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EMKE

1072 Budapest, Rákóczi út 42.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/220-emke>

The EMKE Office Building is a prominent landmark building situated in Blaha Lujza square, in the heart of Budapest. Blaha Lujza tér is one of Budapest's most busy traffic junctions, it is easily accessible by all those visiting. A wide range of amenities are available in the close vicinity including Europeum Shopping Center. Major refurbishment and modernization works started in the building from the first quarter of 2013.



Data			
Location	Central Pest	Status	Existing building
Completion year	1994 / Q1	Refurbishment year	2013
Category	A	Number of floors	10

Rental fees/prices			
Office	13.9 €/m ² /mo - 14.9 €/m ² /mo	Retail	6.9 €/m ² /mo - 6.9 €/m ² /mo
Office Service Charge	6.6 €/m ² /mo	Parking rent	130 €/m ² /mo - 130 €/m ² /mo

Areas			
Available GLA	3346.04 m ²	Number of parking lots	138
Gross Leasable Are (GLA)	11945.00 m ²	Common Area Share (CAR)	8
Office	193.86 m ² - 2966.55 m ²	Retail	86.4 m ² - 379.49 m ²

Details of the property	
Access	Metro: M2 (Blaha Lujza square) within 40 m Tram: 4, 6, 28, 37, 62A Bus: 5, 7, 7E, 99, 107E, 133E, 178, 178A, 173, 173E, 233E, 239 Trolley: 74
Green certificate	

Technical specification	Amenities
4-pipe fan-coil system, Double electric feed, Fresh air supply, Raised floor, Suspended Ceiling, Underground garage,	Card-entry system, In-house property management, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Fitness/gym, In-house restaurant, Panoramic view, In-house café, Conference room for rent,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor -1	293.09 m²	6.9 €/m²/mo - 6.9 €/m²/mo	
Unit 2	To let	Retail	Floor 0	86.4 m²	€/m²/mo - €/m²/mo	
Unit 3	To let	Office	Floor 1	227.45 m²	13.9 €/m²/mo - 14.9 €/m²/mo	15 m² + 18.9m² + 28.6m² + 46.8 m² + 31 m² + 117 m²
Unit 4	To let	Office	Floor 3	1354.32 m²	13.9 €/m²/mo - 14.9 €/m²/mo	
Unit 5	To let	Office	Floor 4	943.92 m²	13.9 €/m²/mo - 14.9 €/m²/mo	
Unit 6	To let	Office	Floor 5	193.86 m²	13.9 €/m²/mo - 14.9 €/m²/mo	15.5sqm + 164sqm
Unit 7	To let	Office	Floor 9	247 m²	13.9 €/m²/mo - 14.9 €/m²/mo	

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