## Description

Our business center in Budapest provides fully furnished and flexible office solutions tailored to your changing business needs in a premium A+ category office building, called Roosevelt 7/8, set against the beautifully restored historic backdrop of Széchenyi Square and the River Danube.

The office building excels with its prime location, state-of-the-art design, spacious and inviting common areas, great quality built-in

### Spatial Data

```plaintext
1051 Budapest, Széchenyi István tér 7-8

<table>
<thead>
<tr>
<th>Office Rental Fee (m² / month)</th>
<th>Available Office Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>600 m²</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Service Charge:</th>
<th>Min. Office Space for Rent: 8 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>

### From Owner

Fehér Attila  
House of Business Roosevelt Kft.  
+36 30 183 8130  
+36 30 183 8130  

[Mail me]
```
materials and abundant natural light. Our customers benefit from a wide range of services available onsite such as conference facilities with a capacity up to 60 persons, café, restaurant, travel agency and a private hospital. Our clients can benefit from the vibrant energy of Budapest’s Central Business District.

Description of Location

The building’s ideal city center location guarantees proximity to the vital cultural, culinary and social scene of Saint Stephen’s Basilica and the Danube Corso. It joins the adjacent Gresham Palace and the Academy of Sciences and forms a unique ensemble of magnificent architecture representing various centuries. The area is easily accessible by all means of public transportation – e.g.: metro (500 meters), bus (20 meters), tram (50 meters), boat (100 meters) – and car. There is ample public parking available in front of the building at Széchenyi Square, as well as, 24/7 guarded parking underneath the building. The business center is located 3 km from the Nyugati (WestEnd) Railway Station, 5 km from the main motorway junctions (M0, M1, M3, M7) and 20 km from Budapest Liszt Ferenc International Airport.

<table>
<thead>
<tr>
<th>Office Building Category</th>
<th>A category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Near by Bazilika</td>
</tr>
<tr>
<td>Building Status</td>
<td>Exist</td>
</tr>
<tr>
<td>Office Space in Total</td>
<td>1100 m²</td>
</tr>
<tr>
<td>Available Office Space</td>
<td>600 m²</td>
</tr>
<tr>
<td>Rentable Offices</td>
<td>600 m²</td>
</tr>
</tbody>
</table>

Open Per-Level Office Space

<table>
<thead>
<tr>
<th>Min. Office Space for Rent</th>
<th>8 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add-on Factor</td>
<td>-</td>
</tr>
<tr>
<td>Occupancy Rate</td>
<td>-</td>
</tr>
</tbody>
</table>

Financial Information

| Office Rental Fee         | -    |
| Service Charge            | -    |
| Min. Rental Period        | 1 year |
| Financial Guarantee       | 3 month |

Rent Calculator

Parking

<table>
<thead>
<tr>
<th>Type of Parking</th>
<th>Spaces</th>
<th>Parking Fee</th>
</tr>
</thead>
</table>
Services
✓ Bank
✓ Business Club
✓ Cashpoint (ATM)
✓ Fitness
✓ Locker room including showers
✓ Retail area
✓ Wellness & spa
✓ Bar
✓ Cafe
✓ Commercial area
✓ Flower shop
✓ Medical center
✓ Pharmacy
✓ Showers
✓ Wine shop
✓ Bike parking place
✓ Canteen
✓ Conference center
✓ Hair Stylist
✓ Newsagent
✓ Post office
✓ Supermarket
✓ Park nearby
✓ Boutiques
✓ Car wash
✓ Courier services
✓ Hotel
✓ Parking nearby
✓ Restaurant
✓ Travel agency
✓ Public transport accessibility

Specifications
Technical details
✓ Smoke/heat detectors
✓ Sprinklers
✓ Suspended ceiling
✓ High quality finishes
✓ Server room
✓ Air-conditioning system
✓ Fibre optics
✓ Access control
✓ Fire-safety system
✓ IP switchboards
✓ Building Management System (BMS)
✓ Closed Circuit Television (CCTV)

Surface Parking

<table>
<thead>
<tr>
<th>Type of Parking</th>
<th>Spaces</th>
<th>Parking Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Underground</td>
<td>30</td>
<td>€200 + VAT</td>
</tr>
<tr>
<td>Surface Parking</td>
<td>50</td>
<td>€1 + VAT</td>
</tr>
</tbody>
</table>

Additional Info

Year of Construction: January 1, 2006

Year of Renovation: -

Tenants: -
<table>
<thead>
<tr>
<th>Wall partitioning</th>
<th>Sound-proof</th>
<th>HVAC</th>
<th>Raised floors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access control divided into zones</td>
<td>Carpeting</td>
<td>Switchboard</td>
<td>Social rooms</td>
</tr>
<tr>
<td>Modern telecommunication system</td>
<td>Attractive design of common areas</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Windows**

- Openable windows
- Uniform windows blinds
- Wooden doors
- Tilt windows

**Building provided services**

- Security
- Reception desk
- Fully equipped kitchen annexes
- Snow removal
- Real estate administration and management

**Lift**

- Cleaning windows on the outside
- 24-hour security
- Lift maintenance
- Accessibility for disabled people
- High-speed lifts