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M16 Office Building

1012 Budapest, MÁRVÁNY UTCA 16.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/546-m16-office-building>

The M16 Office Building offers offices for rent in the 1st district in the heart of Buda. Thanks to its excellent location, the office building is located in the most sought-after region of Buda. The building of the M16 Office building is continuously maintained. The office building was renovated in 2021 as part of a major investment. The services of MOM Park, which is located near the M16 Office Building, perfectly meet the needs of everyday life, and also provide an opportunity for business lunches. The common areas of the M16 Office Building have been renewed, the entire window and door stock has been replaced, and the office building has also received a completely new modern cooling/heating system. Following the latest trends, the lounge area on the ground floor is suitable for holding even more informal meetings, and the free Wi-Fi network available here is an additional convenience. The renovation work on the upper floor of the office building includes, among other things, the thermal insulation of the facade. Each office area has a kitchenette and private bathroom. In addition to the current design, the office areas can be moved into immediately, and individual transformation of the offices is also possible.

Data			
Location	Status	Existing building	
Completion year	1994 /	Refurbishment year	2021
Category	B	Number of floors	

Areas		
Available GLA	169.91 m ²	Number of parking lots
Gross Leasable Are (GLA)	1200.00 m ²	Common Area Share (CAR)
Office	169.91 m ² - 169.91 m ²	

Rental fees/prices			
Office	15 €/m ² /mo - 15.5 €/m ² /mo	Office Service Charge	4 €/m ² /mo
Parking rent	90 €/m ² /mo - 100 €/m ² /mo	Min. term of lease	3

Technical specification

2-pipe fan-coil system, Suspended Ceiling, Bicycle racks, Elevators, Underground garage, Toilette inside the unit, Openable windows, Optical cabling, Flexible layout, Own water block,

Details of the property	
Access	<p>The M16 Office Building is easily accessible by car and public transport, from the M1 and M7 motorways from the direction of Budaörs, and the city center from Alkotás út from Szél Kálmán tér. Everyone will find something to their liking among the restaurants and shops near the office building. There are several tram and bus routes nearby.</p> <p>Tram: 18, 18A, Bus: 4, 78, 105 Metro: The Déli Pályaudvar metro station is 5 minutes away from the office building.</p>
Green certificate	

Amenities

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Visitor parking, Surface parking, Kitchenette, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	169.91 m ²	15 €/m ² /mo - 15.5 €/m ² /mo	

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