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Laurus Offices

1103 Budapest, Kőér utca 2/A


Datasheet of the property: <https://robertson.hu/en/property/378-laurus-offices>

Laurus Office Buildings is located in one of the most dynamically developing districts of Budapest. The location is quickly and conveniently accessible by car and public transport, as it is only 10 minutes from both the city centre and Liszt Ferenc Airport. The building offers Grade A offices and is BREEAM green certified. The building is close to a shopping centre and several sports facilities. The three separate buildings offer tenants a total of approximately 13 990 m2 of office space and 1 000 m2 of street-facing retail space. The building complex will include an enclosed indoor recreation garden, providing recreation for the employees. The Laurus Office Building will serve the needs of tenants on six floors in Building A, seven floors in Buildings B and C, while the underground car park will provide enclosed parking for 239 cars.



Data			
Location	Non Central Pest	Status	Existing building
Completion year	2011 / Q4	Refurbishment year	
Category	A	Number of floors	6

Areas			
Available GLA	15346 m ²	Number of parking lots	248
Gross Leasable Are (GLA)	15693.00 m ²	Common Area Share (CAR)	6.8
Office	14411 m ² - 14411 m ²	Retail	935 m ² - 935 m ²

Rental fees/prices				Details of the property		
Office	13 €/m²/mo - 14 €/m²/mo	Retail	13 €/m²/mo - 14 €/m²/mo	Access	Metro: M3 Tram: 42, 50, 52 Bus: 54, 55, 66E, 66, 84E, 89E, 94E, 123, 123A, 140, 151, 194, 199, 294E Railway station: 1 stop by metro	
Office Service Charge	5.5 €/m²/mo	Parking rent	90 €/m²/mo - 90 €/m²/mo	Green certificate	BREEAM Very Good	
Technical specification				Amenities		
4-pipe fan-coil system, Alternative energy utilization, Bicycle racks, External shading, Fire alarm system, Fresh air supply, Openable windows, Own water block, Raised floor, Shower room, Sprinkler system, Telefon Center, Underground garage, Suspended Ceiling, LED lighting, Air conditioning, Elevators, Changing Rooms,				Card-entry system, In-house property management, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Kitchenette, Green Environment, Display of company logo,		
Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Retail	To let	Retail	Floor 0	935 m²	13 €/m²/mo - 14 €/m²/mo	
Tower	To let	Office		14411 m²	13 €/m²/mo - 14 €/m²/mo	
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