

<b>Szapáry Zsolt</b> Phone: +36 30 377 4913 Email: <a href="mailto:zsolt.szapary@robertson.hu">zsolt.szapary@robertson.hu</a>	<b>Szóke Viktória</b> Phone: +36 30 330 0733 Email: <a href="mailto:viktoria.szoke@robertson.hu">viktoria.szoke@robertson.hu</a>
<b>Herédi Gábor</b> Phone: +36 30 377 4914 Email: <a href="mailto:gabor.heredi@robertson.hu">gabor.heredi@robertson.hu</a>	<b>Nagy Patricia</b> Phone: +36 20 314 5821 Email: <a href="mailto:patricia.nagy@robertson.hu">patricia.nagy@robertson.hu</a>

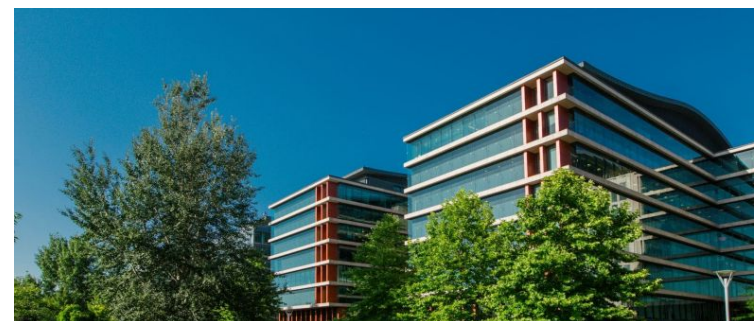
# Millennium Tower II.

## 1096 Budapest, Lechner Ödön fasor 7.

Datasheet of the property: <https://robertson.hu/en/property/22-millennium-tower-ii>

The Millennium Tower II. The office building fits perfectly into the natural environment of the park surrounding the building, its soft lines were inspired by the waves of the Danube. The building, designed by the elegant Schön Architectural Office, was handed over in the spring of 2008. The 20,000 square meter Millennium Tower II. The office building's 2,350-square-meter, bright, well-usable floor space allows for the satisfaction of larger rental needs and flexible space planning. The Millennium Tower II. There is a three-story underground garage under the office building. The tenants also enjoy the impressive café with a terrace overlooking the Danube, the restaurant and the fitness center.

The office building is located in downtown Budapest, on the banks of the Danube. The office buildings located here can be reached quickly and easily from anywhere in the city, both by public transport and by car. The buildings are located along Soroksári út, the most important public road on the Danube coast in southern Pest, in the area bordered by Pest's main traffic routes.



Data			
<b>Location</b>	Central Pest	<b>Status</b>	Existing building
<b>Completion year</b>	2008 / Q2	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	8

Rental fees/prices			
<b>Office</b>	14.5 €/m <sup>2</sup> /mo - 16 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	2818 Ft/m <sup>2</sup> /mo
<b>Parking rent</b>	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo		

Areas			
<b>Available GLA</b>	4482 m <sup>2</sup>	<b>Number of parking lots</b>	
<b>Gross Leasable Are (GLA)</b>	18609.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	3.06
<b>Office</b>	120 m <sup>2</sup> - 4482 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Bus: 23, 54 Tram: 2, 2A, 24
<b>Green certificate</b>	BREEAM Very Good

4-pipe fan-coil system, Chilled beam, External shading, Fresh air supply, Openable windows, Optical cabling, Raised floor, Sprinkler system, Suspended Ceiling, Bicycle racks, Double electric feed, Air conditioning, Elevators, Underground garage, Changing Rooms, Own water block, Server room, Fire alarm system, Shower room, BMS (Building Management System), Sound-proof windows, High quality fit-out,

Card-entry system, In-house property management, Inner garden, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Panoramic view, Tramline within 200 m, In-house café, Kitchenette, Terrace, ATM, Conference room for rent, Green Environment, 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
Unit 1	To let	Office	Floor 0	120 m²	14.5 €/m²/mo - 16 €/m²/mo	Under negotiation
Unit 2	To let	Office	Floor 1	794 m²	14.5 €/m²/mo - 16 €/m²/mo	
Unit 3	To let	Office	Floor 2	2388 m²	14.5 €/m²/mo - 16 €/m²/mo	
Unit 4	To let	Office	Floor 3	452 m²	14.5 €/m²/mo - 16 €/m²/mo	
Unit 5	To let	Office	Floor 7	728 m²	14.5 €/m²/mo - 16 €/m²/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.