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# Váci Greens A

## 1138 Budapest, Váci út 117-129.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/34-vaci-greens-a>

Váci Greens office complex is a standalone project of the Budapest office market. The property rated Excellent by the BREEAM Code for Sustainable Buildings, offers tenants environment friendly solutions, next to river Danube in the most trending business District of the city. All five office buildings provide versatile, mixed use areas on more than 85 000 sqm. This prime class complex is very easily accessible from every direction and serves with around 1000 parking lots for the ones arriving by car. Building A is the first phase of the complex which was handed over in May 2013. It offers 15 500 sqm GLA on 6 floors.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2013 / Q2	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	14.9 €/m <sup>2</sup> /mo - 14.9 €/m <sup>2</sup> /mo	Retail	14 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo
Office Service Charge	2000 Ft/m <sup>2</sup> /mo	Parking rent	110 €/m <sup>2</sup> /mo - 110 €/m <sup>2</sup> /mo

Min. term of lease

5

Areas			
Available GLA	2464 m <sup>2</sup>	Number of parking lots	61
Gross Leasable Are (GLA)	15789.00 m <sup>2</sup>	Common Area Share (CAR)	6.07

Office	1038 m <sup>2</sup> - 2286 m <sup>2</sup>	Retail	46 m <sup>2</sup> - 178 m <sup>2</sup>
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Details of the property	
Access	Metro: M3 Tram: 1, 1A, 14 Bus: 32, 105, 115, 133
Green certificate	BREEAM Excellent

## Technical specification

Bicycle racks, Chilled beam, Diesel generator, Fire alarm system, Fresh air supply, HVAC with heat pump, Openable windows, Optical cabling, Own water block, Raised floor, Sprinkler system, Suspended Ceiling, Telefon Center, Underground garage, UPS, Double electric feed, Air conditioning, Elevators, Changing Rooms, Shower room, Easily accessible building, BMS (Building Management System), Sound-proof windows, High quality fit-out,

## Amenities

Card-entry system, In-house property management, 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, ATM, Conference room for rent, Display of company logo, Storage rental possibility,

### Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	132 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	Available immediately
Unit 2	To let	Retail	Floor 0	46 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	immediately after fit-out
Unit 3	To let	Office	Floor 2	1248 m <sup>2</sup>	14.9 €/m <sup>2</sup> /mo - 14.9 €/m <sup>2</sup> /mo	From November 2023
Unit 5	To let	Office	Floor 6	1038 m <sup>2</sup>	14.9 €/m <sup>2</sup> /mo - 14.9 €/m <sup>2</sup> /mo	immediately after fit-out

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