



The Office Market in Bucharest

3rd QUARTER OF 2025



56,210 sqm leased in Bucharest in Q3 2025

In Q3 2025, modern office spaces with a total area of 56,210 sqm were rented in Bucharest.

Among those:

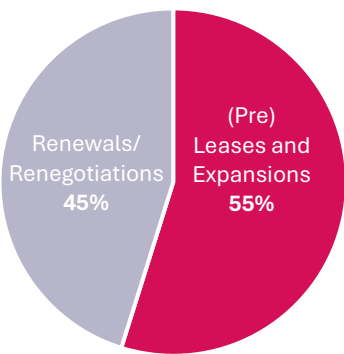
- **(Pre) Leases and Expansions** had a share of **55%** (namely 30,823 sqm),
- **Renewals and Renegotiations** represented **45%** of the volume of transactions (namely 25,387 sqm).

Stability throughout 2025

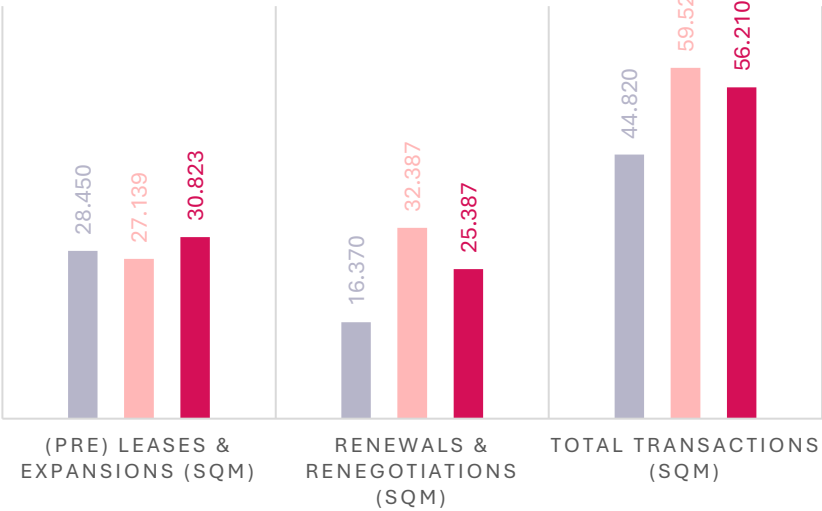
The rental market in the first three quarters of 2025 in Bucharest remained quite stable, with no major changes.

The highest total transaction volume was in Q2, supported by the higher number of renegotiation and extension transactions, while the maximum volume of new space rentals was recorded in Q3.

Office Transactions in Bucharest in Q3 2025



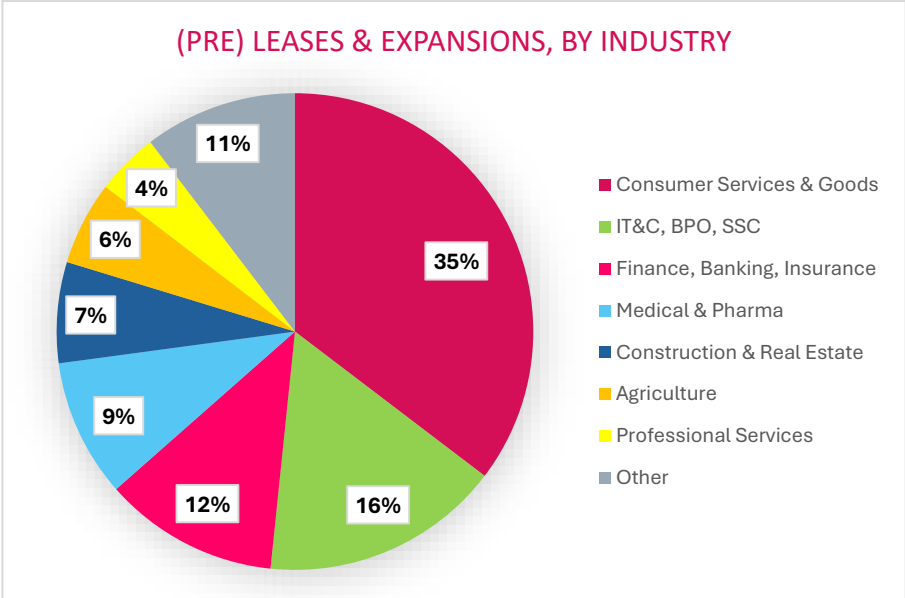
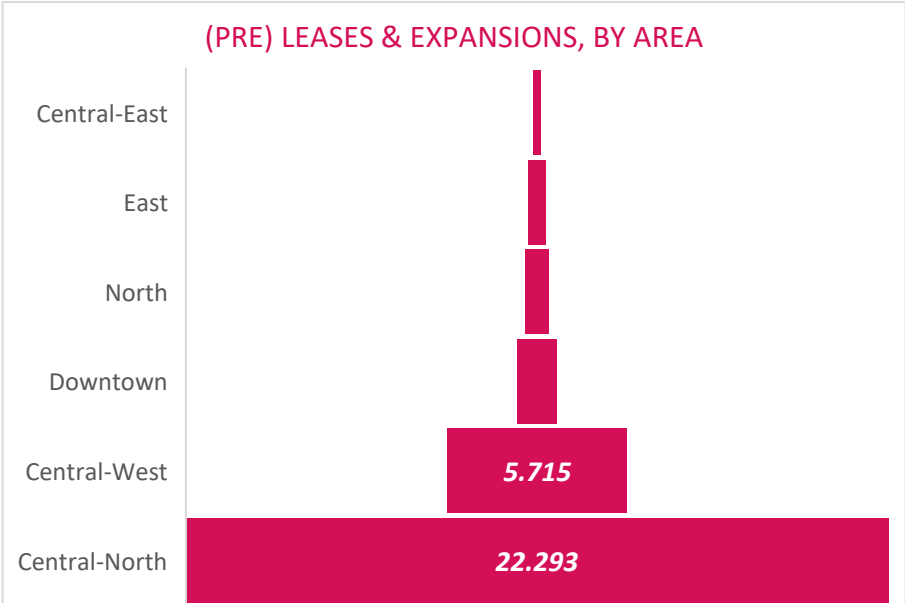
■ Q1 2025 ■ Q2 2025 ■ Q3 2025



(Pre) Leases and Expansions, by AREA

75% of the net take-up, totaling 23,043 sqm, was contracted in the **Central-North** and **North** areas.

The **Central-West** area consolidated its position as a strategic hub, attracting **18.5%** of the new demand, respectively 5,715 sqm.



(Pre) Leases and Expansions, by Activity

The most active tenants in Bucharest in the third quarter of 2025 were companies in the **Services and Consumer Goods sector** with **35%** of the newly leased area, followed by companies in the IT&C sector with 16% and **Financial sector** with **12%** of the leased area.

Main Transactions in Q3 2025

Company	Surface (sqm)	Activity	Building	Area
Procter & Gamble	7,000	Consumer Services and Goods	Yunity Park	Central-North
ProCredit Bank	2,500	Financial Services	Business Garden Bucharest	Central-West
Sunpharma	2,500	Medical & Pharma	Floreasca Park	Central-North
FOYU	2,250	Consumer Services and Goods	Globalworth Campus	Central-North
Bunge	1,400	Agriculture	Globalworth Tower	Central-North

The office space Offer

No new office buildings were completed in Q3 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

ESOP, established in 2002, is a **trustworthy reference name** on the Romanian real estate market, among the **top 5 consultancy companies** on the commercial segment, and **the no. 1 local brand on the office segment**, having mediated the lease of over 100,000 sqm offices within the last 3 years.

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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