



**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)



# Mom Park Office Building

## 1123 Budapest, Alkotás utca 53.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/159-mom-park-office-building>

The MOM Park is located in a wonderful area offering good vehicular access from highways M1 and M7 and easy public transportation.



### Data

<b>Location</b>	Central Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2001 / Q3	<b>Refurbishment year</b>	
<b>Category</b>	A+	<b>Number of floors</b>	5

### Rental fees/prices

<b>Office</b>	18 €/m²/mo - 20 €/m²/mo	<b>Office Service Charge</b>	3476 Ft/m²/mo
<b>Parking rent</b>	135 €/m²/mo - 135 €/m²/mo		

### Technical specification

4-pipe fan-coil system, Air conditioning, External shading, Fresh air supply, Openable windows, Optical cabling, Raised floor, Suspended Ceiling,

### Areas

<b>Available GLA</b>	5603 m²	<b>Number of parking lots</b>	1250
<b>Gross Leasable Are (GLA)</b>	1793.00 m²	<b>Common Area Share (CAR)</b>	10
<b>Office</b>	71 m² - 5603 m²		

### Details of the property

<b>Access</b>	Tram: 59 Bus: 8, 12, 112, 139
<b>Green certificate</b>	BREEAM-in-Use-Very Good

### Amenities

Card-entry system, In-house property management, 24/7 security service, Reception service, Visitor parking, In-house restaurant, In-house café, Kitchenette, Conference room for rent, Car Wash,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Tower A - Unit 1	To let	Office	Floor 1	71 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	
Tower A-Unit 2	To let	Office	Floor 2	316 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	
Tower A-Unit 3	To let	Office	Floor 5	608 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	
Tower B - Unit 1	To let	Office	Floor 2	850 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	From September 2024
Tower B - Unit 2	To let	Office	Floor 2	850 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	From September 2024
Tower B - Unit 3	To let	Office	Floor 3	750 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	From September 2024
Tower C-Unit 1	To let	Office	Floor 2	550 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	From September 2024
Tower C-Unit 2	To let	Office	Floor 3	240 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	From September 2024
Tower C - Unit 3	To let	Office	Floor 3	248 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	
Tower E - Unit 1	To let	Office	Floor 3	450 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	
Tower C-D - Unit 1	To let	Office	Floor 2	670 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	From September 2024

**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.