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Forest Center

4028 Debrecen, Tüzér utca 4.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/73-forest-center>

With its modern appearance and technical content, the category A Forest Offices Debrecen is a key player in Debrecen's new business centre. The building, consisting of 3 wings on the ground floor + 5 floors, provides a total of 22 000 sqm of flexible office space, 25 surface and 198 underground parking spaces. The complex is built with environmentally friendly, energy-efficient architecture, bright interiors, green roofs and LEED Gold certified mechanical installations. The location, 10 minutes from the city centre, the green environment and the roof terraces provide comfort for the employees, while the numerous services, restaurants and cafés in and around the building ensure their well-being.



| Data | | | |
|-----------------|-------------|--------------------|-------------------|
| Location | Countryside | Status | Existing building |
| Completion year | 2019 / | Refurbishment year | |
| Category | A | Number of floors | 5 |

| Rental fees/prices | | | |
|--------------------|-----------------------------|-----------------------|---------------|
| Office | 12.9 €/m²/mo - 13.9 €/m²/mo | Office Service Charge | 1400 Ft/m²/mo |
| Parking rent | 85 €/m²/mo - 85 €/m²/mo | | |

| Technical specification |
|-------------------------|
|-------------------------|

4-pipe fan-coil system, Bicycle racks, Changing Rooms, Elevators, Optical cabling, Shower room, Suspended Ceiling, Telefon Center,

| Areas | | | |
|--------------------------|--------------------------|-------------------------|------|
| Available GLA | 14372.53 m² | Number of parking lots | 223 |
| Gross Leasable Are (GLA) | 22000.00 m² | Common Area Share (CAR) | 7.05 |
| Office | 1536.17 m² - 14372.53 m² | | |

| Details of the property | |
|-------------------------|-------------|
| Access | Bus: 16, 23 |
| Green certificate | LEED Gold |

| Amenities |
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Card-entry system, In-house property management, 24/7 security service, Reception service, Visitor parking, In-house restaurant, ATM,

| Available units | | | | | | |
|-----------------|------------------|-----------|---------|------------------------|---|--------------|
| Name | Type of disposal | Unit type | Floor | Size | Rent | Availability |
| Unit 1 | To let | Office | Floor 0 | 2843.25 m ² | 12.9 €/m ² /mo - 13.9 €/m ² /mo | |
| Unit 2 | To let | Office | Floor 1 | 2640.92 m ² | 12.9 €/m ² /mo - 13.9 €/m ² /mo | |
| Unit 3 | To let | Office | Floor 2 | 2725.49 m ² | 12.9 €/m ² /mo - 13.9 €/m ² /mo | |
| Unit 4 | To let | Office | Floor 3 | 4626.7 m ² | 12.9 €/m ² /mo - 13.9 €/m ² /mo | |
| Unit 5 | To let | Office | Floor 4 | 1536.17 m ² | 12.9 €/m ² /mo - 13.9 €/m ² /mo | |

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