



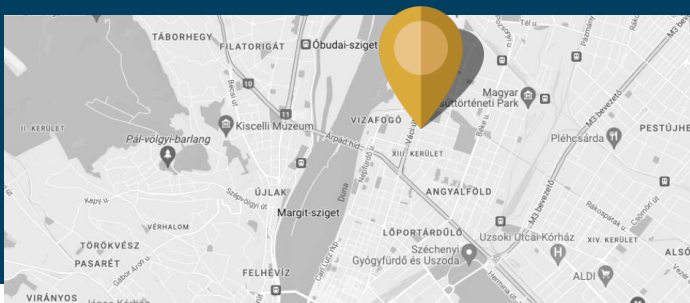
1139 Budapest,
Váci út 99.

ABOUT THE BUILDING

Balance Loft - as part of Balance Office Park - is located in the most famous business district of Budapest, on Váci Corridor. The building is next to Forgách metro station, 2 minutes away by car from Duna Plaza. It has great visibility to Váci road. The internal garden provides a cosy and relaxing atmosphere.

PUBLIC TRANSPORT

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



www.balanceloft.hu



GENERAL LEASING TERMS

Rental fee	14,50 - 16,25 EUR/m ² /month
Service charge	2 350 HUF/m ² /month
Parking	120 EUR/parking place/month
Common area ratio	7,75 %

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 nearby
- E-chargers for common use nearby
- In-house property & facility management
- Lounge pavilions in landscaped environment
- Underground garage and surface parking nearby
- Additional surface parking nearby
- Bank, grocery store, pharmacy nearby

Technical features

- Grade "A" office building
- High speed elevators
- Soundproof & heat-insulating, openable windows
- Internal shading system
- 4-pipe fan coil air conditioning
- Mechanical air supply ventilation
- Functional and cost-effective operation

CONTACT

Judit Pap
Senior Leasing Manager
M: +36 30 491 5817
E: j.pap@cpipg.com

Janka Kudlacsek
Leasing Manager
M: +36 20 331 6400
E: j.kudlacsek@cpipg.com