



**Szapáry Zsolt**  
Phone: +36 30 377 4913  
Email: [zsolt.szapary@robertson.hu](mailto:zsolt.szapary@robertson.hu)

**Szőke 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)



# Millennium Gardens

## 1097 Budapest, Lechner Ödön Fasor 10B

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/49-millennium-gardens>

Millennium Gardens office complex is situated directly on the river bank of Danube, in the neighbourhood of MŰPA and National Theatre. This project will be the final unit of the office building - corridor at Soroksári Road. The building will provide around 37 000 square meter gross leasable area.



Data			
Location	Central Pest	Status	Under construction
Completion year	2022 / Q3	Refurbishment year	

Category	A	Number of floors	10
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Rental fees/prices			
Office	16 €/m <sup>2</sup> /mo - 19.5 €/m <sup>2</sup> /mo	Retail	18 €/m <sup>2</sup> /mo - 18 €/m <sup>2</sup> /mo
Office Service Charge	6 €/m <sup>2</sup> /mo	Parking rent	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo

Min. term of lease	5
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Areas			
Available GLA	18354 m <sup>2</sup>	Number of parking lots	508
Gross Leasable Are (GLA)	37000.00 m <sup>2</sup>	Common Area Share (CAR)	3.99

Office	281 m <sup>2</sup> - 18245 m <sup>2</sup>	Retail	109 m <sup>2</sup> - 109 m <sup>2</sup>
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Details of the property	
Access	Bus: 23, 23E, 54, 55 Tram: 1, 2, 24 Suburban railway: H6, H7
Green certificate	BREEAM Excellent

Technical specification	Amenities
Air conditioning, Bicycle racks, Changing Rooms, Diesel generator, Elevators, External shading, Fire alarm system, Fresh air supply, HVAC with heat pump, Raised floor, Shower room, Suspended Ceiling, Underground garage,	Card-entry system, In-house property management, Inner garden, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, Fitness/gym, Hotel(s) nearby, In-house restaurant, Panoramic view, In-house café, Terrace, Conference room for rent,

			Available units			
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
North Tower - Unit 1	To let	Office	Floor 1	281 m²	16 €/m²/mo - 19.5 €/m²/mo	
North Tower - Unit 2	To let	Office	Floor 5	781 m²	16 €/m²/mo - 19.5 €/m²/mo	
North Tower - Unit 3	To let	Office	Floor 6	673 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 1	To let	Retail	Floor 0	109 m²	18 €/m²/mo - 18 €/m²/mo	
South Tower - Unit 2	To let	Office	Floor 1	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 3	To let	Office	Floor 2	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 4	To let	Office	Floor 3	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 5	To let	Office	Floor 4	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 6	To let	Office	Floor 5	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 7	To let	Office	Floor 6	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 8	To let	Office	Floor 7	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 9	To let	Office	Floor 8	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 10	To let	Office	Floor 9	1636 m²	16 €/m²/mo - 19.5 €/m²/mo	
South Tower - Unit 11	To let	Office	Floor 10	1786 m²	16 €/m²/mo - 19.5 €/m²/mo	

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Prices do not include VAT.

