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# Myhive Átrium Park

## 1134 Budapest, Váci út 45.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/26-myhive-atrium-park>

Atrium Park office complex is located in the 13th district Budapest, Váci Road 45. The building is one of the most determining developments on the real estate market due to its exclusive appearance and technical contents. The complex is built up on a 61 400 sqm territory with 38 320 sqm office space. Beside office functions retail spaces, conference and fitness room were built on the ground floor of the building. The basic concept of the development: Átrium Park is not only a place for office work, it offers much more than that with its additional functions (restaurant, café, shops, conference room, storage spaces, fitness room, gardens, fountains). Átrium Park provides its tenants enjoyable living environment and unique atmosphere. 733 cars can be parked in the garage connected to the office towers.



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

Rental fees/prices			
Office	13 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo	Retail	17 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo
Office Service Charge	2250 Ft/m <sup>2</sup> /mo	Parking rent	100 €/m <sup>2</sup> /mo - 100 €/m <sup>2</sup> /mo

Areas			
Available GLA	8857 m <sup>2</sup>	Number of parking lots	733
Gross Leasable Are (GLA)	31200.00 m <sup>2</sup>	Common Area Share (CAR)	7.68
Office	245 m <sup>2</sup> - 8523 m <sup>2</sup>	Retail	77 m <sup>2</sup> - 334 m <sup>2</sup>

Details of the property	
Access	Metro: M3 within the 150 m zone of the office Building Bus: 26, 32, 34, 106, 120 Tram: 1 Trolley: 75, 79M (from the Eastern Railway Station)
Green certificate	BREEAM Very Good

4-pipe fan-coil system, Bicycle racks, Changing Rooms, Diesel generator, Double electric feed, Elevators, External shading, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Raised floor, Shower room, Sprinkler system, Suspended Ceiling, Telefon Center, Underground garage, Easily accessible building, BMS (Building Management System), Air conditioning, High quality fit-out,

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Kitchenette, Terrace, ATM, Conference room for rent, Car Wash, Green Environment, E-car charger, Display of company logo, Complete Property Management, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	257 m²	17 €/m²/mo - 17 €/m²/mo	
Unit 2	To let	Retail	Floor 0	77 m²	17 €/m²/mo - 17 €/m²/mo	
Unit 3	To let	Office	Floor 0	256 m²	17 €/m²/mo - 17 €/m²/mo	from January 2024
Unit 4	To let	Office	Floor 2	245 m²	13 €/m²/mo - 13 €/m²/mo	
Unit 5	To let	Office	Floor 2	2321 m²	14.5 €/m²/mo - 15.5 €/m²/mo	Available from 2024 Q2-Q3
Unit 6	To let	Office	Floor 3	3587 m²	14.5 €/m²/mo - 15.5 €/m²/mo	from 2024 Q2-Q3
Unit 7	To let	Office	Floor 4	2114 m²	14.5 €/m²/mo - 15.5 €/m²/mo	Available from 2024 Q2-Q3

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Prices do not include VAT.



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