



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szóke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu

Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu

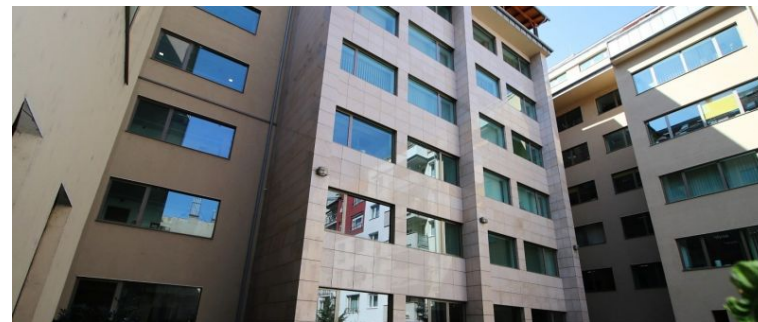


DOWNTOWN IX

1095 Budapest, Ipar u. 5.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/136-downtown-ix>

The "Ferencváros"-part of the 9th district is one of the most dynamically developing new office and cultural areas of Budapest. The block of Downtown IX is built close to the Pest-side bridgeleg of Petőfi-bridge in the Ipar street – a side street issued from the Soroksári road. It is easy to approach since it is close to the heart of city and it takes only a couple of minutes' walk from the bank of river Danube.



Data

Location	Central Pest	Status	Existing building
Completion year	2010 / Q1	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices

Office	11 €/m ² /mo - 12 €/m ² /mo	Office Service Charge	4.5 €/m ² /mo
Parking rent	90 €/m ² /mo - 90 €/m ² /mo		

Technical specification

4-pipe fan-coil system, Double electric feed, External shading, Fresh air supply, Openable windows, Raised floor,

Areas

Available GLA	420 m ²	Number of parking lots	90
Gross Leasable Are (GLA)	0.00 m ²	Common Area Share (CAR)	7
Office	150 m ² - 420 m ²		

Details of the property

Access	Tram: 2, 2A, 4, 6 Metro: M3 Bus: 12, 23, 54 HÉV
Green certificate	

Amenities

Card-entry system, 24/7 security service, Reception service,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	150 m ²	11 €/m ² /mo - 12 €/m ² /mo	
Unit 2	To let	Office	Floor 3	270 m ²	11 €/m ² /mo - 12 €/m ² /mo	

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Prices do not include VAT.

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Robertson Hungary Kft.
Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1