

<b>Szapáry Zsolt</b> Phone: +36 30 377 4913 Email: <a href="mailto:zsolt.szapary@robertson.hu">zsolt.szapary@robertson.hu</a>	<b>Szóke Viktória</b> Phone: +36 30 330 0733 Email: <a href="mailto:viktoria.szoke@robertson.hu">viktoria.szoke@robertson.hu</a>
<b>Herédi Gábor</b> Phone: +36 30 377 4914 Email: <a href="mailto:gabor.heredi@robertson.hu">gabor.heredi@robertson.hu</a>	<b>Nagy Patricia</b> Phone: +36 20 314 5821 Email: <a href="mailto:patricia.nagy@robertson.hu">patricia.nagy@robertson.hu</a>

# City Center

## 1051 Budapest, Bajcsy- Zsilinszky út.12.

Datasheet of the property: <https://www.robertson.hu/en/property/207-city-center>

As the name suggests, the City Center office building is located in the heart of Budapest, at the intersection of Bajcsy-Zsilinszky and Andrásy út, at the junction of several metro, bus, trolleybus and tram lines. In the immediate vicinity of the building there are numerous restaurants, cafés, shopping and cultural facilities, a health care institution, a post office and a government office.

The City Center has 24-hour security. The building has a conference centre for 220 people and a two-storey underground car park with parking and storage facilities for tenants. All rental units have a kitchenette and toilets. In addition, a popular restaurant and café are available for tenants' convenience.



Data			
<b>Location</b>	CBD	<b>Status</b>	Existing building
<b>Completion year</b>	1989 / Q1	<b>Refurbishment year</b>	2011
<b>Category</b>	B	<b>Number of floors</b>	7

Rental fees/prices			
<b>Office</b>	14.5 €/m <sup>2</sup> /mo - 18 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	3200 Ft/m <sup>2</sup> /mo
<b>Parking rent</b>	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo	<b>Min. term of lease</b>	3

Areas			
<b>Available GLA</b>	2217 m <sup>2</sup>	<b>Number of parking lots</b>	96
<b>Gross Leasable Are (GLA)</b>	8956.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	6.2
<b>Office</b>	184 m <sup>2</sup> - 2217 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Metro: M1, M2, M3 Bus: 9, 15, 16, 105 Trolley: 72M, 73M
<b>Green certificate</b>	

Technical specification	Amenities
4-pipe fan-coil system, Bicycle racks, Diesel generator, Double electric feed, Fresh air supply, Openable windows, Own water block, Shower room, Suspended Ceiling, Elevators, High quality fit-out, Underground garage, Optical cabling, Sprinkler system, Telefon Center, UPS,	24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Kitchenette, ATM, Conference room for rent, Car Wash, Display of company logo, Storage rental possibility, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	294 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 2	To let	Office	Floor 3	184 m²	16 €/m²/mo - 16 €/m²/mo	
Unit 3	To let	Office	Floor 5	498 m²	15.5 €/m²/mo - 15.5 €/m²/mo	
Unit 4	To let	Office	Floor 6	973 m²	18 €/m²/mo - 18 €/m²/mo	Available: from september 2024
Unit 5	To let	Office	Floor 7	268 m²	17 €/m²/mo - 17 €/m²/mo	

**Confidentiality**  
 The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.  
 Prices do not include VAT.



**Robertson Hungary Kft.**  
 Telephone: +36 (1) 327-2050  
 H - 1138 Budapest, Váci út 117-119. A/1