

264 m2 unique office space to let at MERKUR PALOTA

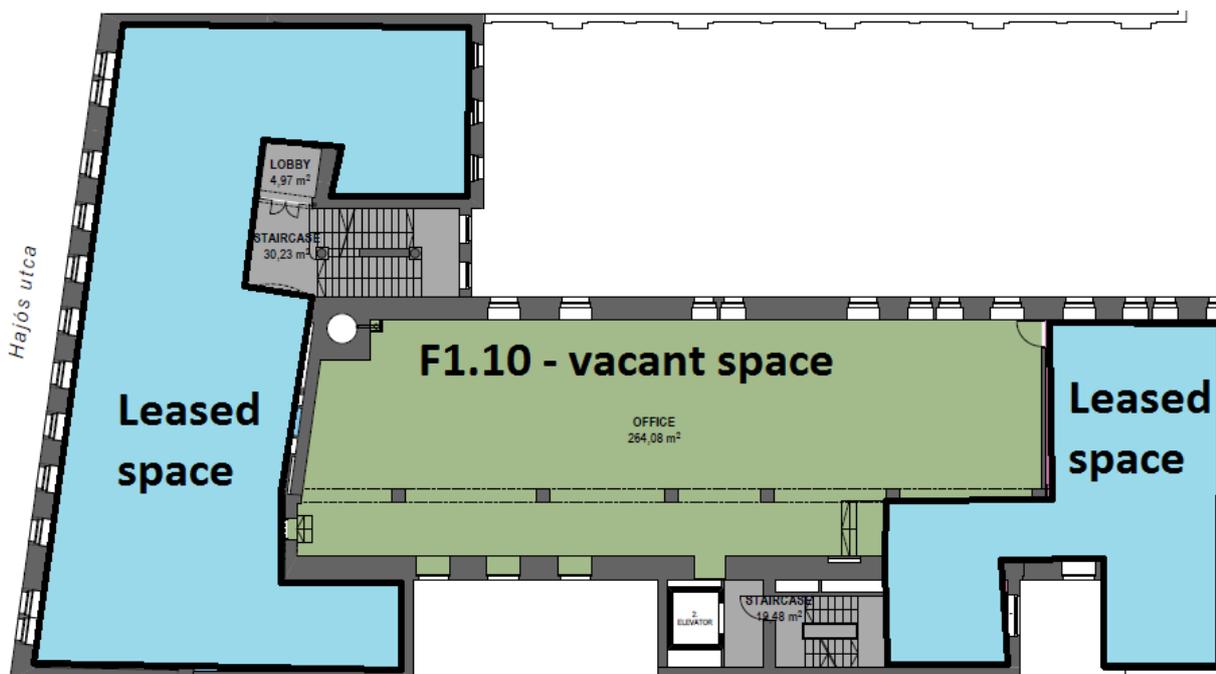
MERKUR PALOTA the unique historical building at the border of CBD Budapest hosting the European headquarters of Prezi.com and an operational center for Hungarian Telekom offers following unit for lease.

Tenancy:

Office space on the 1st floor of the Merkur Palota office building
(1065 Budapest, Nagymező u.54-56.)

unit „F1.10” marked with green on the floorplan below

264,08 m² net office space



The unit is the last available office area in the building and is currently being completely refurbished to meet modern requirements, and fit in the unique vibrant “tech atmosphere” of the building.

The space will be available in Q4 2018 depending on tenant specific fit out requirements.

www.merkurpalota.com

Fit out specifications:

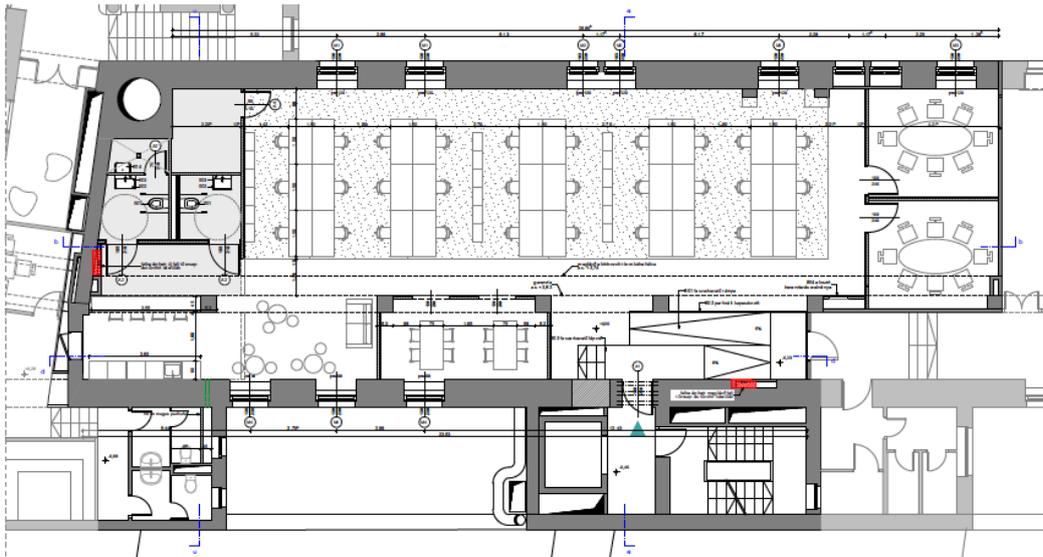
Office is handed over with following technical content covered by Landlord fit out.

- Open space office layout;
- Market standard toilet and kitchen area designed and constructed with respect to the tenant's preferences regarding the layout;
- Modern standard LED lighting built out based on the tenant's desired space plan (no smart lighting);
- General HVAC system with fan coil and ventilation appliances;
- Raised floor structure;
- Market standard number of floor boxes built out with respect to the tenant's desired space plan;
- Walls painted standard white.

Tenant specific fit out can be planned completely flexible depending on tenant requirements and contains the following:

- Kitchen and dining area build out: tiling, furniture and kitchen appliances;
- Flooring: carpet, vinyl
- Internal walls: meeting room separation or other sectioning.

Please find an example for a possible space plan below:



In case the proposed unit has caught your interest and you would like to visit the building in person and receive an indicative proposal please do not hesitate to reach out to me on one of my contacts below.

Best regards,

Bögi Bálint
Asset manager
+36 30 346 74 53
balint.bogi@gamma-am.hu
www.merkurpalota.com

GalCap Merkur Palota Kft. // H-1093 Budapest Közraktár u. 30.
GAMMA Properties Kft. // H-1093 Budapest Közraktár u. 30.