

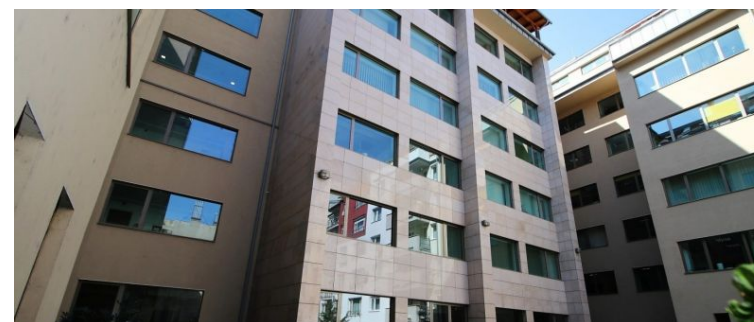
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# DOWNTOWN IX

## 1095 Budapest, Ipar u. 5.

Datasheet of the property: <https://www.robertson.hu/en/property/136-downtown-ix>

Downtown IX is a new, category "A", smart office building in the heart of the city, a few minutes walk from the Danube on Ipar Street. The 7-storey office building has a sophisticated elegance both inside and out, thanks to its exclusive granite facade, glass surfaces and marble-clad interiors. Flexible and adaptable office spaces provide a comfortable environment for employees. A pleasant green area in the inner courtyard of the building contributes to the inspiring working environment. A restaurant, café, 24-hour reception and a high level of technical quality are available for tenants' satisfaction.



Data			
<b>Location</b>	Central Pest	<b>Status</b>	Existing building
<b>Completion year</b>	2010 / Q1	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	6

Rental fees/prices			
<b>Office</b>	11 €/m <sup>2</sup> /mo - 12 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	4.5 €/m <sup>2</sup> /mo
<b>Parking rent</b>	90 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo		

Areas			
<b>Available GLA</b>	420 m <sup>2</sup>	<b>Number of parking lots</b>	90
<b>Gross Leasable Are (GLA)</b>	0.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	7
<b>Office</b>	150 m <sup>2</sup> - 420 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Tram: 2, 2A, 4, 6 Metro: M3 Bus: 12, 23, 54 HÉV
<b>Green certificate</b>	

Technical specification	Amenities
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4-pipe fan-coil system, Double electric feed, External shading, Fresh air supply, Openable windows, Raised floor, Easily accessible building, Suspended Ceiling, Bicycle racks, BMS (Building Management System), Sound-proof windows, High quality fit-out, Underground garage, Own water block, Server room,

Card-entry system, 24/7 security service, CCTV camera system, Reception service, In-house restaurant, Kitchenette, Terrace, Display of company logo, Complete Property Management,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	150 m <sup>2</sup>	11 €/m <sup>2</sup> /mo - 12 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 3	270 m <sup>2</sup>	11 €/m <sup>2</sup> /mo - 12 €/m <sup>2</sup> /mo	

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