



Szapáry Zsolt Phone: +36 30 377 4913 Email: zsolt.szapary@robertson.hu	Szóke Viktória Phone: +36 30 330 0733 Email: viktoria.szoke@robertson.hu
Herédi Gábor Phone: +36 30 377 4914 Email: gabor.heredi@robertson.hu	Nagy Patrícia Phone: +36 20 314 5821 Email: patricia.nagy@robertson.hu



Mom Park Office Building

1123 Budapest, Alkotás utca 53.

Datasheet of the property: <https://robertson.hu/en/property/159-mom-park-office-building>

MOM Park is a premium quality, category "A" office building offering fully equipped and furnished offices in conditions that can be tailored to the needs of the tenants. The MOM Park complex is an elegant 40,000 m2 complex of modern offices, shops and apartments. The remarkable modern architecture, elegant stone and metal cladding, spacious reception areas, roof terraces and landscaped park create a unique working environment.

The outstanding location in Buda is one of the most sought-after headquarters and locations in Budapest for domestic and foreign companies.

Thanks to the shopping centre, the building offers excellent restaurant and retail facilities, with conference rooms for rent and 3 underground parking levels with 1250 parking spaces. The premium working environment also offers the opportunity to relax and recharge in the comfortable lounge zone of the beautifully designed rooftop terrace with panoramic views of Budapest, accessible from within the office complex.



Data			
Location	Central Buda	Status	Existing building
Completion year	2001 / Q3	Refurbishment year	
Category	A+	Number of floors	5

Rental fees/prices			
Office	18 €/m ² /mo - 20 €/m ² /mo	Office Service Charge	3476 Ft/m ² /mo
Parking rent	140 €/m ² /mo - 140 €/m ² /mo		

Areas			
Available GLA	4064 m ²	Number of parking lots	1250
Gross Leasable Are (GLA)	13450.00 m ²	Common Area Share (CAR)	10
Office	160 m ² - 4064 m ²		

Details of the property	
Access	Metro. M2 Tram: 17, 59 Bus: 8, 40, 102, 105, 112, 139, 212
Green certificate	BREEAM-in-Use-Very Good

Technical specification	Amenities
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4-pipe fan-coil system, Air conditioning, External shading, Fresh air supply, Openable windows, Optical cabling, Raised floor, Suspended Ceiling,

Card-entry system, In-house property management, 24/7 security service, Reception service, Visitor parking, In-house restaurant, In-house café, Kitchenette, Conference room for rent, Car Wash,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Tower A-Unit 2	To let	Office	Floor 2	316 m²	18 €/m²/mo - 20 €/m²/mo	Under offer
Tower A-Unit 2	To let	Office	Floor 3	160 m²	18 €/m²/mo - 20 €/m²/mo	
Tower A-Unit 3	To let	Office	Floor 5	608 m²	18 €/m²/mo - 20 €/m²/mo	under offer
Tower B - Unit 1	To let	Office	Floor 2	850 m²	18 €/m²/mo - 20 €/m²/mo	From July 2025
Tower C-Unit 1	To let	Office	Floor 2	550 m²	18 €/m²/mo - 20 €/m²/mo	From July 2025
Tower C-Unit 2	To let	Office	Floor 2	270 m²	18 €/m²/mo - 20 €/m²/mo	From July 2025
Tower D - Unit 1	To let	Office	Floor 2	430 m²	18 €/m²/mo - 20 €/m²/mo	From July 2025
Tower D - Unit 2	To let	Office	Floor 3	400 m²	18 €/m²/mo - 20 €/m²/mo	From July 2025
Tower E - Unit 1	To let	Office	Floor 2	480 m²	18 €/m²/mo - 20 €/m²/mo	

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