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Academia

1054 Budapest, Akadémia utca 6.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/179-academia>

Reborn as Academia Irodaház, one of Budapest's best-located commercial properties directly on the Danube. The Academia Office Building combines classic luxury with modern technology to provide a professional work environment and outstanding customer experience. With the transformation, the newest tenant created a building that meets the expectations, offering innovative operation, convenience services and flexible office space on nearly 12,500 m2. The planned interior design and technical solutions, the renovation of the common areas and the office premises are carried out in the spirit of sustainability, and in addition to obtaining environmentally conscious certifications, the building also aims for net zero emissions. According to tenant requirements, up to 2,800 m² of contiguous office space can be created using quality materials. And the implementation of the ideas was ensured by the architectural and interior design solutions dreamed up by BUILDEXT, unique in the region, equipped with state-of-the-art technology. In the meantime, the complex has obtained the WiredScore-Gold certificate, and soon it will also boast the most popular green certifications in the real estate sector, such as BREEAM, WELL and Access4you.

The new reception desks of the Academia Office Building and the entrance gates equipped with the most modern technology have also received their final place in both wings. The two lobby areas have been connected, resulting in a much more spacious and modern space, so that the services become available to the tenants of both wings. The audio-visual technology of the conference room will be installed, so in the case of meetings and events of 12-60 people, the tenants and guests of the ACADEMIA office will also encounter the most modern technologies here. The developer also thought about innovative solutions and complete renovations below the surface of the earth, where modern ideas and digital elements were also given greater emphasis. The easiest access to the underground garage is facilitated by new high-speed gates and a license plate recognition system, which has already officially started operating. The lighting of the underground garage is provided by new, motion-sensing LED lights, while the waxing and painting of the four levels has also been completed. The Academia Office Building has separate changing rooms and numerous bicycle storage facilities for those traveling on two wheels, which also makes it easier for employees to get to work in comfort. Equipped with state-of-the-art solutions, the elevators were also renovated in both wings, digital displays were even installed in the mirrors. The designers and contractors of the ACADEMIA Office Building, paying attention to the historical and architectural characteristics of the beautiful building, simultaneously kept in mind the spectacular and modern design, as well as the most user-friendly solutions. Located in the capital's business, tourist and cultural district, the downtown office building also provides outstanding digital connections, smart solutions, accessibility and social functions in the spirit of ESG. The Academia Office Building is easily accessible by all means of public transport, by bicycle, car and on foot. The Chain Bridge, the Danube bank, the Parliament, St. Stephen's Basilica, many quality restaurants, cafes, hotels, conference rooms and retail outlets are within walking distance. Bicycle storage facilities and bicycle infrastructure near the office building make it easier for cyclists to access the building.



Data			
Location	CBD	Status	Existing building
Completion year	2000 / Q1	Refurbishment year	2023
Category	A	Number of floors	7

Areas			
Available GLA	6154.9 m²	Number of parking lots	141
Gross Leasable Are (GLA)	12500.00 m²	Common Area Share (CAR)	10.84
Office	172 m² - 5473.9 m²	Retail	681 m² - 681 m²

Rental fees/prices			
Office	22 €/m ² /mo - 25 €/m ² /mo	Retail	22 €/m ² /mo - 25 €/m ² /mo
Office Service Charge	3.2 €/m ² /mo	Parking rent	170 €/m ² /mo - 170 €/m ² /mo
Min. term of lease	5		

Technical specification

Bicycle racks, Shower room, UPS, 4-pipe fan-coil system, Easily accessible building, Suspended Ceiling, Raised floor, BMS (Building Management System), Fresh air supply, Sound-proof windows, LED lighting, Air conditioning, Elevators, High quality fit-out, Underground garage, High speed/freight elevator, Openable windows, Changing Rooms,

Details of the property	
Access	The building is located close to Deák Ferenc Tér, the central Metro Terminus that serves Budapest and provides access to the M1, M2 & M3 Metro lines. In addition, Kossuth Lajos (M2), Arany János utca (M1) and Bajcsy-Zsilinszky utca (M1) Metro Terminals are nearby. Several bus lines (15,16,105 & 115) and trams (2 & 2A) also serve the building. The building also benefits from nearly 150 secure underground car spaces. Metro: M1, M2, M3 Bus: 15,16,105,115 Tram: 2, 2A
Green certificate	BREEAM-in-Use Good

Amenities

Card-entry system, In-house property management, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, In-house restaurant, Panoramic view, In-house café, Conference room for rent, Car Wash, E-car charger, Complete Property Management, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Bldg. B-Unit 1	To let	Retail	Floor 0	681 m ²	22 €/m ² /mo - 25 €/m ² /mo	
Bldg. B-Unit 2	To let	Office	Floor 1	285.9 m ²	22 €/m ² /mo - 25 €/m ² /mo	
Bldg. B-Unit 3	To let	Office	Floor 2	1038 m ²	22 €/m ² /mo - 25 €/m ² /mo	
Bldg. B-Unit 4	To let	Office	Floor 4	1073 m ²	22 €/m ² /mo - 25 €/m ² /mo	
Bldg. B-Unit 5	To let	Office	Floor 5	791 m ²	22 €/m ² /mo - 25 €/m ² /mo	
Bldg. B-Unit 6	To let	Office	Floor 6	172 m ²	22 €/m ² /mo - 25 €/m ² /mo	
Bldg. B-Unit 7	To let	Office	Floor 7	892 m ²	22 €/m ² /mo - 25 €/m ² /mo	
Bldg. A-Unit 8	To let	Office	Floor 3	459 m ²	22 €/m ² /mo - 25 €/m ² /mo	
Bldg. A - Unit 9	To let	Office	Floor 5	763 m ²	22 €/m ² /mo - 25 €/m ² /mo	

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