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Budaörs Office Park - A Building

2042 Budaörs, Szabadság út 117.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/197-budaors-office-park-a-building>

The 3 buildings offer nearly 18,000 sqm leasable office space with excellent natural lighting and flexible partitioning that ensures continuous and coherent accommodation among the floors. The underground garage and surface parking lots ensure comfortable parking. Budaörs Office Park is located at the hillside in Budaörs, in the close vicinity of Budapest and only 10 minutes' drive away from the city, in the central Budaörs subregion. The region belongs to Budapest trade area and is marked by continuously developing shopping centers and residential projects, providing convenient and quick access to many services as well as ample shopping opportunities. The location is easily and quickly accessible by car, also from the M1 and M7 western motorways. Surface and underground parking, 24-hours reception service, on-site restaurant and very bright offices are just some of the features of the building complex.



| Data | | | |
|-----------------|-----------|--------------------|-------------------|
| Location | Periphery | Status | Existing building |
| Completion year | 1999 / Q' | Refurbishment year | 2005 |
| Category | B | Number of floors | 3 |

| Rental fees/prices | | | |
|------------------------|--|-----------------------|---|
| Office | 9.5 €/m ² /mo - 11 €/m ² /mo | Office Service Charge | 4.5 €/m ² /mo |
| Storage Service Charge | 3.5 €/m ² /mo | Parking rent | 30 €/m ² /mo - 60 €/m ² /mo |

Min. term of lease 1

| Areas | | | |
|--------------------------|--|-------------------------|-----|
| Available GLA | 114.04 m ² | Number of parking lots | 350 |
| Gross Leasable Are (GLA) | 1700.00 m ² | Common Area Share (CAR) | 15 |
| Office | 29.04 m ² - 114.04 m ² | | |

| Details of the property | |
|-------------------------|--|
| Access | Buses from Budapest: 40, 40B, 88, 140, 140A, 142, 240, 287, 940, 972 Motorways: M1, M7 - direct access to Wien (243 km) and Bratislava (124 km) |
| Green certificate | |

| Technical specification | Amenities |
|-------------------------|-----------|
|-------------------------|-----------|

Elevators, Openable windows, Suspended Ceiling, Telefon Center, UPS, 4-pipe fan-coil system, Raised floor, Bicycle racks, Diesel generator, Sound-proof windows, Air conditioning, High quality fit-out, Underground garage, Big ceiling height (3 m), Flexible layout, Sprinkler system,

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, Panoramic view, Kitchenette, Conference room for rent, Green Environment, Display of company logo, Complete Property Management, Storage rental possibility, Good public transport accessibility,

| Available units | | | | | | |
|-----------------|------------------|-----------|---------|----------------------|--|--------------|
| Name | Type of disposal | Unit type | Floor | Size | Rent | Availability |
| Unit 1 | To let | Office | Floor 0 | 29.04 m ² | 9.5 €/m ² /mo - 11 €/m ² /mo | |
| Unit 2 | To let | Office | Floor 3 | 85 m ² | 9.5 €/m ² /mo - 11 €/m ² /mo | |

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