

Business Center / BC 209

1117 Budapest, Budafoki út 209.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/201-business-center-bc-209>

The office building is situated in the XI. District, very close to INFO Park between the M6 motorway and Budafoki út. In the elegant three-story building located in the commercial and industrial center of Dél-Buda in 1,000 sq m office area are available on one floor, which can be divided into smaller independent units. The site is easily accessible both from the downtown and from the highways.



Data

Location	South Buda	Status	Existing building
Completion year	2000 / Q1	Refurbishment year	
Category	B	Number of floors	2

Rental fees/prices

Office	10 €/m ² /mo - 12 €/m ² /mo	Retail	10.5 €/m ² /mo - 12 €/m ² /mo
Office Service Charge	2400 Ft/m ² /mo	Parking rent	30 €/m ² /mo - 30 €/m ² /mo
Min. term of lease	3		

Technical specification

2-pipe fan-coil system, External shading, Openable windows, Own water block, Suspended Ceiling,

Areas

Available GLA	1023 m ²	Number of parking lots	70
Gross Leasable Are (GLA)	2660.00 m ²	Common Area Share (CAR)	9.17
Office	107 m ² - 797 m ²	Retail	226 m ² - 226 m ²

Details of the property

Access Bus: 33, 233

Green certificate

Amenities

In-house property management, Free parking area, 24/7 security service, Reception service, Visitor parking, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	226 m ²	10.5 €/m ² /mo - 12 €/m ² /mo	
Unit 2	To let	Office	Floor 1	107 m ²	10 €/m ² /mo - 11 €/m ² /mo	
Unit 3	To let	Office	Floor 2	344 m ²	10 €/m ² /mo - 12 €/m ² /mo	
Unit 4	To let	Office	Floor 2	346 m ²	10.5 €/m ² /mo - 12 €/m ² /mo	

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Prices do not include VAT.

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