

Kiadó iroda

Office to let

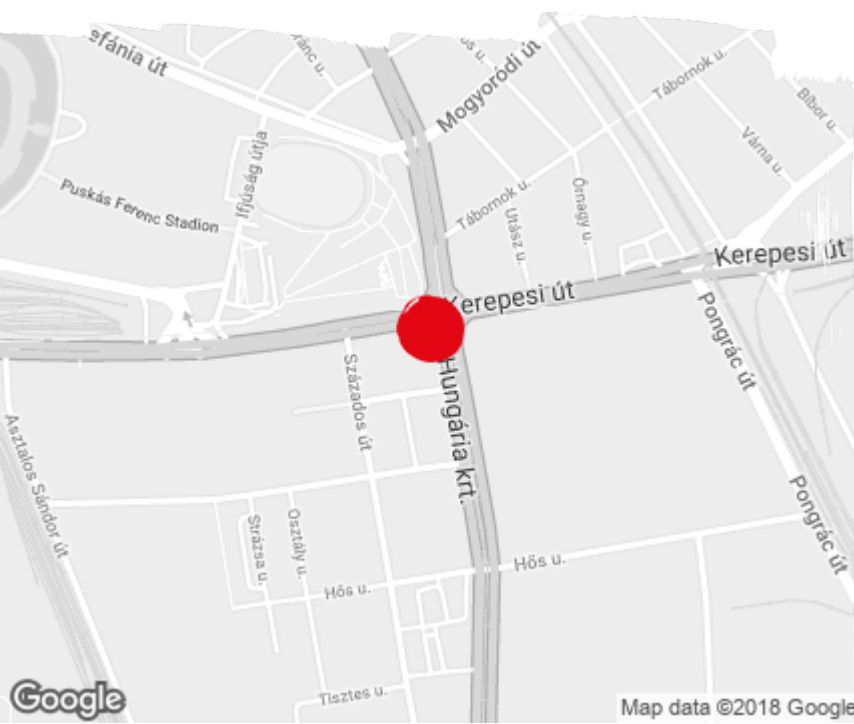
Aréna Corner

Budapest, VIII., Hungária körút 40-44.

Információk az épületről | Building information

Állapot Building status	Létező Existing
Építés éve Year of construction	2007
Közös területi szorzó Common space	5,52 %
Parkolóhelyek száma Number of parking spaces	370
Parkoló ráta Parking ratio	1 / 65 m ²
Bruttó bérbeadható irodaterület Gross leasable area	27 245 m ²
Kategória Property grade	A

Elhelyezkedés | Location



Szerződési feltételek | Commercial terms

Parkoló Parking	bejelentkezés után * after login *
Üzemeltetési díj* Service charge*	bejelentkezés után * after login *

* Asking terms for m²/month + VAT

Szabad Terület | Available space

100%-ban bérbeadott épület
Building completely leased



Leírás | Description

A 2007. júniusában átadott "A" kategóriás irodakomplexum mintegy 28 100 m² irodaterületet és 3 800 m² kereskedelmi területet kínál 8 szinten, 3 egymással közvetlenül csatlakoztatható irodatoronyban. Az egyes tornyok mérete 9.000 - 10.000 m², a legnagyobb egybefüggő irodaterület 4400 m². 3 szintes parkolóház van az épület alatt 382 parkolóval. Van egy kiegészítő 1160 férőhelyes terület az épület közvetlen környezetében.

Arena Corner is an 'A' class category office complex, that was delivered in June 2007. The building provides approximately 25,500 sq m office area and 4,000 sq m retail space on 8 floors in 3 different interconnected towers. The size of the individual towers is 9,000 – 10,000 sq m and the largest rentable area on one floor is 4,000 sq m. There are 3 parking levels under the building with a total of 382 car spaces. There are also an additional 1,160 Park and Ride places in the direct surrounding of the building.

The area surrounding Arena Corner is predominately residential; however, within the vicinity of the subject building there is Arena Plaza, a large 24 hour Tesco and an OBI store. There are also two stadiums used for sporting events and music concerts located nearby, the Papp László Sportaréna and the Puskás Ferenc Stadion.

The building is of concrete frame construction built as 'A' category offices that are handed over in a turnkey condition based on tenant's space plans. Standard fit out includes 90 mm raised floors, modular carpeting, suspended ceilings, gypsum board partitioning walls, metal framed doors and partly opening windows. There are also built in lighting fixtures and 4 pipe fan coils installed above the suspended ceiling.

The layouts are flexible floor plates suitable for both open plan and cellular offices with large floor plates up to 4,400 sq m per levels. It is also possible to have units as small as 300 sq m. On the roof of the 6th and 7th floors there are roof terraces and green areas. The floors have a load bearing capacity of 500 kg / sq m and the internal height of the building are 3.2 m on the ground floor and 2.70 on the office floors. The building has 12 elevators there are 4 KONE fast elevators in each tower each with a capacity of 12 people.

The building has a dual electricity supply and throughout there are electronic fire, heat and smoke detectors. The building has a 24-hour controlled security entry system and a sprinkler system is located in the underground areas, it can be installed in the tenant's areas if necessary.

Tömegközlekedés | Public transport

Metró vonalak | Metro Lines: M2

Legközelebbi metróállomás | Closest metro station: Puskás Ferenc Stadio

Egyéb tömegközlekedés | Other communal transport: Busz | Bus, Villamos | Tram, Trolibusz | Trolley Bus

Kapcsolat | Contact



+36 1 489 02 02

Több információ
More information