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H2Offices - Phase 2

1134 Budapest, Váci út 23-27.

Datasheet of the property: <https://www.robertson.hu/en/property/165-h2offices-phase-2>

H2Offices is a complex of three office buildings providing a total of 67,000 sqm of modern office space. Located in the most popular office centre, Váci Corridor, the office building offers a green environment in one of the busiest areas of Budapest.

Located in the heart of Budapest's new CBD, H2Offices offers a prime location close to a public transport hub and great views for residents. A variety of recreational spaces, such as a rooftop running track overlooking the city, green urban terraces and an elevated walkway support the health and well-being of the building's occupants.

Connection with nature and sustainability are at the centre of the complex. A large, multifunctional waterfront garden is be opened to the public, offering a variety of recreational experiences, while also serving as a meeting centre and community living space.



Data			
Location	Váci Corridor	Status	Planned project
Completion year	2026 /	Refurbishment year	
Category	A	Number of floors	

Rental fees/prices			
Office	18 €/m ² /mo - 25 €/m ² /mo	Office Service Charge	2300 Ft/m ² /mo
Parking rent	130 €/m ² /mo - 130 €/m ² /mo	Min. term of lease	5

Areas			
Available GLA	27793 m ²	Number of parking lots	299
Gross Leasable Are (GLA)	42270.00 m ²	Common Area Share (CAR)	7.92
Office	1064 m ² - 27793 m ²		

Details of the property	
Access	Metro: M3 Bus: 75, 79, 105, 115, 133
Green certificate	LEED Platinum WELL Platinum

Technical specification	Amenities
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4-pipe fan-coil system, Bicycle racks, Openable windows, Raised floor, Shower room, Suspended Ceiling,

Fitness/gym, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	1064 m²	20 €/m²/mo - 25 €/m²/mo	Available from 2025
Unit 2	To let	Office	Floor 1	1469 m²	18 €/m²/mo - 22 €/m²/mo	available from 2025
Unit 3	To let	Office	Floor 2	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 4	To let	Office	Floor 3	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 5	To let	Office	Floor 4	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 6	To let	Office	Floor 6	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 7	To let	Office	Floor 5	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 8	To let	Office	Floor 6	2825 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 9	To let	Office	Floor 7	2787 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 10	To let	Office	Floor 7	2787 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025
Unit 11	To let	Office	Floor 8	2736 m²	18 €/m²/mo - 22 €/m²/mo	Available from 2025

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