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# Madarász Office Park III.

## 1138 Budapest, Madarász Viktor utca 47-49

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/8-madarasz-office-park-iii>

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. The Madarász Irodapark III. is a four-star Hotel with conference room and about 3000 sqm exclusive offices on the 4th and 5th floors with independent reception and stairway.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2012 / Q4	Refurbishment year	
Category	A	Number of floors	5
Rental fees/prices			
Office	12 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	Office Service Charge	4.15 €/m <sup>2</sup> /mo
Parking rent	65 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo	Min. term of lease	3


Areas			
Available GLA	1356 m²	Number of parking lots	
Gross Leasable Are (GLA)	2798.00 m²	Common Area Share (CAR)	6
Office	450 m² - 1356 m²		
Details of the property			
Access	Metro: M3 Bus: 15, 104, 104A, 105, 121, 122, 178, 196, 196A, 204		
Green certificate			

Technical specification	Amenities
4-pipe fan-coil system, Bicycle racks, Double electric feed, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Underground garage,	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 4	450 m <sup>2</sup>	12 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 4	906 m <sup>2</sup>	12 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	

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