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# Office Garden III

## 1117 Budapest, Alíz u. 4.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/256-office-garden-iii>

Office Garden III. the third building of the Office Garden office park, which offers its tenants "A" category office spaces in one of the most dynamically developing environments of Budapest, in the 11th district, close to the Danube bank. Office Garden III. during its design, the successful recipe of the first phase of life was combined with the latest environmentally conscious technologies. Thanks to the best architectural solutions and modern technology, operating costs are low.

Office Garden III. the possibility of creating a diverse office space, as well as the ability of easy and flexible retrofitting, adapting to the tenants' needs and development cycles, were an important aspect of the technical design. The design of the office building makes it possible to efficiently serve businesses intending to rent 100 square meters, but even 1,900 square meters of contiguous space can be rented on one level. Under the building, a 3-level underground garage is being built, with a total of 453 spaces and a wider width than usual, thus ensuring comfortable and stress-free parking.

Data			
Location	South Buda	Status	Existing building
Completion year	2017 / Q4	Refurbishment year	
Category	A	Number of floors	7

Areas			
Available GLA	415.12 m <sup>2</sup>	Number of parking lots	430
Gross Leasable Are (GLA)	18510.00 m <sup>2</sup>	Common Area Share (CAR)	2.5
Office	415.12 m <sup>2</sup> - 415.12 m <sup>2</sup>		

Rental fees/prices			
<b>Office</b>	17 €/m²/mo - 17 €/m²/mo	<b>Office Service Charge</b>	1992 Ft/m²/mo
<b>Parking rent</b>	95 €/m²/mo - 95 €/m²/mo		

### Technical specification

Bicycle racks, Diesel generator, Double electric feed, External shading, Fire alarm system, HVAC with heat pump, Openable windows, Raised floor, Suspended Ceiling, Underground garage, UPS, BMS (Building Management System), Fresh air supply, Sound-proof windows, Air conditioning, Elevators, High speed/freight elevator, Optical cabling,

Details of the property	
<b>Access</b>	Bus: 33; 33A; 33E; 103; 114; 213; 214; 233 Tram: 1, 18, 41, 47; Metro: M4 (2 stops by bus from the building) SHUTTLE BUS: Office Garden – Móricz Zsigmond körtér - M4
<b>Green certificate</b>	LEED Gold

### Amenities

Card-entry system, In-house property management, Inner garden, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, Selective waste collection, In-house café, Kitchenette, Terrace, Car Wash, Green Environment, E-car charger, Display of company logo, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	415.12 m²	17 €/m²/mo - 17 €/m²/mo	

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