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River Estates

1134 Budapest, Váci út 35.

Datasheet of the property: <https://robertson.hu/en/property/266-river-estates>

River Estates office building is located in the middle of the Váci út office corridor, easily accessible by metro, trolleybus and bus. The building is close to hotels, restaurants and health centres, as well as financial institutions and shopping facilities such as Lehel Square Market and WestEnd City Center. River Estates is a modern, BREEAM In-Use certified building with many features for the convenience of tenants. Flexible partitioning options provide 700-2900 m² of rental space per floor. Each rental unit has its own kitchenette and washroom, and all parts of the building with opening windows are lit by natural light. The building offers a total of 20,245 m² of office and retail space, as well as 356 guarded parking spaces in the three-storey underground garage. The building has a reception and 24-hour security service. A comfortable working environment is provided by two landscaped internal gardens, an in-building restaurant, DM and gym. In addition, tenants have access to bicycle storage, showers and changing rooms.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	1998 / Q1	Refurbishment year	2015
Category	A	Number of floors	7

Rental fees/prices			
Office	14.5 €/m²/mo - 15 €/m²/mo	Retail	11 €/m²/mo - 11 €/m²/mo
Office Service Charge	2700 Ft/m²/mo	Parking rent	110 €/m²/mo - 110 €/m²/mo

Areas			
Available GLA	8426 m²	Number of parking lots	357
Gross Leasable Are (GLA)	20245.00 m²	Common Area Share (CAR)	4.6
Office	220 m² - 6488 m²	Retail	819 m² - 1938 m²

Details of the property	
Access	Metro: M3 (Lehel tér stop) Bus: 15 Trolley bus: 75, 79
Green certificate	BREEAM-in-Use-Very Good

Technical specification

4-pipe fan-coil system, Bicycle racks, Double electric feed, Elevators, External shading, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Shower room, Underground garage, Easily accessible building, Suspended Ceiling, BMS (Building Management System), Sound-proof windows, High quality fit-out, High speed/freight elevator, Changing Rooms, Sprinkler system, Telefon Center,

Amenities

Card-entry system, In-house property management, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Selective waste collection, In-house café, Kitchenette, Terrace, 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
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Unit 1	To let	Retail	Floor 0	1119 m ²	11 €/m ² /mo - 11 €/m ² /mo	
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Unit 2	To let	Retail	Floor 0	819 m ²	11 €/m ² /mo - 11 €/m ² /mo	
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Unit 3	To let	Office	Floor 1	688 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
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Unit 4	To let	Office	Floor 1	401 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
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Unit 5	To let	Office	Floor 2	294 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
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Unit 6	To let	Office	Floor 3	1408 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	Available from January 2024
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Unit 7	To let	Office	Floor 5	1313 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
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Unit 8	To let	Office	Floor 5	720 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
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Unit 9	To let	Office	Floor 6	220 m ²	14.5 €/m ² /mo - 14.5 €/m ² /mo	
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Unit 10	To let	Office	Floor 8	901 m ²	15 €/m ² /mo - 15 €/m ² /mo	
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Unit 11	To let	Office	Floor 9	543 m ²	15 €/m ² /mo - 15 €/m ² /mo	
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