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# Terra Corner

## 2040 Budaörs, Puskás Tivadar út 8-10.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/279-terra-corner>

Terracorner is located directly next to M1 and M7 highways, the buildings are easily accessible from Budapest and Vienna. Furthermore, the buildings can be reached from the downtown by private shuttle bus service and bus no. 40, which runs every five minutes from Móricz Zsigmond körtér in District XI. The infrastructure of the area is highly developed, so everything is given for the creation of a modern, satisfactory workplace in the office park in Budaörs. As opposed to downtown, thanks to the microclimate of the area tenants can expect lower costs here.



Data			
Location	Periphery	Status	Existing building
Completion year	2000 / Q1	Refurbishment year	
Category	A	Number of floors	3

Rental fees/prices			
Office	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	Office Service Charge	5 €/m <sup>2</sup> /mo
Parking rent	50 €/m <sup>2</sup> /mo - 50 €/m <sup>2</sup> /mo	Min. term of lease	2

Areas			
Available GLA	2438.2 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	3608.00 m <sup>2</sup>	Common Area Share (CAR)	10
Office	64.9 m <sup>2</sup> - 2438.2 m <sup>2</sup>		

Details of the property	
Access	
Green certificate	

### Technical specification

2-pipe fan-coil system, Bicycle racks, Elevators, Suspended Ceiling, Underground garage,

### Amenities

Card-entry system, Free parking area, Inner garden, CCTV camera system, Reception service, Visitor parking, Kitchenette, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Edison street - Unit 1	To let	Office	Floor 0	256 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Edison street - Unit 2	To let	Office	Floor 1	268.4 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Edison street - Unit 3	To let	Office	Floor 2	298.1 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Central building - Unit 4	To let	Office	Floor 1	330 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Central building - Unit 5	To let	Office	Floor 2	111.1 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Central building - Unit 7	To let	Office	Floor 3	354.2 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Central building - Unit 6	To let	Office	Floor 2	64.9 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Puskás street - Unit 8	To let	Office	Floor 0	244 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Puskás street - Unit 9	To let	Office	Floor 1	276.1 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Puskás street - Unit 10	To let	Office	Floor 3	235.4 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	

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