



# WHERE SCIENCE AND BUSINESS MEET SUSTAINABLE, 'A' CLASS OFFICES

1117 Budapest, Irinyi József u. 4-20.



connecting

# WHY SCIENCE PARK

Science Park offers a unique workplace experience at the heart of the established commercial and education hub between Central and South Buda.



Proximity to university talent pool in IT, engineering and life sciences.

Proactive, approachable asset management and landlord with effective response.

Dynamically developing district with strong demographic foundation.

Flexible in-house growth potential from startup to large enterprise.



connecting

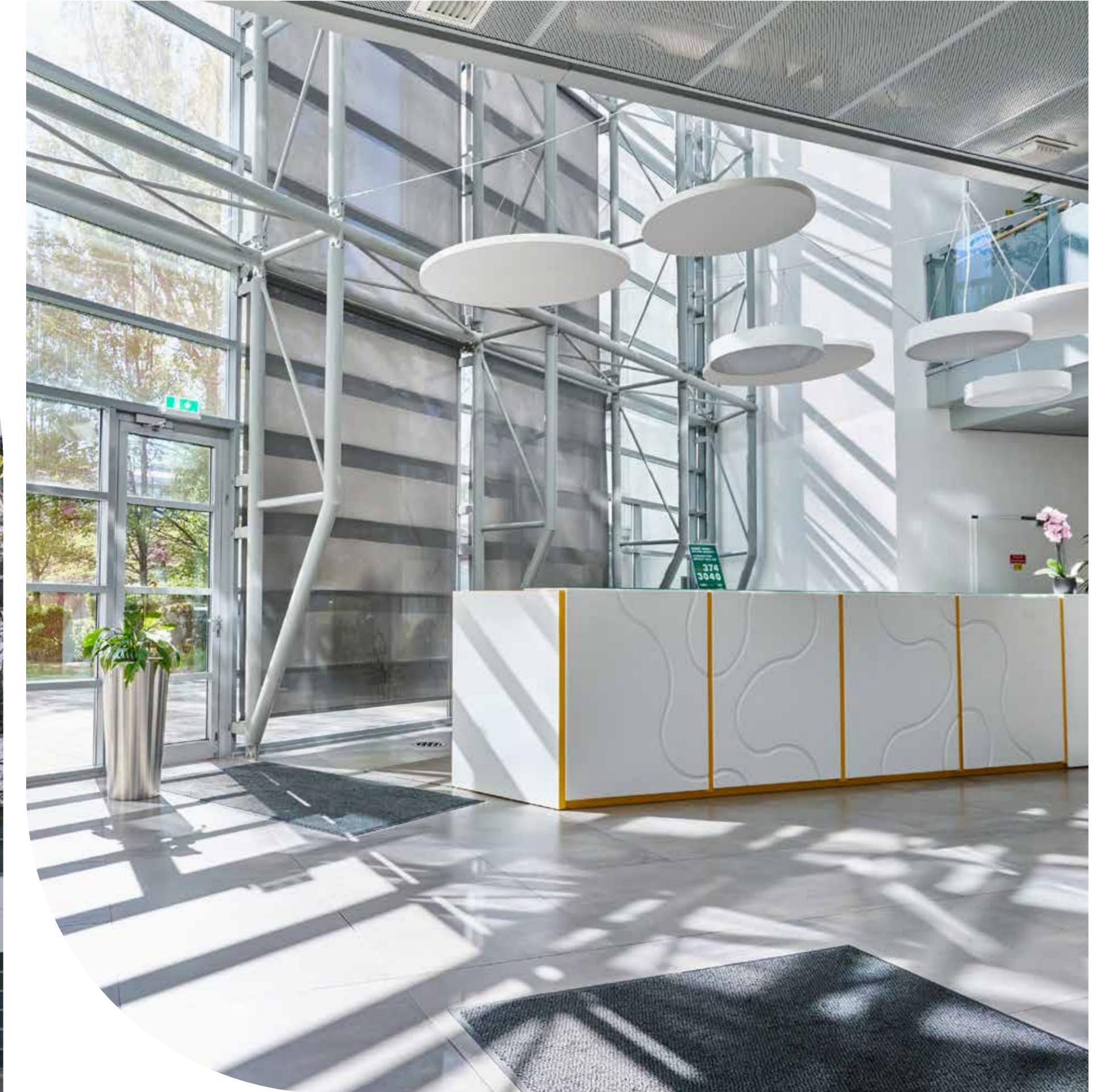
# WHY SCIENCE PARK

Bespoke layout and design possibilities to suit company operations and identity.



Sustainable, energy-efficient operations ensuring ESG-compliance.

BREEAM®  
Excellent  
★★★★★



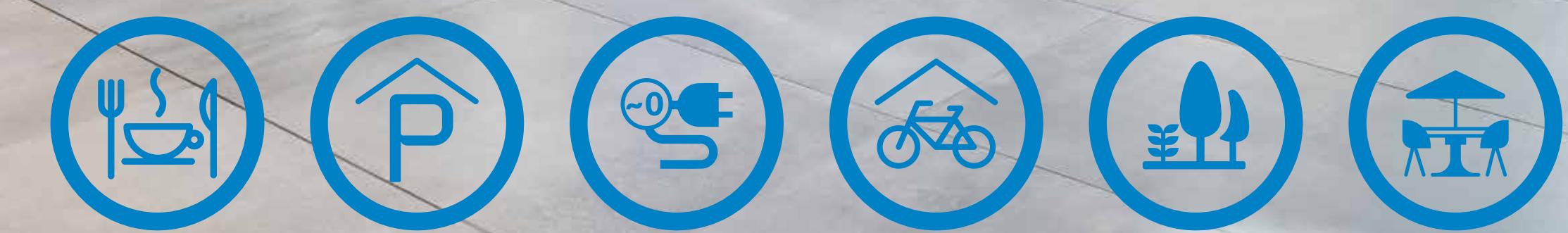
Excellent transport connectivity and visibility.  
Building is wheelchair accessible.



amenities

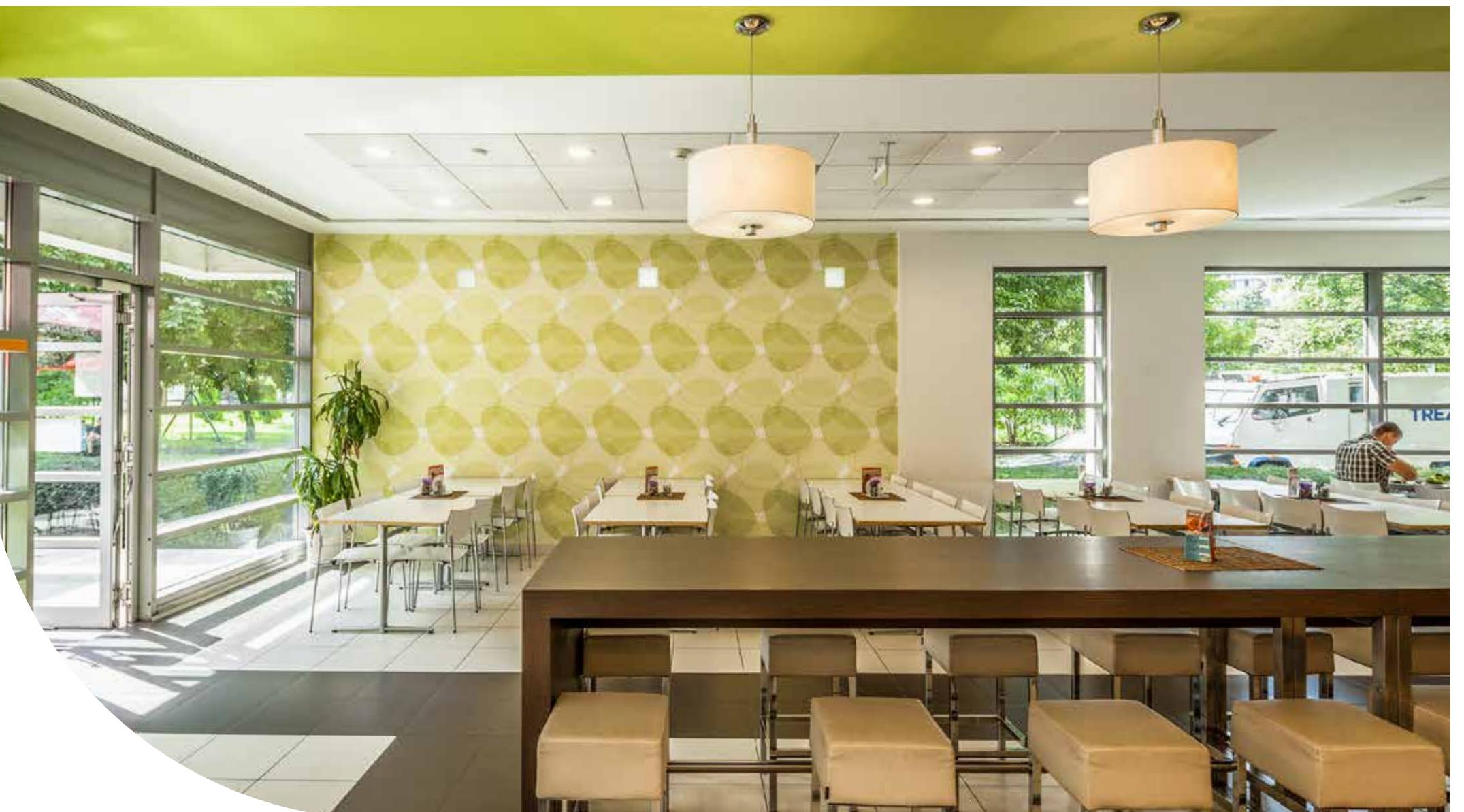
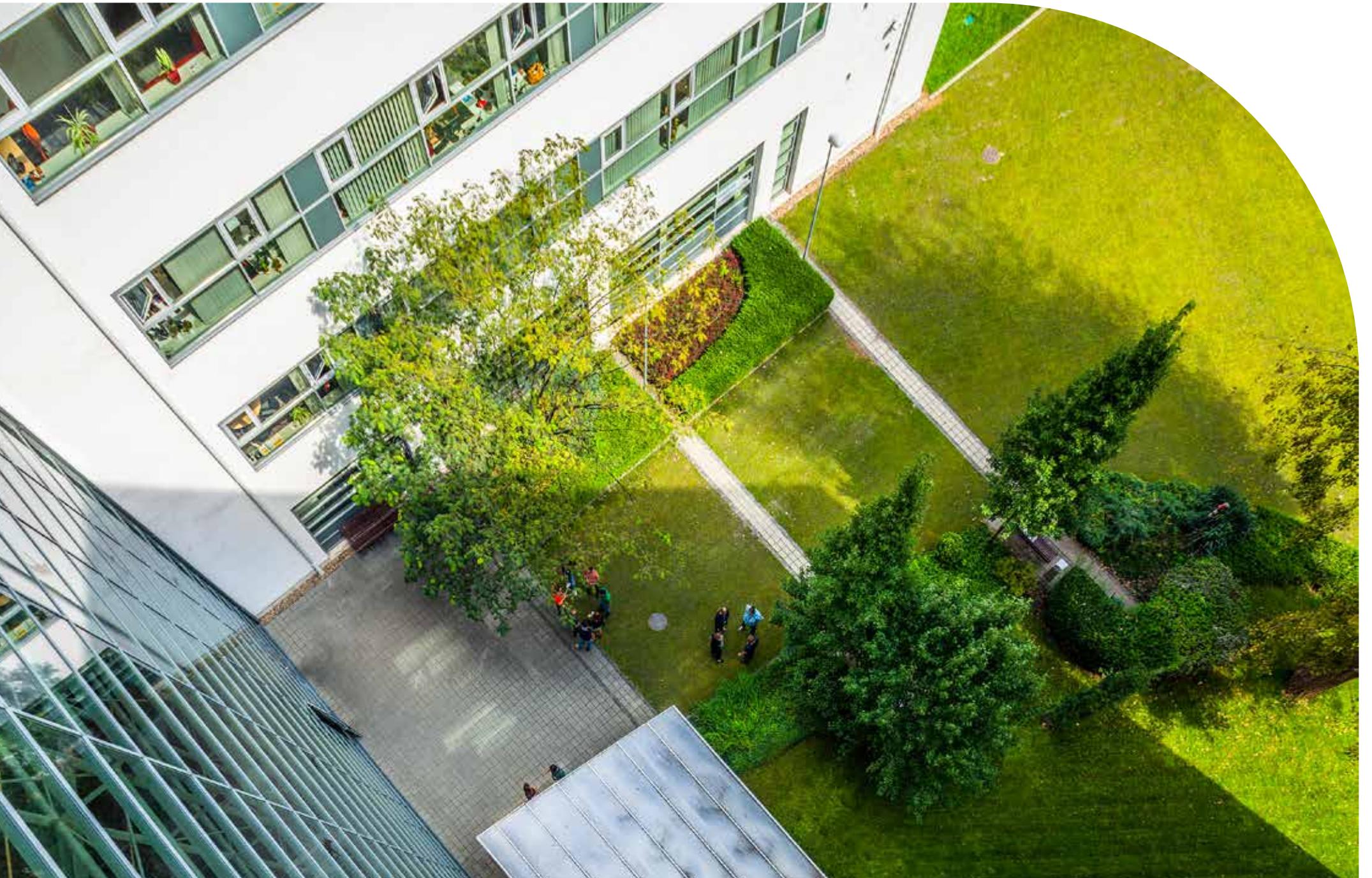
# WHY SCIENCE PARK

**Convenient amenities**  
including restaurants, indoor parking,  
e-car chargers, secure bicycle  
storage, outdoor gardens and terrace.





## CAFE, BISTRO AND RESTAURANT



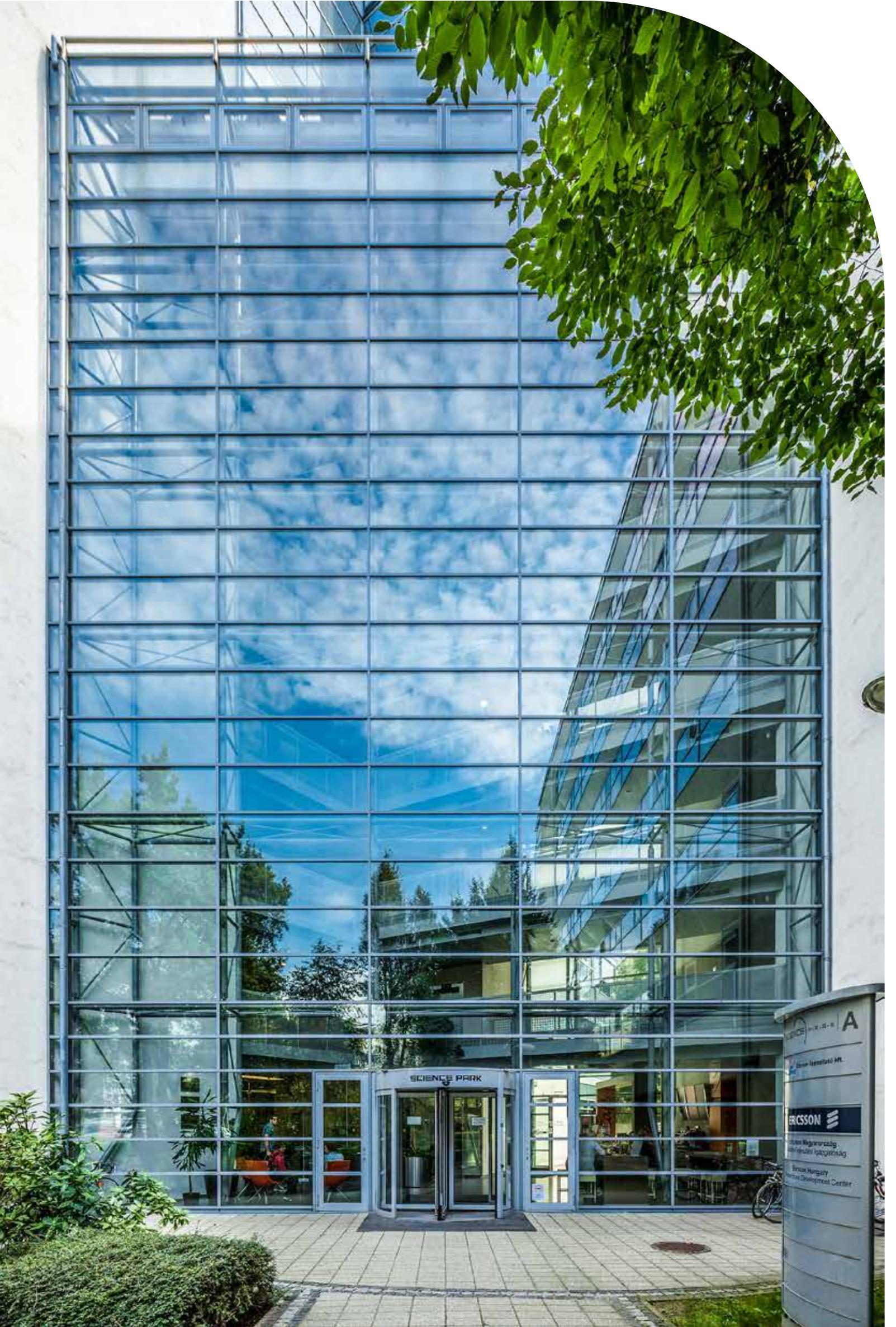
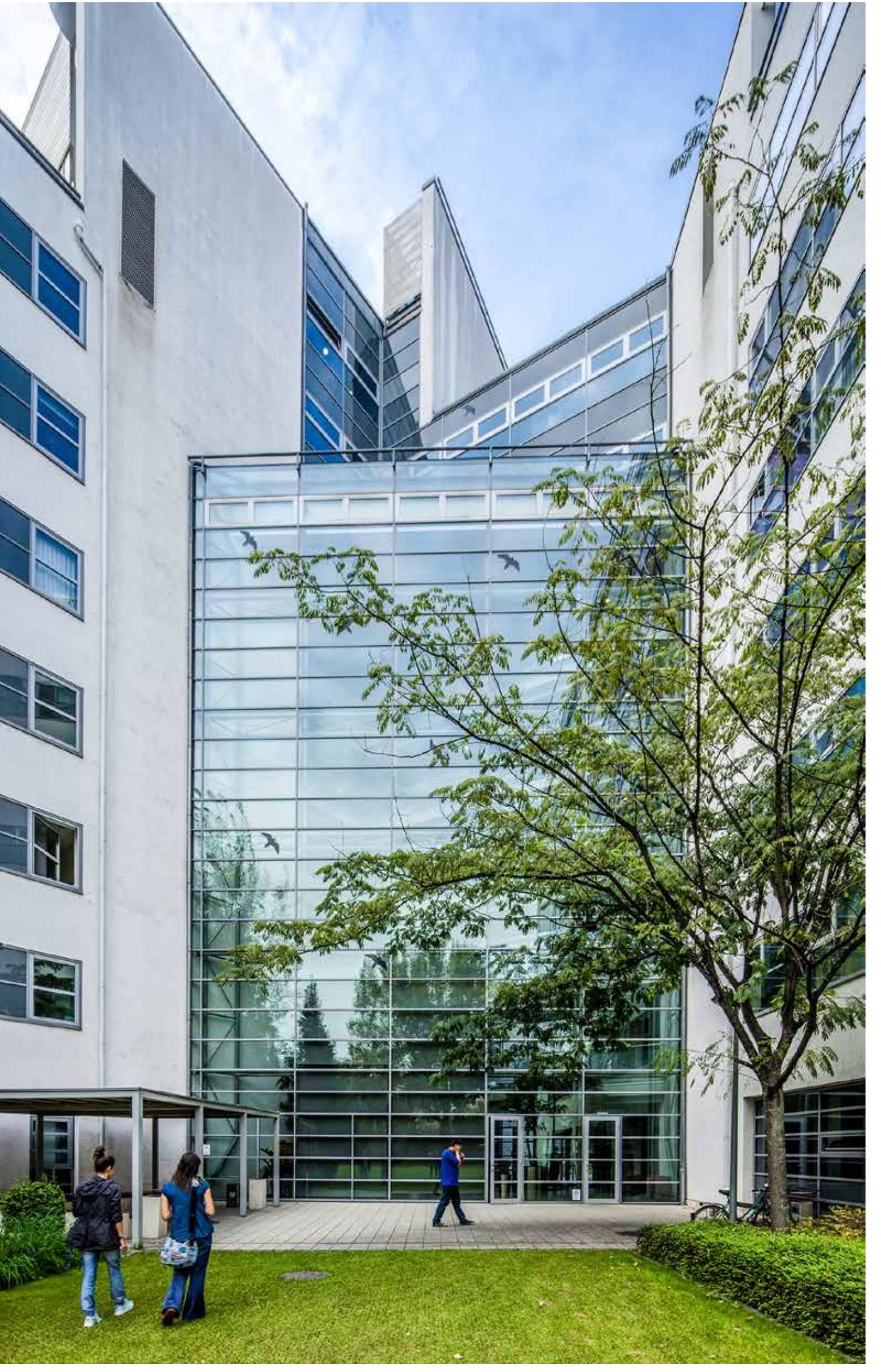
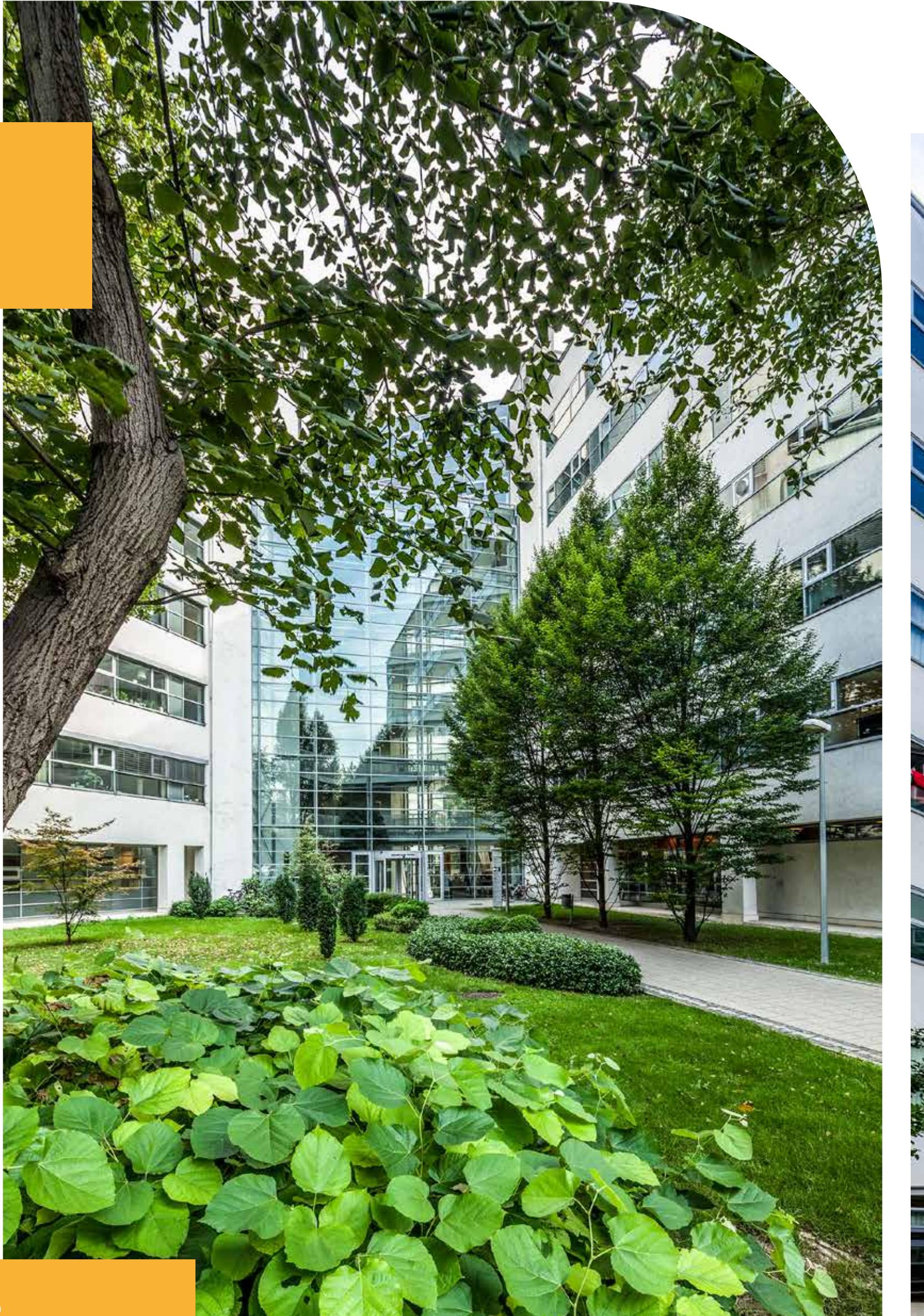
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# THE PROPERTY

Two modern and efficient buildings that present well, offering good natural light, desirable orientation sizes and easily divisible floorplates with excellent public transport and high visibility levels.

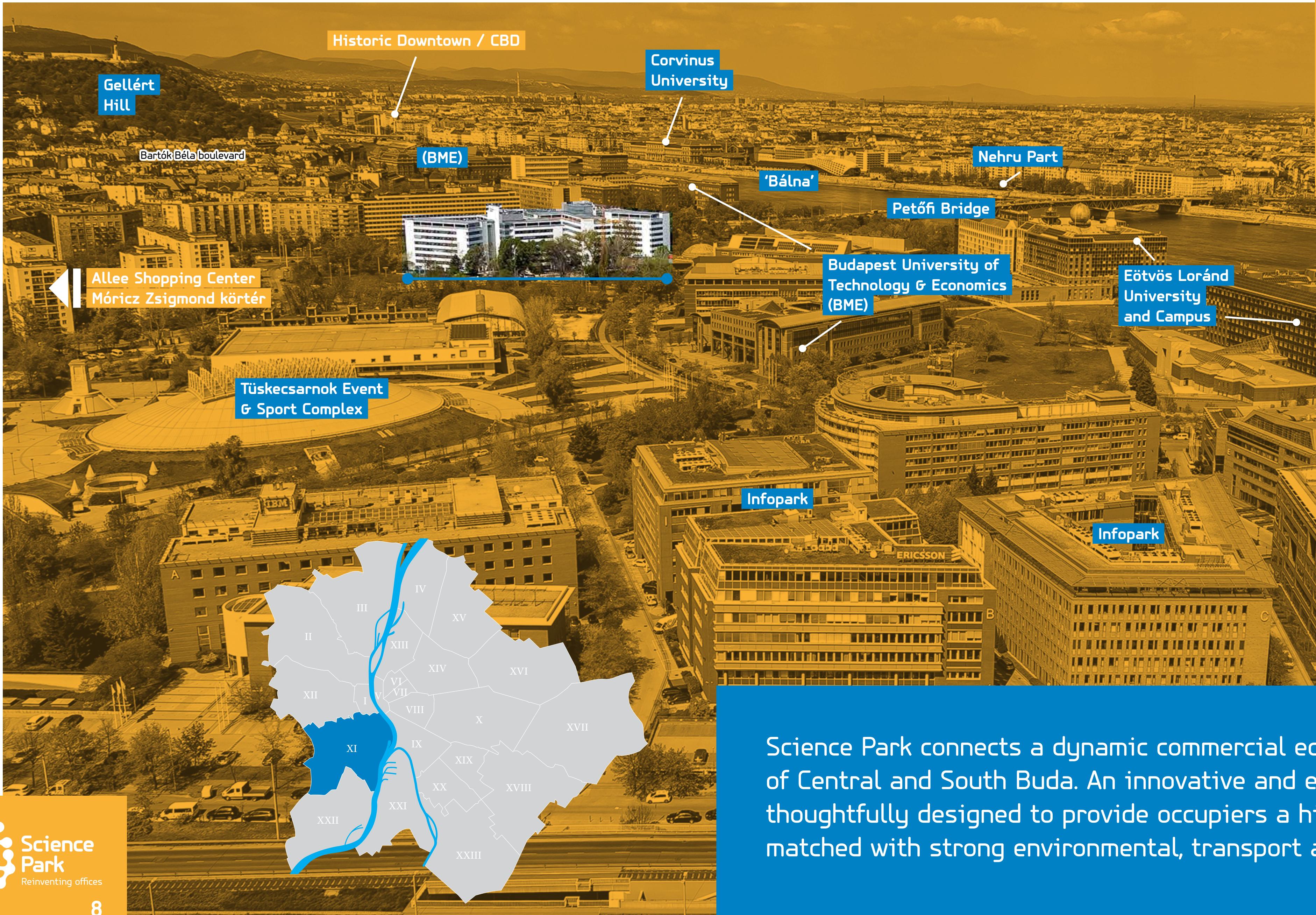


Be part of a vibrant community in Science Park and enjoy a working environment which is pet friendly, provides modern (AI controlled) engineering systems, office event catering and much more.



Science Park

# LOCATION



Science Park connects a dynamic commercial ecosystem on the border of Central and South Buda. An innovative and energetic workplace, it is thoughtfully designed to provide occupiers a high-quality, amenity-rich base matched with strong environmental, transport and technical credentials.

# TRANSPORT

Located on the border of Central and South Buda, the property is easily accessible via diverse transport means.

 Metro: M4 (Móricz Zsigmond körtér – Újbuda Központ)

 Tram: 4-6 (Petőfi híd, Budai hídfő)

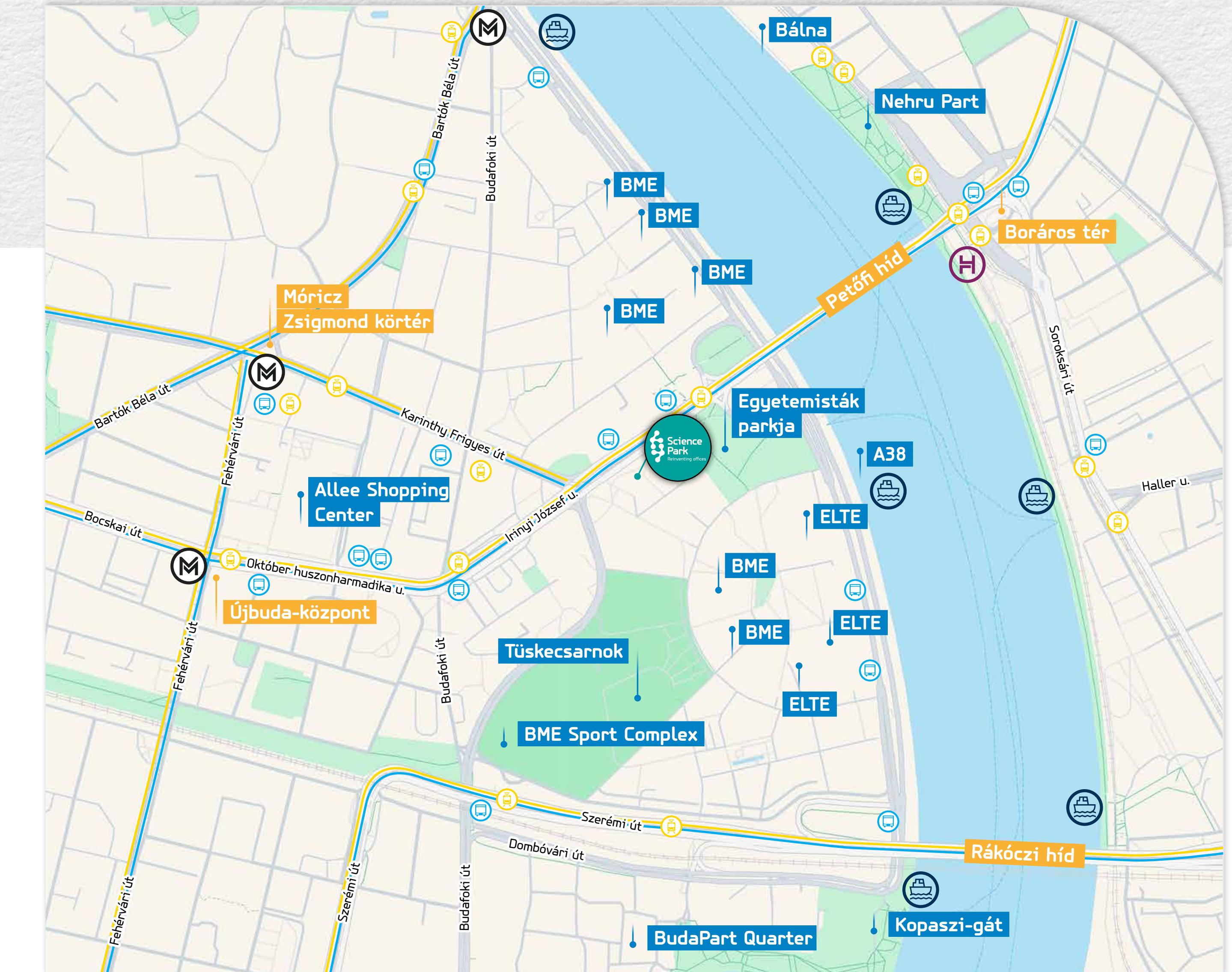
 Bus: 33, 6, 153, 212, 154

 HÉV: H7

 Boat: D11, D12, D13

 Liszt Ferenc International Airport (30 min.)

By road, it is easily reached from Petőfi Bridge, Karinthy Frigyes út or Bocskai út.



Amenities

# LOCATION

Science Park occupies a prominent position in the submarket at the foot of Petőfi Bridge, connecting the area to Central Pest.



**Science Park is within walking distance of numerous amenities in the neighbourhood.**

- » Allee Shopping Center
- » Bars and convenience food venues on Karinthy Frigyes út
- » Bank branches, post offices and Metro 4 are available at Móricz Zsigmond tér and Újbuda-Központ
- » Spar supermarket and gas station
- » Parcel delivery boxes next to building
- » A38 for concerts of after work socialising

Centers of education are strongly represented such as ELTE, Budapest University of Technology and Corvinus University, with a total of approximately 22,000 students.



Budapest International Airport is approximately a 30 minute drive from the property.



suitable base for

# INNOVATION, AND R&D

Science Park is the home to several multinationals in the field of IT and R&D.

We are able to provide flexible occupational solutions for those in automotive industry, consumer electronics, software development or AI innovation.



Our spaces support scale-up, collaboration, high security, access to stem talent and adaptable layouts.

Whether you're developing advanced engineering, driving innovation in software or running R&D, Science Park can provide the infrastructure, location and community to help you thrive.

We are able to provide customisable office space allowing rapid configuration for project teams or humidity controlled testing areas and filtered air environment or sensitive prototyping equipment.



suitable base for

# BIOTECH AND LABS

Science Park has several multinationals in the field of Life Sciences.



We are able to provide laboratories and high-spec office space within this Knowledge Quarter of Budapest which is renowned for IT, Education, Life Sciences and software engineering. Our spaces support innovation, scale-up, and collaboration.

**Whether you're developing advanced therapies, driving innovation or running diagnostics, Science Park can provide the infrastructure and community to help you thrive.**

We are more than a workspace — it's a campus designed to accelerate innovation. Located next to BME, ELTE and Corvinus Universities it offers direct access to academic talent, technical expertise, and a thriving research ecosystem.

Tailored Lab and Office Spaces. Whether you're seeking GMP manufacturing space, or customisable laboratory, our campus provides scalable solutions from 500 sqm to 2,000 sqm. Each space is designed to support high-performance R&D, technical operations, and collaborative work environments for companies in Life Sciences, High Tech, and IT Software development.



amenities

# OUR TENANTS

Science Park has proven itself as being one of the most desirable buildings in the submarket of Central and South Buda.

What our tenants say:

*"The building has a great atmosphere and our team really enjoys working here."*  
META

*"The Building Management have always been responsive to our changing needs."*  
VIE Technology

*"Science Park has greatly supported the growth needs of our company."*  
Zocks

*"We have renewed our lease for another 7 yrs as Science Park matches our corporate expectations."* Takenaka



# SUSTAINABILITY

Science Park has been awarded a BREEAM in Use, Asset performance "Excellent" rating.

- » 87 KWh/m<sup>2</sup> pa is the combined energy consumption for building operation (Electricity & Gas) giving a BB EPC rating.
- » Energy saving measures such as exhaust Heat recovery system for the entire building.
- » The efficient gas and electricity usage allows Science Park to meet the regulations of the Paris Pathway for Carbon Emissions equivalent of year 2034 already.
- » Science Park benefits from solar panels which produce up to 300,000 KWh pa.
- » Other ESG features: beehives, Farmer's Market. Installation of air source heat pumps planned for 2026.
- » AI calibrated heating and cooling interface to be implemented - further improving energy efficiency.



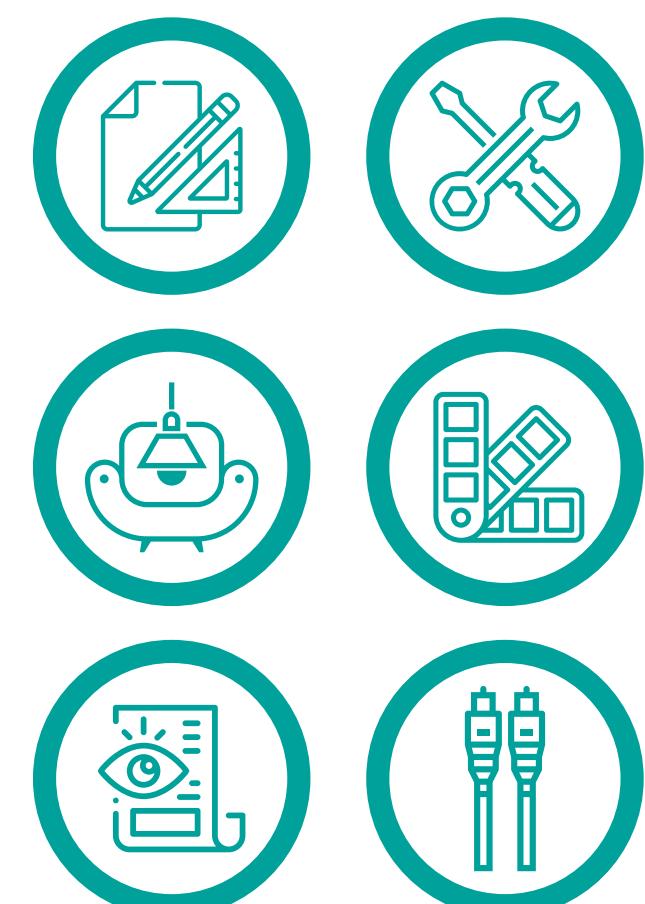
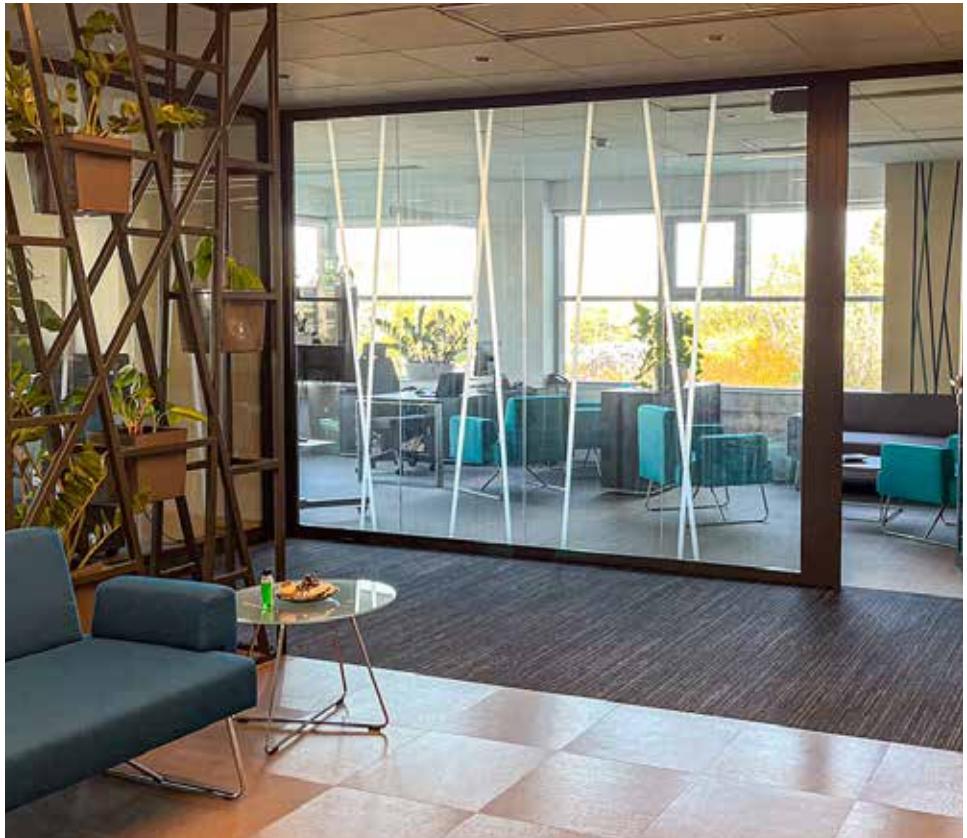
# TECHNICAL SPECIFICATIONS



- » Turnkey office fit-out; budget based on commercial conditions
- » 2.75 m clear internal height
- » Openable windows
- » Suspended ceiling
- » LED lighting
- » Chilled beam cooling system controlled by the BMS
- » Gas convector heating - radiators
- » Liquid chiller
- » 50 m<sup>3</sup>/h/workstation cleaned fresh air supply
- » Smart Building climate managed by AI sensors
- » UPS and Backup Generator
- » Designa parking system
- » 2x 3,000kg capacity freight lifts
- » Facade corporate logo space

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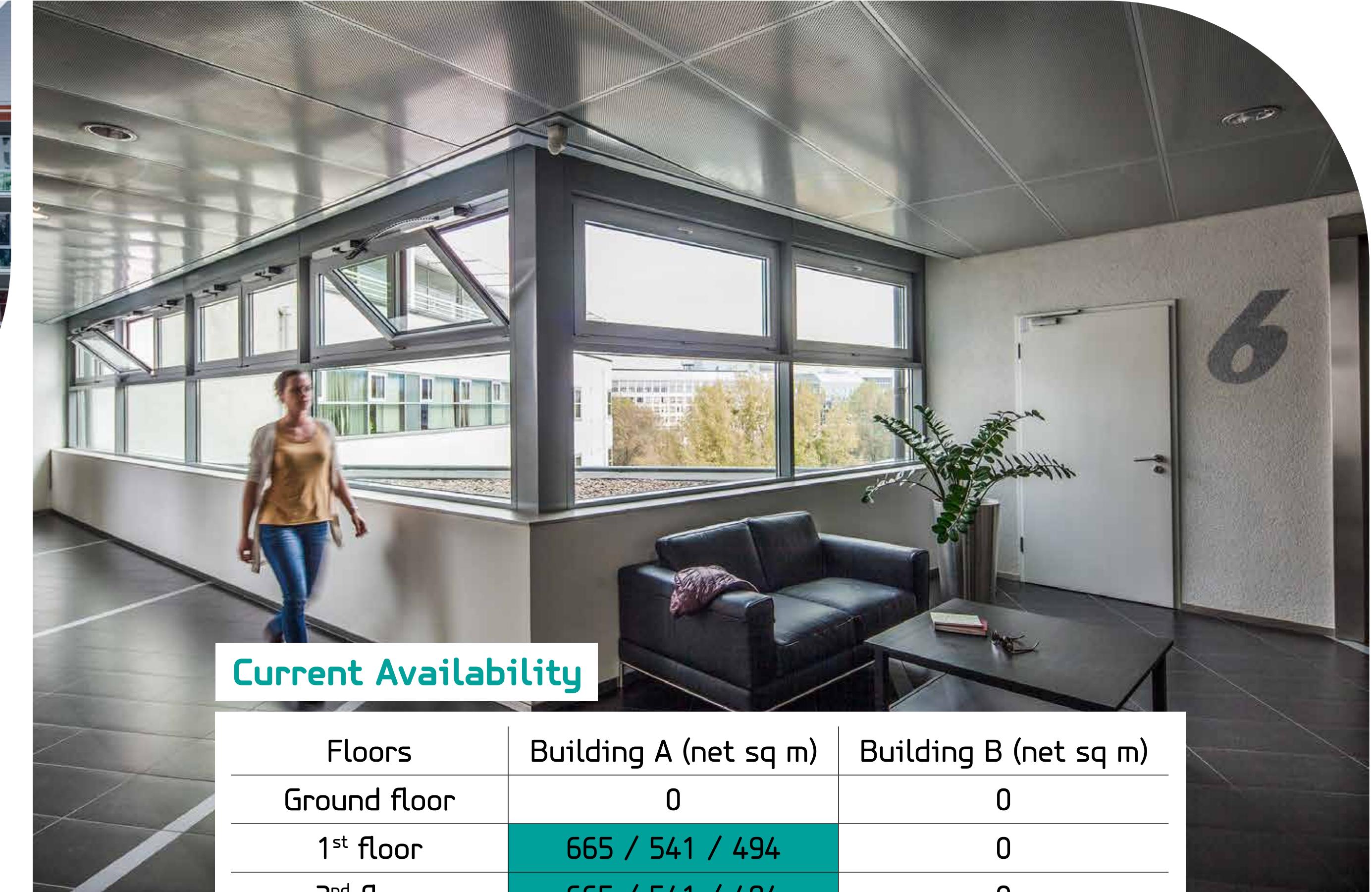
# FIT-OUTS



- » Flexibility for individual tenant fit-outs, with in-house experts to discuss and source ideas and materials
- » Exposed ceilings or traditional suspended variations
- » Design lighting solutions
- » Bespoke design features available
- » Alternative floor finishes
- » Project and Cost management services
- » Individual IT / CCTV / Security Proxy / Fire suppression supported by BMS

details

# AREAS FOR LEASE



## Indicative General Terms

Office Rent (€/sq m/month)	<b>16.00-17.00</b>
Service charge (HUF/sq m/month in 2026)	<b>2,750</b>
Parking Rent (€/lot/month)	<b>130.00</b>
Storage Rent (€/sq m/month)	<b>9.00</b>
CAR (%)	<b>Building A: 3,10 % Building B: 2,59 %</b>
Min. leasable office area (net sq m)	<b>132</b>
Min. lease term	<b>5 years</b>
Security Deposit or Guarantee	<b>3 months</b>

## Current Availability

Floors	Building A (net sq m)	Building B (net sq m)
Ground floor	0	0
1 <sup>st</sup> floor	<b>665 / 541 / 494</b>	0
2 <sup>nd</sup> floor	<b>665 / 541 / 494</b>	0
3 <sup>rd</sup> floor	0	<b>510</b>
4 <sup>th</sup> floor	<b>665</b>	0
5 <sup>th</sup> floor	0	0
6 <sup>th</sup> floor	0	<b>132</b>
7 <sup>th</sup> floor	0	<b>376 + 72 terrace</b>
<b>TOTAL</b>	<b>4,065</b>	<b>1,018 + 72 terrace</b>

# CONTACT US



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Thank you for your consideration!



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**sciencepark.hu**