



**Szapáry Zsolt**  
Phone: +36 30 377 4913  
Email: [zsolt.szapary@robertson.hu](mailto:zsolt.szapary@robertson.hu)

**Szóke Viktória**  
Phone: +36 30 330 0733  
Email: [viktoria.szoke@robertson.hu](mailto:viktoria.szoke@robertson.hu)

**Herédi Gábor**  
Phone: +36 30 377 4914  
Email: [gabor.heredi@robertson.hu](mailto:gabor.heredi@robertson.hu)



# Paris Department Store

## 1061 Budapest, Andrássy út 39.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/37-paris-department-store>

Situated in the heart of the busy Andrassy Avenue, the first two floors of the Paris Department Store house exclusive retail units to attract even the most demanding clients. On the further floors office units are available. Only a few minutes away stands the magnificent Opera house, just around the corner there is the bustling Ferenc Liszt square with its French-style outdoor cafes, and across the road luxury brands (Louis Vuitton, Burberry, La Perla)



| Data            |           |                    |                   |
|-----------------|-----------|--------------------|-------------------|
| Location        | CBD       | Status             | Existing building |
| Completion year | 1910 / Q1 | Refurbishment year | 2009              |
| Category        | A         | Number of floors   | 7                 |

| Rental fees/prices |   |                       |   |
|--------------------|---|-----------------------|---|
| Office             | 20 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo | Storage               | €/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo |
| Retail             | 20 €/m <sup>2</sup> /mo - 70 €/m <sup>2</sup> /mo | Office Service Charge | 3650 Ft/m <sup>2</sup> /mo                  |
| Parking rent       | €/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo       |                       |   |

| Areas                    |   |                         |   |
|--------------------------|---|-------------------------|---|
| Available GLA            | 4725.86 m <sup>2</sup>                        | Number of parking lots  |   |
| Gross Leasable Are (GLA) | 6777.00 m <sup>2</sup>                        | Common Area Share (CAR) | 4.8   |
|                          | 137.29 m <sup>2</sup> - 137.29 m <sup>2</sup> | Office                  | 290 m <sup>2</sup> - 2892.19 m <sup>2</sup> |
| Storage                  | 36.68 m <sup>2</sup> - 139.38 m <sup>2</sup>  | Retail                  | 51 m <sup>2</sup> - 1557 m <sup>2</sup>     |

| Details of the property |   |
|-------------------------|---|
| Access                  | Metro: M1<br>Tram: 4, 6<br>Bus: 105<br>Trolley: 70,78 |
| Green certificate       |   |

| Technical specification | Amenities |
|-------------------------|-----------|
|-------------------------|-----------|

4-pipe fan-coil system, Fresh air supply, Own water block, Raised floor, Sprinkler system, Suspended Ceiling, Air conditioning, Elevators, Underground garage, Openable windows, Big ceiling height (3 m),

Card-entry system, In-house property management, CCTV camera system, Reception service, In-house restaurant, Panoramic view, In-house café, Kitchenette, Terrace, Display of company logo,

| Available units |                  |           |             |            |                         |                   |
|-----------------|------------------|-----------|-------------|------------|-------------------------|-------------------|
| Name            | Type of disposal | Unit type | Floor       | Size       | Rent                    | Availability      |
| Unit 1          | To let           | Storage   | Basement    | 36.68 m²   | €/m²/mo - €/m²/mo       |                   |
| Unit 2          | To let           | Storage   | Basement    | 102.7 m²   | €/m²/mo - €/m²/mo       |                   |
| Unit 3          | To let           | Retail    | Floor 0     | 866 m²     | 20 €/m²/mo - 70 €/m²/mo |                   |
| Unit 4          | To let           | Retail    | Floor 0     | 51 m²      | 20 €/m²/mo - 70 €/m²/mo |                   |
| Unit 5          | To let           | Retail    | Floor 1     | 640 m²     | 20 €/m²/mo - 70 €/m²/mo |                   |
| Unit 6          | To let           | Office    | Lotz terem  | 290 m²     | 20 €/m²/mo - 20 €/m²/mo |                   |
| Unit 7          | To let           | Office    | Floor 4     | 940.06 m²  | 20 €/m²/mo - 20 €/m²/mo | From January 2024 |
| Unit 8          | To let           | Office    | Floor 5-6-7 | 1662.13 m² | 20 €/m²/mo - 20 €/m²/mo | From January 2024 |
| Unit 9          | To let           |           | Floor 7     | 137.29 m²  | 20 €/m²/mo - 20 €/m²/mo | From January 2024 |

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