



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szóke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu

Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu



Madarász Office Park I.

1138 Budapest, Madarász Viktor utca 47-49

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/6-madarasz-office-park-i>

Madarász Office Park is located in on one of the most beloved part of XIII. District, along Váci Street on the Madarász-Szekszárdi-Tomori Streets bordered area. The office park offers sport and recreational services to creat comfortable working conditions for his tenants. The office space fit-outs satisfy the tenants special needs, according to the highest technical requirements, mind the facilities of the building.



Data

Location	Váci Corridor	Status	Existing building
Completion year	2009 / Q3	Refurbishment year	
Category	A	Number of floors	9

Rental fees/prices

Office	12 €/m ² /mo - 13 €/m ² /mo	Office Service Charge	4.15 €/m ² /mo
Parking rent	65 €/m ² /mo - 90 €/m ² /mo	Min. term of lease	3

Technical specification

4-pipe fan-coil system, Bicycle racks, Double electric feed, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Underground garage,

Areas

Available GLA	2756 m ²	Number of parking lots	
Gross Leasable Are (GLA)	16822.00 m ²	Common Area Share (CAR)	6
Office	68 m ² - 2756 m ²		

Details of the property

Access	Metro: M3 Bus: 15, 104, 104A, 105, 121, 122, 178, 196, 196A, 204
Green certificate	

Amenities

Inner garden, 24/7 security service, Post office close to the building, Reception service, Fitness/gym, In-house restaurant, In-house café, Terrace, ATM, Conference room for rent, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	162 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 2	To let	Office	Floor 1	179 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 3	To let	Office	Floor 2	695 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 4	To let	Office	Floor 2	68 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 5	To let	Office	Floor 3	1075 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 6	To let	Office	Floor 5	352 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 7	To let	Office	Floor 8	225 m ²	12 €/m ² /mo - 13 €/m ² /mo	

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS
REAL ESTATE**

Robertson Hungary Kft.
Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1