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BudaPart Gate - Sublease

1117 Budapest, Dombóvári út 27.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/308-budapart-gate-sublease>

BudaPart is located in the 11th district, in Lágymányosi-öböl, incorporating the well-known Kopaszi gát area, in a stunning location right on the banks of the Danube, bounded by Dombóvári and Budafoki út. Upon completion the entire project will consist of approx. 300,000 sq m office space, as well as 200 residential flats and supporting retail elements. The first phase of the construction contains 7 office buildings than the completion year is 2022. Budapest Gate is in the frist phase and will finish in 2020 Q1.
BudaPart Gate CAR: 2.99%



- Features:
- Top floor of building, great views
 - Reliable sublessor
 - Quality buildout
 - Furniture also available
 - Parking in underground garage
 - Restaurant and café in the building
 - Variety of services nearby
 - Waterfront park nearby
 - Budapart Beach
 - MOL HQ next door

Data			
Location	South Buda	Status	Existing building
Completion year	2020 / Q1	Refurbishment year	
Category	A	Number of floors	

Areas			
Available GLA	1207 m ²	Number of parking lots	5
Gross Leasable Are (GLA)	0.00 m ²	Common Area Share (CAR)	2.99
Office	355 m ² - 1207 m ²		

Rental fees/prices			
Office	17.06 €/m²/mo - 17.06 €/m²/mo	Office Service Charge	2700 Ft/m²/mo
Parking rent	100 €/m²/mo - 100 €/m²/mo		

Technical specification

4-pipe fan-coil system, Double electric feed, Openable windows, Own water block, Raised floor, Suspended Ceiling, Telefon Center, UPS,


Details of the property	
Access	Bus: 33, 133E, 153, 154 Tram: 1
Green certificate	LEED GOLD

Amenities

Card-entry system, 24/7 security service, Reception service, In-house restaurant, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	Sublease	Office	Floor 4	852 m²	17.06 €/m²/mo - 17.06 €/m²/mo	under negotiation
Unit 2	Sublease	Office	Floor 5	355 m²	17.06 €/m²/mo - 17.06 €/m²/mo	under negotiation

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