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# Center Point III.

## 1139 Budapest, Váci út 85.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/32-center-point-iii>

Center Point III. The office building will expand the office complex with 35,500 square meters of gross leasable area, offices and commercial premises, so that the total contiguous leasable area will be 78,000 square meters.

Center Point will once again become the office complex with the largest leasable area in Budapest. The importance of the Váci út office corridor continues to grow with construction: today more than 25% of the total office stock in Budapest is concentrated here.

Center Point III. Office building - on the Váci út corridor - is an immediate advantage for its tenants with its carefully chosen location. Center Point III. The office building is located at the junction of the axis of Váci út and Árpád bridge, it is directly connected to the transport network defined by Budapest's boulevards, so it is easily accessible from all directions. The city center can be reached in 10 minutes either by car or by metro.



Data			
Location	Váci Corridor	Status	Under construction
Completion year	2025 / Q2	Refurbishment year	
Category	A	Number of floors	9

Rental fees/prices			
Office	17 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	Parking rent	150 €/m <sup>2</sup> /mo - 150 €/m <sup>2</sup> /mo

Areas			
Available GLA	38451.85 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	36106.00 m <sup>2</sup>	Common Area Share (CAR)	6.5
Office	2409.03 m <sup>2</sup> - 38451.85 m <sup>2</sup>		

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, Easily accessible building, Bicycle racks, BMS (Building Management System), Sound-proof windows, Air conditioning, Elevators, Underground garage, Changing Rooms, Own water block, Fire alarm system, Shower room,

Card-entry system, Inner garden, Meeting room for rent, 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, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	3609.29 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 2	To let	Office	Floor 1	3510.24 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 3	To let	Office	Floor 2	4231.25 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 4	To let	Office	Floor 3	4231.25 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 5	To let	Office	Floor 4	4176.93 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 6	To let	Office	Floor 5	4176.93 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 7	To let	Office	Floor 6	4192.91 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 8	To let	Office	Floor 7	4165.22 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 9	To let	Office	Floor 8	3748.8 m²	17 €/m²/mo - 20 €/m²/mo	
Unit 10	To let	Office	Floor 9	2409.03 m²	17 €/m²/mo - 20 €/m²/mo	

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