

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 Patricia
 Phone: +36 20 314 5821
 Email: patricia.nagy@robertson.hu

DANUBIUS Office Building I-II-III

1131 Budapest, Váci út 141-143.

Datasheet of the property: <https://robertson.hu/en/property/168-danubius-office-building-i-ii-iii>

The Danubius Office Building is a three-unit complex, the last of which was opened in 2003. The building provides nearly 14,000 m² of high-quality office space at an excellent value for money. The building is very conveniently connected to the Buda side of the city by the Árpád Bridge, but it is also accessible by car from the city centre, the M3 motorway, the north-eastern section of the M0 ring road and Róbert Károly boulevard in 10-15 minutes. The Gyöngyösi Street stop of metro line 3 is in front of the property. The Danubius office building is located next to Duna Plaza, the shopping centre offers a wide range of dining and shopping facilities as well as many other services such as pharmacy, post office.



Data

| | | | |
|------------------------|---------------|---------------------------|-------------------|
| Location | Váci Corridor | Status | Existing building |
| Completion year | / | Refurbishment year | |
| Category | B | Number of floors | 7 |

Rental fees/prices

| | | | |
|------------------------------|---|---------------------|---|
| Office | 12 €/m ² /mo - 14.5 €/m ² /mo | Retail | 15 €/m ² /mo - 19 €/m ² /mo |
| Office Service Charge | 2400 Ft/m ² /mo | Parking rent | 70 €/m ² /mo - 90 €/m ² /mo |

Areas

| | | | |
|---------------------------------|--|--------------------------------|--|
| Available GLA | 4313.7 m ² | Number of parking lots | 262 |
| Gross Leasable Are (GLA) | 9630.00 m ² | Common Area Share (CAR) | 5 |
| Office | 26 m ² - 4127.85 m ² | Retail | 89.25 m ² - 185.85 m ² |

Details of the property

Access Metro: M3
Bus: 105

Green certificate

Technical specification

Fresh air supply, Openable windows, Suspended Ceiling, Underground garage, 4-pipe fan-coil system, Raised floor, Sound-proof windows, Air conditioning, Elevators, Own water block,

Amenities

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, In-house café, Kitchenette, Display of company logo, Complete Property Management, Storage rental possibility, Good public transport accessibility,

Available units

| Name | Type of disposal | Unit type | Floor | Size | Rent | Availability |
|---------------|------------------|-----------|---------|-----------------------|---|--------------|
| Bldg 1-Unit 1 | To let | Office | Floor 1 | 100 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 1-Unit 2 | To let | Office | Floor 2 | 112.35 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 1-Unit 3 | To let | Office | Floor 2 | 280.35 m ² | 12 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 1-Unit 4 | To let | Office | Floor 3 | 423.15 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 1-Unit 5 | To let | Office | Floor 4 | 153 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 1-Unit 6 | To let | Office | Floor 4 | 26 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 2-Unit 1 | To let | Office | Floor 2 | 308.7 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 2-Unit 2 | To let | Office | Floor 4 | 308.7 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 3-Unit 1 | To let | Retail | Floor 0 | 96.6 m ² | 15 €/m ² /mo - 19 €/m ² /mo | |
| Bldg 3-Unit 2 | To let | Retail | Floor 0 | 89.25 m ² | 15 €/m ² /mo - 19 €/m ² /mo | |
| Bldg 3-Unit 3 | To let | Office | Floor 1 | 796.5 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 3-Unit 4 | To let | Office | Floor 4 | 807.45 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |
| Bldg 3-Unit 5 | To let | Office | Floor 5 | 811.65 m ² | 13 €/m ² /mo - 14.5 €/m ² /mo | |

Confidentiality

The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.

Prices do not include VAT.