

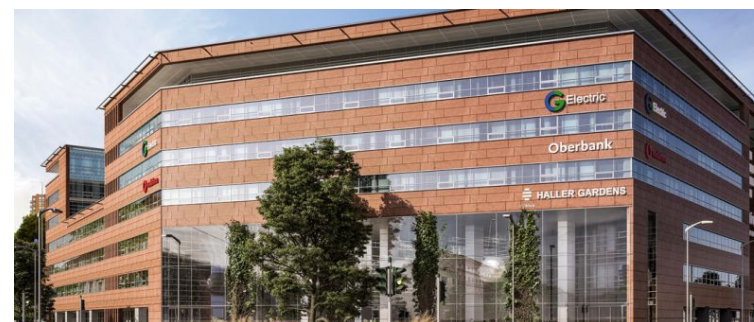
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Myhive Haller Gardens

1095 Budapest, Soroksári út 30-34.

Datasheet of the property: <https://www.robertson.hu/en/property/76-myhive-haller-gardens>

The office complex offers first class office space in Sokroksári road. The new Budapest Cultural Center – along with the National Theatre and the Palace of Arts – is only a few minutes walk from Haller Gardens. Haller Gardens office building - owned by the Austrian real estate fund, Immofinanz - was handed over in the summer of 2008 in the rapidly developing area of District 9. Internal gardens, green roof terraces, exceptional view and natural light make the office building unique. A restaurant with a capacity of 600 seats, a cosy café, conference room, gym and a bank branch ensure the comfort of tenants.



Data			
Location	Central Pest	Status	Existing building
Completion year	2009 / Q1	Refurbishment year	
Category	A	Number of floors	5

Rental fees/prices			
Office	14.5 €/m ² /mo - 23.5 €/m ² /mo	Retail	17 €/m ² /mo - 17 €/m ² /mo
Office Service Charge	3190 Ft/m ² /mo	Parking rent	110 €/m ² /mo - 110 €/m ² /mo
Min. term of lease	3		

Areas			
Available GLA	7594 m ²	Number of parking lots	400
Gross Leasable Are (GLA)	11057.00 m ²	Common Area Share (CAR)	4.25
Office	447 m ² - 7467 m ²	Retail	29 m ² - 127 m ²

Details of the property	
Access	Tram: 2*, 24*, 51, 51A Bus: 23*, 54*, 55*, 212 Underground: M3 Suburban train: H7 Boat lines: D11,D12 (proximity to Danube) *stopping right in front of building
Green certificate	

4-pipe fan-coil system, Air conditioning, Diesel generator, Double electric feed, External shading, Fire alarm system, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Easily accessible building, Bicycle racks, BMS (Building Management System), Sound-proof windows, Elevators, High quality fit-out, Underground garage, Changing Rooms, Optical cabling, Sprinkler system, Server room, Telefon Center, UPS, Shower room,

Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Panoramic view, In-house café, Terrace, ATM, Conference room for rent, Green Environment, E-car charger, 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
Bldg A - Unit 1	To let	Retail	Floor 0	48 m ²	17 €/m ² /mo - 17 €/m ² /mo	
Bldg B- Unit 2	To let	Retail	Floor 0	50 m ²	17 €/m ² /mo - 17 €/m ² /mo	
Bldg D- Unit 3	To let	Retail	Floor 0	29 m ²	17 €/m ² /mo - 17 €/m ² /mo	
Bldg.BC-Unit 4	To let	Office	Floor 1	686 m ²	14.5 €/m ² /mo - 15 €/m ² /mo	
Bldg B - Unit 5	To let	Office	Floor 2	589 m ²	17.5 €/m ² /mo - 23.5 €/m ² /mo	
Bldg A-D - Unit 6	To let	Office	Floor 2	1215 m ²	14.5 €/m ² /mo - 15 €/m ² /mo	
Bldg B - Unit 7	To let	Office	Floor 3	447 m ²	14.5 €/m ² /mo - 15 €/m ² /mo	
Bldg CDE-Unit 8	To let	Office	Floor 3	2123 m ²	14.5 €/m ² /mo - 15 €/m ² /mo	
Bldg AB-Unit 10	To let	Office	Floor 4	1117 m ²	14.5 €/m ² /mo - 15 €/m ² /mo	
Bldg C,D - Unit 11	To let	Office	Floor 4	1290 m ²	14.5 €/m ² /mo - 15 €/m ² /mo	

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