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# Balance Loft

## 1139 Budapest, VÁCI ÚT 99.

Datasheet of the property: <https://www.robertson.hu/en/property/190-balance-loft>

A category office complex Balance Loft offers 6200 square meter leasable are for its potential tenants. Thanks to its efficient layout, the property provides flexible and bright workstations and is surrounded by innovative, trend-sensitive and human-centralized atmosphere, as well as a 3000 square meter large living green area.

In Balance Loft, a wide range of services is available, for example underground garage, shower rooms or the electric car charging station.

It is located on the Váci Road corridor. Thanks to its great public transport connections - like direct entrance to metro line M3 - it's easily accessible. Duna Plaza shopping mall is only a two minutes drive, while there is also a quick access to the National highways from the location.



Data			
<b>Location</b>	Váci Corridor	<b>Status</b>	Existing building
<b>Completion year</b>	2017 / Q4	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	3

Rental fees/prices			
<b>Office</b>	14 €/m <sup>2</sup> /mo - 16.25 €/m <sup>2</sup> /mo	<b>Retail</b>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo
<b>Office Service Charge</b>	2350 Ft/m <sup>2</sup> /mo	<b>Parking rent</b>	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo

Areas			
<b>Available GLA</b>	2202 m <sup>2</sup>	<b>Number of parking lots</b>	200
<b>Gross Leasable Are (GLA)</b>	6505.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	7.75
<b>Office</b>	340 m <sup>2</sup> - 1886 m <sup>2</sup>	<b>Retail</b>	105 m <sup>2</sup> - 316 m <sup>2</sup>

Details of the property	
<b>Access</b>	Bus: 15, 26, 34, 106, 115, 120 Metro: M3 Tram: 1
<b>Green certificate</b>	BREEAM-in-Use Good

Technical specification	Amenities
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4-pipe fan-coil system, Bicycle racks, Changing Rooms, Openable windows, Raised floor, Shower room, Fresh air supply, Sound-proof windows, Underground garage, Big ceiling height (3 m), Own water block, Fire alarm system,

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Selective waste collection, In-house café, Kitchenette, ATM, Conference room for rent, Display of company logo, Complete Property Management, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	211 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 2	To let	Retail	Floor 0	105 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 14.5 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 2	1546 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 16.25 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 3	340 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	

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