



**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)



# New Telekom HQ

## 1097 Budapest, Könyves Kálmán körút 34-36

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/390-new-telekom-hq>

Hungary's largest office space in a single building has been completed for Telekom and T-Systems. The headquarters building, developed and leased out by WING as a nearly 100,000 square metre property, provides nine floors of space for more than 4,000 workers. The office building, which is set to be a defining element of Budapest's corporate image, is owned by its developer WING, and will be used by Telekom and T-Systems under a long-term lease agreement.



### Data

<b>Location</b>	Non Central Pest	<b>Status</b>	Existing building
<b>Completion year</b>	2018 / Q3	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	8

### Rental fees/prices

<b>Office</b>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	7 €/m <sup>2</sup> /mo
<b>Parking rent</b>	150 €/m <sup>2</sup> /mo - 150 €/m <sup>2</sup> /mo		

### Technical specification

Bicycle racks, Changing Rooms, Shower room, Underground garage,

### Areas

<b>Available GLA</b>	7632 m <sup>2</sup>	<b>Number of parking lots</b>	1350
<b>Gross Leasable Are (GLA)</b>	58000.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	6
<b>Office</b>	1272 m <sup>2</sup> - 7632 m <sup>2</sup>		

### Details of the property

<b>Access</b>	Metro: M3 Tram: 1 Bus: 254E, 281
<b>Green certificate</b>	BREEAM Excellent

### Amenities

Inner garden, Fitness/gym, In-house restaurant, In-house café, Kitchenette, Terrace, Conference room for rent,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 3	6360 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 4	1272 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	

**Confidentiality**  
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.  
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS  
REAL ESTATE**

**Robertson Hungary Kft.**  
Telephone: +36 (1) 327-2050  
H - 1138 Budapest, Váci út 117-119. A/1