



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

**Szöke 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)



# Allee Corner Office House

## 1117 Budapest, Október huszonharmadika u. 6-10.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/183-allee-corner-office-house>

Allee is located in the heart of the 11th district - on the spot of the former Buda Skála - in the territory surrounded by the Október 2, Kőrösy, Váli and Bercsényi Streets.



### Data

<b>Location</b>	Central Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2009 / Q4	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	

### Rental fees/prices

<b>Office</b>	17.6 €/m <sup>2</sup> /mo - 17.6 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	5.8 €/m <sup>2</sup> /mo
<b>Parking rent</b>	140 €/m <sup>2</sup> /mo - 140 €/m <sup>2</sup> /mo		

### Technical specification

4-pipe fan-coil system, Diesel generator, Double electric feed, External shading, Fire alarm system, Openable windows, Raised floor, Suspended Ceiling,

### Areas

<b>Available GLA</b>	2244 m <sup>2</sup>	<b>Number of parking lots</b>	162
<b>Gross Leasable Are (GLA)</b>	7000.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	7
<b>Office</b>	624 m <sup>2</sup> - 2244 m <sup>2</sup>		

### Details of the property

<b>Access</b>	Metro: M4 Tram: 4, 6, 19, 41, 47, 49 Bus: 7, 12, 73, 86, 173
<b>Green certificate</b>	

### Amenities

Card-entry system, In-house property management, 24/7 security service, Post office close to the building, Reception service, Visitor parking, In-house restaurant, In-house café,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Corner B Tower - Unit 1	To let	Office	Floor 3	624 m <sup>2</sup>	17.6 €/m <sup>2</sup> /mo - 17.6 €/m <sup>2</sup> /mo	From July 2024
Corner B Tower - Unit 2	To let	Office	Floor 3	1620 m <sup>2</sup>	17.6 €/m <sup>2</sup> /mo - 17.6 €/m <sup>2</sup> /mo	From 2025 Q1-Q2

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