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Gateway Office I-III.

1139 Budapest, Dunavirág u. 2-6. / Népfürdő utca 27.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/228-gateway-office-i-iii>

The building complex was constructed next to the Árpád Bridge in Budapest's most dynamically developing 13th district. This location is important both strategically and in terms of business. The flexible evolving of the office space, the excellent accessibility and the perfect location, all serve your comfort. The building complex of Gateway Office Park - comprising three tall towers - will bring new colour to the Budapest office building market. On top of the unique design, our tenants will be provided with all services to satisfy their demands.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2007 / Q1	Refurbishment year	
Category	A	Number of floors	8

Rental fees/prices			
Office	15.5 €/m ² /mo - 17 €/m ² /mo	Retail	14.5 €/m ² /mo - 14.5 €/m ² /mo
Office Service Charge	2200 Ft/m ² /mo	Parking rent	110 €/m ² /mo - 110 €/m ² /mo

Min. term of lease 5

Areas			
Available GLA	2777 m ²	Number of parking lots	422
Gross Leasable Are (GLA)	34682.00 m ²	Common Area Share (CAR)	8.97
Office	1144 m ² - 2294 m ²	Retail	65 m ² - 483 m ²

Details of the property	
Access	Metro: M3 Tram: 1 Bus: 26, 32, 133
Green certificate	BREEAM Very Good

Technical specification	Amenities
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4-pipe fan-coil system, Air conditioning, Bicycle racks, Double electric feed, Fresh air supply, Openable windows, Optical cabling, Raised floor, Suspended Ceiling,

Card-entry system, In-house property management, 24/7 security service, Reception service, In-house restaurant, Kitchenette, Conference room for rent,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Tower 1 - Unit 1	To let	Retail	Floor 0	65 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
Tower 1 - Unit 2	To let	Retail	Floor 0	274 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
Tower 1 - Unit 3	To let	Retail	Floor 0	144 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
Tower 3 - Unit 1	To let	Office	Floor 3	1144 m ²	15.5 €/m ² /mo - 16 €/m ² /mo	
Tower 2 - Unit 4	To let	Office	Floor 4	1150 m ²	16.5 €/m ² /mo - 17 €/m ² /mo	

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Prices do not include VAT.

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