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# Szerémi Office Building

## 1117 Budapest, Szerémi út 4.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/260-szeremi-office-building>

The building complex consisting of three interconnected buildings, is offering A category, modern, cost efficient offices at the foot of Rákóczi Bridge in the dynamic developing 11<sup>th</sup> district, in Budapest. The newly built, modern building on Szerémi street and the middle building were handed over in 2006. The rooftop of the iconic façade tower building offers a panoramic view of the Buda Hills, the the comfort and convenience of the employees is ensured by its own internal café and restaurant, the imposing green roof garden accessible from both tower houses, the opening windows, the underground garage. The Kaposvár street building was built in the 70's, and has been fully refurbished in 1999. This building offers cost efficient, flexible layout tailored to the tenants' needs. You can also find here a cafe and a restaurant, a 400 sqm conference room, and a rooftop terrace accessed from both connected building.



Data			
Location	South Buda	Status	Existing building
Completion year	2006 /	Refurbishment year	
Category	A	Number of floors	7
Rental fees/prices			
Office	11.5 €/m²/mo - 13.5 €/m²/mo	Office Service Charge	2340 Ft/m²/mo
Parking rent	90 €/m²/mo - 90 €/m²/mo	Min. term of lease	3

Areas			
Available GLA	3894 m²	Number of parking lots	206
Gross Leasable Are (GLA)	10545.00 m²	Common Area Share (CAR)	9.5
Office	343 m² - 3894 m²		
Details of the property			
Access	Tram: 1, 41, 47 Bus: 33, 133		
Green certificate			

Technical specification				Amenities		
Underground garage,				In-house restaurant, In-house café,		
Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	343 m²	11.5 €/m²/mo - 11.5 €/m²/mo	
Unit 2	To let	Office	Floor 2	622 m²	11.5 €/m²/mo - 11.5 €/m²/mo	
Unit 3	To let	Office	Floor 2	661 m²	12.5 €/m²/mo - 12.5 €/m²/mo	
Unit 4	To let	Office	Floor 3	622 m²	11.5 €/m²/mo - 11.5 €/m²/mo	
Unit 5	To let	Office	Floor 4	622 m²	11.5 €/m²/mo - 11.5 €/m²/mo	
Unit 6	To let	Office	Floor 5	622 m²	11.5 €/m²/mo - 11.5 €/m²/mo	
Unit 7	To let	Office	Floor 6	402 m²	13.5 €/m²/mo - 13.5 €/m²/mo	
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