



# The Office Market in Bucharest

1<sup>ST</sup> QUARTER OF 2025



## 44,820 sqm leased in Bucharest in Q1 2025

In Q1 2025, modern office spaces with a total area of 44,820 sqm were rented in Bucharest.

Among those:

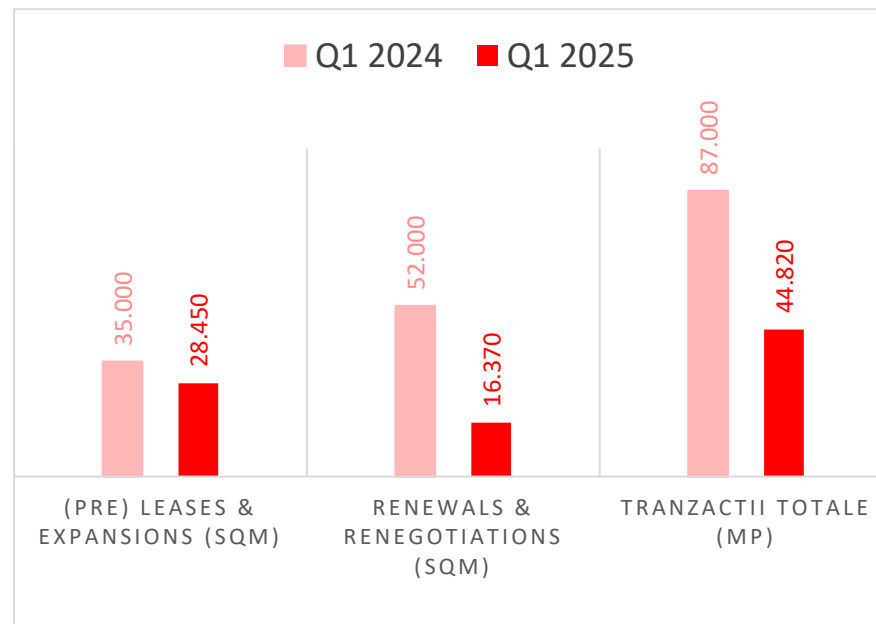
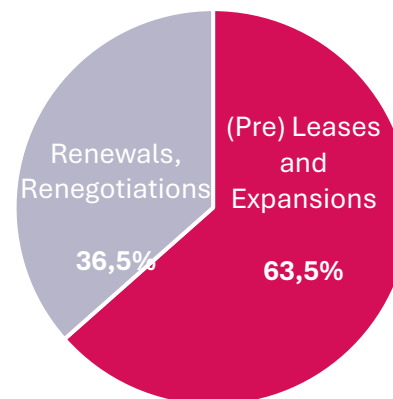
- **(Pre) Leases and Expansions** had a share of **63.5%** (namely 28,450 sqm),
- **Renewals and Renegotiations** represented **36.5%** of the volume of transactions (namely 16,370 sqm).

## Downtrend vs Q1 2024

Compared to the same period in 2024, there was a decrease in both the (Pre) Leases and Extensions segment - by 19%, and the Renewals segment, by 69%.

TYPE OF TRANSACTIONS	T1 2025 vs T1 2024		
	Q1 2024	Q1 2025	variation
(Pre) Leases & Expansions (sqm)	35,000	28,450	-19%
Renewals & Renegotiations (sqm)	52,000	16,370	-69%
<b>Total Transactions (sqm)</b>	<b>87,000</b>	<b>44,820</b>	<b>-48%</b>

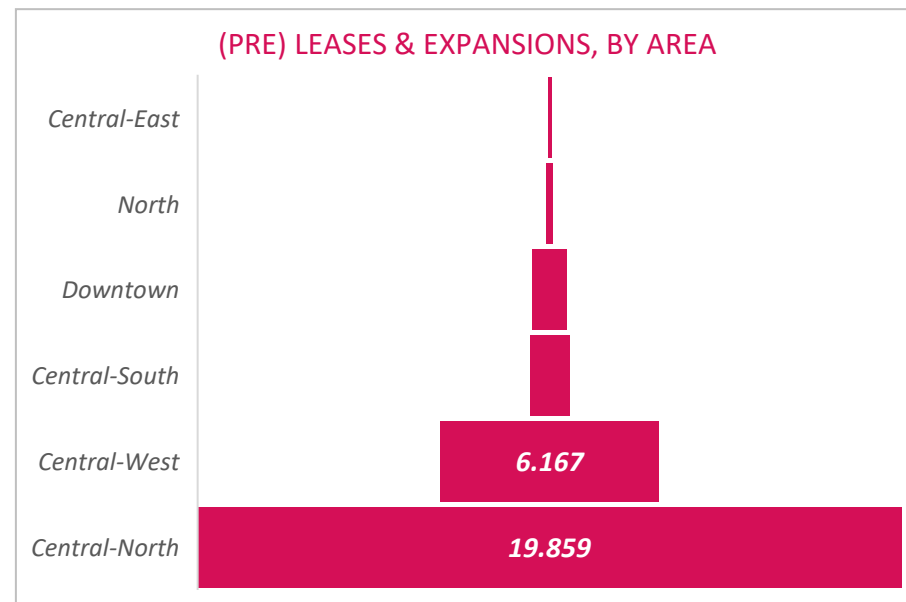
## Office transactions in Bucharest in Q1 2025



## (Pre) Leases and Expansions, by AREA

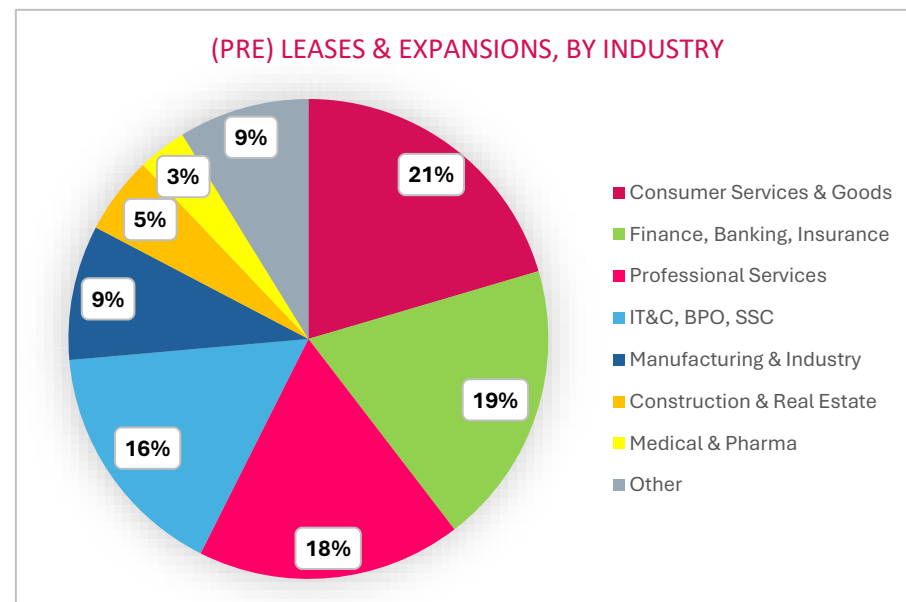
The most sought-after area of Bucharest was **Center-North**, with **70% of the preferences of companies** that chose to relocate to new headquarters (respectively 19,859 sqm).

In second place was the **Center-West** area with **22%** (respectively 6,167 sqm), the other areas adding up to 8%.



## (Pre) Leases and Expansions, by Activity

The most active tenants in Bucharest in the first quarter of 2025 were companies in the **Services and Consumer Goods sector** with **21%** of the newly leased area, followed by companies in the **Financial sector** with **19%** and **Professional Services**, with **18%** of the leased area.



## Main Transactions in Q1 2025

Company	Surface (sqm)	Activity	Building	Area
Transilvania Bank	4,800	Financial Services	Green Court	Central-North
Cris-Tim	2,800	Consumer Goods	Oregon Park	Central-North
Schindler Romania	1,160	Manufacturing & Industrial	Business Garden Bucharest	Central-West
Jacobs Douwe	1,160	Consumer Goods	Sky Tower	Central-North
Tchibo	1,130	Consumer Goods	Business Garden Bucharest	Central-West

## The office space Offer

No new office buildings were completed in Q1 2025.

Although 2025 is expected to be a period of particularly low supply of new projects in Bucharest, companies considering relocating or expanding their offices have extensive space available in high-end office buildings already in use and with available office space.

Rent levels remained relatively stable, supported by limited demand and a low supply of new space.

# Esop Partners in time



Company: **HARMAN**

Field of activity: Automotive

Surface: 10.000 sqm

Building: Metrooffice

City: Bucharest



Company: **HELLA Romania**

Field of activity: Automotive

Surface: 4.000 sqm

Building: City BC

City: Timisoara



Company: **HELLA Romania**

Field of activity: Automotive

Surface: 5.800 sqm

Building: Electroputere BP

City: Craiova



Company: **TRACTEBEL Engineering**

Field of activity: Profess. Services

Surface: 1.620 sqm

Building: Expo BP

City: Bucharest



Company: **UP Romania**

Field of activity: Business Services

Surface: 2.400 sqm

Building: U Center

City: Bucharest



Company: **IDEMIA Romania**

Field of activity: IT & C

Surface: 4.030 sqm

Building: Berlin Bldg.-Sema

City: Bucharest



Company: **1 & 1 Internet Development**

Field of activity: IT & C

Surface: 3.500 sqm

Building: Sky Tower

City: Bucharest



Company: **World Class Romania**

Field of activity: Personal Services

Surface: 2.100 sqm

Building: Record Park

City: Cluj Napoca

# About ESOP Consulting | CORFAC International

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Starting 2013, ESOP is the Romanian affiliate of **CORFAC International** a leading network of **independently-owned, entrepreneurial real estate firms** that partner to deliver quality and experienced service **locally, nationally, and internationally**. CORFAC members have expertise in office, industrial and retail brokerage, investment sales, multifamily, self-storage, acquisitions and dispositions, property management and corporate services. Through **80 offices worldwide**, CORFAC covers 46 US markets, 6 in Canada and 27 international markets including **Australia, Colombia, France, Germany, Ireland, Israel, Italy, Mexico, Romania, Russia, South Africa, South Korea, Switzerland and the United Kingdom**. What CORFAC stands out for is its members' commitment in delivering reliable solutions, within a creative, trustworthy and highly customized process. **Fact Sheets – over 10,000 transactions annually, encompassing 600 mil. sq feet and valued at more than \$9,2 billion.**



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