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Bem Center

1027 Budapest, Bem József tér 3.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/483-bem-center>

During the early Roman times, there was already a military camp at the site of the building. In 1840 a food warehouse was built in the area, which was expanded into barracks in 1897, and it was given the name Radetzky Barracks. The Radetzky Barracks were originally built as a granary and bakery. Its rich history has been dominated by trade and the armedforces. The main façade of the building is still a listed protected monument. The ill – fated building will be renovated together with Bem Square, and thanks to the new development, the area can once again become one of the most important squares in Buda.



Data			
Location		Status	Under construction
Completion year	2023 / Q4	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	20 €/m²/mo - 25 €/m²/mo	Retail	€/m²/mo - €/m²/mo
Parking rent	165 €/m²/mo - 165 €/m²/mo	Min. term of lease	5

Areas			
Available GLA	21200.32 m²	Number of parking lots	346
Gross Leasable Are (GLA)	22056.00 m²	Common Area Share (CAR)	7.5
Office	1258.83 m² - 18107.32 m²	Retail	3093 m² - 3093 m²

Details of the property	
Access	Bus: 91, 109, 191, 291, 960 Metro: M2 Tram: 4, 6, 17, 19, 41 Suburban railway: H5
Green certificate	LEED GOLD

Technical specification	Amenities
4-pipe fan-coil system, Alternative energy utilization, Bicycle racks, HVAC with heat pump, Air conditioning, Elevators, Underground garage, Toilette inside the unit, Changing Rooms, Shower room,	Card-entry system, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Hotel(s) nearby, In-house restaurant, Panoramic view, Selective waste collection, Tramline within 200 m, In-house café, Conference room for rent, Green Environment, E-car charger,

						Available units
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	3093 m²	€/m²/mo - €/m²/mo	RENTAL PROPERTY 1 : 308 sqm RENTAL PROPERTY 2 : 86 sqm RENTAL PROPERTY 3 : 85 sqm RENTAL PROPERTY 4 : 436 sqm RENTAL PROPERTY 5 : 86 sqm RENTAL PROPERTY 6 : 937 sqm RENTAL PROPERTY 7 : 45 sqm RENTAL PROPERTY 8 : 422 sqm RENTAL PROPERTY 9 : 297 sqm RENTAL PROPERTY 10 : 391 sqm
Unit 2	To let	Office	Floor 1	1258.83 m²	20 €/m²/mo - 25 €/m²/mo	
Unit 3	To let	Office	Floor 1	1730.75 m²	20 €/m²/mo - 25 €/m²/mo	
Unit 4	To let	Office	Floor 2	3609.85 m²	20 €/m²/mo - 25 €/m²/mo	
Unit 5	To let	Office	Floor 3	3615.23 m²	20 €/m²/mo - 25 €/m²/mo	
Unit 6	To let	Office	Floor 4	3517.4 m²	20 €/m²/mo - 25 €/m²/mo	
Unit 7	To let	Office	Floor 5	2187.63 m²	20 €/m²/mo - 25 €/m²/mo	
Unit 8	To let	Office	Floor 6	2187.63 m²	20 €/m²/mo - 25 €/m²/mo	

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