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# Váci Greens A

## 1138 Budapest, Váci út 117-129.

Datasheet of the property: <https://www.robertson.hu/en/property/34-vaci-greens-a>

Váci Greens office complex is a standalone project of the Budapest office market. The property rated Excellent by the BREEAM Code for Sustainable Buildings, offers tenants environment friendly solutions, next to river Danube in the most trending business District of the city. All five office buildings provide versatile, mixed use areas.  
Building A is the first phase of the complex which was handed over in May 2013. It offers 15 500 sqm GLA on 6 floors.



| Data            |               |                    |                   |
|-----------------|---------------|--------------------|-------------------|
| Location        | Váci Corridor | Status             | Existing building |
| Completion year | 2013 / Q2     | Refurbishment year |                   |
| Category        | A             | Number of floors   | 6                 |

| Rental fees/prices    |   |              |   |
|-----------------------|---|--------------|---|
| Office                | 14.9 €/m <sup>2</sup> /mo - 14.9 €/m <sup>2</sup> /mo | Retail       | 14 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo   |
| Office Service Charge | 2000 Ft/m <sup>2</sup> /mo                            | Parking rent | 110 €/m <sup>2</sup> /mo - 110 €/m <sup>2</sup> /mo |
| Min. term of lease    | 5   |              |   |

| Areas                    |   |                         |  |
|--------------------------|---|-------------------------|--|
| Available GLA            | 2466 m <sup>2</sup>                       | Number of parking lots  | 61                                     |
| Gross Leasable Are (GLA) | 15789.00 m <sup>2</sup>                   | Common Area Share (CAR) | 6.07                                   |
| Office                   | 1038 m <sup>2</sup> - 2287 m <sup>2</sup> | Retail                  | 46 m <sup>2</sup> - 179 m <sup>2</sup> |

| Details of the property |  |
|-------------------------|--|
| Access                  | Metro: M3<br>Tram: 1, 1A, 14<br>Bus: 32, 105, 115, 133 |
| Green certificate       | BREEAM Excellent                                       |

| Technical specification | Amenities |
|-------------------------|-----------|
|-------------------------|-----------|


Bicycle racks, Chilled beam, Diesel generator, Fire alarm system, Fresh air supply, HVAC with heat pump, Openable windows, Optical cabling, Own water block, Raised floor, Sprinkler system, Suspended Ceiling, Telefon Center, Underground garage, UPS, Double electric feed, Air conditioning, Elevators, Changing Rooms, Shower room, Easily accessible building, BMS (Building Management System), Sound-proof windows, High quality fit-out,

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

| Available units |                  |           |         |                     |   |                           |
|-----------------|------------------|-----------|---------|---------------------|---|---------------------------|
| Name            | Type of disposal | Unit type | Floor   | Size                | Rent  | Availability              |
| Unit 1          | To let           | Retail    | Floor 0 | 133 m <sup>2</sup>  | 14 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo     | Available immediately     |
| Unit 2          | To let           | Retail    | Floor 0 | 46 m <sup>2</sup>   | 14 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo     | immediately after fit-out |
| Unit 3          | To let           | Office    | Floor 2 | 1249 m <sup>2</sup> | 14.9 €/m <sup>2</sup> /mo - 14.9 €/m <sup>2</sup> /mo |                           |
| Unit 4          | To let           | Office    | Floor 6 | 1038 m <sup>2</sup> | 14.9 €/m <sup>2</sup> /mo - 14.9 €/m <sup>2</sup> /mo | immediately after fit-out |

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