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# Office Garden IV

## 1117 Budapest, Alíz utca 3.

Datasheet of the property: <https://robertson.hu/en/property/3-office-garden-iv>

The Office Garden Irodapark is an innovative and forward-looking built environment that serves both corporate comfort and employee wellbeing. The Office Garden is not just an office park, but a living space that works organically with the surrounding commercial and residential environment. Office Garden IV is the largest building in the office park to date. Office Garden Office Park is located in District 11, at the intersection of Szeremi Road and Hengermalom Road, close to the Technical University and InfoPark. The offices are easily accessible thanks to the Buda bridgehead of the Rákóczi bridge and Fehérvári road. The fourth phase of the Office Garden Office Park, Office Garden IV is going to offer 20,218 sqm grade A office area in South Buda. A wide range of services are available within the office park and in the neighbouring Újbuda Center.



Data			
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Location	South Buda	Status	Existing building
Completion year	2022 / Q1	Refurbishment year	
Category	A+	Number of floors	7

Rental fees/prices			
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Office	16.5 €/m <sup>2</sup> /mo - 17.9 €/m <sup>2</sup> /mo	Office Service Charge	1885 Ft/m <sup>2</sup> /mo
Parking rent	100 €/m <sup>2</sup> /mo - 130 €/m <sup>2</sup> /mo	Min. term of lease	5

Areas			
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Available GLA	3042 m <sup>2</sup>	Number of parking lots	215
Gross Leasable Are (GLA)	20218.00 m <sup>2</sup>	Common Area Share (CAR)	3.31
Office	230 m <sup>2</sup> - 3042 m <sup>2</sup>		

Details of the property	
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Access	Bus: 33, 103, 114, 133E, 213, 214 Tram: 1, 17, 19, 41, 47, 47B, 48, 56 Metro: M4 SHUTTLE BUS: Office Garden - Móricz Zsigmond körtér - M4
Green certificate	LEED Gold

Technical specification

Elevators, 4-pipe fan-coil system, Bicycle racks, Changing Rooms, Diesel generator, Double electric feed, External shading, Fresh air supply, Openable windows, Raised floor, Shower room, Suspended Ceiling, Underground garage, UPS, Air conditioning, Optical cabling, Server room, Easily accessible building, HVAC with heat pump, High speed/freight elevator,

Amenities

Card-entry system, In-house property management, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, Selective waste collection, In-house café, Kitchenette, ATM, Car Wash, Green Environment, E-car charger, Display of company logo, Complete Property Management, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	1467 m <sup>2</sup>	16.5 €/m <sup>2</sup> /mo - 17.9 €/m <sup>2</sup> /mo	Under offer, with terrace
Unit 2	To let	Office	Floor 4	230 m <sup>2</sup>	16.5 €/m <sup>2</sup> /mo - 17.9 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 5	1345 m <sup>2</sup>	16.5 €/m <sup>2</sup> /mo - 17.9 €/m <sup>2</sup> /mo	Under offer

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