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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 €/m <sup>2</sup> /mo - 13.9 €/m <sup>2</sup> /mo	Office Service Charge	1400 Ft/m <sup>2</sup> /mo
Parking rent	85 €/m <sup>2</sup> /mo - 85 €/m <sup>2</sup> /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 m <sup>2</sup>	Number of parking lots	223
Gross Leasable Are (GLA)	22000.00 m <sup>2</sup>	Common Area Share (CAR)	7.05

Office	1536.17 m <sup>2</sup> - 14372.53 m <sup>2</sup>
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Details of the property	
Access	Bus: 16, 23
Green certificate	LEED Gold


### Amenities

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 <sup>2</sup>	12.9 €/m <sup>2</sup> /mo - 13.9 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 1	2640.92 m <sup>2</sup>	12.9 €/m <sup>2</sup> /mo - 13.9 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 2	2725.49 m <sup>2</sup>	12.9 €/m <sup>2</sup> /mo - 13.9 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 3	4626.7 m <sup>2</sup>	12.9 €/m <sup>2</sup> /mo - 13.9 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 4	1536.17 m <sup>2</sup>	12.9 €/m <sup>2</sup> /mo - 13.9 €/m <sup>2</sup> /mo	

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