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Laurus Offices

1103 Budapest, Kőér utca 2/A

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/378-laurus-offices>

Laurus Offices are situated in one of the most dynamically developing districts of Budapest. The location is quick and easy to access by car and public transport alike, as it lies 10 minutes from the city center and 10 minutes from Liszt Ferenc Airport. The office building offers A category office space and it has a BREEAM green certificate. In the close vicinity of the building a shopping centre and several sport facility can be found. The tree buildings offer 13 990 sq m office area and 1000 sq m retail area.



| Data | | | |
|-----------------|------------------|--------------------|-------------------|
| Location | Non Central Pest | Status | Existing building |
| Completion year | 2011 / Q4 | Refurbishment year | |
| Category | A | Number of floors | 6 |

| Rental fees/prices | | | |
|-----------------------|---|--------------|---|
| Office | 11.5 €/m ² /mo - 12.5 €/m ² /mo | Retail | 13 €/m ² /mo - 14 €/m ² /mo |
| Office Service Charge | 5.5 €/m ² /mo | Parking rent | 90 €/m ² /mo - 90 €/m ² /mo |

| Areas | | | |
|--------------------------|---|-------------------------|---------------------------------------|
| Available GLA | 468 m ² | Number of parking lots | 248 |
| Gross Leasable Are (GLA) | 14990.00 m ² | Common Area Share (CAR) | 6.8 |
| Office | 378 m ² - 378 m ² | Retail | 90 m ² - 90 m ² |

| Details of the property | |
|-------------------------|---|
| Access | Metro: M3 Tram: 42, 50, 52 Bus: 54, 55, 66E, 66, 84E, 89E, 94E, 123, 123A, 140, 151, 194, 199, 294E Railway station: 1 stop by metro |
| Green certificate | BREEAM Very Good |

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

4-pipe fan-coil system, Alternative energy utilization, Bicycle racks, External shading, Fire alarm system, Fresh air supply, Openable windows, Own water block, Raised floor, Shower room, Sprinkler system, Telefon Center, Underground garage, Suspended Ceiling, LED lighting, Air conditioning, Elevators, Changing Rooms,

Card-entry system, In-house property management, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Kitchenette, Green Environment, Display of company logo,

| Available units | | | | | | |
|-----------------|------------------|-----------|---------|--------------------|---|--------------|
| Name | Type of disposal | Unit type | Floor | Size | Rent | Availability |
| Unit 1 | To let | Retail | Floor 0 | 90 m ² | 13 €/m ² /mo - 14 €/m ² /mo | |
| Unit 2 | To let | Office | Floor 5 | 378 m ² | 11.5 €/m ² /mo - 12.5 €/m ² /mo | |

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