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# East-West Business Center

## 1088 Budapest, Rákóczi út 1-3.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/63-east-west-business-center>

The East-West Business Center has an unbeatable location that puts you just a few meters from all forms of public transport and your business at the reach of your potential partners. The building is situated in the junction of Múzeum boulevard and Rákóczi road.



Data			
Location	CBD	Status	Existing building
Completion year	1991 / Q1	Refurbishment year	2017
Category	A	Number of floors	9

Rental fees/prices			
Office	15.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	Retail	25 €/m <sup>2</sup> /mo - 25 €/m <sup>2</sup> /mo
Office Service Charge	2550 Ft/m <sup>2</sup> /mo	Parking rent	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo

Areas			
Available GLA	4121.81 m <sup>2</sup>	Number of parking lots	222
Gross Leasable Are (GLA)	23200.00 m <sup>2</sup>	Common Area Share (CAR)	12.3
Office	98 m <sup>2</sup> - 3877 m <sup>2</sup>	Retail	244.81 m <sup>2</sup> - 244.81 m <sup>2</sup>

Details of the property	
Access	Metro: M2, Tram: 47, 49 Bus: 5, 7, 7E, 8E 9, 15, 108E, 110, 112, 115, 133E, 178, M3 replacement bus Trolleybus: 72M
Green certificate	

Technical specification

4-pipe fan-coil system, Chilled beam, Fresh air supply, Openable windows, Suspended Ceiling,

Amenities

Card-entry system, In-house property management, 24/7 security service, Reception service, In-house restaurant, In-house café, Terrace, Car Wash,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
	To let	Retail	Floor 0	244.81 m²	25 €/m²/mo - 25 €/m²/mo	
Unit 2	To let	Office	Floor 4	3049 m²	15.5 €/m²/mo - 16.5 €/m²/mo	from 1st January 2025
Unit 3	To let	Office	Floor 8	730 m²	15.5 €/m²/mo - 16.5 €/m²/mo	only with the 9th floor
Unit 5	To let	Office	Floor 9	98 m²	15.5 €/m²/mo - 16.5 €/m²/mo	

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