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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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