

SOFIA

GREEN MODERN DEVELOPING

15th largest city in
the EU

1.65 million metro
area population

Service and export
oriented economy

Regional hub for IT,
ITO, BPO, Tech and
Creative industries

Strategic location:
1-3h flight to all
major European
airports

OFFICE SPACES

The office market in Sofia registered a year of stable growth supported by the strong economic performance in Bulgaria and blue-chip tenants expanding their presence in Sofia.

- 2 million m² existing stock of modern office spaces in Sofia
- 40% pre-leased during the construction phase
- 404K m² under construction
- €13-15/m² monthly rent
- Major tenants: IT, BPO and financial companies
- 9.9% vacancy rates (amongst the lowest in CEE)
- 7.5-8% prime yields

SOFIA BUSINESS ZONES



1. Todor Alexandrov blvd
2. Central Business Zone
3. Sofia Square Zone
4. Hladilnika Zone
5. Sofia Tech Park Zone
6. Capital Fort Zone
7. Grand Canyon Zone
8. Business Park Sofia
9. Bulgaria blvd
10. Sofia Airport Zone

— Major Arteries and Ringroads
— Metro Lines

— • Under Construction Metro Lines
● Emerging Business Zones

RETAIL SPACES

Sofia is the largest retail market in Bulgaria. It is driven by improving purchasing power and favourable economic outlook.

- 400K m² of retail spaces in over 10 shopping centres
- €36/m² average monthly rent for shopping centres
- €54/m² average monthly rent for high-street areas
- 7% vacancy rates
- 7.25% current prime yields

INDUSTRIAL AND LOGISTICS SPACES

Industrial market demand is driven by logistics and retail companies supported by the overall economic growth.

- 1.16 M m² current industrial stock
- 200K m² under construction
- €3.8-4.4/m² monthly rent range
- 3.5% vacancy rates
- 8.5% prime yields
- Large industrial zones are under development by the city

HOTELS

In recent years Sofia has become a more popular destination for both leisure and business travellers.

- Annual income from 4 and 5-star hotels has doubled between 2015 and 2018
- Only 42% of hotel rooms are part of big chains – opportunity for new entrants
- The number of 5-star hotel rooms is expected to double by 2021
- Sofia International Airport to be expanded with a new terminal and overall reconstruction by the new concessionaire
- The number of overnights spent in Sofia are forecasted to increase by 77% between 2016 and 2030
- Demand for 3 and 4-star hotels is expected to grow

URBAN DEVELOPMENT

A €90 million urban renewal projects over an area of 200 000 m² in the central part of Sofia to be completed by 2020. The new Line 3 of the Sofia Metro will open by the end of 2019.

- Sofia Metro – 40 km total length with 35 stations and 350 000 passengers daily. 12 new stations to open by mid-2020 with 170 000 additional daily commuters
- Night public transport introduced in 2018 to ease people with unusual working hours
- 90% all new public bus fleet
- €10 million in renovations of parks, green areas and playgrounds in 2019



INTERACTIVE OFFICE AND INDUSTRIAL SPACES MAP

An interactive map on our website provides an overview of the office and industrial spaces in Sofia. The map aims to help potential investors by visualising the areas with concentration of big enterprises.



Visit investsofia.com/en/office-and-industrial-map-sofia

- Detailed map of 200+ office, logistics and manufacturing sites
- Overview map with the spatial distribution of major office, industrial and logistic spaces by region
- Workforce distribution heat map

SOFIA INVESTMENT AGENCY

Sofia Investment Agency offers one-stop service solutions to local and foreign companies looking to set up or expand operations in Sofia. Sofia Investment Agency provides business analysis, contacts and guidance for establishing a business in the capital of Bulgaria.

The mission of the Agency is to support Sofia to develop as a modern, innovative and green city: an attractive and preferred place to start and grow a business.

SCAN TO DOWNLOAD
THE PRESENTATION
"INVESTMENT OPPORTUNITIES
IN BULGARIA"



Sofia Investment Agency

contact@investsofia.com
www.investsofia.com

 Sofia Investment Agency

 @InvestSofia

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