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To let - Váci Greens A - 1138 Budapest, Váci út 117-129.

# Unit 3

Unit ID: UNIT-01320

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Type of unit	Office
Available areas	1248 m <sup>2</sup>
Rental fee	14.9 €/m <sup>2</sup> /mo - 14.9 €/m <sup>2</sup> /mo
Floor	Floor 2

Unit description

Effectively constructed, L-shaped office space is available for lease on the 2nd floor of the building. One side of the unit is oriented to the south (parallel to Fővény Street) and the other to the west (parallel to Váci Road), thus the entire space is well lit with natural light. The work area is mainly open office, which can accommodate up to 100 people. A large meeting room for 10 people, a smaller meeting room for 4 people, and a project room for 4 people was created in the office area. Within the unit, we can find several bathrooms, a large kitchen, a printing room, and a wardrobe room. The unit is recommended for SSCs agencies, etc. The unit can be divided as required. The office is accessible from reception B. Several parking spaces are available upon request.

Inside the office park, a spacious inner courtyard was created with green surfaces. Many services are available: 5 restaurants (2 canteens, salad bar, Turkish and oriental restaurants), 2 cafes, healthcare center, beauty salon, optics, cosmetic clinic, 2 gyms, drug store, 2 shops, bank, suit store, mattress store, FŐTÁV customer service office. A LIME-roller parking space has also been created within the park. Duna Plaza is only a 7-minute walk away.

Availability

From November 2023

Unit amenities		Technical specification of the unit	
Card-entry system	In-house property management	Air conditioning	Toilette
Inner garden	24/7 security service	Flexible layout	Server room
CCTV camera system	Reception service	Waterblock	Suspended Ceiling
Fitness/gym	In-house restaurant	Raised floor	Bicycle racks
In-house café	Kitchenette	Diesel generator	Fresh air supply
ATM		Chilled beam	HVAC with heat pump
		Double electric feed	Elevators
		Underground garage	Openable windows
		Changing Rooms	Optical cabling
		Sprinkler system	Fire alarm system
		UPS	Shower room

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Prices do not include VAT.

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