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# ParkSide Offices

## 1113 Budapest, Diószegi út 37



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/86-parkside-offices>

In 2023, Horizon Development plans to hand over its LEED Platinum sustainability-certified, modern-scale, modern office building with an environmentally friendly architecture in the development area at 37 Diószegi út, in the immediate vicinity of Bottomless Lake.

ParkSide is an office building that elegantly blends into both its built and natural surroundings. The significant retreat of the building block from the plot boundary provided an opportunity to create a communal front garden with water play and to expand the pedestrian passage.

In the approach to adapting to the environment, the distance from the neighboring residential buildings is maximized, while their height parameters fundamentally determine the design world and height points of the office building.

- In addition to the front garden, several project elements contribute to the significant (35%) expansion of green space within the plot:
- Protected inner garden that can also be used as a workstation with smart furniture
- extensive and intensive roofs
- communal roof garden
- training park in the garden of the office building

The proximity of the Bottomless Lake and the park, as well as the typically residential nature of the area, guarantees a calm environment, while the wide range of public transport and the cycle path are the key to easy accessibility.

| Data            |              |                    |                 |
|-----------------|--------------|--------------------|-----------------|
| Location        | Central Buda | Status             | Planned project |
| Completion year | 2025 / Q1    | Refurbishment year |                 |
| Category        |              | Number of floors   | 4               |

| Areas                    |  |                         |   |
|--------------------------|--|-------------------------|---|
| Available GLA            | 18863.84 m <sup>2</sup>                          | Number of parking lots  |   |
| Gross Leasable Are (GLA) | 20000.00 m <sup>2</sup>                          | Common Area Share (CAR) | 7   |
| Office                   | 2324.04 m <sup>2</sup> - 17583.05 m <sup>2</sup> | Retail                  | 1280.79 m <sup>2</sup> - 1280.79 m <sup>2</sup> |

| Rental fees/prices           |   |                     |   | Details of the property  |   |
|------------------------------|---|---------------------|---|--------------------------|---|
| <b>Office</b>                | 19.5 €/m <sup>2</sup> /mo - 21.5 €/m <sup>2</sup> /mo | <b>Retail</b>       | €/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo         | <b>Access</b>            | Bus: 7, 27, 53, 58, 114, 150, 154, 212<br>Metro: M4<br>Tram: 4, 6, 17, 19, 47, 48, 49, 61 |
| <b>Office Service Charge</b> | 5 €/m <sup>2</sup> /mo                                | <b>Parking rent</b> | 130 €/m <sup>2</sup> /mo - 130 €/m <sup>2</sup> /mo | <b>Green certificate</b> |   |

| Technical specification                     | Amenities   |
|---|---|
| Bicycle racks, Changing Rooms, Shower room, | 24/7 security service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Terrace, ATM, Car Wash, E-car charger, |

| Available units |                  |           |         |                        |   |  |
|-----------------|------------------|-----------|---------|------------------------|---|--|
| Name            | Type of disposal | Unit type | Floor   | Size                   | Rent  | Availability                                       |
| Unit 1          | To let           | Retail    | Floor 0 | 1280.79 m <sup>2</sup> | €/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo           |  |
| Unit 2          | To let           | Office    | Floor 0 | 2335.55 m <sup>2</sup> | 19.5 €/m <sup>2</sup> /mo - 21.5 €/m <sup>2</sup> /mo |  |
| Unit 3          | To let           | Office    | Floor 1 | 4411.61 m <sup>2</sup> | 19.5 €/m <sup>2</sup> /mo - 21.5 €/m <sup>2</sup> /mo |  |
| Unit 4          | To let           | Office    | Floor 2 | 4512.19 m <sup>2</sup> | 19.5 €/m <sup>2</sup> /mo - 21.5 €/m <sup>2</sup> /mo |  |
| Unit 5          | To let           | Office    | Floor 3 | 3999.66 m <sup>2</sup> | 19.5 €/m <sup>2</sup> /mo - 21.5 €/m <sup>2</sup> /mo | + 344 sq m terrace                                 |
| Unit 6          | To let           | Office    | Floor 4 | 2324.04 m <sup>2</sup> | 19.5 €/m <sup>2</sup> /mo - 21.5 €/m <sup>2</sup> /mo | + 756 sq m terrace<br>(HOT signed for the block D) |

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