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# Millenáris Office Building (Classic)

## 1024 Budapest, Lövház u. 16.

Datasheet of the property:  
<https://robertson.makeitonline.hu/en/property/253-millenas-office-building-classic>

Millenáris Office Building is located on Lövház utca on the corner of Ezredes utca, a quiet leafy street leading directly to Széll Kálmán tér. The Building is overlooking Millenáris Park, what is home to galleries, cafes and conference halls. All housed in former factory buildings which once belonged to Ganz Electricity Works, one of the most innovative Hungarian engineering firms of the late 19th century, whilst Millenáris Classic Office Building itself was the headquarter.



Data			
Location	Central Buda	Status	Existing building
Completion year	2007 / Q3	Refurbishment year	
Category	A	Number of floors	4

Areas			
Available GLA	2983.06 m <sup>2</sup>	Number of parking lots	40
Gross Leasable Are (GLA)	7660.00 m <sup>2</sup>	Common Area Share (CAR)	4.94
Office	350 m <sup>2</sup> - 2830.26 m <sup>2</sup>	Warehouse	76.4 m <sup>2</sup> - 152.8 m <sup>2</sup>

Rental fees/prices				Details of the property	
<b>Office</b>	16.9 €/m²/mo - 17.5 €/m²/mo	<b>Warehouse</b>	7 €/m²/mo - 7 €/m²/mo	<b>Access</b>	One of Millenáris Office Building’s strongest differentiators is its unbeatable location. Situated at the foot of the Rózsadomb hill, Budapest’s most exclusive residential district, and only a 3-minute walk from Széll Buda’s most important public transport hub, Millenáris Office building offers easy access to all points of the city by car, metro, tram and bus. The building itself has access from Fény utca, Millenáris Park. The central Buda location also means that tenants can benefit from the area’s excellent Shopping, sports, entertainment and cultural amenities.  Metro: M2 Bus: 21, 22, 56, 128, 156 Tram: 18, 59, 61
<b>Office Service Charge</b>	2180 Ft/m²/mo	<b>Parking rent</b>	180 €/m²/mo - 180 €/m²/mo		
<b>Min. term of lease</b>	5				
				<b>Green certificate</b>	

Technical specification				Amenities	
2-pipe fan-coil system, 4-pipe fan-coil system, Bicycle racks, Changing Rooms, Elevators, Openable windows, Radiators, Raised floor, Suspended Ceiling,				Card-entry system, In-house property management, Inner garden, 24/7 security service, Reception service, Visitor parking, In-house restaurant, In-house café, Conference room for rent,	

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Warehouse	Basement	76.4 m²	7 €/m²/mo - 7 €/m²/mo	59,29 sqm + 17,11 sqm
Unit 1	To let	Warehouse	Basement	76.4 m²	7 €/m²/mo - 7 €/m²/mo	59,29 sqm + 17,11 sqm
Unit 2	To let	Office	Floor 1	804.16 m²	17.5 €/m²/mo - 17.5 €/m²/mo	
Unit 3	To let	Office	Floor 2	350 m²	16.9 €/m²/mo - 16.9 €/m²/mo	divided : 942,95 sqm + 409,60 sqm
Unit 2	To let	Office	Floor 1	804.16 m²	17.5 €/m²/mo - 17.5 €/m²/mo	
Unit 3	To let	Office	Floor 2	350 m²	16.9 €/m²/mo - 16.9 €/m²/mo	divided : 942,95 sqm + 409,60 sqm
Unit 4	To let	Office	Floor 4	521.94 m²	17.5 €/m²/mo - 17.5 €/m²/mo	Divided : 264,20 sqm + 257,74 sqm + Dry Holding

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