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# Myhive Thirteen | Xenter

## 1139 Budapest, Pap Károly u. 4-6.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/127-myhive-thirteen-xenter>

The myhive Thirteen (Xenter) office building will be built in the dynamically developing business region of the 13th district of Budapest in a state-of-the-art quality. The headquarters of many public administration institutions (OEP and ORFK headquarters) as well as the offices of other important companies are located in the immediate vicinity. The building has been waiting for its future tenants since mid-2005, at the intersection of the city's north-south-east-west axis, in an excellent public transport hub (M3, tram 1, several bus services). First-class, air-conditioned offices for rent with flexible layout. All offices receive natural light, the windows can be opened and equipped with external blinds. The offices have a well-equipped kitchen and a water block.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2000 / Q1	Refurbishment year	2017
Category		Number of floors	7

Rental fees/prices			
Office	14 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	Office Service Charge	2990 Ft/m <sup>2</sup> /mo
Parking rent	100 €/m <sup>2</sup> /mo - 100 €/m <sup>2</sup> /mo		

Areas			
Available GLA	4002 m <sup>2</sup>	Number of parking lots	173
Gross Leasable Are (GLA)	1830.00 m <sup>2</sup>	Common Area Share (CAR)	9.48
Office	484 m <sup>2</sup> - 4002 m <sup>2</sup>		

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

Technical specification	Amenities
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4-pipe fan-coil system, Bicycle racks, Changing Rooms, Elevators, Optical cabling, Raised floor, Suspended Ceiling, Telefon Center,

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, ATM,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	484 m²	14 €/m²/mo - 14 €/m²/mo	
Unit 2	To let	Office	Floor 2	574 m²	14 €/m²/mo - 14 €/m²/mo	
Unit 3	To let	Office	Floor 4	1245 m²	14 €/m²/mo - 14 €/m²/mo	available from January 2024
Unit 4	To let	Office	Floor 5	1176 m²	14 €/m²/mo - 14 €/m²/mo	
Unit 6	To let	Office	Floor 6	523 m²	14 €/m²/mo - 14 €/m²/mo	

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