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Center Point I -II.

1139 Budapest, Váci út 81-83.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/30-center-point-i-ii>

Centerpoint, Budapest is a 75,000 sqm state of the art office development, in the heart of District 13. It is being delivered by GTC Hungary and will provide a combination of retail and leisure on the ground floor with flexible and efficient offices above. Delivery is in two phases. Phase One delivers 40,000 sqm and Phase Two, 35,000 sqm of state of the art office space. These Phases, once fully complete, will be able to provide single floors of close to 9,000 sqm.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2006 / Q3	Refurbishment year	2023
Category	A	Number of floors	

Rental fees/prices			
Office	15.5 €/m ² /mo - 16.9 €/m ² /mo	Retail	16.5 €/m ² /mo - 18.5 €/m ² /mo
Office Service Charge	1741 Ft/m ² /mo	Parking rent	130 €/m ² /mo - 130 €/m ² /mo

Areas			
Available GLA	20118.9 m ²	Number of parking lots	580
Gross Leasable Are (GLA)	21056.92 m ²	Common Area Share (CAR)	8.3

Office	289.16 m ² - 19613.14 m ²	Retail	174.36 m ² - 505.76 m ²
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Details of the property	
Access	Metro: M3 Tram: 1, 1A Bus: 26, 32, 106, 120, 133
Green certificate	LEED Gold

Technical specification	Amenities
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4-pipe fan-coil system, Diesel generator, Double electric feed, External shading, Fresh air supply, Openable windows, Raised floor, Sprinkler system, Suspended Ceiling, UPS, Bicycle racks, BMS (Building Management System), Sound-proof windows, Air conditioning, Elevators, High quality fit-out, Underground garage, Changing Rooms, Own water block, Shower room,

Card-entry system, Inner garden, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Kitchenette, Terrace, ATM, Conference room for rent, Car Wash, Green Environment, Display of company logo, Complete Property Management, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Building 1 - Unit 1	To let	Retail	Floor 0	174.36 m²	16.5 €/m²/mo - 18.5 €/m²/mo	Under negotiation
Building 1 - Unit 2	To let	Office	Floor 1	1453.39 m²	15.5 €/m²/mo - 16.9 €/m²/mo	
Building 1 - Unit 3	To let	Office	Floor 3	289.16 m²	15.5 €/m²/mo - 16.9 €/m²/mo	Under negotiation
Building 1 - Unit 4	To let	Office	Floor 5	2942.51 m²	15.5 €/m²/mo - 16.9 €/m²/mo	
Building 1 - Unit 5	To let	Office	Floor 6	955.21 m²	15.5 €/m²/mo - 16.9 €/m²/mo	
Building 1 - Unit 6	To let	Office	Floor 7	1936.4 m²	15.5 €/m²/mo - 16.9 €/m²/mo	+589.58 sqm terrace
Building 1 - Unit 7	To let	Office	Floor 8	745.1 m²	15.5 €/m²/mo - 16.9 €/m²/mo	with +86 sq m terrace Under negotiation
Building 2 - Unit 1	To let	Retail	Floor 0	331.4 m²	16.5 €/m²/mo - 18.5 €/m²/mo	
Building 2 - Unit 2	To let	Office	Floor 1	2124.85 m²	15.5 €/m²/mo - 16.9 €/m²/mo	
Building 2 - Unit 3	To let	Office	Floor 5	3007.49 m²	15.5 €/m²/mo - 16.9 €/m²/mo	
Building 2 - Unit 4	To let	Office	Floor 6	3007.49 m²	15.5 €/m²/mo - 16.9 €/m²/mo	
Building 2 - Unit 5	To let	Office	Floor 7	317.32 m²	15.5 €/m²/mo - 16.9 €/m²/mo	with 482 sqm terrace
Building 2 - Unit 6	To let	Office	Floor 7	1496.71 m²	15.5 €/m²/mo - 16.9 €/m²/mo	+482sqm terrace
Building 2 - Unit 7	To let	Office	Floor 8	1337.51 m²	15.5 €/m²/mo - 16.9 €/m²/mo	with +295 sqm terrace

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Prices do not include VAT.

