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Millennium Tower I.

1095 Budapest, Lechner Ödön fasor 6.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/20-millennium-tower-i>

The Millennium City Center in the heart of Budapest is one of the largest real estate developments in Central Europe, with which the region's leading real estate developer, TriGranit, has created a business and cultural district with a special atmosphere. The unique panorama of the Buda mountains and the Danube, the parks surrounding the buildings and the rich range of services make the new part of the city unique and exceptionally attractive. In addition to premium category office buildings and residential buildings, one of Europe's most modern cultural institutions, the Palace of Arts, and the National Theater can be found here. Thanks to the unique energy-saving technical solutions, the glass facade and clean architectural style of the Millennium Tower I Office Building won the unanimous recognition of the tenants and the Hungarian real estate industry. This is also proven by the fact that the building was chosen by well-known international companies such as Vodafone, Morgan Stanley, Boehringer Ingelheim, Provident and Lufthansa. The 18,000-square-meter Millennium Tower I Office Building, designed by György Fazakas, was built in 2006 as the first phase of the Millennium Tower Office Buildings.



Data			
Location	Central Pest	Status	Existing building
Completion year	2006 / Q2	Refurbishment year	
Category	A	Number of floors	7

Areas			
Available GLA	1782.43 m ²	Number of parking lots	261
Gross Leasable Are (GLA)	18796.00 m ²	Common Area Share (CAR)	3.82
Office	541 m ² - 1396 m ²	Retail	51.43 m ² - 386.43 m ²

Rental fees/prices			
Office	14.5 €/m ² /mo - 16 €/m ² /mo	Retail	13 €/m ² /mo - 16 €/m ² /mo
Office Service Charge	2092 Ft/m ² /mo	Parking rent	120 €/m ² /mo - 120 €/m ² /mo

Technical specification

Chilled beam, Diesel generator, Double electric feed, External shading, Fresh air supply, Raised floor, Sprinkler system, Suspended Ceiling, 4-pipe fan-coil system, Bicycle racks, HVAC with heat pump, Air conditioning, Elevators, Underground garage, Optical cabling, Own water block, Telefon Center, Easily accessible building, Sound-proof windows,

Details of the property	
Access	Bus: 23, 23E, 54, 55, 223M Suburban train: H7 Tram: 2, 2A, 24, 51
Green certificate	BREEAM Very Good

Amenities

Card-entry system, Meeting room for rent, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Kitchenette, Terrace, ATM, Green Environment, Display of company logo,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Tower A - Unit 1	To let	Retail	Floor 0	194 m ²	13 €/m ² /mo - 16 €/m ² /mo	
Tower A - Unit 2	To let	Retail	Floor 0	141 m ²	13 €/m ² /mo - 16 €/m ² /mo	
Tower A - Unit 3	To let	Retail	Floor 0	51.43 m ²	13 €/m ² /mo - 16 €/m ² /mo	
Tower A - Unit 3	To let	Office	Floor 1	541 m ²	14.5 €/m ² /mo - 16 €/m ² /mo	
Tower A - Unit 4	To let	Office	Floor 6	855 m ²	14.5 €/m ² /mo - 16 €/m ² /mo	Tower A

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