



**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)



# Balance Loft

## 1139 Budapest, VÁCI ÚT 99.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/190-balance-loft>

A category office complex Balance Loft is going to be handed over in the third quarter of 2017. It will offer 6200 square meter leasable are for its potential tenants. Thanks to its efficient layout, the property will provide flexible and bright workstations and will be surrounded by innovative, trend-sensitive and human-centralized atmosphere, as well as a 3000 square meter large living green area. In Balance Loft, a wide range of services will be available, for example underground garage, shower rooms or the electric car charging station. It is going to be located on the Váci Road corridor. Thanks to its great public transport connections - like direct entrance to metro line M3 - it will be easily accessible. Duna Plaza shopping mall is only a two minutes drive, while there is also a quick access to the National highways from the location.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2017 / Q4	Refurbishment year	
Category	A	Number of floors	3
Rental fees/prices			
Office	14.5 €/m <sup>2</sup> /mo - 16.25 €/m <sup>2</sup> /mo	Retail	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo
Office Service Charge	2350 Ft/m <sup>2</sup> /mo	Parking rent	110 €/m <sup>2</sup> /mo - 110 €/m <sup>2</sup> /mo

Areas			
Available GLA	2630 m <sup>2</sup>	Number of parking lots	200
Gross Leasable Are (GLA)	6505.00 m <sup>2</sup>	Common Area Share (CAR)	7.75
Office	340 m <sup>2</sup> - 1886 m <sup>2</sup>	Retail	105 m <sup>2</sup> - 744 m <sup>2</sup>
Details of the property			
Access	Bus: 15, 26, 34, 106, 115, 120 Metro: M3 Tram: 1		
Green certificate	BREEAM-in-Use Good		

Technical specification	Amenities
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4-pipe fan-coil system, Bicycle racks, Changing Rooms, Openable windows, Raised floor, Shower room,

Card-entry system, In-house property management, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Selective waste collection, In-house café,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	211 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 2	To let	Retail	Floor 0	105 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 3	To let	Retail	Floor 0	105 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 4	To let	Retail	Floor 0	323 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 5	To let	Office	Floor 2	1546 m²	14.5 €/m²/mo - 16.25 €/m²/mo	
Unit 6	To let	Office	Floor 3	340 m²	14.5 €/m²/mo - 14.5 €/m²/mo	

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