New Office Jewel on the Danube.
A lively, vibrant project further developing Millennium City Center
The Concept

37,000 sqm  
Gross Leasable Area

3,650 sqm  
Typical Floor size

1,905 sqm  
Ground floor

2  
Towers

North wing – Ground Floor + 9 floors
South wing – Ground Floor + 10 floors

4  
Underground parking floors

508  
Parking spaces

2%  
Common area ratio

Finta Studio  
Design by

2021  
Completion/Opening

The Central-Pest Office Corridor

Developing City District
Existing office corridor with district-revitalising, residential and other business developments

Health
Duna Medical Center, Hospital Szent László and Szent István, Children’s Hospital Heim Pál nearby

Culture & Entertainment
Concert halls, cinemas, restaurants and cafés

Education
Four Universities nearby

Nature
Surrounded by a 1.5 ha park on the River Danube

Office Hub
Several established modern offices
Excellent Location and easy access
Floor plan – Ground Floor

Total area: 1900 sqm GLA

**Retail areas**
- North Wing Soroksári street side: 125 sqm
- South Wing Soroksári street side: 100 sqm
- South Wing Duna side: 300 sqm
- eg Grocery Store, Cafe, Bakery, Beauty Salon

**Restaurant**
- ~1000 sqm plus 300 sqm terrace facing the Danube promenade

**Two spacious lobbies**
- Entrance
- Garage

Upper Floor plan – Single

Typical Floor: 3650 sqm GLA • Ideal seating density max 6 sqm/person • Potential Seating Plan

1/1 Office
max 624 people
3462 sqm GLA
Upper Floor plan – Double

Typical Floor: 3650 sqm GLA • Ideal seating density max 6 sqm/person •
Potential Seating Plan

Upper Floor plan – Triple

Typical Floor: 3650 sqm GLA • Ideal seating density max 6 sqm/person •
Potential Seating Plan
Cross-Section

**North wing**
- Clear height of office levels: 2.80 m
- Ground Floor + 9 floors

**South wing**
- Clear height of office levels: 2.80 m
- Ground Floor + 10 floors

**Garage**
- 4 levels of underground parking

**Dimensions**
- 37,000 sqm GLA
- 3,650 sqm Typical Floor size
- 1,905 sqm Ground floor

**Features**
- Height of ground floor: 4.20 m
- 2 garage entrances in both towers
- 6 – 6 lifts in both towers

Roof-top terrace in North Wing →
High service standard for the convenience of tenants and guests

- Restaurant and café on the ground floor for 400 people
- Garden with partly covered terrace for guests
- 6-6 high speed elevators in the two towers
- 215 bicycle storages with changing rooms, showers and restrooms
- Additional toilets for disabled people
- 2 spacious lobbies with a central corridor
- Toilets in the central hallways
- 4 levels of underground parking with automatic number plate recognition
- Electrical car chargers with consumption monitoring
- Dedicated motorcycle parking
- 24/7/365 reception and security
- Access control

Technical Specifications

- Built-to-suit opportunity to provide the ideal workplace conditions
- Landlord cooperation to realize "SMART" office solutions
- Double electricity feed
- Secure evacuation
- 24/7/365 reception and security
- Access control
Direct access to a well-maintained 1.5 ha park at the River Danube with leisure and sport facilities

Amenities

- Restaurants
- Supermarket
- Banks & ATM
- Post office
- Fitness center
- Hair dresser & Beauty
Use of sustainable materials and renewable energy sources

Intelligent Building Management System

Energy efficient elevators and air conditioning system

Rainwater irrigation system

Selective waste collection

Motion detector controlled lighting

Water filtering system for drinking water

Solutions to minimize operational energy consumption and costs

— Green certification —
BREEAM Very Good
Campus like area with various services and lively atmosphere after working hours

Adjacent to the cultural hub of MüPa, the National Theatre and the future Event Hall
TriGranit Office Developments

Total developed: 464 000 sqm GBA • Integrated retail component or adjacent to city center • Excellent public transport links

Bank Center
Budapest • 1995

Westend Offices
Budapest • 1999

Millennium Towers I. & II.
Bratislava • 2001, 2003

Millennium Towers I., II., III. & K&H HQ
Budapest • 2006 – 2011

Lakeside Park
Bratislava • 2008

Bonarka for Business
Building A – H
Krakow • 2011 – 2019

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