



**Szapáry Zsolt**  
Phone: +36 30 377 4913  
Email: [zsolt.szapary@robertson.hu](mailto:zsolt.szapary@robertson.hu)

**Szóke Viktória**  
Phone: +36 30 330 0733  
Email: [viktoria.szoke@robertson.hu](mailto:viktoria.szoke@robertson.hu)



**Herédi Gábor**  
Phone: +36 30 377 4914  
Email: [gabor.heredi@robertson.hu](mailto:gabor.heredi@robertson.hu)

# Budapest One III.

## 1112 Budapest, Boldizsár utca 1-3.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/295-budapest-one-iii>

The "west gate of Budapest" where the largest multi-modal transportation junction of Hungary is under development. Visitors coming by train, or by car on the highways will get their first impression of the city of Budapest by looking at Budapest One Office Park with the Buda hills in their background. With straight connection to the Etele City Center, the full range of services and shops will make everyday life more comfortable for the tenants. The first phase (25,000 sq. m office and 2,200 sq. m retail area) will be available from October 2019.



Data			
Location	South Buda	Status	Existing building
Completion year	2022 / Q2	Refurbishment year	
Category	A	Number of floors	8
Rental fees/prices			
Office	18.5 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	Retail	18 €/m <sup>2</sup> /mo - 25 €/m <sup>2</sup> /mo
Office Service Charge	6 €/m <sup>2</sup> /mo	Parking rent	100 €/m <sup>2</sup> /mo - 100 €/m <sup>2</sup> /mo

Areas			
Available GLA	4526 m <sup>2</sup>	Number of parking lots	1420
Gross Leasable Are (GLA)	18638.00 m <sup>2</sup>	Common Area Share (CAR)	6.18
Office	550 m <sup>2</sup> - 3406 m <sup>2</sup>	Retail	59 m <sup>2</sup> - 1120 m <sup>2</sup>
Details of the property			
Access	Railway: Kelenföld Railway station New M1/M7 junction form 2015 Metro: M4 Bus: 8E 40, 40E, 53, 87, 87A, 139, 150, 153, 172E, 187, 187E, 239, 240, 250, 272 Tram: 1, 19, 49		
Green certificate	BREEAM Excellent LEED Platinum WELL Platinum		

4-pipe fan-coil system, Air conditioning, Alternative energy utilization, Bicycle racks, Changing Rooms, Double electric feed, Elevators, External shading, Fire alarm system, Openable windows, Raised floor, Shower room, Suspended Ceiling, BMS (Building Management System), Fresh air supply, LED lighting, Underground garage, High speed/freight elevator, Optical cabling, Own water block, Sprinkler system,

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Panoramic view, In-house café, Terrace, Conference room for rent, Car Wash, Green Environment, E-car charger, 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	Retail	Floor 0	83 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 25 €/m <sup>2</sup> /mo	
Unit 2	To let	Retail	Floor 0	725 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 25 €/m <sup>2</sup> /mo	
Unit 3	To let	Retail	Floor 0	253 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 25 €/m <sup>2</sup> /mo	
Unit 4	To let	Retail	Floor 0	59 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 25 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 5	550 m <sup>2</sup>	18.5 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 6	632 m <sup>2</sup>	18.5 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 7	To let	Office	Floor 7	2224 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	

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Prices do not include VAT.



**Robertson Hungary Kft.**  
Telephone: +36 (1) 327-2050  
H - 1138 Budapest, Váci út 117-119. A/1