



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

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

Nagy Patricia
Phone: +36 20 314 5821
Email: patricia.nagy@robertson.hu



Millennium Tower III.

1095 Budapest, Lechner Ödön fasor 8.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/23-millennium-tower-iii>

The prestigious tower complex is situated in the heart of the Millennium City Center, Budapest's most rapidly expanding development zone. The address not only features the proximity and easy access to downtown Budapest, but also one of the most superb views of the Danube river and surrounding Buda hills. Both the technological solutions and services in the building meet the highest quality requirements of TriGranit.

Data			
Location	Central Pest	Status	Existing building
Completion year	2008 / Q2	Refurbishment year	
Category	A	Number of floors	8

Rental fees/prices			
Office	14.5 €/m²/mo - 16 €/m²/mo	Office Service Charge	2022 Ft/m²/mo
Parking rent	120 €/m²/mo - 120 €/m²/mo		

Technical specification

4-pipe fan-coil system, Chilled beam, External shading, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Bicycle racks, Air conditioning, Elevators, Underground garage, Optical cabling, Own water block, Sprinkler system, Server room, Fire alarm system,

Areas			
Available GLA	1130 m ²	Number of parking lots	
Gross Leasable Are (GLA)	20963.00 m ²	Common Area Share (CAR)	1.88
Office	1130 m ² - 1130 m ²		

Details of the property	
Access	Tram: 2, 2A, 24 Bus: 23, 54
Green certificate	BREEAM Very Good

Amenities

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Panoramic view, In-house café, Kitchenette, Terrace, ATM, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	1130 m ²	14.5 €/m ² /mo - 16 €/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