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Nordic Light

1133 Budapest, Váci út 96-98.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/112-nordic-light>

The LEED Gold pre-certified Nordic Light office building is the newest development of Skanska on Váci Road. The first phase of the building contains 6,600 sq m office area, and was handed over in Q1 2016. Second phase of the building offers additional 19,600 sq m office area and was handed over at the end of 2016. The third phase of Nordic Light is under development and will offer further 13,500 sq m office area. The building is under construction and going to be finished by Q2 2020.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2020 / Q2	Refurbishment year	
Category	A	Number of floors	7

Rental fees/prices			
Office	15 €/m ² /mo - 15.5 €/m ² /mo	Retail	15 €/m ² /mo - 15.5 €/m ² /mo
Office Service Charge	2000 Ft/m ² /mo	Parking rent	110 €/m ² /mo - 110 €/m ² /mo

Areas			
Available GLA	7011.14 m ²	Number of parking lots	410
Gross Leasable Are (GLA)	26200.00 m ²	Common Area Share (CAR)	3.67
Office	278 m ² - 6750.93 m ²	Retail	260.21 m ² - 260.21 m ²

Details of the property	
Access	Metro: M3 Bus: 34, 106
Green certificate	LEED Gold WELL Platinum

Technical specification	Amenities
4-pipe fan-coil system, Bicycle racks, Changing Rooms, Diesel generator, Double electric feed, Optical cabling, Raised floor, Suspended Ceiling, Telefon Center, UPS,	Card-entry system, In-house property management, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, In-house café, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Duo - Unit 1	To let	Retail	Floor 0	260.21 m²	15 €/m²/mo - 15.5 €/m²/mo	
Duo - Unit 2	To let	Office	Floor 2	1026.33 m²	15 €/m²/mo - 15.5 €/m²/mo	
Duo - Unit 3	To let	Office	Floor 6	892.6 m²	15 €/m²/mo - 15.5 €/m²/mo	available from May 2024
Uno - Unit 1	To let	Office	Floor 0	278 m²	15 €/m²/mo - 15.5 €/m²/mo	available from May 2024
Uno - Unit 2	To let	Office	Floor 0	528 m²	15 €/m²/mo - 15.5 €/m²/mo	available from May 2024
Uno - Unit 3	To let	Office	Floor 3	409 m²	15 €/m²/mo - 15.5 €/m²/mo	
Uno - Unit 4	To let	Office	Floor 3	1437 m²	15 €/m²/mo - 15.5 €/m²/mo	
Uno - Unit 5	To let	Office	Floor 6	829 m²	15 €/m²/mo - 15.5 €/m²/mo	available from May 2024
Uno - Unit 6	To let	Office	Floor 7	1351 m²	15 €/m²/mo - 15.5 €/m²/mo	available from May 2024

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