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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 Metro: M4 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 (HOT signed for the block D)

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