



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szőke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu



Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu

CityZen

1134 Budapest, Váci út 37.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/208-cityzen>

The office building is situated in one of Budapest's most dynamically developing business districts at the corner of Váci road and Csángó str, just a few steps away from Dózsa György metro station. The offices, common areas, the mechanical engineering of the buildings were refurbished in 2010. Overall refurbishment works are expected in 2015. The DOC has 9 floors and 3 garage floors underground, the average floorplate in the office building is 1500 sqm.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	1994 / Q1	Refurbishment year	2015
Category	A	Number of floors	9

Rental fees/prices			
Office	16.5 €/m ² /mo - 16.5 €/m ² /mo	Office Service Charge	4 €/m ² /mo
Parking rent	120 €/m ² /mo - 120 €/m ² /mo	Min. term of lease	5


Areas			
Available GLA	2311 m ²	Number of parking lots	151
Gross Leasable Are (GLA)	12600.00 m ²	Common Area Share (CAR)	7.35
Office	836 m ² - 2311 m ²		

Details of the property	
Access	Metro: M3 Bus: 15 Trolley: 75, 79M
Green certificate	BREEAM-in-Use Good

Technical specification	Amenities
4-pipe fan-coil system, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Raised floor, Suspended Ceiling,	Card-entry system, In-house property management, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, In-house café, Kitchenette, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	1475 m ²	16.5 €/m ² /mo - 16.5 €/m ² /mo	
Unit 2	To let	Office	Floor 4	836 m ²	16.5 €/m ² /mo - 16.5 €/m ² /mo	

Confidentiality
 The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
 Prices do not include VAT.

An alliance member of

**BNP PARIBAS
REAL ESTATE**

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