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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 ² /mo - 28 €/m ² /mo | Retail | 30 €/m ² /mo - 30 €/m ² /mo |
| Office Service Charge | 2200 Ft/m ² /mo | Parking rent | 160 €/m ² /mo - 170 €/m ² /mo |

| Areas | | | |
|--------------------------|-------------------------|-------------------------|-----|
| Available GLA | 12532.91 m ² | Number of parking lots | 231 |
| Gross Leasable Are (GLA) | 11713.00 m ² | Common Area Share (CAR) | 7 |

| | | | |
|--------|---|--------|--|
| Office | 576.73 m ² - 12403.44 m ² | Retail | 47.08 m ² - 129.47 m ² |
|--------|---|--------|--|

| Details of the property | |
|-------------------------|---|
| Access | Metro: M1, M2, M3 Bus: 5, 105 Tram: 2, 47, 49 |
| Green certificate | |

| Technical specification | Amenities |
|-------------------------|-----------|
|-------------------------|-----------|

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 ² | 30 €/m ² /mo - 30 €/m ² /mo | |
| Unit 2 | To let | Retail | Floor 0 | 47.08 m ² | 30 €/m ² /mo - 30 €/m ² /mo | |
| Unit 3 | To let | Office | Floor 1 | 1704.51 m ² | 24 €/m ² /mo - 28 €/m ² /mo | |
| Unit 4 | To let | Office | Floor 2 | 1121.36 m ² | 24 €/m ² /mo - 28 €/m ² /mo | |
| Unit 5 | To let | Office | Floor 2 | 1747.31 m ² | 24 €/m ² /mo - 28 €/m ² /mo | |
| Unit 6 | To let | Office | Floor 3 | 1748.38 m ² | 24 €/m ² /mo - 28 €/m ² /mo | |
| Unit 7 | To let | Office | Floor 4 | 3188.6 m ² | 24 €/m ² /mo - 28 €/m ² /mo | |
| Unit 8 | To let | Office | Floor 5 | 576.73 m ² | 24 €/m ² /mo - 28 €/m ² /mo | |
| Unit 9 | To let | Office | Floor 5 | 1523.68 m ² | 24 €/m ² /mo - 28 €/m ² /mo | |
| Unit 10 | To let | Office | Floor 8 | 792.87 m ² | 24 €/m ² /mo - 28 €/m ² /mo | |

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