



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

**Szóke 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)



# Corvin offices 5-6 -Technology & Science Park I.

## 1082 Budapest, Bókay János utca 42-46.

Datasheet of the property:  
<https://robertson.makeitonline.hu/en/property/155-corvin-offices-5-6-technology-science-park-i>

The construction of Corvin Technology and Science Park, which has been running with great strides since its start in January 2015, will close the Eastern end of the large-scale Corvin Promenade City Regeneration Project. This office building is going to offer 14636 sqm leasing space, that will be accomplished by the first quarter of 2018. Since the crisis this has been one of the largest scale leasings on the Hungarian office market. The building fulfils special technological expectations even among the A-category office buildings with its outstandingly high electric capacity, double feeder, the ergonomic lift system equipped with destination control and BREEAM certificate. The outstanding qualities of the new office building and the hypermodern research laboratories will provide the most state-of-the-art work environment for R&D. Corvin Technology and Science Park will also provide ideal solutions in serving special needs, as the Corvin Quarter offers 100 shops and various facilities from terraced restaurants, cafés, and pubs to a fitness-wellness centre and a cinema.



Data			
Location	Central Pest	Status	Existing building
Completion year	2019 / Q2	Refurbishment year	
Category	A+	Number of floors	8

Areas			
Available GLA	1407 m <sup>2</sup>	Number of parking lots	170
Gross Leasable Are (GLA)	14366.00 m <sup>2</sup>	Common Area Share (CAR)	5
Office	403 m <sup>2</sup> - 403 m <sup>2</sup>	Retail	87 m <sup>2</sup> - 1004 m <sup>2</sup>

Rental fees/prices			
<b>Office</b>	17.5 €/m²/mo - 18 €/m²/mo	<b>Retail</b>	25 €/m²/mo - 28 €/m²/mo
<b>Office Service Charge</b>	2225 Ft/m²/mo	<b>Parking rent</b>	120 €/m²/mo - 120 €/m²/mo

Technical specification
-------------------------

4-pipe fan-coil system, Air conditioning, Bicycle racks, Diesel generator, Double electric feed, Elevators, External shading, HVAC with heat pump, Raised floor, Shower room, Suspended Ceiling,

Details of the property	
<b>Access</b>	Bus: 9 Metro: M3 Tram: 2, 4, 6, 24 Trolley: 83
<b>Green certificate</b>	BREEAM Very Good WELL Platinum LEED GOLD

Amenities
-----------

In-house property management, Inner garden, 24/7 security service, CCTV camera system, Reception service, Fitness/gym, Hotel(s) nearby, In-house restaurant, In-house café, Conference room for rent, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Corvin 5 - Unit 1	To let	Retail	Floor 0	87 m²	25 €/m²/mo - 28 €/m²/mo	
Corvin 5 - Unit 2	To let	Retail	Floor 0	90 m²	25 €/m²/mo - 28 €/m²/mo	
Corvin 6 - Unit 1	To let	Retail	Floor 0	376 m²	25 €/m²/mo - 28 €/m²/mo	
Corvin 6 - Unit 2	To let	Retail	Floor 0	451 m²	25 €/m²/mo - 28 €/m²/mo	
Corvin 6 - Unit 3	To let	Office	Floor 7	403 m²	17.5 €/m²/mo - 18 €/m²/mo	

**Confidentiality**  
 The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.  
 Prices do not include VAT.

An alliance member of
 
**BNP PARIBAS  
REAL ESTATE**

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