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# H2Offices

## 1134 Budapest, Váci út 23-27.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/165-h2offices>

A complex of three office buildings that will provide about 67,000 sqm of modern office space in total. Located in the most popular office hub Váci Corridor, H2Offices will offer green environment at one of the busiest points of Budapest. Various means of public transportation and vibrant surroundings are at your doorstep.

Situated in the heart of the new CBD of Budapest, H2Offices offers an excellent location in direct vicinity to a public transportation hub and great visibility for occupiers.

The uniqueness of the building is emphasized by the playful façade, transparency of the structures and spacious double height Scandinavian lobby. Various recreational spaces, such as rooftop running track with a view over the city, green urban terraces and an elevated walkway will support health and wellbeing of building users.

Connection to nature and environmental consciousness are at the core of the complex. The large multipurpose garden with a water feature will be open to the public, offering a variety of recreational experience, in the meantime serving as a meeting hub and a place for community life as well.

Data			
Location	Váci Corridor	Status	Existing building
Completion year	2022 / Q4	Refurbishment year	
Category	A	Number of floors	

Areas			
Available GLA	24093 m <sup>2</sup>	Number of parking lots	299
Gross Leasable Are (GLA)	42270.00 m <sup>2</sup>	Common Area Share (CAR)	7.92
Office	1064 m <sup>2</sup> - 23674 m <sup>2</sup>	Retail	419 m <sup>2</sup> - 419 m <sup>2</sup>

Rental fees/prices				Details of the property	
<b>Office</b>	18 €/m²/mo - 25 €/m²/mo	<b>Retail</b>	20 €/m²/mo - 25 €/m²/mo	<b>Access</b>	Metro: M3 Bus: 75, 79, 105, 115, 133
<b>Office Service Charge</b>	2300 Ft/m²/mo	<b>Parking rent</b>	130 €/m²/mo - 130 €/m²/mo	<b>Green certificate</b>	LEED Platinum WELL Platinum
<b>Min. term of lease</b>	5				
Technical specification				Amenities	

4-pipe fan-coil system, Bicycle racks, Openable windows, Raised floor, Shower room, Suspended Ceiling,
Fitness/gym, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1 - P1	To let	Retail	Floor 0	419 m²	20 €/m²/mo - 25 €/m²/mo	
Unit 2 - P1	To let	Office	Floor 5	1493 m²	18 €/m²/mo - 19 €/m²/mo	
Unit 3 - P2	To let	Office	Floor 0	1064 m²	20 €/m²/mo - 25 €/m²/mo	Available from 2025
Unit 4 - P2	To let	Office	Floor 1	1469 m²	18 €/m²/mo - 22 €/m²/mo	
Unit 5 - P2	To let	Office	Floor 2	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 6 - P2	To let	Office	Floor 3	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 7 - P2	To let	Office	Floor 4	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 8 - P2	To let	Office	Floor 5	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 9 - P2	To let	Office	Floor 6	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 10 - P2	To let	Office	Floor 7	2787 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 11 - P2	To let	Office	Floor 8	2736 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025

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Prices do not include VAT.

