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# Szépvölgyi Office Park - Montevideo st. 3/b

1037 Budapest, Montevideo u. 3/b

Datasheet of the property:  
<https://robertson.makeitonline.hu/en/property/131-szepvolgyi-office-park-montevideo-st-3b>

The Montevideo 3 Irodaház has 8,200 square meters of office space for rent in the heart of the 3rd district, at the foot of Rózsadomb, opposite Daubner Cukrászda, in the Szépvölgyi Irodapark. The area of the office park is nearly 6 hectares in size, which allows us to provide our future and existing office tenants with office space in an elegant environment with large green areas. For the clients of the Montevideo 3 Office Building, we offer interior design, full-scale execution of remodeling works and turnkey handover of office areas. Office spaces that can be flexibly divided and designed meet even the highest expectations. The low buildings of the park provide a bright, green and quiet environment for those who work here.



| Data            |            |                    |                   |
|-----------------|------------|--------------------|-------------------|
| Location        | North Buda | Status             | Existing building |
| Completion year | 2005 / Q4  | Refurbishment year |                   |
| Category        | B          | Number of floors   | 3                 |

| Rental fees/prices    |                          |              |   |
|-----------------------|--------------------------|--------------|---|
| Office Service Charge | 3.8 €/m <sup>2</sup> /mo | Parking rent | 90 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo |

| Areas                    |                        |                         |   |
|--------------------------|------------------------|-------------------------|---|
| Available GLA            | m <sup>2</sup>         | Number of parking lots  |   |
| Gross Leasable Are (GLA) | 6150.00 m <sup>2</sup> | Common Area Share (CAR) | 6 |

| Details of the property |                          |
|-------------------------|--------------------------|
| Access                  | Tram: 17<br>Bus: 65, 165 |
| Green certificate       |                          |

| Technical specification  | Amenities   |
|--|---|
| 2-pipe fan-coil system, Bicycle racks, Openable windows, Suspended Ceiling, Underground garage, Air conditioning, Elevators, | Card-entry system, In-house property management, 24/7 security service, CCTV camera system, Reception service, In-house restaurant, Surface parking, In-house café, ATM, Display of company logo, Storage rental possibility, |

| Available units |                  |           |       |      |      |              |
|-----------------|------------------|-----------|-------|------|------|--------------|
| Name            | Type of disposal | Unit type | Floor | Size | Rent | Availability |

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