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Office Garden I

1117 Budapest, Alíz utca 1.

Datasheet of the property: https://robertson.hu/en/property/4-office-garden-i

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 is located in District 11, 3 km South-West of the city center of Budapest, close to the Technical University and adjacent to InfoPark, close to the Buda bridgehead of the Rákóczi-bridge and also to Fehérvári road. The Office Garden I built in 2008 is the first phase of the Office Garden Office Park (90,000 sqm).



		Data	
Location	South Buda	Status	Existing building
Completion year	2008 / Q1	Refurbishment year	
Category	А	Number of floors	7

Rental fees/prices					
Office	13.5 €/m²/mo - 13.5 €/m²/mo	Office Service Charge	1900 Ft/m²/mo		
Parking rent	95 €/m²/mo - 95 €/m²/mo	Min. term of lease	5		

Areas					
Available GLA	5815 m²	Number of parking lots	350		
Gross Leasable Are (GLA)	15021.00 m ²	Common Area Share (CAR)	5.22		
Office	250 m ² - 5815 m ²				

	Details of the property	
Access	Bus: 33, 103, 114, 133E, 213, 214 Tram: 1, 17, 19, 41, 47, 47B, 48, 56 Metro: M4 (2 stops by bus from the building)	

Green certificate

Technical specification

Bicycle racks, Double electric feed, External shading, Fire alarm system, Fresh air supply, HVAC with heat pump, Openable windows, Optical cabling, Own water block, Raised floor, Suspended Ceiling, Underground garage, Elevators, Easily accessible building,

Amenities

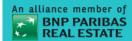
Card-entry system, In-house property management, Inner garden, 24/7 security service, Reception service, Visitor parking, In-house restaurant, Panoramic view, In-house café, Kitchenette, Terrace, Car Wash, Green Environment, Display of company logo, Storage rental possibility,

Available units Type of disposal 13.5 €/m²/mo - 13.5 €/m²/mo Unit 1 To let Office Floor 1 250 m² To let 1071 m² 13.5 €/m²/mo - 13.5 €/m²/mo Unit 2 Office Floor 3 13.5 €/m²/mo - 13.5 €/m²/mo Unit 3 To let Office Floor 4 1533 m² Unit 4 To let Office Floor 5 13.5 €/m²/mo - 13.5 €/m²/mo Under offer 1532 m² 13.5 €/m²/mo - 13.5 €/m²/mo Unit 5

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1429 m²

Floor 6



To let

Office

Robertson Hungary Kft. Telephone: +36 (1) 327-2050 H - 1138 Budapest, Váci út 117-119. A/1

Under offer