

<b>Szapáry Zsolt</b> Phone: +36 30 377 4913 Email: <a href="mailto:zsolt.szapary@robertson.hu">zsolt.szapary@robertson.hu</a>	<b>Szőke Viktória</b> Phone: +36 30 330 0733 Email: <a href="mailto:viktoria.szoke@robertson.hu">viktoria.szoke@robertson.hu</a>
<b>Herédi Gábor</b> Phone: +36 30 377 4914 Email: <a href="mailto:gabor.heredi@robertson.hu">gabor.heredi@robertson.hu</a>	<b>Nagy Patricia</b> Phone: +36 20 314 5821 Email: <a href="mailto:patricia.nagy@robertson.hu">patricia.nagy@robertson.hu</a>

# CityZen - Sublease

## 1134 Budapest, Váci út 37.

Datasheet of the property: <https://robertson.hu/en/property/588-cityzen-sublease>

The office building on Váci út will have nine floors and three garage levels. The average floor area of the office building is 1,500 m<sup>2</sup>, which can be very flexibly partitioned according to the tenants' needs. The office space is easily accessible by six lifts, with direct access if required, air-conditioned, easy to fit out with carpeting and suspended ceilings, and can be tailored to the tenant's interior design requirements. Each office space has its own kitchenette and bathroom. The offices in the building are accessed by employees via a card access system, and there is a 24-hour security and porter service.



Data			
<b>Location</b>	Váci Corridor	<b>Status</b>	Existing building
<b>Completion year</b>	1994 / Q1	<b>Refurbishment year</b>	2015
<b>Category</b>	A	<b>Number of floors</b>	9

Rental fees/prices			
<b>Office</b>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	1650 Ft/m <sup>2</sup> /mo
<b>Parking rent</b>	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo	<b>Min. term of lease</b>	5

Areas			
<b>Available GLA</b>	1475 m <sup>2</sup>	<b>Number of parking lots</b>	151
<b>Gross Leasable Are (GLA)</b>	12600.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	7.35
<b>Office</b>	1475 m <sup>2</sup> - 1475 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Metro: M3 Bus: 15 Trolley: 75, 79M
<b>Green certificate</b>	BREEAM-in-Use Good

Technical specification	Amenities
4-pipe fan-coil system, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Raised floor, Suspended Ceiling,	Card-entry system, In-house property management, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, In-house café, Kitchenette, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	1475 m <sup>2</sup>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	Immediate move-in from 3 months to 7 years

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Robertson Hungary Kft.

Telephone: +36 (1) 327-2050

H - 1138 Budapest, Váci út 117-119. A/1