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Krausz Palace

1061 Budapest, Andrásy út 12

Datasheet of the property: <https://robertson.hu/en/property/80-krausz-palace>

The Krausz Palace (Andrásy 12 office building) is located in the heart of Budapest, bordered by the World Heritage listed Andrásy Avenue, Révay Street and Dobó Street. The building was designed by Zsigmond Quittner in 1885 and is decorated with masterpieces by many famous artists of the century. Originally renovated in 2002, the Krausz Palace has been restored with art-historical accuracy. In 2022, after a complete reconstruction, it offers first-class offices on 5 floors of 4 600 square metres.



Data			
Location	CBD	Status	Existing building
Completion year	1885 /	Refurbishment year	2022
Category	A	Number of floors	5

Rental fees/prices			
Office	20 €/m ² /mo - 25 €/m ² /mo	Retail	55 €/m ² /mo - 55 €/m ² /mo
Office Service Charge	6.79 €/m ² /mo	Parking rent	€/m ² /mo - €/m ² /mo

Areas			
Available GLA	2355 m ²	Number of parking lots	
Gross Leasable Are (GLA)	4600.00 m ²	Common Area Share (CAR)	15
Office	163 m ² - 2018 m ²	Retail	337 m ² - 337 m ²

Details of the property	
Access	Metro: M1, M3 Buses: 15, 26, 91, 191 Tram: 4,6
Green certificate	BREEAM Excellent

Technical specification

2-pipe fan-coil system, Bicycle racks, Diesel generator, Fresh air supply, Radiators, Shower room, UPS, Air conditioning, Elevators, High quality fit-out, Big ceiling height (3 m), Openable windows, Own water block,

Amenities

24/7 security service, CCTV camera system, Reception service, Display of company logo, Storage rental possibility,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	337 m ²	55 €/m ² /mo - 55 €/m ² /mo	under negotiation
Unit 2	To let	Office	Floor 0	163 m ²	20 €/m ² /mo - 25 €/m ² /mo	
Unit 3	To let	Office	Floor 1	1114 m ²	20 €/m ² /mo - 25 €/m ² /mo	Under negotiation
Unit 4	To let	Office	Floor 4	741 m ²	20 €/m ² /mo - 25 €/m ² /mo	

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