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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

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

### Rental fees/prices

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

### Technical specification

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

### Areas

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

### Details of the property

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

### 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 <sup>2</sup>	12.5 €/m <sup>2</sup> /mo - 12.5 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 1	1967 m <sup>2</sup>	12.5 €/m <sup>2</sup> /mo - 12.5 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 2	1618 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 13.5 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 4	1134 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 5	2200 m <sup>2</sup>	16 €/m <sup>2</sup> /mo - 16 €/m <sup>2</sup> /mo	

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