



## GATEWAY OFFICE PARK



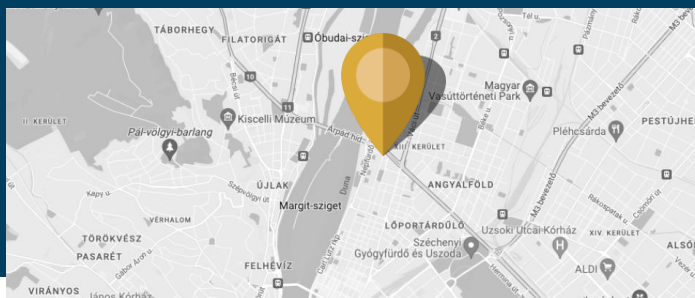
1138 Budapest,  
Dunavirág u. 2-6.

### ABOUT THE BUILDING

Gateway Office Park is an 8 stories high building complex consisting of three towers, located in one of the most dynamically developing business districts of Budapest, next to Árpád bridge. The area is rich in different type of food services, from high-end restaurants & cafés, through culinary to regular lunching spots.

### PUBLIC TRANSPORT

Metro: M3 | Tram: 1 | Bus: 15, 26, 32,  
Trolley: 79 | 106, 115, 120



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



### GENERAL LEASING TERMS

Rental fee	14.50-16.00 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	Tower 1: 6.19%, Tower 3: 8.97%

### PROPERTY DESCRIPTION

#### Services

- Fitness centre, restaurants, cafe and car wash within the building
- HIP well-being services
- Concierge Service - flower services, parcel service, taxi service, etc.
- Local Community Manager – regular community events
- Conference service within the complex
- E-chargers for common use
- Bicycle storage with changing room and shower
- Free Wi-fi in common areas
- Greenery in front of the building with fitness equipment

#### Technical features

- Grade "A" office building
- Suspended ceiling
- Sound and heat-insulating windows and doors with reflective glazing, opening windows
- 4-pipe air conditioning
- Mechanical air supply ventilation
- 4 high-speed elevators (Tower I)
- Building management, maintenance
- 24-hour security and reception service

### 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)