling.

VLAD SAFTOIU

Head of Research



GENERAL OVERVIEW



MARKET FUNDAMENTALS

68,700 SQ. M

Modern flex office stock

2.0%

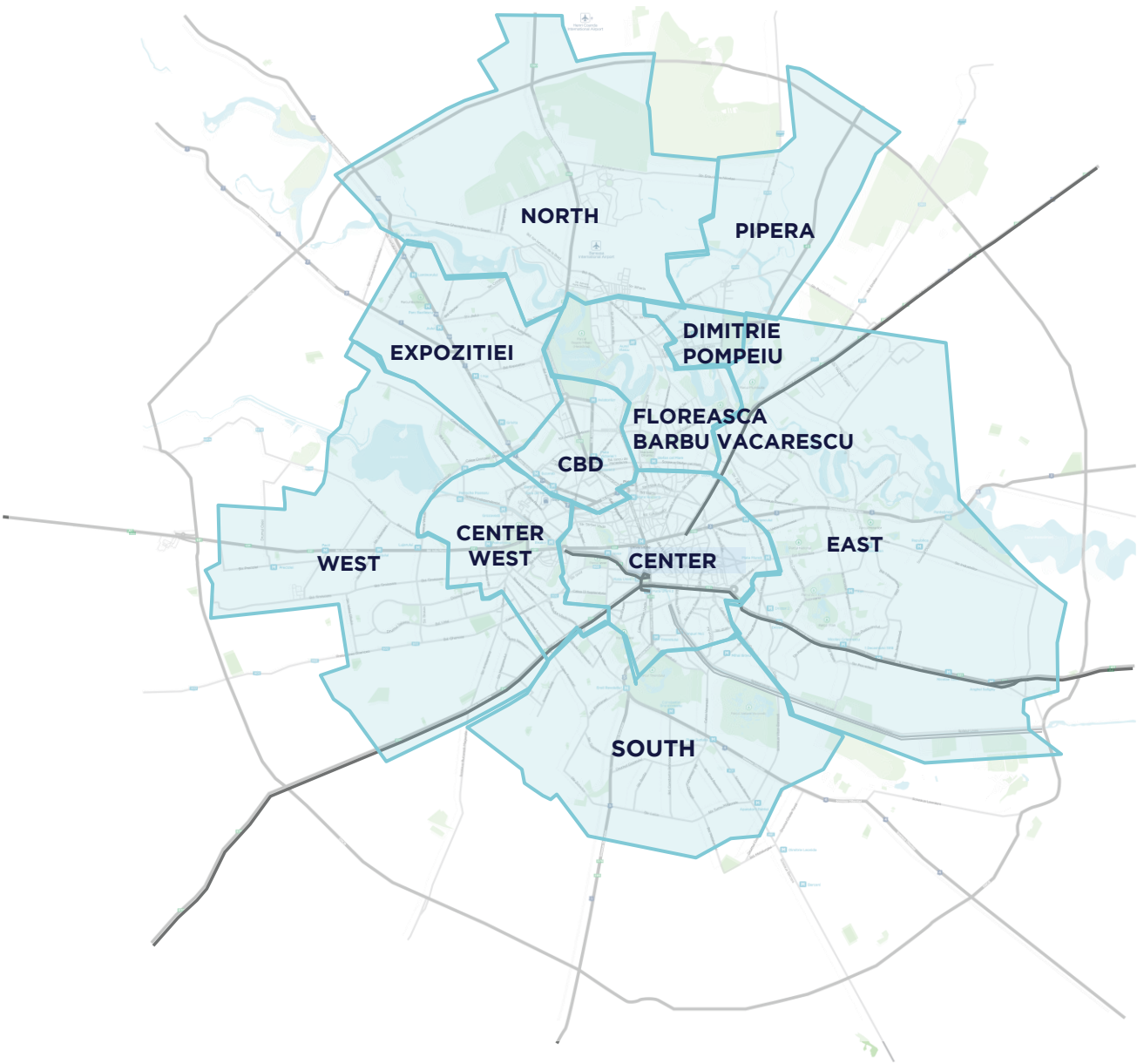
Share in Bucharest office stock

150 - 450

€/ desk/ month

24

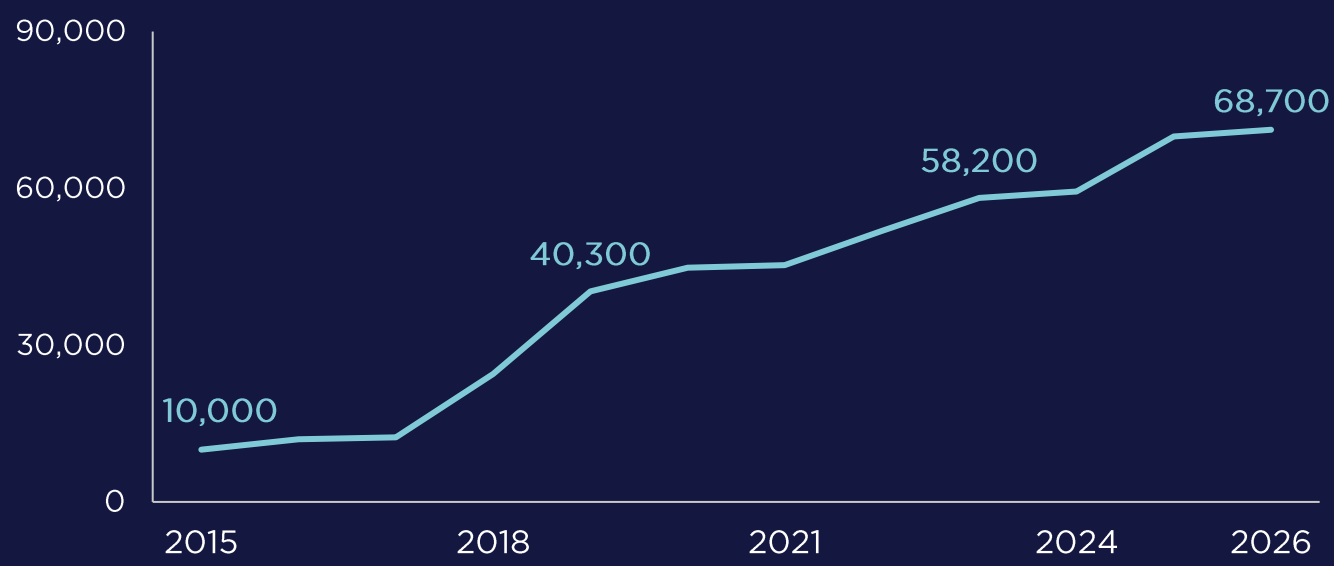
Operators (62% local & 38% international)



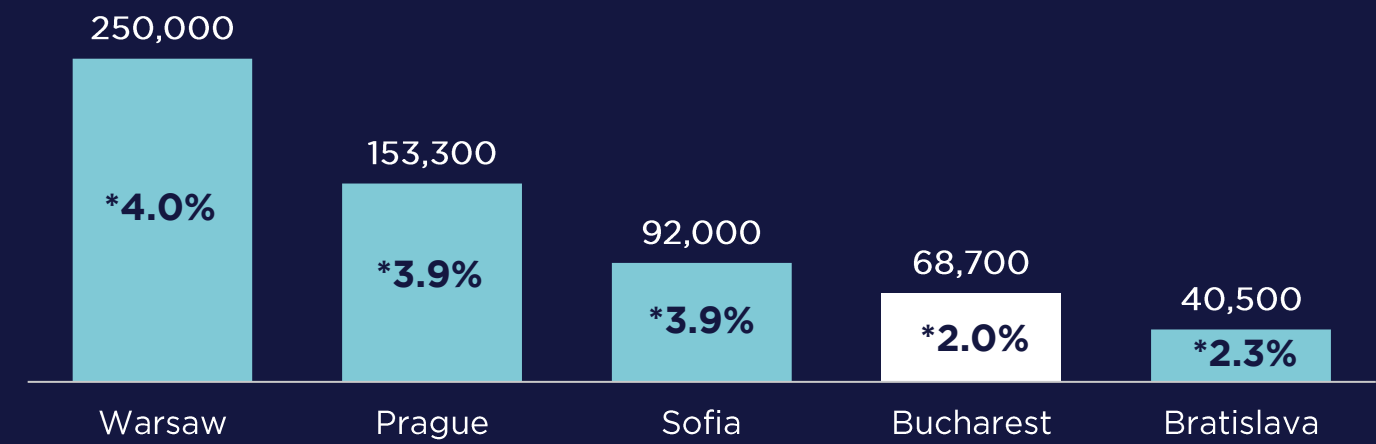
SUBMARKET	STOCK (SQ. M)	CENTERS	FLEX OFFICE SHARE OF SUBMARKET OFFICE STOCK (%)	DESK RATE (€/MONTH)
CENTER	16,800	14	3.7	250 - 450
CENTER - WEST	12,500	6	2.0	150 - 450
DIMITRIE POMPEIU	10,700	4	2.4	250 - 450
CBD	9,700	7	2.7	250 - 450
FLOREASCA - BARBU VACARESCU	7,000	6	1.2	150 - 450
EXPOZITIEI	5,800	3	1.8	250 - 450
NORTH	2,000	1	1.0	300 - 400
PIPERA NORTH	1,900	1	1.0	150 - 350
WEST	1,300	1	0.8	150 - 250
SOUTH	1,000	1	2.4	150 - 250
EAST	-	-	-	-
BUCHAREST (overall)	68,700	44	2.0	150 - 450

AGGREGATE DATA

FLEX OFFICE STOCK EVOLUTION (SQ. M)

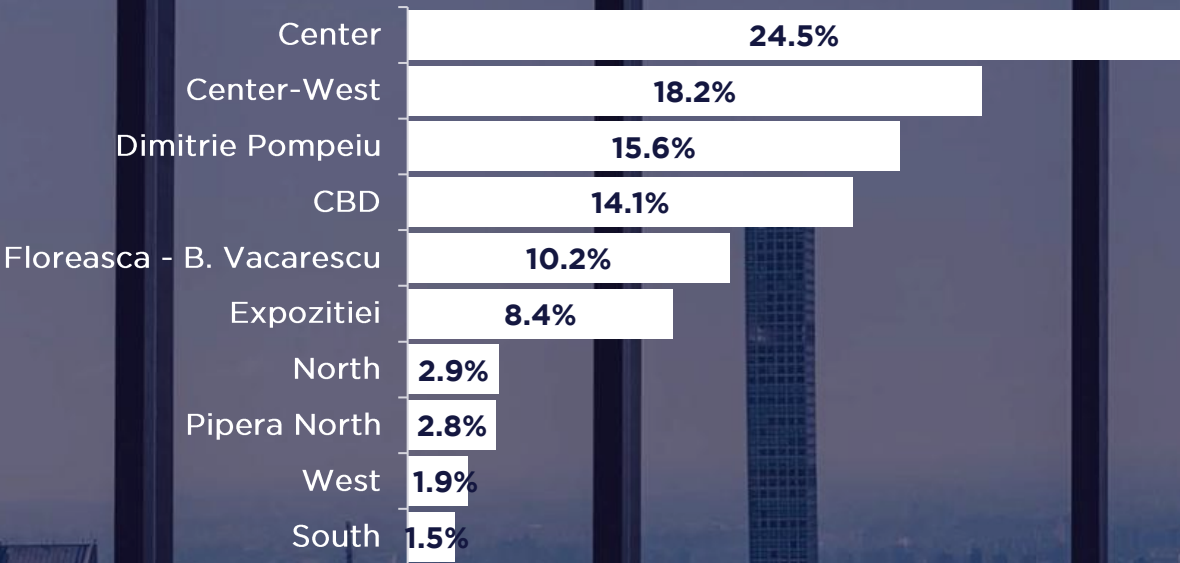


CEE FLEX OFFICE STOCK OVERVIEW (SQ. M)

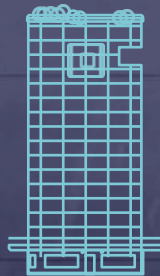
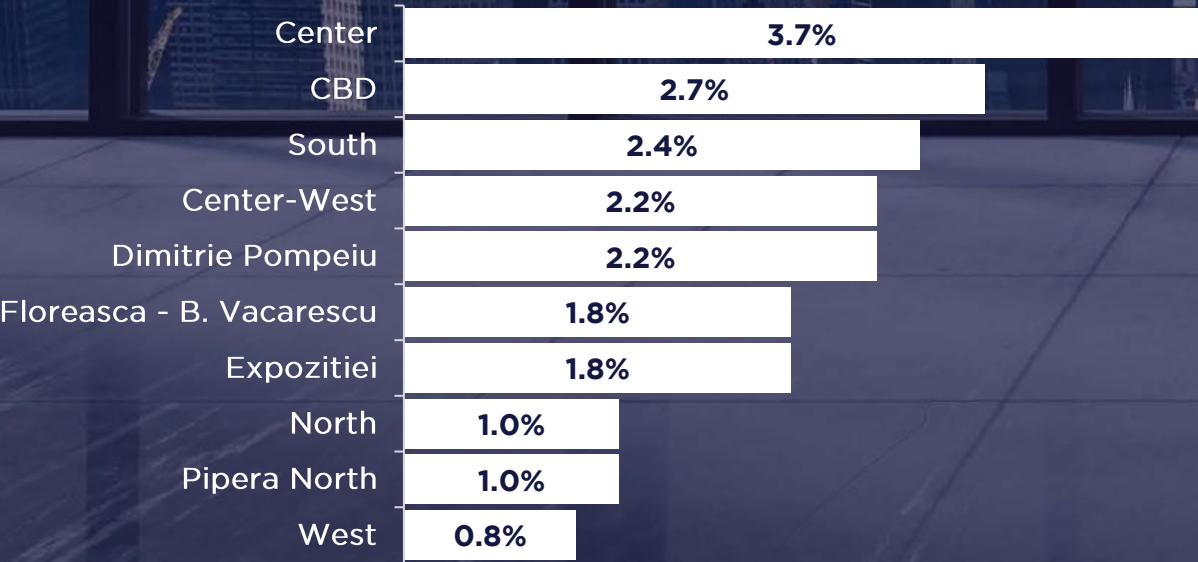


*Flex share in the office stock
Sources: Cushman & Wakefield Echinox Research

BUCHAREST FLEX OFFICE STOCK DISTRIBUTION (%)



FLEX OFFICE AS A SHARE OF SUBMARKET OFFICE STOCK (%)



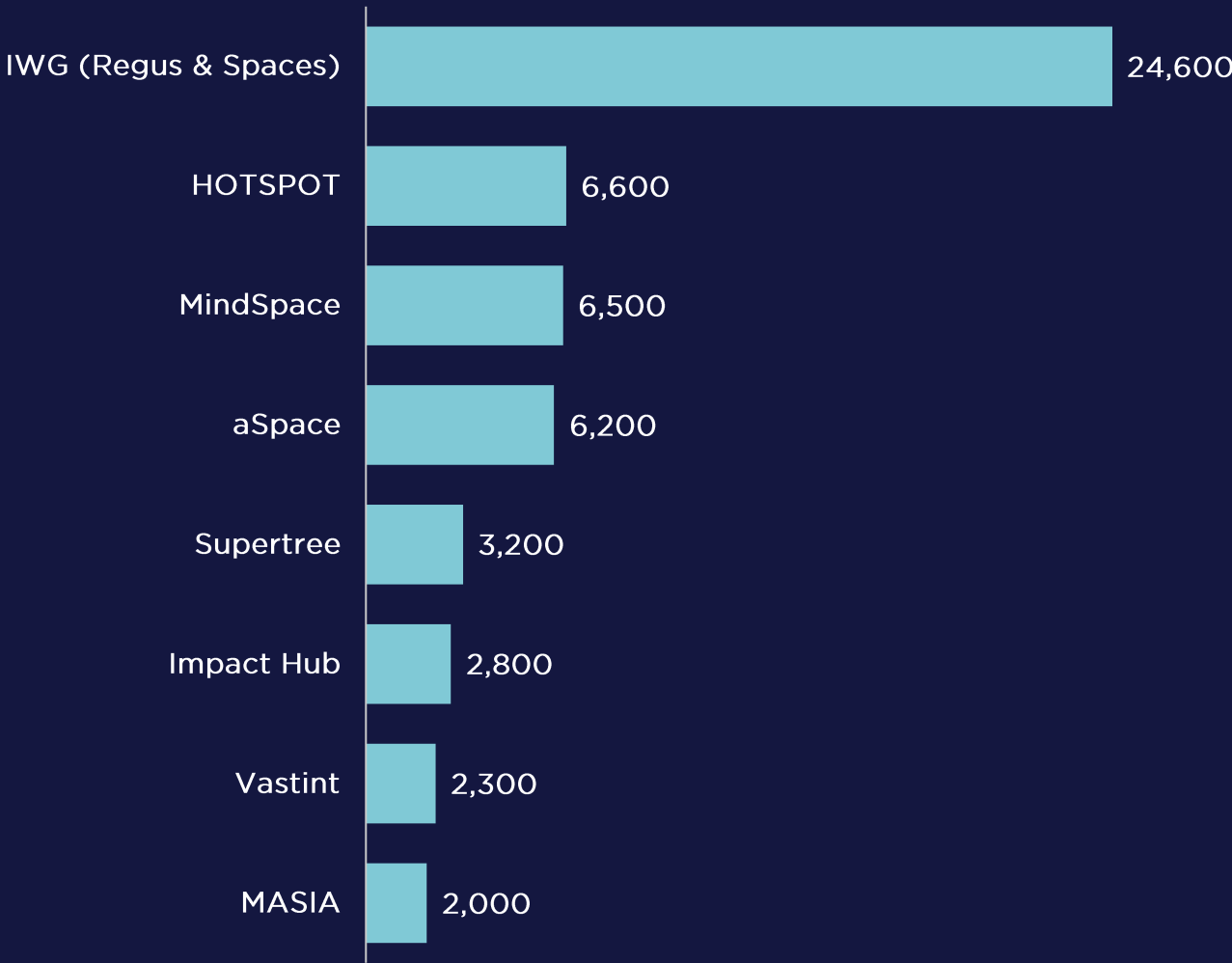
FLEX OFFICE OPERATORS

The 24 operators included in our analysis account for approximately 68,700 sq. m, of which the top three (IWG's Regus and Spaces, HOTSPOT & Mindspace) combined hold 55%.

LARGEST FLEX OFFICE CENTRES

BUILDING	SUBMARKET	OPERATOR	SURFACE (SQ. M)
Globalworth Campus A	Dimitrie Pompeiu	Mindspace	4,500
Expo Business Park	Expozitiei	Spaces	4,100
Globalworth BOC	Dimitrie Pompeiu	Supertree	3,200
Unirii View	Center	Spaces	3,100
Campus 6.1	Center - West	Spaces	3,100
Unimed	Center	Impact Hub	2,800
The Mark	CBD	HOTSPOT	2,600
Orhideea Towers	Center - West	HOTSPOT	2,500
C.A. Rosetti 17	Center	Regus	2,500
Business Garden	Center - West	Vastint	2,300

LARGEST FLEX OFFICE OPERATORS (SQ. M)



MINDSPACE

HOTSPOT



SPACES.

Regus™

aSpace

Supertree
workspaces & more

MASIA

TWO OPERATORS ONE BUILDING

Two flex brands at the same address - a strategy landlords have long used with conventional tenants, now applied to flexible workspace.

BUSINESS GARDEN BUCHAREST

Center-West | Calea Plevnei 159

Spaces (IWG)

1,900 sq. m

International operator, IWG

Vastint Ready-Flex Office

2,300 sq. m

Operated by the landlord

An international brand and the developer's own concept side by side: two service models inside a single scheme.

It shows landlords are now treating flex offices as a core leasing tool, pairing operators to cover more of the market instead of betting on single partner.



FLEX OFFICE OPERATOR COMPARISON

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Operators run on different models, as the overview below is indicative rather than exhaustive:

SERVICE CATEGORY	OPERATOR 1	OPERATOR 2	OPERATOR 3	OPERATOR 4	OPERATOR 5
MEETING ROOMS	Hourly or daily charge beyond allowance	Credit-based system	Credit-based booking, plus event spaces	Hourly booking	Credit-based booking, plus bespoke options
REGISTERED HQ	Available as an add-on	Included in certain plans	Available as an add-on	Available within tailored packages	Available as a standalone option
COFFEE & TEA	Typically part of an amenities package	Generally included	Generally included	Generally included	Included in certain plans

Indicative, non-exhaustive overview based on publicly available operator materials. Operators use different category names for similar services and inclusions vary by plan; the grouping above is ours.

MEMBERSHIP TYPES

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Flex space is typically priced per desk and sold through memberships. Several broad membership plans cover the market:

	REGISTERED HQ Address only	DAY PASS Pay per day	PART-TIME PLAN A set number of days/month	HOT DESK Any free seat	DEDICATED DESK Your own seat	PRIVATE OFFICE Your own room
INCLUDED AMENITIES	Registered address, mail receipt and forwarding, space to meet clients	Wi-Fi, unlimited coffee, tea and water, shared lounges and kitchens, printing	Day pass plan plus phone booths, community events, cleaning and utilities	Part-time plan plus reception, guest and mail handling, and member events	Hot desk plan plus storage options, extended access and a named seat	Dedicated desk plan plus furniture, IT support, access cards and security
BEST SUITED TO	Companies registering an entity or testing the market	Visitors and trial days	Hybrid employees in the office one or two days per week	Freelancers in the office 2-3 days per week	Full-time professionals who require a fixed setup	Teams in need of privacy, branding or confidentiality
BUCHAREST PRICE*	€25 - 150/ month	€40 - 60/ desk/ day	€100 - 250/ desk/ month	€150 - 250/ desk/ month	€200 - 450/ desk/ month	€300 - 500/ person/ month
MEETING ROOMS	Charged separately	Charged separately	Allowance, typically credit-based	Allowance, typically credit-based	Allowance, typically credit-based	Allowance, typically credit-based

Meeting rooms are charged separately, from €10 - 35/ hour, with a monthly allowance normally included in desk and office memberships. All figures exclude VAT.

*Membership cost ranges are indicative;

FLEX OFFICE OPERATING MODELS

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Flex office models differ primarily in how space, services, contracts, investment and occupancy risk are allocated between the owner, operator and occupier.

	CONVENTIONAL LEASE	TURNOVER LEASE	MANAGED SPACE
CORE PROPOSITION	Long-term access to dedicated premises	Ready-to-use workspace, rent shared with landlord via revenue-based lease	Dedicated premises operated by a third party
SPACE ALLOCATION	Fully dedicated	Predominantly shared	Fully or largely dedicated
OWNER'S POSITION & CONTRACT	Passive lessor; lease or sublease with owner	Lessor to operator; revenue-based lease, no / low fixed rent	Principal, with operator managing; management or operating agreement
STRUCTURE WITH OPERATOR	None — direct lease	Lease, rent as % of revenue	Management agreement, fee-based
INCOME SOURCE	Contracted rent	Rent from operator, linked to revenue	Operating income net of fee
INCOME VOLATILITY	Low	Medium to high	Medium to High
CAPEX REQUIREMENT	Low — occupier-led	Low — no landlord contribution	High — landlord-funded
TIME TO STABILISED INCOME	Immediate on signing	Ramp-up to stabilised occupancy	Short ramp-up
TYPICAL COMMITMENT	Long-term	Short to medium-term	Medium to long-term
STRATEGIC RATIONALE	Income security and WAULT	Aligned incentives with operator performance	Control and upside without running operations

Operator commercial structures (fixed lease, turnover lease, management contract, franchise) also vary and shape the risk and capex split behind each model above.

WHAT THE FEE ACTUALLY BUYS

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Operators describe the same package in different words.
Grouped by function, the typical monthly fee generally covers four areas, while some services are usually quoted separately.

SPACE	SERVICE	COMMUNITY	OPERATIONS
- Fully furnished - Meeting rooms - Phone booths - Kitchens and lounges - Event space	- Reception and guest handling - Mail and package handling - Printing - Phone booths & meeting rooms credits - 24/7 access - On-site team - Access to the operator’s other locations (national/global)	- Community and networking events - Member app and directory - Coffee, tea and refreshments - Partner benefits and discounts - Monthly rolling subscription	- Cleaning - Utilities, heating and air conditioning - High-speed internet and Wi-Fi - IT support - Access cards and security
ADDITIONAL SERVICES		HOW OPERATORS DIFFERENTIATE	
- Meeting-room hours beyond the allowance - Parking (if available) - Set-up fee, private offices - Company services – accounting, legal, HR, concierge - Dedicated phone line, extra storage - Registered office, where not bundled		- Meeting-room mechanism: multiple systems – an hourly rate with a member discount, credits tied to the workstation count, or a monthly allowance. - Contract length: longer commitments are typically rewarded with a single-digit percentage discount against the standard monthly fee. - Service level: the same private office is offered in tiers, with the difference in meeting-room hours, reception support and deposit – not the space itself. - Network reach: roaming across the operator’s other centres – nationally, regionally or globally – is now standard on full-time plans.	

Indicative overview based on publicly available operator materials for Bucharest, 2026. Operators use different category names for similar services and inclusions differ by plan; the grouping above is ours and is not a like-for-like comparison.

NORTH

 **2,000** SQ. M
STOCK

 **1.0 %**
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)

 **300 - 400**
RATE RANGE
€/ desk/ month

 **1**
FLEX OFFICE
CENTER



Despite its strategic location and proximity to the city’s two international airports, the area remains one of Bucharest’s smallest flex markets, with a single center totaling 2,000 sq. m.



 Under construction metro station

FLEX OFFICE		BUILDING	
1	MASIA		MIRO Offices

PIPERA NORTH

 **1,900** SQ. M
STOCK

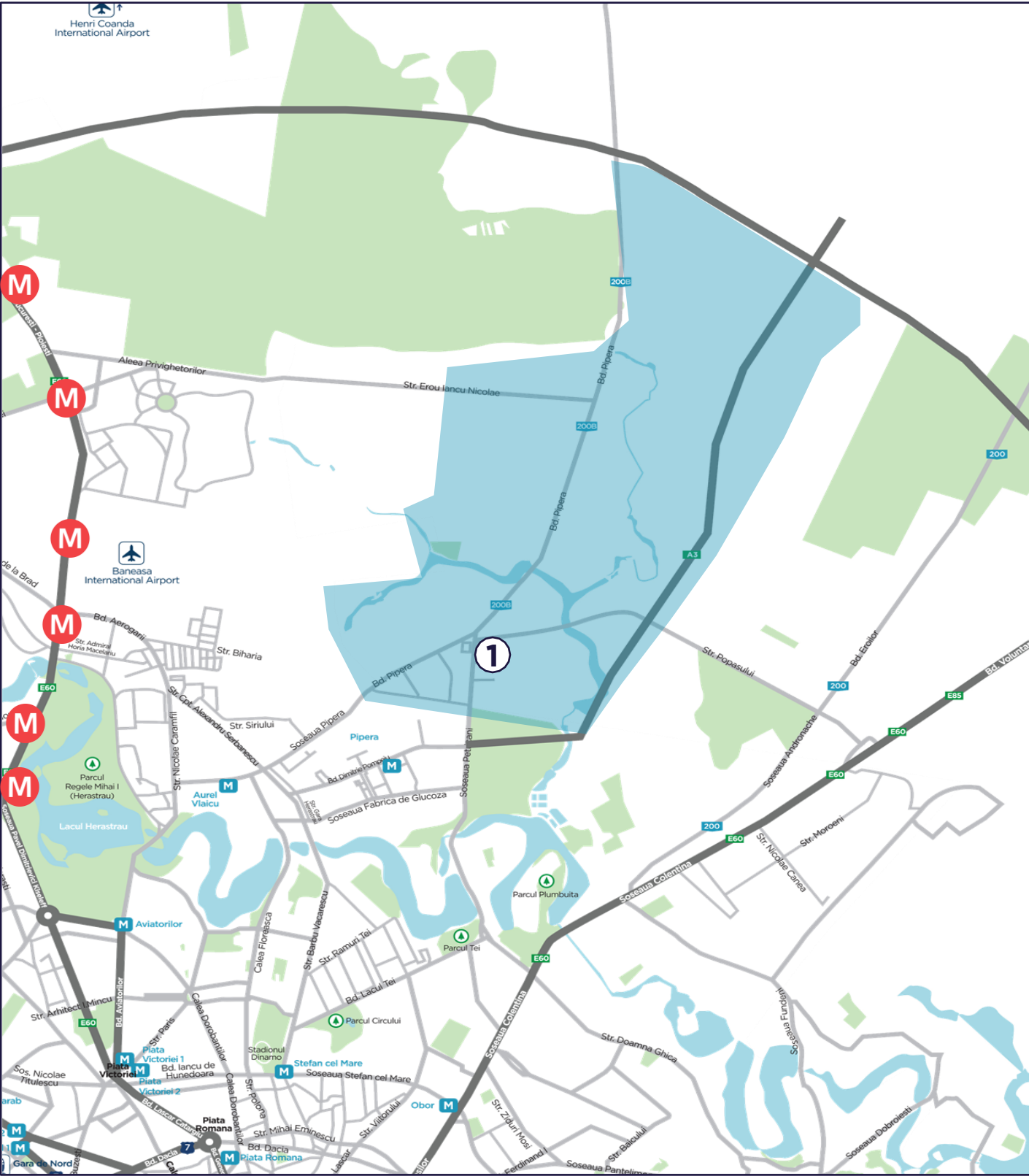
 **150 - 350**
RATE RANGE
€/ desk/ month

 **1.0 %**
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)

 **1**
FLEX OFFICE
CENTER



A peripheral submarket built largely on older office schemes, where high vacancy and competitive rents kept occupier activity subdued. Flex presence is limited to a single center, with desks quoted at €150-350/ month - among the most accessible entry points in the city.



 Under construction metro station

FLEX OFFICE		BUILDING
1	aSpace	Global City

DIMITRIE POMPEIU

 **10,700** SQ. M
STOCK

 **2.4 %**
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)

 **250 - 450**
RATE RANGE
€/ desk/ month

 **4**
FLEX OFFICE
CENTERS

A long-established employment hub whose cost-efficient, campus-scale buildings continue to attract large corporate occupiers, supported by robust leasing and comparatively contained vacancy. Flex followed that demand: almost 11,000 sq. m, corresponding to 2.4% of the submarket’s office stock.



FLEX OFFICE		BUILDING
1	Mindspace	Globalworth Campus
2	Supertree & Modullo	Globalworth BOC
3	Regus	IRIDE
4	Regus	Hermes Business Campus



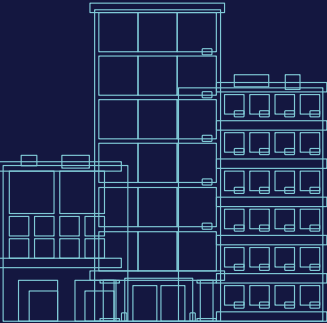
FLOREASCA - BARBU VACARESCU

 **7,000** SQ. M
STOCK

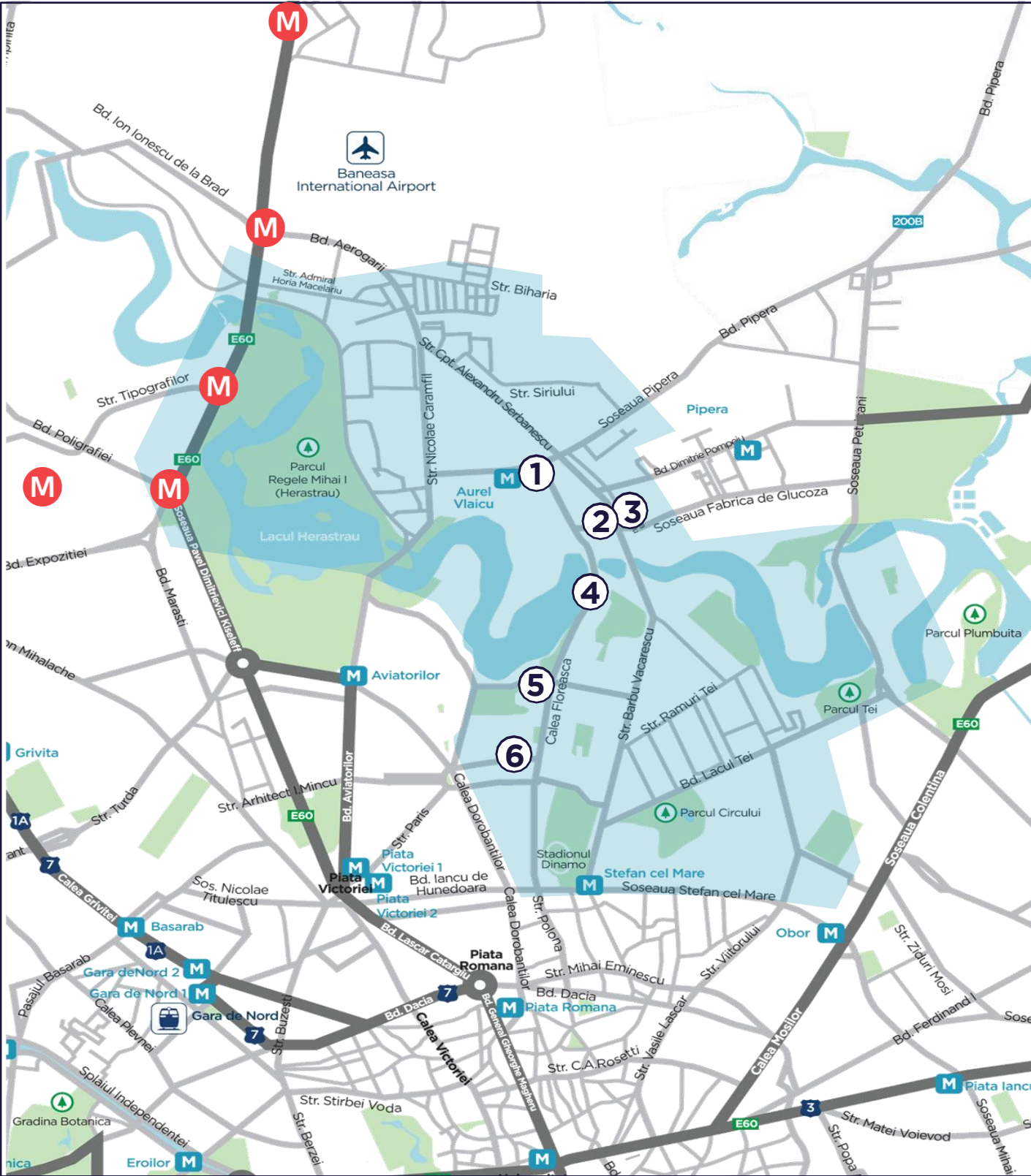
 **150 - 450**
RATE RANGE
€/ desk/ month

 **1.2 %**
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)

 **6**
FLEX OFFICE
CENTERS



One of the city's prime business districts, with modern buildings, excellent transport links and consistently tight availability. 6 flex centers operate here, as the mix of international and local brands produces one of the widest desk ranges in the city, at €150-450/ month.



 Under construction metro station

FLEX OFFICE		BUILDING
1	Regus	AFI Park Floreasca
2	aSpace	AFI Lakeview
3	DBH	Equilibrium
4	LeBooster	Ethos House
5	HotSpot	One Tower
6	aSpace	Banu Antonache

CBD

 **9,700** SQ. M
STOCK

 **2.7 %**
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)

 **250 - 450**
RATE RANGE
€/ desk/ month

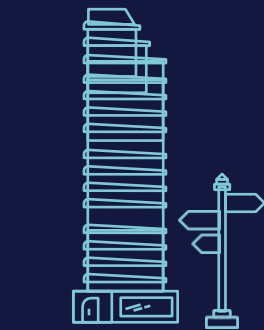
 **7**
FLEX OFFICE
CENTERS

Driven by professional services demand, Bucharest’s central business district commands the city’s highest office rents amidst tightly limited supply. Seizing this opportunity, flex operators locked in almost 10,000 sq. m across several landmark buildings.



 Under construction metro station

FLEX OFFICE		BUILDING
1	Regus	Charles de Gaulle Plaza
2	Mindspace	Tower Center International
3	Betahaus	Premium Plaza
4	aSpace	Victoriei 222
5	Hotspot	The Mark
6	Omni Office	Victoria Center



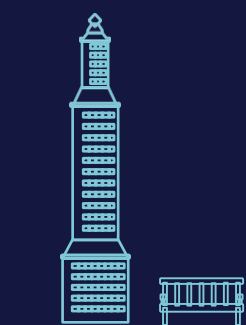
EXPOZITIEI

 **5,800** SQ. M
STOCK

 **1.8 %**
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)

 **250 - 450**
RATE RANGE
€/ desk/ month

 **3**
FLEX OFFICE
CENTERS



Characterized by a relatively new office stock and premium rental rates, the Expozitiei submarket currently faces elevated vacancy. However, the area is set for significant upside, with the upcoming M6 metro line due to provide direct connectivity to both Bucharest international airports.



 Under construction metro station

FLEX OFFICE		BUILDING
1	Regus	City Gate
2	Spaces	Expo Business Park
3	mycowork	S-Park

CENTER

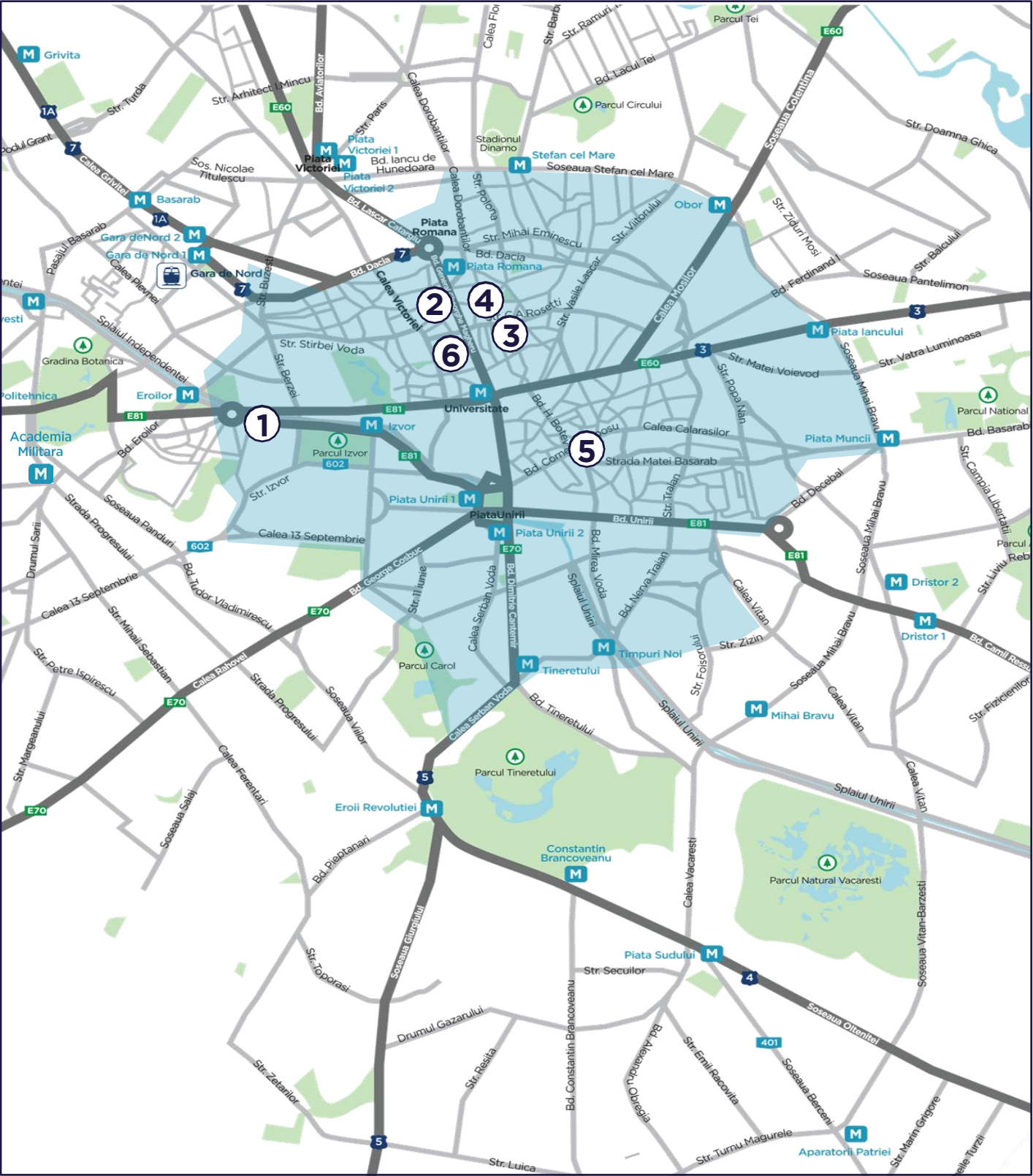
 **16,800** SQ. M
STOCK

 **3.7 %**
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)

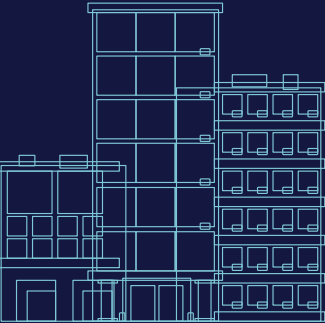
 **250 - 450**
RATE RANGE
€/ desk/ month

 **14**
FLEX OFFICE
CENTERS

The largest and most diverse flex submarket in Bucharest: 14 centers totaling 16,800 sq. m, equal to 3.7% of the office stock - the highest share in the city. Boutique, design-led concepts operate alongside international brands, with desks priced at €250-450/month, supported by the largest development pipeline in the capital.



FLEX OFFICE		BUILDING
1	V7 Studio	Opera Center
2	V7 Studio	Mendeleev Office 5
3	H Private	H Tudor Arghezi 21
4	Regus	C.A. Rosetti 17
5	Spaces	Unirii View
6	Nova Coworking	Excelsior



CENTER-WEST



12,500

SQ. M

STOCK



150 - 450

RATE RANGE

€/ desk/ month



2.0 %

FLEX SHARE IN THE

SUBMARKET

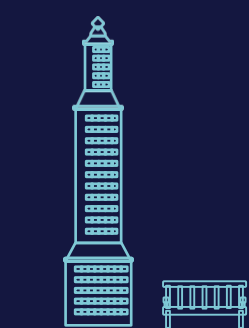
OFFICE STOCK (%)



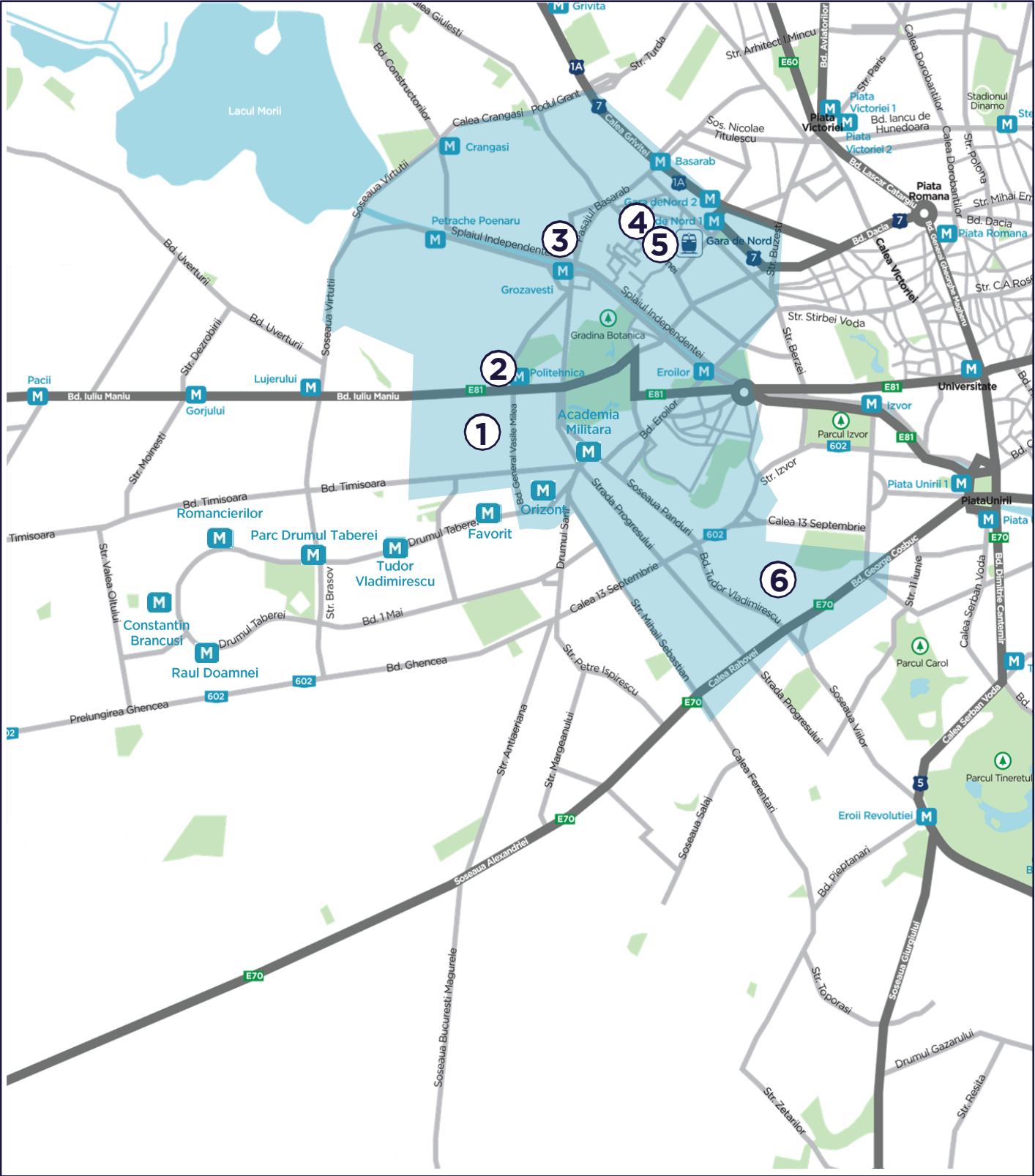
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FLEX OFFICE

CENTERS



Driven by corporate IT and banking occupiers, this submarket represents the largest and most dynamic office cluster in Bucharest. Flexible operators hold a 2.0% share in the submarket's stock, delivering 12,500 sq. m across 6 locations.



FLEX OFFICE		BUILDING
1	aSpace	AFI Park 1
2	Spaces	Campus 6.1
3	Hotspot	Orhideea Towers
4	Regus	Business Garden
5	Vastint	Business Garden
6	Regus	Green Gate

WEST

 **1,300** SQ. M
STOCK

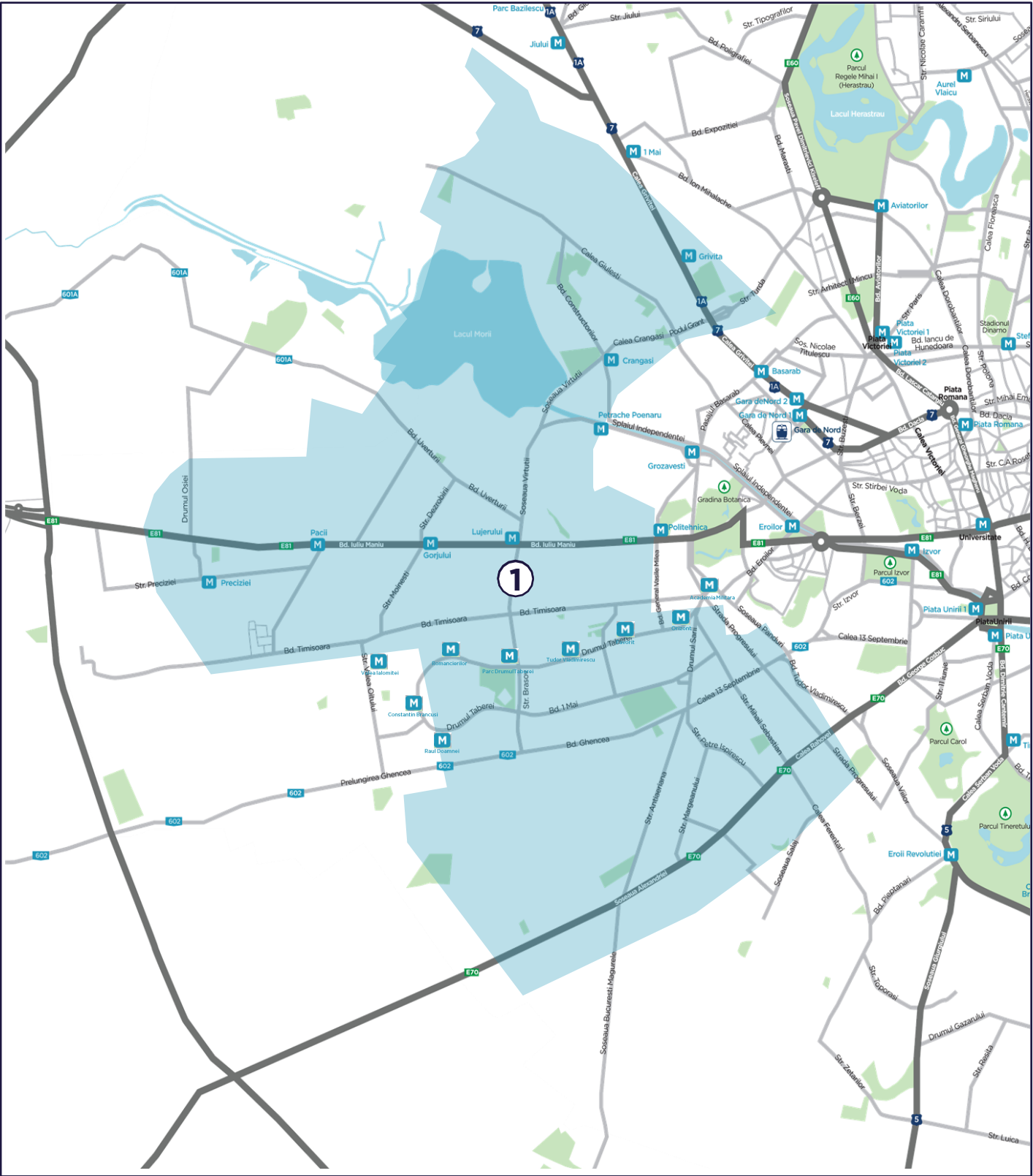
 **0.8 %**
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)

 **150 - 250**
RATE RANGE
€/ desk/ month

 **1**
FLEX OFFICE
CENTER



Due to a high concentration of long-term occupiers and a low leasing volatility, the West submarket maintains a limited flex office footprint. Holding just a 0.8% share in the office stock through one active serviced center, the area commands stable monthly desk pricing ranging from €150 to 250.



FLEX OFFICE

1 Regus

BUILDING

Anchor Plaza

SOUTH



1,000 SQ. M
STOCK



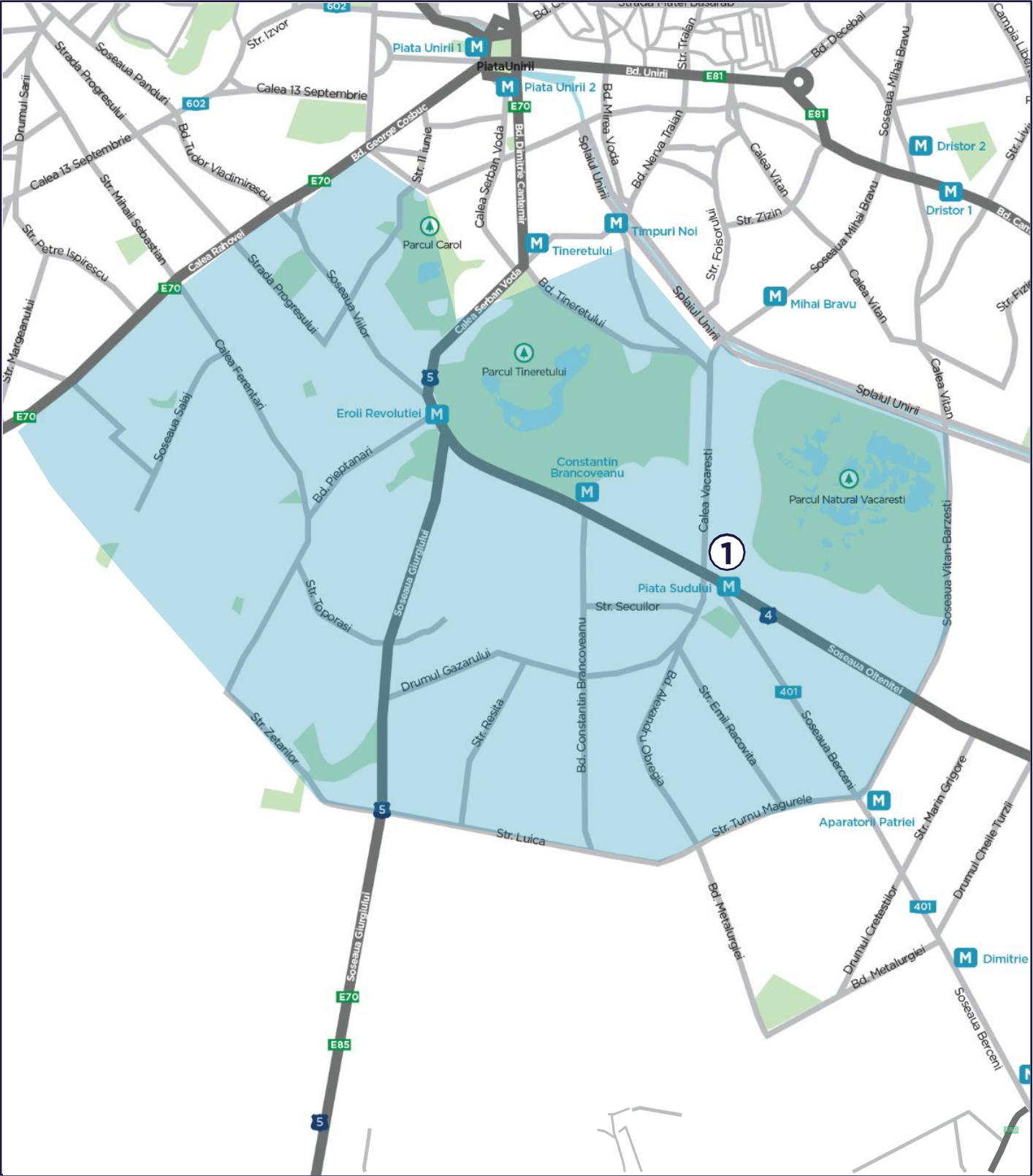
150 - 250
RATE RANGE
€/ desk/ month



2.4 %
FLEX SHARE IN THE
SUBMARKET
OFFICE STOCK (%)



1
FLEX OFFICE
CENTER



FLEX OFFICE

1 Regus

BUILDING

Sun Offices



Bucharest's smallest office submarket, the South combines competitive rents with a resilient occupier base, while flex supply remains limited to a single center.

INDICATIVE FLEX OFFICE TERMS

BUCHAREST MARKET

Premium membership fee €/ desk/ month, excl. VAT	Hot desk	€250
	Dedicated desk	€450
	Private office	from €500
Pricing basis	Per desk	
Payment frequency	Monthly in advance; quarterly payment may be available	
Contract term	Flexible terms; from 1 day to 24+ months, depending on operator, product and client profile	
Access	Mon-Fri for hot desk; 24/7 commonly available for dedicated desks/private offices	
Security deposit	1-2 months; subject to operator and client profile & requirements	
Incentives	Negotiable; may include discounts for longer commitments, upfront payment or larger requirements	
Workspace specification	Fully fitted & furnished & ready-to-use	
Included services	Utilities, high-speed internet, cleaning, reception and refreshments; meeting-room credits/services	
VAT	21%	

*Indicative market benchmarks based on selected flexible office operators in Bucharest. Actual terms vary by location, product, access level, contract duration and client profile.



CONTACT

MADALINA COJOCARU

Partner, Office Agency
madalina.cojocaru@cwechinox.com

VLAD SAFTOIU

Head of Research
vlad.saftoiu@cwechinox.com

ELENA IARU

Business Intelligence Analyst
elena.iaru@cwechinox.com



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