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Oktagon House

1062 Budapest, Aradi u. 8-10.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/257-oktagon-house>

Oktagon House comprises two office wings accessible by a common entrance. The areas of the two parts are interconnected, and can be combined to meet the demands of major users; this way a total undivided office space of up to 1,200 sqm can be established on each floor. The office building is available for those requiring smaller spaces, too: the smallest lettable office unit is 150 sqm. When planning the building interiors architects took special care to ease the movement of the disabled. There is a multi-storey parking garage connected to the office building, offering 339 parking spaces on 8 storeys, available even for short-term parking by visitors. The real estate is easily accessible both by car and public transport.



Data			
Location	Central Pest	Status	Existing building
Completion year	2002 / Q1	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	13.1 €/m²/mo - 14 €/m²/mo	Storage	7 €/m²/mo - 8 €/m²/mo
Office Service Charge	5.9 €/m²/mo	Parking rent	95 €/m²/mo - 150 €/m²/mo

Areas			
Available GLA	1350.36 m²	Number of parking lots	339
Gross Leasable Are (GLA)	7280.00 m²	Common Area Share (CAR)	7.48
Office	121.96 m² - 1250.36 m²	Storage	100 m² - 100 m²

Details of the property	
Access	Metro: M1 Tram: 4, 6 Bus: 15, 105
Green certificate	

Technical specification	Amenities
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4-pipe fan-coil system, Diesel generator, Double electric feed, Elevators, External shading, Raised floor, Suspended Ceiling, Underground garage,

24/7 security service, Reception service, Visitor parking, Fitness/gym,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	232.36 m²	13.5 €/m²/mo - 14 €/m²/mo	
Unit 2	To let	Office	Floor 2	160.6 m²	13.5 €/m²/mo - 14 €/m²/mo	
Unit 3	To let	Office	Floor 3	160.6 m²	13.5 €/m²/mo - 14 €/m²/mo	
Unit 4	To let	Office	Floor 3	340.5 m²	13.5 €/m²/mo - 14 €/m²/mo	
Unit 5	To let	Office	Floor 5	234.34 m²	13.5 €/m²/mo - 14 €/m²/mo	
Unit 6	To let	Office	Floor 6	121.96 m²	13.1 €/m²/mo - 13.1 €/m²/mo	
Unit 7	To let	Storage	Basement	100 m²	7 €/m²/mo - 8 €/m²/mo	

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