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# Víziváros Office Center

## 1027 Budapest, Kapás u. 6-12.

Datasheet of the property: <https://robertson.hu/en/property/286-vizivaros-office-center>

The Viziváros Office Building is located on Kapás Street in Inner Buda, between Csalogány Street and Margaret Boulevard. The building offers a total of 15,000 m2 of flexible, air-conditioned office space for tenants. The office building's services meet the most modern office requirements, and the 2,500 m2 of floor space creates favourable conditions for companies with larger space requirements. The building has an underground car park under the building and on the ground floor there are units for client reception or retail space.



| Data                   |              |                           |                   |
|------------------------|--------------|---------------------------|-------------------|
| <b>Location</b>        | Central Buda | <b>Status</b>             | Existing building |
| <b>Completion year</b> | 2005 / Q2    | <b>Refurbishment year</b> |                   |
| <b>Category</b>        | A            | <b>Number of floors</b>   | 6                 |

| Rental fees/prices  |   |                              |                            |
|---------------------|---|------------------------------|----------------------------|
| <b>Office</b>       | 15.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo | <b>Office Service Charge</b> | 2220 Ft/m <sup>2</sup> /mo |
| <b>Parking rent</b> | 130 €/m <sup>2</sup> /mo - 130 €/m <sup>2</sup> /mo   |                              |                            |

| Areas                           |   |                                |     |
|---------------------------------|---|--------------------------------|-----|
| <b>Available GLA</b>            | 1416 m <sup>2</sup>                     | <b>Number of parking lots</b>  | 233 |
| <b>Gross Leasable Are (GLA)</b> | 13604.00 m <sup>2</sup>                 | <b>Common Area Share (CAR)</b> | 7   |
| <b>Office</b>                   | 91 m <sup>2</sup> - 1416 m <sup>2</sup> |                                |     |

| Details of the property  |   |
|--------------------------|---|
| <b>Access</b>            | Metro: M3<br>Tram: 4, 6, 19, 41<br>Bus: 11, 86, 111, 160, 260 |
| <b>Green certificate</b> |   |

Technical specification

Openable windows, 4-pipe fan-coil system, Suspended Ceiling, Raised floor, Bicycle racks, BMS (Building Management System), Fresh air supply, Air conditioning, Elevators, Underground garage, Big ceiling height (3 m), Sprinkler system,

Amenities

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, In-house café, Conference room for rent, 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 | 91 m <sup>2</sup>  | 15.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo |              |
| Unit 2          | To let           | Office    | Floor 3 | 573 m <sup>2</sup> | 15.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo |              |
| Unit 3          | To let           | Office    | Floor 5 | 752 m <sup>2</sup> | 15.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo |              |

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