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Agora Tower

1133 Budapest, Váci út 116-118

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/121-agora-tower>

Agora Budapest is one of the biggest office and retail complex in Budapest. The monumental project offer more than 120,000 sqm gross leasable area in several phases at the foot of Árpád Bridge. This location provides excellent accessibility both by car (Róbert Károly krt.) and public transport (M3, Tram line 1) from all directions. The complex is consist of 5 buildings and offer office space for around 12,000 people.



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

Rental fees/prices			
Office	18 €/m ² /mo - 22 €/m ² /mo	Retail	22 €/m ² /mo - 26 €/m ² /mo
Office Service Charge	2950 Ft/m ² /mo	Parking rent	€/m ² /mo - €/m ² /mo
Min. term of lease	5		

Areas			
Available GLA	1505.83 m ²	Number of parking lots	440
Gross Leasable Are (GLA)	130000.00 m ²	Common Area Share (CAR)	
Office	381.87 m ² - 1198.92 m ²	Retail	46.07 m ² - 306.91 m ²

Details of the property	
Access	Tram: 1 Metro: M3 Bus: 26, 32, 34, 106, 115, 120
Green certificate	BREEAM Excellent BREEAM Outstanding

Technical specification

4-pipe fan-coil system, Bicycle racks, Elevators, Fresh air supply, Raised floor, Suspended Ceiling,

Amenities

Inner garden, Meeting room for rent, 24/7 security service, Visitor parking, Fitness/gym, Direct metro access, In-house restaurant, In-house café, Conference room for rent, E-car charger,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	260.84 m²	22 €/m²/mo - 26 €/m²/mo	
Unit 2	To let	Office	Floor 1	817.05 m²	18 €/m²/mo - 22 €/m²/mo	
Unit 3	To let	Office	Floor 0	381.87 m²	18 €/m²/mo - 22 €/m²/mo	
Unit 4	To let	Retail	Floor 0	46.07 m²	22 €/m²/mo - 26 €/m²/mo	

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Prices do not include VAT.

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