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Madarász Office Park II.

1138 Budapest, Madarász Viktor utca 47-49

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/7-madarasz-office-park-ii>

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 | 2010 / Q1 | 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 | | |

| 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 | 1859 m ² | Number of parking lots | 120 |
| Gross Leasable Are (GLA) | 16822.00 m ² | Common Area Share (CAR) | 6 |
| Office | 104 m ² - 1859 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, Surface parking, 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 0 | 104 m ² | 12 €/m ² /mo - 13 €/m ² /mo | |
| Unit 2 | To let | Office | Floor 1 | 484 m ² | 12 €/m ² /mo - 13 €/m ² /mo | |
| Unit 3 | To let | Office | Floor 1 | 698 m ² | 12 €/m ² /mo - 13 €/m ² /mo | |
| Unit 6 | To let | Office | Floor 6 | 426 m ² | 12 €/m ² /mo - 13 €/m ² /mo | |
| Unit 7 | To let | Office | Floor 7 | 147 m ² | 12 €/m ² /mo - 13 €/m ² /mo | |

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