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# Myhive Haller Gardens

## 1095 Budapest, Soroksári út 30-34.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/76-myhive-haller-gardens>

Located on the Pest side of the Danube, Haller Gardens office complex is only one block away from the Danube river bank. It is situated between two bridges, the Rákóczi Bridge and the Petőfi Bridge. The grounds are surrounded by the streets of Haller street, Szent Benedek street, Soroksári road and Pápay István street. The office building serves a total of 34,300 sq m office and retail spaces.

The office complex offers first class office space in Sokroksári road. The new Budapest Cultural Center – along with the National Theatre and the Palace of Arts – is only a few minutes walk from Haller Gardens. Haller Gardens office building - owned by the Austrian real estate fund, Immofinanz - was handed over in the summer of 2008 in the rapidly developing area of District 9. The first class office complex provides new workplaces on more than 34,000 sq m. Internal gardens, green roof terraces, exceptional view and natural light make the office building unique. A restaurant with a capacity of 600 seats, a cosy café, conference room, gym and a bank branch ensure the comfort of tenants. During the development of the building AIG/Lincoln took into careful consideration the needs and fit-out requirements of the potential tenants.



Data			
Location	Central Pest	Status	Existing building
Completion year	2009 / Q1	Refurbishment year	
Category	A	Number of floors	5

Areas			
Available GLA	9474 m <sup>2</sup>	Number of parking lots	400
Gross Leasable Are (GLA)	11057.00 m <sup>2</sup>	Common Area Share (CAR)	4.25
Office	401 m <sup>2</sup> - 9178 m <sup>2</sup>	Retail	29 m <sup>2</sup> - 296 m <sup>2</sup>

Rental fees/prices			
<b>Office</b>	14.5 €/m²/mo - 23.5 €/m²/mo	<b>Retail</b>	17 €/m²/mo - 17 €/m²/mo
<b>Office Service Charge</b>	3190 Ft/m²/mo	<b>Parking rent</b>	100 €/m²/mo - 100 €/m²/mo
<b>Min. term of lease</b>	3		

### Technical specification

4-pipe fan-coil system, Air conditioning, Diesel generator, Double electric feed, External shading, Fire alarm system, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Easily accessible building, Bicycle racks, BMS (Building Management System), Sound-proof windows, Elevators, High quality fit-out, Underground garage, Changing Rooms, Optical cabling, Sprinkler system, Server room, Telefon Center, UPS, Shower room,

Details of the property	
<b>Access</b>	Tram: 2*, 24*, 51, 51A Bus: 23*, 54*, 55*, 212 Underground: M3 Suburban train: csepel direction Boat lines: D11,D12 (proximity to Danube) *stopping right in front of building
<b>Green certificate</b>	

### Amenities

Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Panoramic view, In-house café, Terrace, ATM, Conference room for rent, Green Environment, E-car charger, Display of company logo, Complete Property Management, Storage rental possibility, Good public transport accessibility,

Name	Type of disposal	Unit type	Available units			Availability
			Floor	Size	Rent	
Building A - Unit 1	To let	Retail	Floor 0	62 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo	
Building B - Unit 2	To let	Retail	Floor 0	50 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo	
Building C - Unit 3	To let	Retail	Floor 0	155 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo	
Building D - Unit 4	To let	Retail	Floor 0	29 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo	
Building B-C - Unit 5	To let	Office	Floor 1	877 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	
Building C + D + E - Unit 6	To let	Office	Floor 2	2944 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	
Building B - Unit 7	To let	Office	Floor 2	589 m <sup>2</sup>	17.5 €/m <sup>2</sup> /mo - 23.5 €/m <sup>2</sup> /mo	
Building B - Unit 8	To let	Office	Floor 3	447 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	
Building C + D + E - Unit 9	To let	Office	Floor 3	2109 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	
Building A + B - Unit 10	To let	Office	Floor 4	1116 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	
Building E - Unit 11	To let	Office	Floor 4	401 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Building E - Unit 12	To let	Office	Floor 5	695 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	

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