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Office Garden I

1117 Budapest, Alíz utca 1.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/4-office-garden-i>

The Office Garden Irodapark is an innovative and forward-looking built environment that serves both corporate comfort and employee wellbeing. The Office Garden is not just an office park, but a living space that works organically with the surrounding commercial and residential environment. Office Garden is located in District 11, 3 km South-West of the city center of Budapest, close to the Technical University and adjacent to InfoPark, close to the Buda bridgehead of the Rákóczi-bridge and also to Fehérvári road. The Office Garden I built in 2008 is the first phase of the Office Garden Office Park (90,000 sqm).



Data			
Location	South Buda	Status	Existing building
Completion year	2008 / Q1	Refurbishment year	
Category	A	Number of floors	7

Rental fees/prices			
Office	13.5 €/m ² /mo - 13.5 €/m ² /mo	Office Service Charge	2000 Ft/m ² /mo
Parking rent	95 €/m ² /mo - 95 €/m ² /mo	Min. term of lease	5

Technical specification

Bicycle racks, Double electric feed, External shading, Fire alarm system, Fresh air supply, HVAC with heat pump, Openable windows, Optical cabling, Own water block, Raised floor, Suspended Ceiling, Underground garage, Elevators, Easily accessible building,

Areas			
Available GLA	5702 m ²	Number of parking lots	350
Gross Leasable Are (GLA)	15021.00 m ²	Common Area Share (CAR)	5.22
Office	137 m ² - 5702 m ²		

Details of the property	
Access	Bus: 33, 103, 114, 133E, 213, 214 Tram: 1, 17, 19, 41, 47, 47B, 48, 56 Metro: M4 (2 stops by bus from the building)
Green certificate	

Amenities

Card-entry system, In-house property management, Inner garden, 24/7 security service, Reception service, Visitor parking, In-house restaurant, Panoramic view, In-house café, Kitchenette, Terrace, Car Wash, Green Environment, Display of company logo, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 3	1071 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	From April 2024
Unit 2	To let	Office	Floor 4	1533 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	From April 2024
Unit 3	To let	Office	Floor 5	1532 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	immediately available after fit-out
Unit 4	To let	Office	Floor 6	1429 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	immediately available after fit-out
Unit 5	To let	Office	Floor 6	137 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	immediately available

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