



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szóke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu



Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu

N97

1124 Budapest, Németvölgyi út 97.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/107-n97>

N97 Office Center is located in District 12 of Budapest on Németvölgyi út in a peaceful leafy mixed-use area. MOM Park shopping centre is within 1 km (5 minutes drive) offering retail, food, restaurant, post office and other services and amenities.



Data			
Location	North Buda	Status	Existing building
Completion year	1997 / Q1	Refurbishment year	2004
Category	B	Number of floors	

Rental fees/prices			
Office	12.5 €/m ² /mo - 14 €/m ² /mo	Office Service Charge	5 €/m ² /mo
Parking rent	75 €/m ² /mo - 100 €/m ² /mo		

Technical specification

4-pipe fan-coil system, Diesel generator, Fresh air supply, Openable windows, Radiators, Raised floor, Suspended Ceiling, Underground garage,

Areas			
Available GLA	1165.32 m ²	Number of parking lots	120
Gross Leasable Are (GLA)	1080.00 m ²	Common Area Share (CAR)	8
Office	208.44 m ² - 1165.32 m ²		

Details of the property	
Access	Tram: 59 Bus: 8, 102, 112
Green certificate	

Amenities

Card-entry system, 24/7 security service, CCTV camera system, Reception service,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
A building - Unit 1	To let	Office	Floor 0	208.44 m ²	12.5 €/m ² /mo - 14 €/m ² /mo	
A building - Unit 2	To let	Office	Floor 0	239.76 m ²	12.5 €/m ² /mo - 14 €/m ² /mo	
A building - Unit 3	To let	Office	Floor 2	293.76 m ²	12.5 €/m ² /mo - 14 €/m ² /mo	
A building - Unit 4	To let	Office	Floor 3	423.36 m ²	12.5 €/m ² /mo - 14 €/m ² /mo	

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS
REAL ESTATE**

Robertson Hungary Kft.
Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1