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# Office Garden III

## 1117 Budapest, Alíz u. 4.

Datasheet of the property: <https://robertson.hu/en/property/256-office-garden-iii>

Office Garden III. the third building of the Office Garden office park, which offers its tenants "A" category office spaces in one of the most dynamically developing environments of Budapest, in the 11th district, close to the Danube bank. Office Garden III. during its design, the successful recipe of the first phase of life was combined with the latest environmentally conscious technologies. Thanks to the best architectural solutions and modern technology, operating costs are low.

Office Garden III. the possibility of creating a diverse office space, as well as the ability of easy and flexible retrofitting, adapting to the tenants' needs and development cycles, were an important aspect of the technical design. The design of the office building makes it possible to efficiently serve businesses intending to rent 100 square meters, but even 1,900 square meters of contiguous space can be rented on one level. Under the building, a 3-level underground garage is being built, with a total of 453 spaces and a wider width than usual, thus ensuring comfortable and stress-free parking.



Data			
<b>Location</b>	South Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2017 / Q4	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	7

Areas			
<b>Available GLA</b>	415.12 m <sup>2</sup>	<b>Number of parking lots</b>	430
<b>Gross Leasable Are (GLA)</b>	18510.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	2.5
<b>Office</b>	415.12 m <sup>2</sup> - 415.12 m <sup>2</sup>		

Rental fees/prices				Details of the property	
<b>Office</b>	17 €/m²/mo - 17 €/m²/mo	<b>Office Service Charge</b>	1992 Ft/m²/mo	<b>Access</b>	Bus: 33; 33A; 33E; 103; 114; 213; 214; 233 Tram: 1, 18, 41, 47; Metro: M4 SHUTTLE BUS: Office Garden – Móricz Zsigmond körtér - M4
<b>Parking rent</b>	95 €/m²/mo - 95 €/m²/mo			<b>Green certificate</b>	LEED Gold
Technical specification				Amenities	
Bicycle racks, Diesel generator, Double electric feed, External shading, Fire alarm system, HVAC with heat pump, Openable windows, Raised floor, Suspended Ceiling, Underground garage, UPS, BMS (Building Management System), Fresh air supply, Sound-proof windows, Air conditioning, Elevators, High speed/freight elevator, Optical cabling,				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, In-house restaurant, Surface parking, Selective waste collection, In-house café, Kitchenette, Terrace, Car Wash, Green Environment, 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	Office	Floor 0	415.12 m²	17 €/m²/mo - 17 €/m²/mo	

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