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Capital Square

1133 Budapest, Váci út 76.

Datasheet of the property: <https://www.robertson.hu/en/property/82-capital-square>

Capital Square is a high quality "A" class office building, completed in 2009. Its unparalleled interior design and high quality materials provide tenants with an elegant working environment. Access to the building is via three reception areas, and for those arriving by car, there is a separate guest car park and a guest lift to the main reception area. The complex surrounds a green inner garden.

Capital Square is located in one of Budapest's most successful office districts, on the Váci út corridor, with excellent visibility from both Váci and Dózsa György út, and easy access by car and public transport.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2009 / Q2	Refurbishment year	
Category	A	Number of floors	7

Rental fees/prices			
Office	15 €/m ² /mo - 16 €/m ² /mo	Retail	16 €/m ² /mo - 20 €/m ² /mo
Office Service Charge	2489 Ft/m ² /mo	Parking rent	120 €/m ² /mo - 120 €/m ² /mo

Areas			
Available GLA	7322 m ²	Number of parking lots	640
Gross Leasable Are (GLA)	7500.00 m ²	Common Area Share (CAR)	7.6
Office	28 m ² - 7158 m ²	Retail	164 m ² - 164 m ²

Details of the property	
Access	Metro: M3 Bus: 133 Trolley: 75, 79M
Green certificate	LEED Gold

Technical specification	Amenities
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4-pipe fan-coil system, Alternative energy utilization, External shading, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Bicycle racks, Air conditioning, Elevators, Underground garage, Optical cabling, Own water block, Sprinkler system, High speed/freight elevator, Easily accessible building, Sound-proof windows, High quality fit-out, UPS,

Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, Panoramic view, In-house café, Kitchenette, Terrace, 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 0	164 m²	16 €/m²/mo - 20 €/m²/mo	
Unit 2	To let	Office	Floor 0	28 m²	15 €/m²/mo - 16 €/m²/mo	
Unit 3	To let	Office	Floor 1	2264 m²	15 €/m²/mo - 16 €/m²/mo	
Unit 4	To let	Office	Floor 2	1596 m²	15 €/m²/mo - 16 €/m²/mo	From July 2024
Unit 5	To let	Office	Floor 3	261 m²	15 €/m²/mo - 16 €/m²/mo	
Unit 6	To let	Office	Floor 4	868 m²	15 €/m²/mo - 16 €/m²/mo	
Unit 7	To let	Office	Floor 5	450 m²	15 €/m²/mo - 16 €/m²/mo	
Unit 8	To let	Office	Floor 6	540 m²	15 €/m²/mo - 16 €/m²/mo	Under negotiation
Unit 9	To let	Office	Floor 6	1151 m²	15 €/m²/mo - 16 €/m²/mo	From July 2024 Under negotiation

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