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# Capital Square

## 1133 Budapest, Váci út 76.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/82-capital-square>

The Capital Square high-quality category "A" office building was handed over in 2009. Thanks to its unique interior design and the use of high-quality materials, it provides its tenants with an elegant working environment.

Those arriving at Capital Square can approach the building from three reception areas, and for those driving by car, access to the office building is facilitated by a separate guest parking lot and a guest elevator leading to the main reception. Through small attentions, such as the unique interior design, the rental companies can work in a prestigious and stylish environment, which is a 21st century. efficiency is an essential condition for a 21st century company.

Capital Square is located in one of Budapest's most successful office districts, in the Váci út corridor, thanks to which it has excellent visibility towards both Váci and Dózsa György út. The building complex is surrounded by a green inner garden. It is also easily accessible by car and public transport.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2009 / Q2	Refurbishment year	

Category	A	Number of floors	7
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Areas			
Available GLA	8720 m <sup>2</sup>	Number of parking lots	640
Gross Leasable Are (GLA)	7500.00 m <sup>2</sup>	Common Area Share (CAR)	7.6
Office	449 m <sup>2</sup> - 8361 m <sup>2</sup>	Retail	164 m <sup>2</sup> - 359 m <sup>2</sup>

Rental fees/prices				Details of the property	
Office	15 €/m²/mo - 16 €/m²/mo	Retail	16 €/m²/mo - 20 €/m²/mo	Access	Metro: M3 Bus: 133 Trolley: 75, 79M
Office Service Charge	1936 Ft/m²/mo	Parking rent	120 €/m²/mo - 120 €/m²/mo	Green certificate	LEED Gold

Technical specification	Amenities
4-pipe fan-coil system, Alternative energy utilization, External shading, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Bicycle racks, Air conditioning, Elevators, Underground garage, Optical cabling, Own water block, Sprinkler system, High speed/freight elevator, Easily accessible building, Sound-proof windows, High quality fit-out, UPS,	Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, Panoramic view, In-house café, Kitchenette, Terrace, ATM, Conference room for rent, Display of company logo, Complete Property Management, Storage rental possibility, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	195 m²	16 €/m²/mo - 20 €/m²/mo	Under offer
Unit 2	To let	Retail	Floor 0	164 m²	16 €/m²/mo - 20 €/m²/mo	
Unit 3	To let	Office	Floor 1	2607 m²	15 €/m²/mo - 16 €/m²/mo	under offer
Unit 4	To let	Office	Floor 2	1596 m²	15 €/m²/mo - 16 €/m²/mo	From June 2024 partially under offer
Unit 5	To let	Office	Floor 4	1552 m²	15 €/m²/mo - 16 €/m²/mo	342,341 sqm under offer
Unit 6	To let	Office	Floor 5	449 m²	15 €/m²/mo - 16 €/m²/mo	
Unit 7	To let	Office	Floor 6	540 m²	15 €/m²/mo - 16 €/m²/mo	
Unit 8	To let	Office	Floor 6	1151 m²	15 €/m²/mo - 16 €/m²/mo	From June 2024
Unit 9	To let	Office	Floor 7	466 m²	15 €/m²/mo - 16 €/m²/mo	From June 2024 Under offer

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Prices do not include VAT.

