



# PARKWAY

Presentation and fit-out proposal (in a separate excel document) to Raiffeisen Bank to the attention of Ms. Beatrix Csík and Mr. Béla Oláh



# What Parkway **can** deliver

- Existing property with excellent visibility
- Suitable location for Raiffeisen Bank HQ
- Flexible layout
- Two separate entrances (one can serve as an entrance for Raiffeisen Bank)
- State of the art design
- Modern facilities, well maintained
- Start of the lease at the beginning of 2020 is good for Raiffeisen Real Estate Fund



FRIEDRICH WILHELM RAIFFEISEN  
Banking Since 1886

## Raiffeisen Ingatlan Alap

- Established in 1997
- 100% subsidiary of Raiffeisen Bank Hungary
- Team of 20 professionals
- One of the largest asset manager in the Hungarian market
- HUF 156 bln asset under management
- HUF 108 bln in 16 mutual funds of transferable securities
- HUF 9 bln in 3 pension fund mandates
- **HUF 48 bln in a real estate fund comprising 32 properties**



# INTRODUCTION OF PARKWAY



## The neighbourhood



Népliget



Népliget Bus station



Allianz Offices



Groupama Arena



Népliget Center

# NÉPLIGET JUNCTION



# Transportation and directions



M3 METRO LINE



TRAM #1



BUSES: 103/254/901  
914/937/950-950A



NATIONAL BUSES

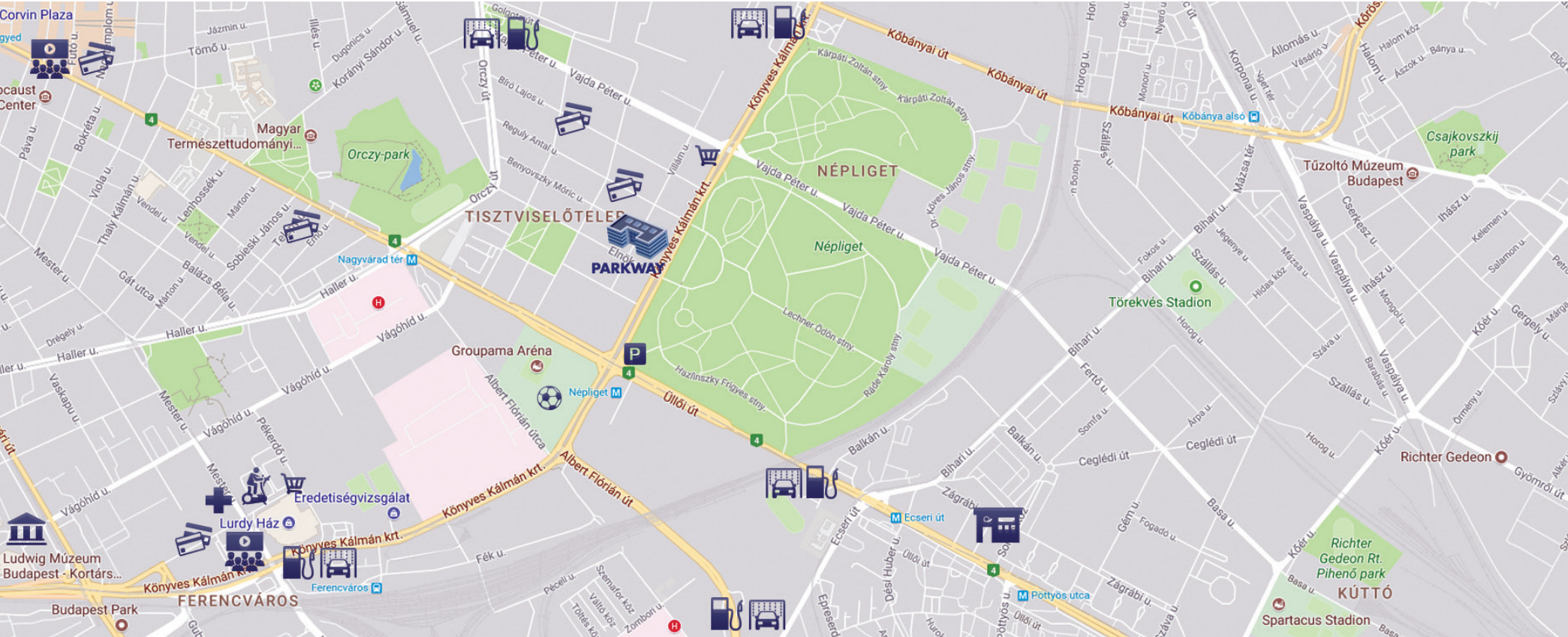
Destination	Car / Taxi
Liszt Ferenc International Airport	18 minutes
M1/M7 motorway (towards Vienna)	23 minutes
City centre (Chain Bridge)	14 minutes
M0 motorway (ringroad around Budapest)	11 minutes
M5 motorway (towards Southern Hungary)	7 minutes
M3 motorway (towards Eastern Hungary)	15 minutes

Destination	Public transport
Népliget junction (metro, tram, buses)	5 minutes (walking)
City centre (Deák Ferenc tér)	23 minutes (5 metro stations)
Újbuda központ (Allée, District XI.)	25 minutes
Újpest-Központ (District IV.)	37 minutes
Hegyvidék központ (MOM Park)	43 minutes
Köki Terminal (Kőbánya-Kispest)	22 minutes (4 metro stations)

# Amenities

Convenience services	Distance (closest)
Banking (branches)	2 metro station
Post office	1 metro station
Catering (restaurant, take-away)	on site
Supermarket	1 tram stop
Fitness/gym	1 tram stop
Pharmacy	1 tram stop

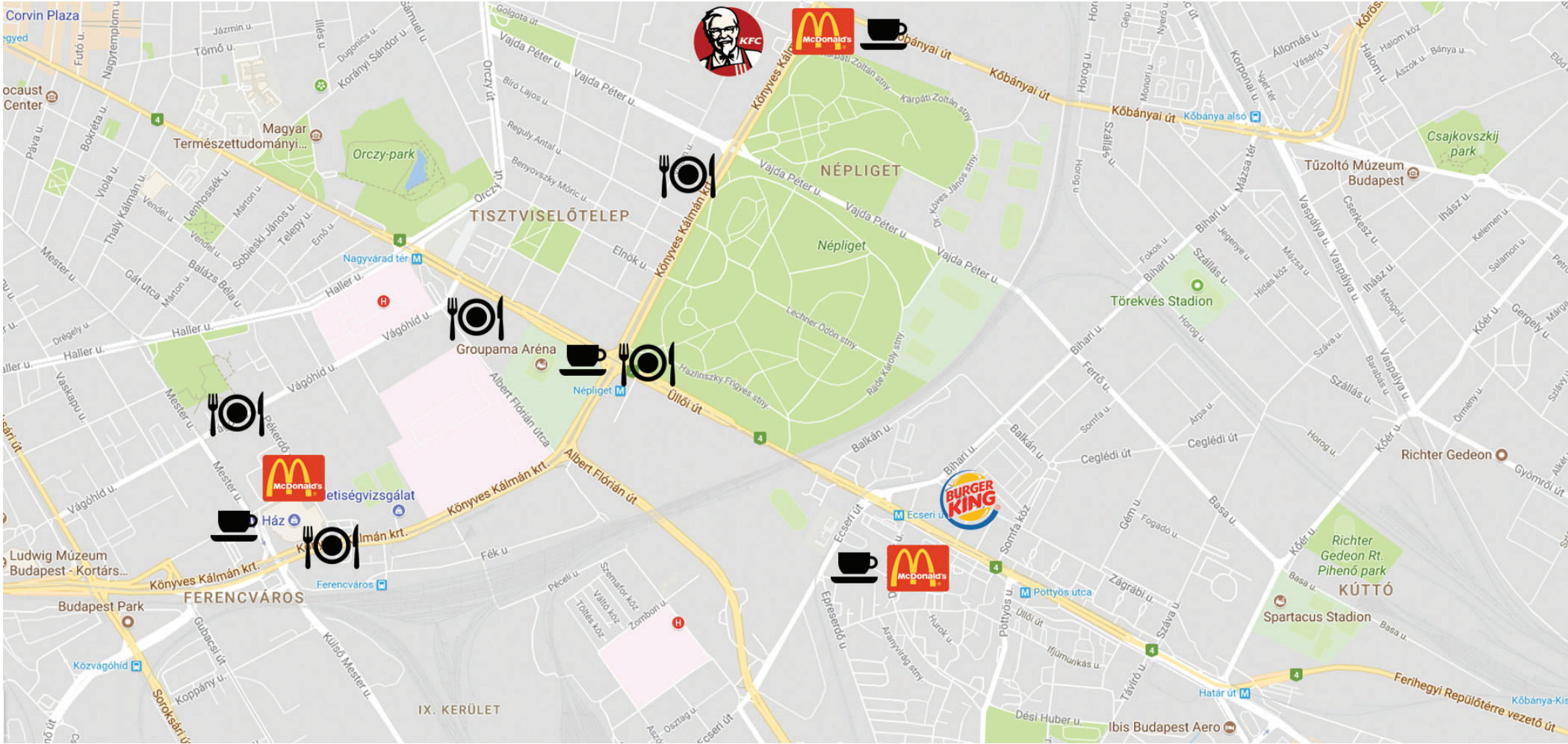
Other services and entertainment	Distance (closest)
Free parking	free parking zone nearby
Petrol station	within 1 km
Hand car wash	within 1 km
Culture (National Theatre, Palace of Arts)	2 tram stops
Sport venues (Sport Arena, FTC Stadion)	within 2 km
Cinemas	1 tram stop





# Amenities

## Catering (restaurant, take-away, coffee)



# Aerial view of the neighbourhood





# General information of the building



## Technical

- Air handling capacity: A+ category
- Four-pipe fan coil units, Building Management System
- Electricity specifications: 2 diesel generators, 6 UPS, LED fixtures in office areas
- Fire protection: sprinkler system in the entire building, 24-hour fire alarm surveillance, smoke proof enclosures and pressurized stairwell

## Facilities and services

- Building services: 24-hour reception, automatic entrance system (proximity cards), CCTV
- Telecommunication: Magyar Telekom, Vodafone
- Selective waste management
- 40 bicycle racks (capacity will be extended)
- HuGBC certification: BREEAM in Use - in progress



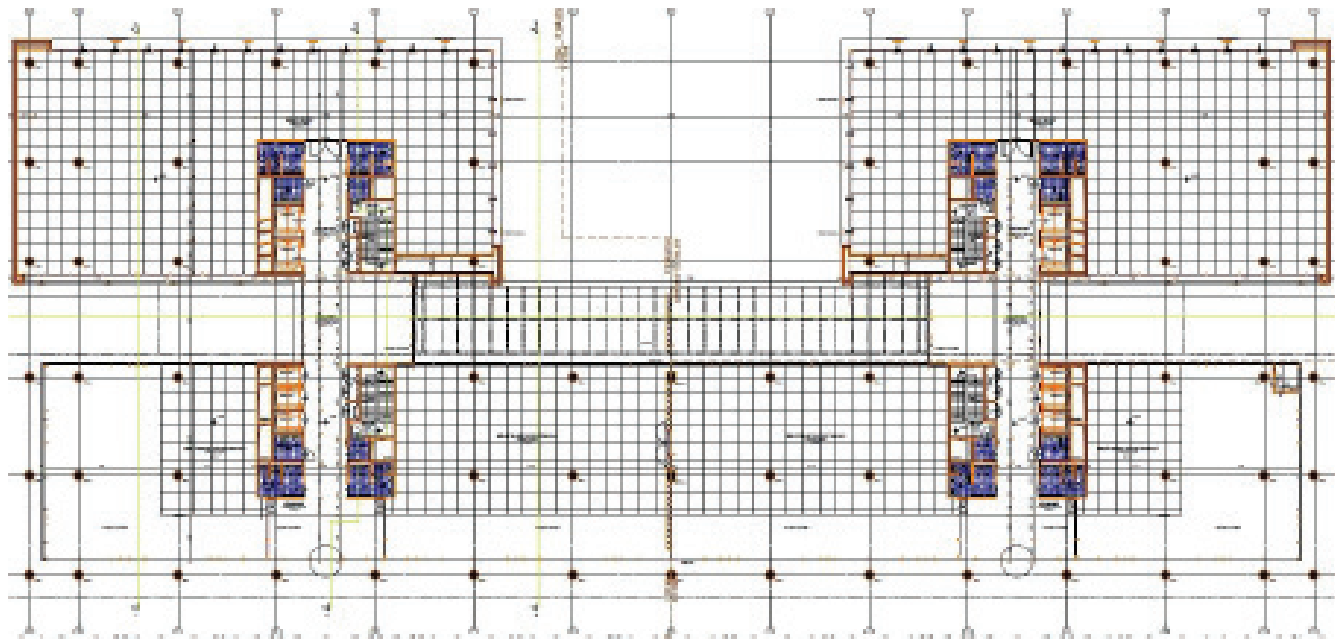
# General information of the building

## Architectural

- Year of construction: 2010
- GLA: 22,700 m2 (offices excluding Ground floor), 2,600 m2 (storage)
- Sections: Building A and Building B (separate entrances)
- Number of elevators: 8 (Schindler elevators with 1,000-1,275 kg load bearing)
- Number of stories: 8 floors and 3 underground car park
- Number of parking spaces: 342 + 40 bicycle racks
- Façade elements: openable windows, automatic external sun shades
- Fit-out perspectives: 17 cm raised floor, 3.15 m internal height



# General information of the building



Core layout of the building

	Ground floor	First floor	Second floor	Third floor	Fourth floor	Fifth floor	Sixth floor	Seventh floor	Eight floor
Leasable area	2,757 m2	1,905 m2	3,168 m2	3,168 m2	3,168 m2	3,168 m2	3,168 m2	1,875 m2	705 m2
Total area	3,234 m2	2,265 m2	3,504 m2	3,537 m2	3,504 m2	3,537 m2	3,504 m2	2,120 m2	705 m2

# General information of the building



Open space concept

- 3,500 m2 office space on 5 floors



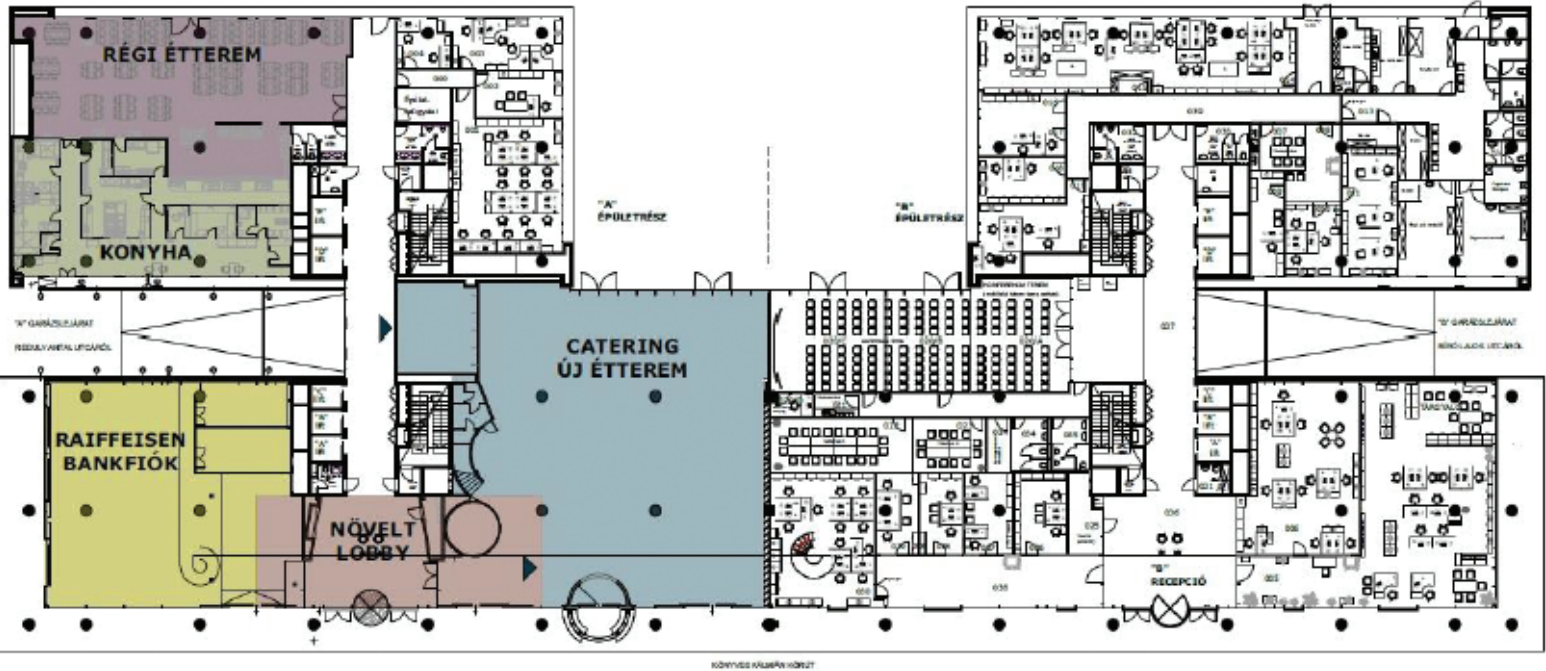
Cellular office concept (this layout only serves as a general guide-line for multidepartment function)



# Fitout proposal to be found in an excel

## Projects 2019

- Relocation of the restaurant and extend the size from 390 m2 to cc. 570 m2
- LED lights in the entire building, review of the HVAC system
- Reception and lobby area expansion



## Commitments 2019 to Raiffeisen Bank

- RBH branch to be accomodated on the ground floor with direct access to Könyves Kálmán körút

## Commitments 2019 to Raiffeisen Bank

- Allocate a separete entrance to Raiffeisen Bank
- Technical facilities upgrade (HVAC, gates, fire protection system)

# Contact information



Zoltán **SCHAREK**  
Head of Real Estate Department

Telephone: +36 1 477 8666  
Mobile: +36 30 971 7188  
E-Mail: [zoltan.scharek@raiffeisen.hu](mailto:zoltan.scharek@raiffeisen.hu)

Márton **LACZKÓ**  
Real Estate Asset Manager

Telephone: +36 1 477 8497  
Mobile: +36 70 270 4814  
E-Mail: [marton.laczko@raiffeisen.hu](mailto:marton.laczko@raiffeisen.hu)





**PARKWAY IRODAHÁZ**