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Budaörs Office Park - C Building

2040 Budaörs, Szabadság út 117.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/198-budaors-office-park-c-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	2001 / Q1	Refurbishment year	
Category	A	Number of floors	6
Rental fees/prices			
Office	9.5 €/m ² /mo - 11 €/m ² /mo	Office Service Charge	4.5 €/m ² /mo
Storage Service Charge	1100 Ft/m ² /mo	Parking rent	30 €/m ² /mo - 60 €/m ² /mo
Min. term of lease	1		

Areas			
Available GLA	346 m ²	Number of parking lots	55
Gross Leasable Are (GLA)	6800.00 m ²	Common Area Share (CAR)	12
Office	346 m ² - 346 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	BREEAM Outstanding		

Technical specification	Amenities
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Elevators, Openable windows, Telefon Center, UPS, 4-pipe fan-coil system, Suspended Ceiling, 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, 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 3	346 m ²	9.5 €/m ² /mo - 11 €/m ² /mo	under offer

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