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Madarász Office Park IV.

1138 Budapest, Madarász Viktor utca 47-49

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/9-madarasz-office-park-iv>

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.



Data

Location	Váci Corridor	Status	Under construction
Completion year	2023 / Q4	Refurbishment year	
Category	A	Number of floors	5

Rental fees/prices

Office	12.5 €/m ² /mo - 16 €/m ² /mo	Office Service Charge	4.15 €/m ² /mo
Parking rent	90 €/m ² /mo - 90 €/m ² /mo	Min. term of lease	3

Technical specification

Bicycle racks, Elevators, Fire alarm system, Openable windows, Raised floor, Shower room, Suspended Ceiling, Underground garage,

Areas

Available GLA	7738 m ²	Number of parking lots	
Gross Leasable Are (GLA)	14609.00 m ²	Common Area Share (CAR)	6
Office	819 m ² - 7738 m ²		

Details of the property

Access	Metro: M3 Bus: 15, 104, 104A, 105, 121, 122, 178, 196, 196A, 204
Green certificate	

Amenities

In-house property management, Inner garden, 24/7 security service, CCTV camera system, Reception service, Fitness/gym, Hotel(s) nearby, Direct metro access, In-house restaurant, Surface parking, Panoramic view, In-house café, Terrace, ATM, Conference room for rent, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	819 m ²	12.5 €/m ² /mo - 12.5 €/m ² /mo	
Unit 2	To let	Office	Floor 1	1967 m ²	12.5 €/m ² /mo - 12.5 €/m ² /mo	
Unit 3	To let	Office	Floor 2	1618 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	
Unit 4	To let	Office	Floor 4	1134 m ²	15 €/m ² /mo - 15 €/m ² /mo	
Unit 5	To let	Office	Floor 5	2200 m ²	16 €/m ² /mo - 16 €/m ² /mo	

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