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Dévai Center

1134 Budapest, Dévai u. 26-28.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/33-devai-center>

The office building is situated in the 13th district, 150 meters from Váci road, at the corner of Dévai and Kassák Lajos road. The first class office building is located in the close proximity of the city centre, at the underground station (M3) Lehel tér. Váci road and its surroundings are one of the fastest developing areas of Budapest due to the excellent infrastructure and transport facilities. The office building offers 9,500 sqm office area on 8 floors. Due to its flexible space plan cellular as well as open-space offices can be carried out.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	1994 / Q1	Refurbishment year	2019
Category	A	Number of floors	9

Rental fees/prices			
Office	12 €/m²/mo - 13 €/m²/mo	Office Service Charge	1690 Ft/m²/mo
Parking rent	80 €/m²/mo - 80 €/m²/mo		

Technical specification

4-pipe fan-coil system, Bicycle racks, Elevators, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Suspended Ceiling, UPS, Air conditioning, Underground garage, Server room, Easily accessible building,

Areas			
Available GLA	3294 m²	Number of parking lots	131
Gross Leasable Are (GLA)	9665.00 m²	Common Area Share (CAR)	5.9
Office	316 m² - 3294 m²		

Details of the property	
Access	Metro: M3 Tram: 14 Bus: 15, 105, 115 Trolley: 75, 76, 79
Green certificate	

Amenities

Card-entry system, In-house property management, 24/7 security service, Reception service, Visitor parking, Kitchenette, Display of company logo, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	961 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 2	To let	Office	Floor 4	605 m ²	12 €/m ² /mo - 13 €/m ² /mo	From June 2025
Unit 3	To let	Office	Floor 6	316 m ²	12 €/m ² /mo - 13 €/m ² /mo	From November 2023
Unit 4	To let	Office	Floor 7	1022 m ²	12 €/m ² /mo - 13 €/m ² /mo	From 15 October 2023
Unit 5	To let	Office	Floor 8	390 m ²	12 €/m ² /mo - 13 €/m ² /mo	

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