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# Agora Hub - Sublease

## 1133 Budapest, Árbóc utca 3.

Datasheet of the property: <https://www.robertson.hu/en/property/531-agora-hub-sublease>

Agora Hub offers "A+" category offices for rent in the Váci út office corridor of the 13th district. The Agora Hub was built in 2020, and special attention was paid to the materials used, environmentally friendly building management, and the design of human-centered public spaces.

The office space has an Open Office layout, with 4 closed executive offices. On the level, 9 meeting rooms of different sizes and 5 office telephone booths are also available to the employees. Meeting rooms and telephone booths are soundproofed and furnished.

The nominal capacity of the office area is 126 people, depending on the equipment, 100 to 136 people can be accommodated. Currently, office work is provided for ~70 people with office chairs on wheels, single and double motorized height-adjustable office tables (65 - 130 cm). The meeting rooms were designed with meeting chairs on castors, meeting tables (with sockets recessed into the table top) and partly with AV technology, as well as wall-mounted writable magnetic boards. The glass surfaces of the meeting rooms and office walls were designed as writing surfaces.


The kitchen has built-in storage and microwave ovens, refrigerators, and a dishwasher integrated into the storage.

The washrooms are co-ed, there are 7 separate toilets, one of which is barrier-free.



| Data                   |               |                           |                   |
|------------------------|---------------|---------------------------|-------------------|
| <b>Location</b>        | Váci Corridor | <b>Status</b>             | Existing building |
| <b>Completion year</b> | 2022 / Q2     | <b>Refurbishment year</b> |                   |
| <b>Category</b>        | A+            | <b>Number of floors</b>   |                   |

| Areas                           |   |                                |    |
|---------------------------------|---|--------------------------------|----|
| <b>Available GLA</b>            | 1210 m <sup>2</sup>                       | <b>Number of parking lots</b>  | 21 |
| <b>Gross Leasable Are (GLA)</b> | 1250.00 m <sup>2</sup>                    | <b>Common Area Share (CAR)</b> |    |
| <b>Office</b>                   | 1210 m <sup>2</sup> - 1210 m <sup>2</sup> |                                |    |

| Rental fees/prices   |                             |                       |               | Details of the property   |  |  |
|--|-----------------------------|-----------------------|---------------|---|--|--|
| Office   | 21.3 €/m²/mo - 21.3 €/m²/mo | Office Service Charge | 3000 Ft/m²/mo | Access  | Tram: 1<br>Metro: M3<br>Bus: 26, 32, 34, 106, 115, 120 |  |
| Parking rent   | 120 €/m²/mo - 140 €/m²/mo   | Min. term of lease    | 3             | Green certificate   | BREEAM Excellent<br>BREEAM Outstanding                 |  |
| Technical specification  |                             |                       |               | Amenities   |  |  |
| Air conditioning, Elevators, Underground garage, Toilette inside the unit, Own water block, Server room,   |                             |                       |               | 24/7 security service, Kitchenette, Terrace,  |  |  |
| Available units  |                             |                       |               |   |  |  |
| Name   | Type of disposal            | Unit type             | Floor         | Size  | Rent   | Availability                             |
| Unit 1   | Sublease                    | Office                | Floor 7       | 1210 m²   | 21.3 €/m²/mo - 21.3 €/m²/mo                            | 2023.06. - 2026.10. (extension possible) |
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| An alliance member of<br> <b>BNP PARIBAS<br/>REAL ESTATE</b>  |                             |                       |               | <b>Robertson Hungary Kft.</b><br>Telephone: +36 (1) 327-2050<br>H - 1138 Budapest, Váci út 117-119. A/1 |  |  |