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# MBC Business Center

## 1012 Budapest, Vörösmarty út 4.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/19-mbc-business-center>

The building is situated in one of the central districts of Buda, at the foot of the Castle-Hill, with direct panorama to Széll Kálmán Square. The office building is in excellent technical condition and offers 5,200 sqm various office areas on 6 levels. The common areas of the building were reconstructed in 2020. Technical development was also realized e.g. new central system provides the continuous circulation of fresh air. The two-storey underground garage helps to fulfil tenant's parking place requirements. Due to the easy access of the building MBC is an ideal choice for service provider enterprises and for companies with high number of daily visitors. There are wide range of services in the close vicinity of the building, Mammut Shopping Centre is only a 5 min walking distance. The accessibility of the office building is excellent by car and public transport vehicles.



Data			
Location	Central Buda	Status	Existing building
Completion year	2002 / Q2	Refurbishment year	2021
Category	A	Number of floors	6

Rental fees/prices			
Office	13.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	Office Service Charge	1850 Ft/m <sup>2</sup> /mo
Parking rent	100 €/m <sup>2</sup> /mo - 100 €/m <sup>2</sup> /mo	Min. term of lease	5

Areas			
Available GLA	1694 m <sup>2</sup>	Number of parking lots	27
Gross Leasable Are (GLA)	5115.00 m <sup>2</sup>	Common Area Share (CAR)	14.15
Office	179 m <sup>2</sup> - 1694 m <sup>2</sup>		

Details of the property	
Access	Metro: M2 Tram: 4, 6, 59, 61 Bus: 16, 56, 91, 149, 155,156, 139
Green certificate	

4-pipe fan-coil system, Air conditioning, Bicycle racks, Changing Rooms, Elevators, Fire alarm system, Fresh air supply, Openable windows, Radiators, Shower room, Suspended Ceiling, Underground garage, LED lighting, High quality fit-out,

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, Post office close to the building, CCTV camera system, BUBI/Lime station nearby, Reception service, Visitor parking, Hotel(s) nearby, Direct metro access, In-house restaurant, Panoramic view, Tramline within 200 m, In-house café, Kitchenette, Terrace, ATM, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Gallery	421 m²	13.5 €/m²/mo - 14.5 €/m²/mo	
Unit 2	To let	Office	Gallery	179 m²	13.5 €/m²/mo - 14.5 €/m²/mo	
Unit 3	To let	Office	Floor 3	328 m²	13.5 €/m²/mo - 14.5 €/m²/mo	From April 2024
Unit 4	To let	Office	Floor 4	766 m²	13.5 €/m²/mo - 14.5 €/m²/mo	From December 2023

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