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# Alphagon

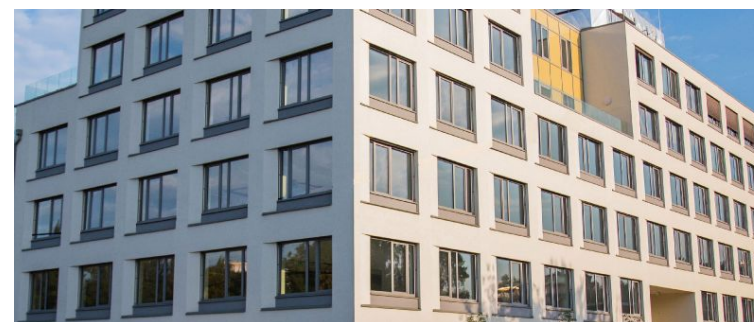
## 1117 Budapest, Dombóvári út 9.

Datasheet of the property: <https://robertson.hu/en/property/10-alphagon>

The Alphagon Office Building is located in the XI district, close to the city centre, on the corner of Dombóvári and Nádorliget streets. The building is a brand new construction, designed with sustainability in mind and is easily accessible by car and public transport. The building is located in the dynamically developing IT centre of Budapest, close to Infopark and the Technical University of Budapest.

The floor areas vary between 660 m<sup>2</sup> and 884 m<sup>2</sup>. One level can be divided into 4 parts, with direct entrance from the elevator lobby. Thanks to this flexible division, a separate office unit of up to 150 m<sup>2</sup> can be created, adapted to the needs of the tenants.

The area is well served by a number of restaurants, cafés, sports centres and the Allee shopping centre. The Alphagon Office Building, with 4,600 sqm of quality 'Grade A' office space on 5 floors, is naturally lit from all sides and offers both split and single-space office layouts to ensure the most efficient use of office space.



Data			
<b>Location</b>	South Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2020 / Q3	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	5

Rental fees/prices			
<b>Office</b>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	3.95 €/m <sup>2</sup> /mo
<b>Parking rent</b>	90 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo		

Areas			
<b>Available GLA</b>	2659 m <sup>2</sup>	<b>Number of parking lots</b>	67
<b>Gross Leasable Are (GLA)</b>	3548.04 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	7.22
<b>Office</b>	349 m <sup>2</sup> - 2659 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Bus: 33, 133E, 154 Metro: M4 Tram: 1, 17, 19, 41, 47, 48, 56
<b>Green certificate</b>	DGNB/ÖGNI

Technical specification	Amenities
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4-pipe fan-coil system, Air conditioning, Alternative energy utilization, Bicycle racks, Elevators, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Underground garage, Easily accessible building, BMS (Building Management System), High speed/freight elevator, Changing Rooms, Optical cabling, Sprinkler system, Fire alarm system, Shower room,

Card-entry system, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Terrace, Green Environment, Display of company logo, Complete Property Management, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	349 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 1	859 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 2	494 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 3	360 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 4	597 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	

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