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Dévai Center

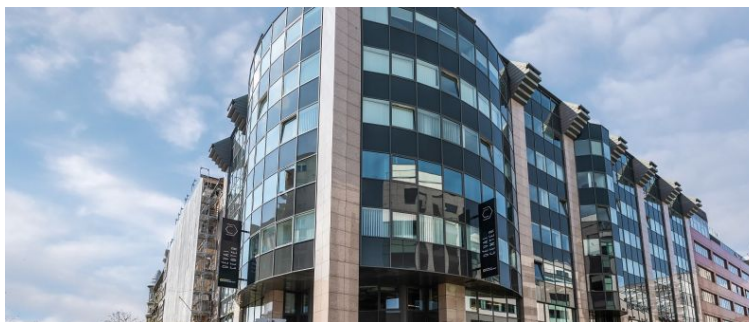
1134 Budapest, Dévai u. 26-28.

Datasheet of the property: <https://robertson.hu/en/property/33-devai-center>

The office building is located in the 13th district of Budapest, 150 metres from Váci út, at the intersection of Dévai and Kassák Lajos út. Váci út and its surroundings are one of the most dynamically developing areas of Budapest.

The 9-storey Dévai Center has approximately 9600 sqm of leasable area and offers first class office space with excellent parking facilities in the underground garage. There is approximately 1000-1400 m2 of office space per level, which can be rented as a single space or divided into several rental units.

A total of 131 parking spaces are available in the building's three-level underground car park, serving tenants with high parking needs.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	1994 / Q1	Refurbishment year	2019
Category	A	Number of floors	9

Rental fees/prices			
Office	12 €/m ² /mo - 13 €/m ² /mo	Office Service Charge	1690 Ft/m ² /mo
Parking rent	90 €/m ² /mo - 90 €/m ² /mo		

Technical specification

4-pipe fan-coil system, Bicycle racks, Elevators, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Suspended Ceiling, UPS, Air conditioning, Underground garage, Server room, Easily accessible building,

Areas			
Available GLA	3311 m ²	Number of parking lots	131
Gross Leasable Are (GLA)	9665.00 m ²	Common Area Share (CAR)	5.9
Office	316 m ² - 3311 m ²		

Details of the property	
Access	Metro: M3 Tram: 14 Bus: 15, 105, 115 Trolley: 75, 76, 79
Green certificate	

Amenities

Card-entry system, In-house property management, 24/7 security service, Reception service, Visitor parking, Kitchenette, 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 2	978 m ²	12 €/m ² /mo - 13 €/m ² /mo	From June 2024
Unit 2	To let	Office	Floor 4	605 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 3	To let	Office	Floor 6	316 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 4	To let	Office	Floor 7	1022 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Unit 5	To let	Office	Floor 8	390 m ²	12 €/m ² /mo - 13 €/m ² /mo	

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Prices do not include VAT.

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