



**Szapáry Zsolt**  
Phone: +36 30 377 4913  
Email: [zsolt.szapary@robertson.hu](mailto:zsolt.szapary@robertson.hu)

**Szőke Viktória**  
Phone: +36 30 330 0733  
Email: [viktoria.szoke@robertson.hu](mailto:viktoria.szoke@robertson.hu)

**Herédi Gábor**  
Phone: +36 30 377 4914  
Email: [gabor.heredi@robertson.hu](mailto:gabor.heredi@robertson.hu)



# Roosevelt 7/8

## 1051 Budapest, Széchenyi István tér 7-8.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/146-roosevelt-78>

Roosevelt Office Building is located in one of the most exclusive part of Budapest. The building provides spectacular prospects in every direction. It is next to the Danube River, in the neighbourhood of the Chain Bridge, the MTA and the Grasham Palace. Thanks to top-quality building materials, the state-of-the-art design and efficient planning there are an atmosphere where your creative business ideas can thrive and your reputation can blossom.



Data			
Location	CBD	Status	Existing building
Completion year	2006 / Q3	Refurbishment year	
Category	A+	Number of floors	8

Rental fees/prices			
Office	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	Retail	30 €/m <sup>2</sup> /mo - 30 €/m <sup>2</sup> /mo
Office Service Charge	2200 Ft/m <sup>2</sup> /mo	Parking rent	160 €/m <sup>2</sup> /mo - 170 €/m <sup>2</sup> /mo

Areas			
Available GLA	12532.91 m <sup>2</sup>	Number of parking lots	231
Gross Leasable Are (GLA)	11713.00 m <sup>2</sup>	Common Area Share (CAR)	7

Office	576.73 m <sup>2</sup> - 12403.44 m <sup>2</sup>	Retail	47.08 m <sup>2</sup> - 129.47 m <sup>2</sup>
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Details of the property	
Access	Metro: M1, M2, M3 Bus: 5, 105 Tram: 2, 47, 49
Green certificate	

Technical specification	Amenities
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4-pipe fan-coil system, Diesel generator, External shading, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, UPS,

Card-entry system, 24/7 security service, Reception service, In-house restaurant,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	82.39 m <sup>2</sup>	30 €/m <sup>2</sup> /mo - 30 €/m <sup>2</sup> /mo	
Unit 2	To let	Retail	Floor 0	47.08 m <sup>2</sup>	30 €/m <sup>2</sup> /mo - 30 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 1	1704.51 m <sup>2</sup>	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 2	1121.36 m <sup>2</sup>	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 2	1747.31 m <sup>2</sup>	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 3	1748.38 m <sup>2</sup>	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	
Unit 7	To let	Office	Floor 4	3188.6 m <sup>2</sup>	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	
Unit 8	To let	Office	Floor 5	576.73 m <sup>2</sup>	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	
Unit 9	To let	Office	Floor 5	1523.68 m <sup>2</sup>	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	
Unit 10	To let	Office	Floor 8	792.87 m <sup>2</sup>	24 €/m <sup>2</sup> /mo - 28 €/m <sup>2</sup> /mo	

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Robertson Hungary Kft.

Telephone: +36 (1) 327-2050

H - 1138 Budapest, Váci út 117-119. A/1