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Business Center 140 / BC 140

1138 Budapest, Váci út 140.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/29-business-center-140-bc-140>

The Business Center 140 office is located on the Váci office corridor, one the most developing business area of Budapest. The building is situated in the corner of Forgách Street and Váci Road, in the vicinity of several modern office buildings and Duna Pláza shopping center. Thanks to the closeness of the main boulevards and the Árpád Bridge, the property is easily accessible by car. Public transport connections are also great, Forgách Street metro station is only 40 m far from the building. This A class office complex offers 13 450 sq m leasable area on 8 floors for the potential tenants. The office and retail areas are highly equipped and can be divided into smaller areas. BC 140 provides a wide range of excellent services for its tenants, such as underground garage, inner garden, conference room for 150 people and panorama terrace on the 8th floor.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2003 / Q4	Refurbishment year	
Category	A	Number of floors	8
Rental fees/prices			
Office	13.5 €/m ² /mo - 14.25 €/m ² /mo	Office Service Charge	6.2 €/m ² /mo
Parking rent	105 €/m ² /mo - 105 €/m ² /mo	Min. term of lease	3

Areas			
Available GLA	9398 m ²	Number of parking lots	241
Gross Leasable Are (GLA)	9396.00 m ²	Common Area Share (CAR)	4.5
Office	770 m ² - 9398 m ²		
Details of the property			
Access	Metro: M3 Bus: 15, 32, 115 Tram: 1		
Green certificate	BREEAM Very Good		

Technical specification	Amenities
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4-pipe fan-coil system, Chilled beam, High speed/freight elevator, Own water block, Sprinkler system, Suspended Ceiling, Underground garage, Raised floor, Bicycle racks, BMS (Building Management System), Fresh air supply, Sound-proof windows, Double electric feed, Air conditioning, Elevators, Openable windows, Optical cabling,

Card-entry system, Inner garden, 24/7 security service, Reception service, Visitor parking, In-house restaurant, Panoramic view, In-house café, Kitchenette, Terrace, Conference room for rent, Car Wash, Display of company logo, Complete Property Management, Storage rental possibility, Good public transport accessibility,

						Available units
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	2070 m²	13.5 €/m²/mo - 14.25 €/m²/mo	1 000 sqm under negotiation
Unit 2	To let	Office	Floor 2	2091 m²	13.5 €/m²/mo - 14.25 €/m²/mo	
Unit 3	To let	Office	Floor 3	1816 m²	13.5 €/m²/mo - 14.25 €/m²/mo	
Unit 4	To let	Office	Floor 4	925 m²	13.5 €/m²/mo - 14.25 €/m²/mo	
Unit 5	To let	Office	Floor 5	1726 m²	13.5 €/m²/mo - 14.25 €/m²/mo	
Unit 6	To let	Office	Floor 7	770 m²	13.5 €/m²/mo - 14.25 €/m²/mo	

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