



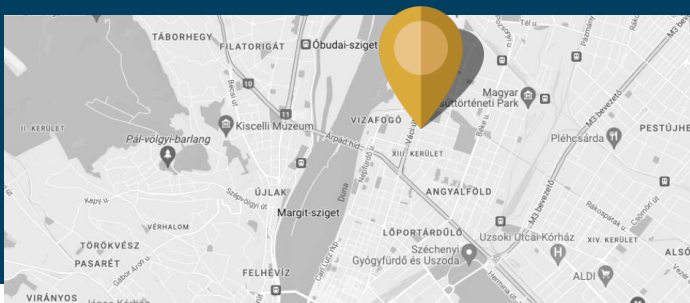
1139 Budapest,  
Váci út 99.

## ABOUT THE BUILDING

Balance Building - as the central part of Balance Office Park - is located in the most famous business district of Budapest, on Váci Corridor. It is easily accessible both by car and public transportation. An imposing interior design offers tenants a modern, new generation, sustainable and people-oriented working environment. Balance Building offers 9.400 sq m of leasable area on 10 levels with beautiful panoramic view from the upper floors.

## PUBLIC TRANSPORT

Metro: M3 | Tram: 1 | Bus: 26, 32, 34,  
106, 115, 120



[www.balancebuilding.hu](http://www.balancebuilding.hu)



## GENERAL LEASING TERMS

Rental fee	From 14,50 EUR/m <sup>2</sup> /month
Service charge	2 550 HUF/m <sup>2</sup> /month
Parking	120 EUR/parking place/month
Common area ratio	8,40 %

## PROPERTY DESCRIPTION

### Services

- HIP well-being services
- Functional common areas
- Concierge service: flower services, parcel service, taxi service, etc.
- 24-hour security and reception service
- Conference and meeting room services
- In-house restaurants and café
- Bicycle storage with changing room and shower
- Secured underground parking spaces
- E-chargers for common use
- Additional surface parking nearby
- Lounge pavilions in landscaped environment
- In-house property & facility management
- Bank, grocery store, pharmacy nearby
- Excellent visibility from Váci Avenue
- Modern and human oriented working environment

### Technical features

- Grade "A" office building
- Functional and cost-effective operation
- Soundproof & heat-insulating, openable windows
- 4-pipe fan coil air conditioning
- Mechanical air supply ventilation
- Magnetic card entry system

## CONTACT

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