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# Flórián Court

## 1033 Budapest, Polgár u. 8-10.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/225-florian-court>

The Flórián Court Office Building and multi storey parking garage offers a total of 11.300 m2 of category A office area in the center of Óbuda, in Flórián tér, just a minute from the subway station. The office building was developed in the former historical building of the Hungarian Royal Tobacco Factory and the connected building complex, featuring a number of classic elements and cast iron structures. The renovation was completed in June 2008.

In the office space can be arranged flexibly according to demand and needs of the tenants. The building complex allows for plenty of natural light, features openable windows, and a keycard access system. The services of the office building include a parking house with 233 parking spaces, a restaurant and cafeteria area with garden terrace, and about 2.000 m2 garden-scaped inner yard.

The office building can be accessed well by car, public transport and bicycle as well.



Data			
Location	North Buda	Status	Existing building
Completion year	2008 / Q1	Refurbishment year	
Category	A	Number of floors	4

Rental fees/prices			
Office	13.5 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo	Office Service Charge	2400 Ft/m <sup>2</sup> /mo
Parking rent	82 €/m <sup>2</sup> /mo - 170 €/m <sup>2</sup> /mo	Min. term of lease	3


Areas			
Available GLA	337 m <sup>2</sup>	Number of parking lots	240
Gross Leasable Are (GLA)	11300.00 m <sup>2</sup>	Common Area Share (CAR)	6
Office	58 m <sup>2</sup> - 337 m <sup>2</sup>		

Details of the property	
Access	Bus: 6, 18, 34, 37, 42, 86, 106, 137 Tram: 1, 1A Suburban Railway
Green certificate	

Technical specification	Amenities
2-pipe fan-coil system, Air conditioning, Fire alarm system, Fresh air supply, Openable windows, Sprinkler system,	Card-entry system, Free parking area, Inner garden, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, In-house café, Terrace, ATM,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Building A - Unit 1	To let	Office	Mezzanine	279 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo	
Building A - Unit 2	To let	Office	Floor 2	58 m <sup>2</sup>	13.97 €/m <sup>2</sup> /mo - 13.97 €/m <sup>2</sup> /mo	

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