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Agora Tower

1133 Budapest, Váci út 116-118

Datasheet of the property: <https://robertson.hu/en/property/121-agora-tower>

Agora Tower offers "A+" category offices for rent in an exceptional Budapest environment, in the 13th district office corridor on Váci út. Built in 2020, Agora Tower's premium offices are complemented with a variety of amenities, green spaces and outdoor meeting points that contribute to increasing productivity and creating a sense of well-being. The Agora Tower will comprise nearly 34 000 m2 of leasable space, with premium, modern offices and services to meet daily needs.

A wide range of services are available in the immediate vicinity of Agora Tower, including shops, restaurants, cafés and a fitness centre. Agora Tower is easily accessible by car and public transport.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2020 / Q2	Refurbishment year	
Category	A+	Number of floors	

Rental fees/prices			
Office	18 €/m ² /mo - 22 €/m ² /mo	Retail	22 €/m ² /mo - 26 €/m ² /mo
Office Service Charge	2950 Ft/m ² /mo	Parking rent	€/m ² /mo - €/m ² /mo
Min. term of lease	5		

Areas			
Available GLA	1505.83 m ²	Number of parking lots	440
Gross Leasable Are (GLA)	130000.00 m ²	Common Area Share (CAR)	
Office	381.87 m ² - 1198.92 m ²	Retail	46.07 m ² - 306.91 m ²

Details of the property	
Access	Tram: 1 Metro: M3 Bus: 26, 32, 34, 106, 115, 120
Green certificate	BREEAM Excellent BREEAM Outstanding

Technical specification	Amenities
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4-pipe fan-coil system, Bicycle racks, Elevators, Fresh air supply, Raised floor, Suspended Ceiling, Easily accessible building, BMS (Building Management System), Sound-proof windows, Underground garage, High speed/freight elevator, Changing Rooms, Shower room,

Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, Reception service, Visitor parking, Fitness/gym, Direct metro access, In-house restaurant, Panoramic view, In-house café, Terrace, Conference room for rent, E-car charger, Display of company logo, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	260.84 m²	22 €/m²/mo - 26 €/m²/mo	
Unit 2	To let	Office	Floor 1	817.05 m²	18 €/m²/mo - 22 €/m²/mo	
Unit 3	To let	Office	Floor 0	381.87 m²	18 €/m²/mo - 22 €/m²/mo	
Unit 4	To let	Retail	Floor 0	46.07 m²	22 €/m²/mo - 26 €/m²/mo	

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Prices do not include VAT.

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