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# Agora Hub

## 1133 Budapest, Árbóc utca 3.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/122-agora-hub>

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	2022 / Q2	Refurbishment year	
Category	A+	Number of floors	

### Rental fees/prices

Office	18 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	Retail	22 €/m <sup>2</sup> /mo - 26 €/m <sup>2</sup> /mo
Office Service Charge	2900 Ft/m <sup>2</sup> /mo	Parking rent	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo

### Technical specification

### Areas

Available GLA	3120.75 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	0.00 m <sup>2</sup>	Common Area Share (CAR)	
Office	622 m <sup>2</sup> - 2273.03 m <sup>2</sup>	Retail	135.79 m <sup>2</sup> - 847.72 m <sup>2</sup>

### Details of the property

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

### Amenities

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	299 m <sup>2</sup>	22 €/m <sup>2</sup> /mo - 26 €/m <sup>2</sup> /mo	
Unit 2	To let	Retail	Floor 0	135.79 m <sup>2</sup>	22 €/m <sup>2</sup> /mo - 26 €/m <sup>2</sup> /mo	
Unit 3	To let	Retail	Floor 0	194.68 m <sup>2</sup>	22 €/m <sup>2</sup> /mo - 26 €/m <sup>2</sup> /mo	
Unit 4	To let	Retail	Floor 0	218.25 m <sup>2</sup>	22 €/m <sup>2</sup> /mo - 26 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 1	622 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 2	1651.03 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	

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