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Green House - Sublease

1134 Budapest, Kassák Lajos utca 19-25.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/517-green-house-sublease>

The building is located in the 13th district of Budapest, bordered by Kassák Lajos, Tüzér and Lőportár Streets and Kassák Park. Green House can be reached by metro, bus, tram, trolley and car, but the area is also served by multiple bicycle lanes. During the planning stage architects have paid special attention not only to providing office space that can be efficiently and flexibly laid out but also to ensuring that tenants have a pleasant and bright environment with major elements of this including the roof garden and the terrace.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2012 / Q4	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	16 €/m ² /mo - 17 €/m ² /mo	Office Service Charge	2500 Ft/m ² /mo
Storage Service Charge	8.7 €/m ² /mo	Parking rent	111 €/m ² /mo - 111 €/m ² /mo

Areas			
Available GLA	4786 m ²	Number of parking lots	280
Gross Leasable Are (GLA)	17800.00 m ²	Common Area Share (CAR)	8.43
Office	507 m ² - 4786 m ²		

Details of the property	
Access	Metro: M3 Tram: 1, 2, 4, 6, 14, 19 Bus: 15, 26, 32, 34, 91, 105, 106, 115, 120, 131, 191, 206, 291
Green certificate	LEED Platinum

Technical specification

4-pipe fan-coil system, Suspended Ceiling, Bicycle racks, Diesel generator, Fresh air supply, HVAC with heat pump, Double electric feed, External shading, Openable windows, Sprinkler system, UPS, Shower room,

Amenities

24/7 security service, Reception service, Visitor parking, In-house restaurant, In-house café, Terrace, Car Wash, Green Environment,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	Sublease	Office	Floor 4	2629 m ²	16 €/m ² /mo - 17 €/m ² /mo	
Unit 2	Sublease	Office	Floor 5	507 m ²	16 €/m ² /mo - 17 €/m ² /mo	
Unit 3	Sublease	Office	Floor 6	1650 m ²	16 €/m ² /mo - 17 €/m ² /mo	

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