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ParkSide Offices

1113 Budapest, Diószegi út 37

Datasheet of the property: <https://robertson.hu/en/property/86-parkside-offices>

ParkSide Offices is a new office development by Horizon Development. Its architectural concept is guided by the principles of sustainability, community and flexibility, providing an inclusive, healthy and pleasant working environment for companies seeking ESG-compliant, certified sustainable office space. The 5+2 storey building offers 20,000 m2 of leasable office and retail space, complemented by a 260-space underground car park and over 35% green space. The office building is located in a quiet residential area, ideally located for sports facilities, a wide range of services, transport links, dining and cultural facilities.



Data			
Location	South Buda	Status	Planned project
Completion year	2026 / Q3	Refurbishment year	
Category		Number of floors	4
Rental fees/prices			
Office	19.5 €/m ² /mo - 21.5 €/m ² /mo	Retail	€/m ² /mo - €/m ² /mo
Office Service Charge	5 €/m ² /mo	Parking rent	130 €/m ² /mo - 130 €/m ² /mo

Areas			
Available GLA	18863.84 m ²	Number of parking lots	
Gross Leasable Are (GLA)	20000.00 m ²	Common Area Share (CAR)	7
Office	2324.04 m ² - 17583.05 m ²	Retail	1280.79 m ² - 1280.79 m ²
Details of the property			
Access	Bus: 7, 27, 53, 58, 114, 150, 154, 212 Metro: M4 Tram: 4, 6, 17, 19, 47, 48, 49, 61		
Green certificate			

Technical specification	Amenities
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Bicycle racks, Changing Rooms, Shower room,

24/7 security service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Terrace, ATM, Car Wash, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	1280.79 m²	€/m²/mo - €/m²/mo	
Unit 2	To let	Office	Floor 0	2335.55 m²	19.5 €/m²/mo - 21.5 €/m²/mo	
Unit 3	To let	Office	Floor 1	4411.61 m²	19.5 €/m²/mo - 21.5 €/m²/mo	
Unit 4	To let	Office	Floor 2	4512.19 m²	19.5 €/m²/mo - 21.5 €/m²/mo	
Unit 5	To let	Office	Floor 3	3999.66 m²	19.5 €/m²/mo - 21.5 €/m²/mo	+ 344 sq m terrace
Unit 6	To let	Office	Floor 4	2324.04 m²	19.5 €/m²/mo - 21.5 €/m²/mo	+ 756 sq m terrace (HOT signed for the block D)

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Prices do not include VAT.

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