



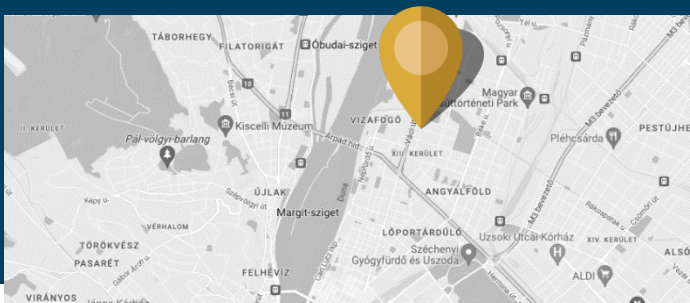
1139 Budapest,  
Váci út 99.

## ABOUT THE BUILDING

Balance Hall - 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. The internal garden provides a cosy and relaxing atmosphere.

## PUBLIC TRANSPORT

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



<https://www.balancehall.hu/en/>



## GENERAL LEASING TERMS

|                   |                                      |
|-------------------|--------------------------------------|
| Rental fee        | From 14,50 EUR/m <sup>2</sup> /month |
| Service charge    | 2 200 HUF/m <sup>2</sup> /month      |
| Parking           | 120 EUR/parking place/month          |
| Common area ratio | 8,85 %                               |

## PROPERTY DESCRIPTION

### Services

- HIP well-being services
- Concierge Service - flower services, parcel service, taxi service, etc.
- 24-hour security and reception service
- Conference venue and meeting room service
- In-house restaurants and café
- Bicycle storage with changing room and shower
- Secured underground parking spaces
- E-chargers for common use
- In-house property & facility management
- Lounge pavilions in landscaped environment
- Additional surface parking nearby
- Bank, grocery store, pharmacy nearby

### Technical features

- Grade "A" office building
- High speed elevators
- Soundproof & heat-insulating, openable windows
- Underground parking with licenceplate recognition
- Dual power supply to the building
- Water-saving and other green solutions
- Internal shading system
- Innovative lighting system
- VRV conditioning
- Functional and cost-effective operation

## CONTACT

**Judit Pap**  
Senior Leasing Manager  
M: +36 30 491 5817  
E: [j.pap@cpipg.com](mailto:j.pap@cpipg.com)

**Janka Kudlacsek**  
Leasing Manager  
M: +36 20 331 6400  
E: [j.kudlacsek@cpipg.com](mailto:j.kudlacsek@cpipg.com)