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# River Estates

## 1134 Budapest, Váci út 35.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/266-river-estates>

The River Estates office building is located in one of the most developing corridors of Budapest, Váci Corridor. The building can be easily reached by vehicular and pedestrian access, since main roads are connected and the location is a few meters away from Dózsa György metro station. The entire HVAC-system was renovated in 2013 further refurbishment works took place in 2015-2016. After the thoughtful renovation the office building offers modern technical standards and prestigious office location. Large continuous areas will be available from Q2 2019.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	1998 / Q1	Refurbishment year	2015
Category	A	Number of floors	7

Rental fees/prices			
Office	14.5 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	Retail	11 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo
Office Service Charge	2700 Ft/m <sup>2</sup> /mo	Parking rent	110 €/m <sup>2</sup> /mo - 110 €/m <sup>2</sup> /mo

Areas			
Available GLA	8426 m <sup>2</sup>	Number of parking lots	357
Gross Leasable Are (GLA)	20245.00 m <sup>2</sup>	Common Area Share (CAR)	4.6

Office	220 m <sup>2</sup> - 6488 m <sup>2</sup>	Retail	819 m <sup>2</sup> - 1938 m <sup>2</sup>
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Details of the property	
Access	Metro: M3 (Lehel tér stop) Bus: 15 Trolley bus: 75, 79
Green certificate	BREEAM-in-Use-Very Good

## Technical specification

4-pipe fan-coil system, Bicycle racks, Double electric feed, Elevators, External shading, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Shower room, Underground garage,

## Amenities

Card-entry system, In-house property management, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Selective waste collection, In-house café, Kitchenette,

## Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	1119 m <sup>2</sup>	11 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	
Unit 2	To let	Retail	Floor 0	819 m <sup>2</sup>	11 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	Available from November 2023
Unit 3	To let	Office	Floor 1	688 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 1	401 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	Available from November 2023
Unit 5	To let	Office	Floor 2	294 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 3	1408 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	Available from January 2024
Unit 7	To let	Office	Floor 5	1313 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	Available from November 2023
Unit 8	To let	Office	Floor 5	720 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 9	To let	Office	Floor 6	220 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 10	To let	Office	Floor 8	901 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	Available from November 2023
Unit 11	To let	Office	Floor 8	543 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	Available from November 2023

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