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EMKE

1072 Budapest, Rákóczi út 42.

Datasheet of the property: https://www.robertson.hu/en/property/220-emke

The Emke office building offers a total of 12,500 m2 of high-quality office space on the ground floor and 10 upper floors. Both small and large office spaces can be created with flexible layouts and state-of-the-art solutions such as zone-controlled cooling and heating systems, double-glazed insulated windows with adjustable blinds, secure underground parking with remote control and WIFI network in common areas.
The Emke Office Building features a bright internal atrium courtyard and four panoramic lifts. Emke Irodaház is located on the main road connecting the city centre business district with Keleti Railway Station, making it easily accessible by metro, tram, bus or trolleybus.

Data			
Location	Central Pest	**Status**	Existing building
Completion year	1994 / Q1	**Refurbishment year**	2013
Category	A	**Number of floors**	10

Areas			
Available GLA	5139.64 m^2	**Number of parking lots**	138
Gross Leasable Are (GLA)	11945.00 m^2	**Common Area Share (CAR)**	8
Office	171 m^2 - 4668.53 m^2	**Retail**	86 m^2 - 471.11 m^2

Rental fees/prices			
Office	13.9 €/m^2/mo - 14.9 €/m^2/mo	**Retail**	6.9 €/m^2/mo - 6.9 €/m^2/mo
Office Service Charge	4.8 €/m^2/mo	**Parking rent**	130 €/m^2/mo - 130 €/m^2/mo

Details of the property	
Access	Metro: M2 (Blaha Lujza square) within 40 m Tram: 4, 6, 28, 37, 62A Bus: 5, 7, 7E, 99, 107E, 133E, 178, 178A, 173, 173E, 233E, 239 Trolley: 74
Green certificate	

Technical specification

Double electric feed, Fresh air supply, Raised floor, Suspended Ceiling, Underground garage, 2-pipe fan-coil system, Easily accessible building, Bicycle racks, LED lighting, Air conditioning, Elevators, High quality fit-out, Openable windows, Changing Rooms, Own water block, Telefon Center, Shower room,

Amenities

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Panoramic view, In-house café, Kitchenette, ATM, Conference room for rent, Display of company logo, Complete Property Management, Storage rental possibility, Good public transport accessibility,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor -1	293.11 m^2	6.9 €/m^2/mo - 6.9 €/m^2/mo	
Unit 2	To let	Retail	Floor 0	86 m^2	€/m^2/mo - €/m^2/mo	
Unit 3	To let	Retail	Floor 1	92 m^2	€/m^2/mo - €/m^2/mo	ground floor 45 m² + 1. floor 40,5 m² office összesen: 85,5 m² retail
Unit 5	To let	Office	Floor 2	1313.17 m^2	13.9 €/m^2/mo - 14.9 €/m^2/mo	
Unit 6	To let	Office	Floor 3	1354 m^2	13.9 €/m^2/mo - 14.9 €/m^2/mo	
Unit 7	To let	Office	Floor 4	600 m^2	13.9 €/m^2/mo - 14.9 €/m^2/mo	
Unit 8	To let	Office	Floor 5	171 m^2	13.9 €/m^2/mo - 14.9 €/m^2/mo	
Unit 9	To let	Office	Floor 9	267 m^2	13.9 €/m^2/mo - 14.9 €/m^2/mo	
Unit 10	To let	Office	Floor 10	963.36 m^2	13.9 €/m^2/mo - 14.9 €/m^2/mo	divisible: 122nm + 436nm + 321nm

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Prices do not include VAT.

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