



AGORA  
BUDAPEST

ENTER





LOCATION



CONCEPT



SERVICES



AGORA HUB



AGORA  
TOWER



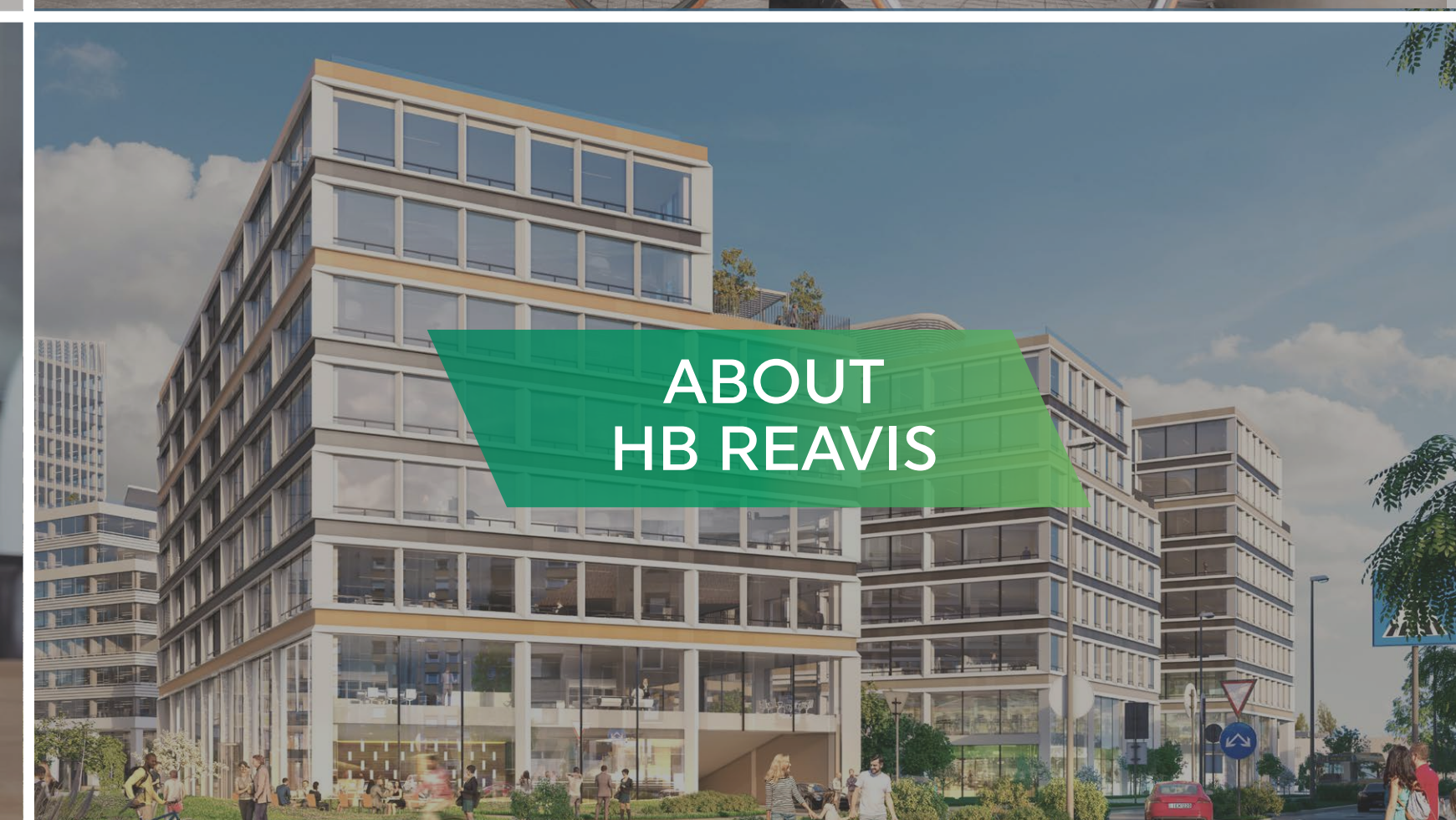
HEALTHY  
WORKPLACE



SUSTAINABILITY



FEELING  
WELL



ABOUT  
HB REAVIS





BACK TO MENU

OFFICES. COMMUNITY. FUN.





## WHY AGORA?

- Unrivalled location
- Unique workspace solutions for clients like you
- Unparalleled focus on your employees productivity
- The healthiest workspace in Central Budapest





## UNRIVALLED LOCATION

With outstanding visibility, Agora is located in one of the busiest business and transportation hubs of the city. Its unparalleled accessibility and public transportation connections offer a very competitive commute time for your employees.






IN THE HEART OF  
VÁCI OFFICE CORRIDOR










MARGARET ISLAND

-  8 min
-  6 min
-  5 min






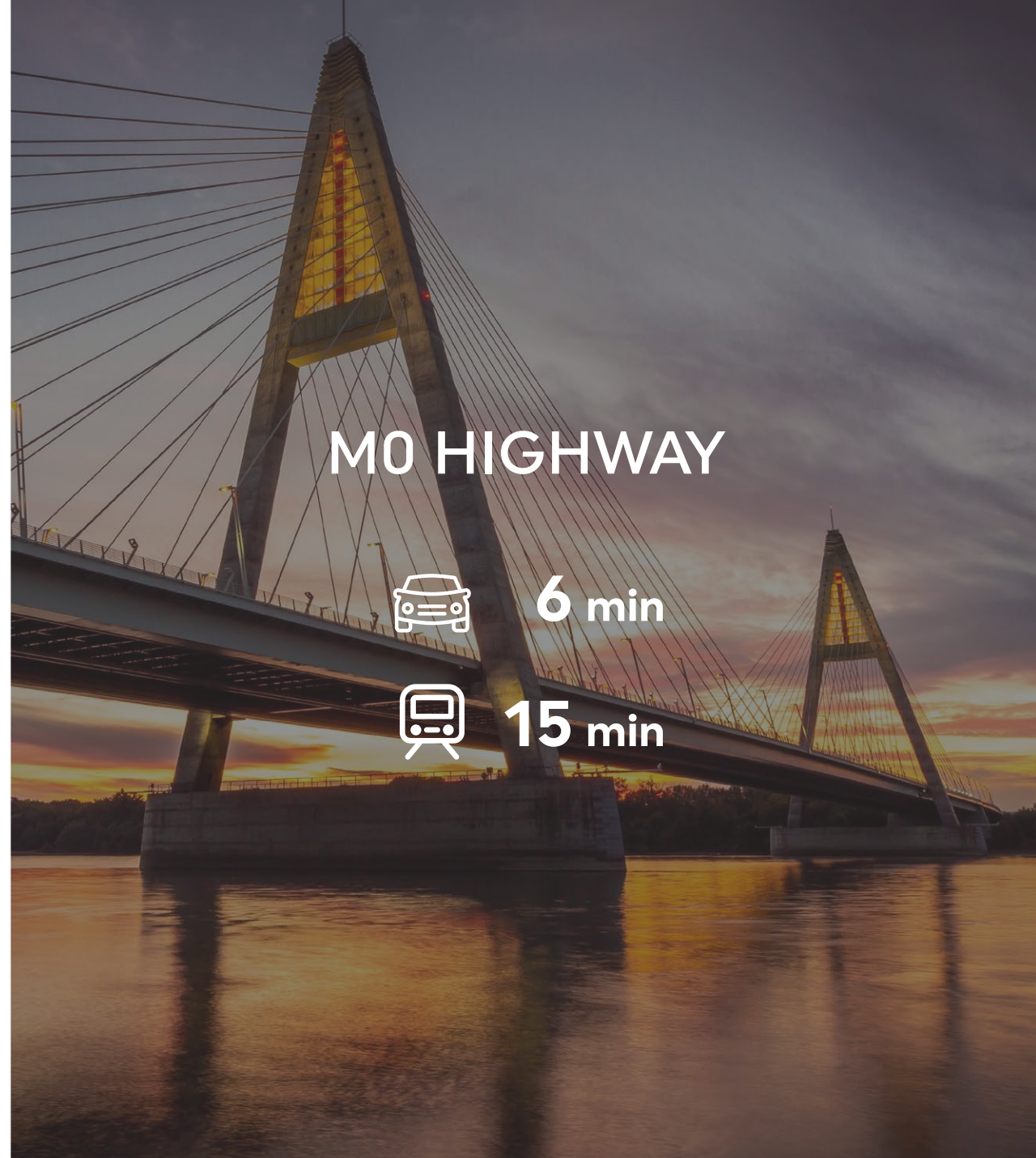
ÁRPÁD BRIDGE

-  3 min
-  3 min
-  3 min



SHOPPING CENTER

-  7 min
-  8 min
-  10 min






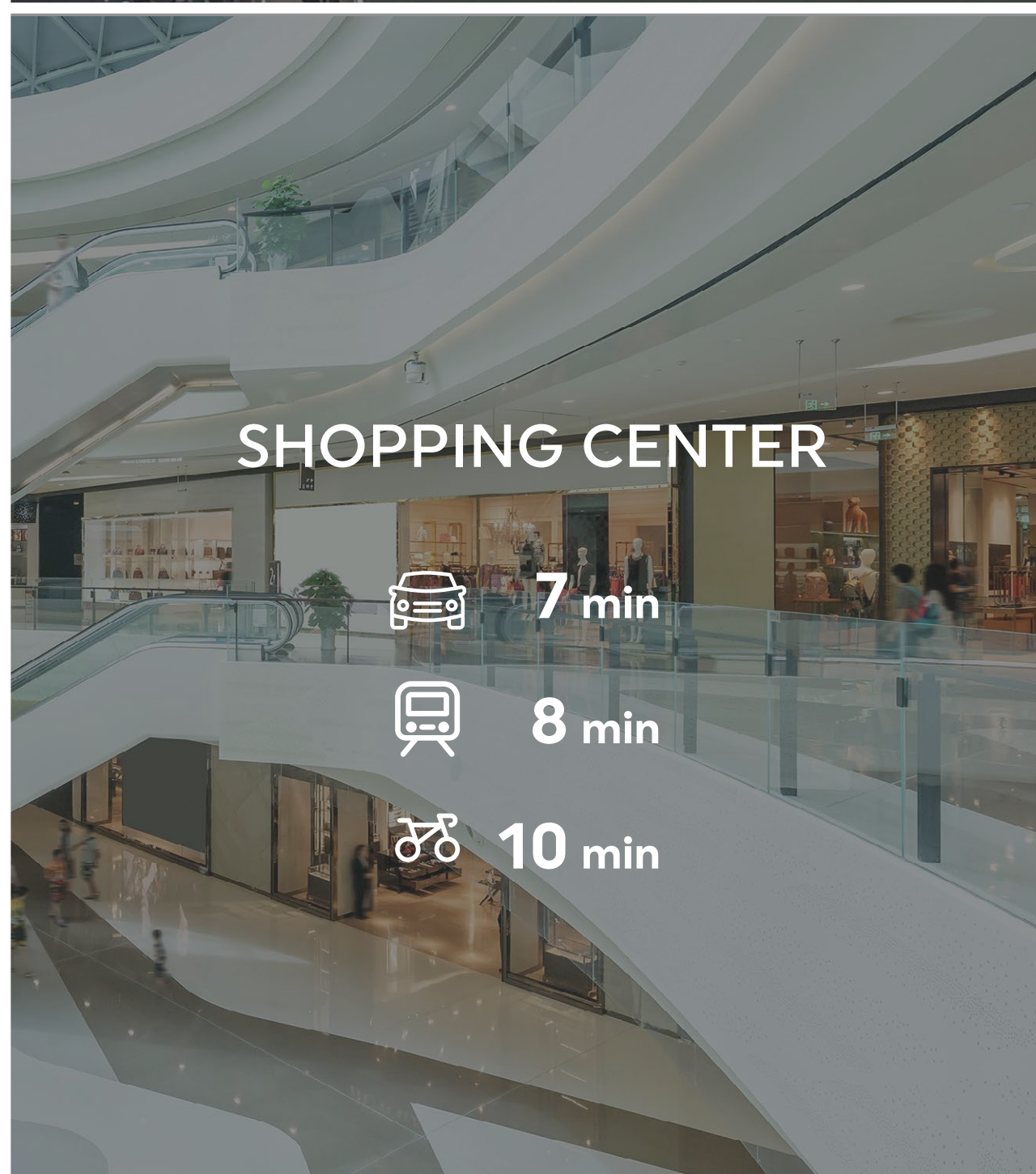
M0 HIGHWAY

-  6 min
-  15 min






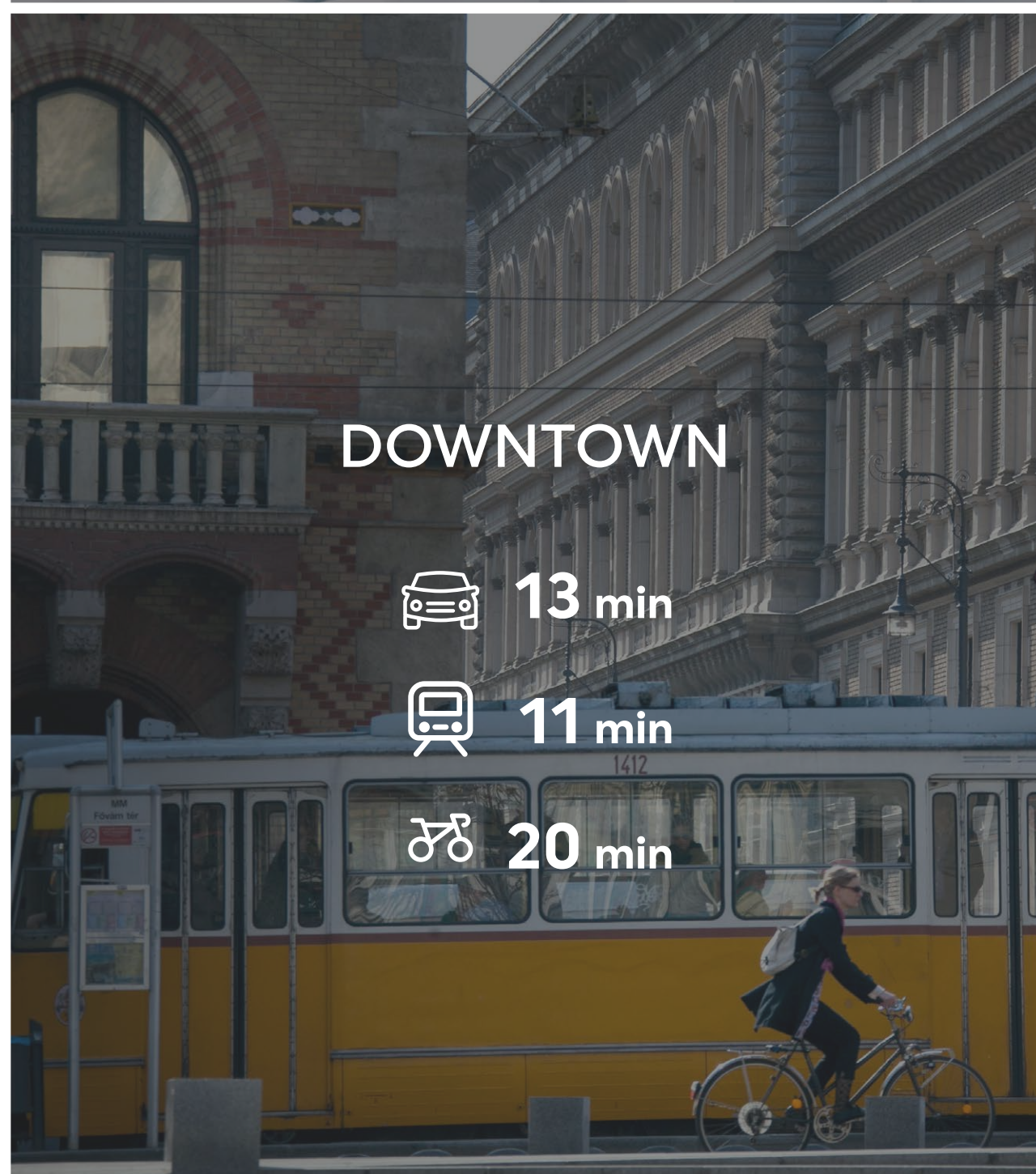
MARGARET BRIDGE

-  8 min
-  6 min
-  5 min






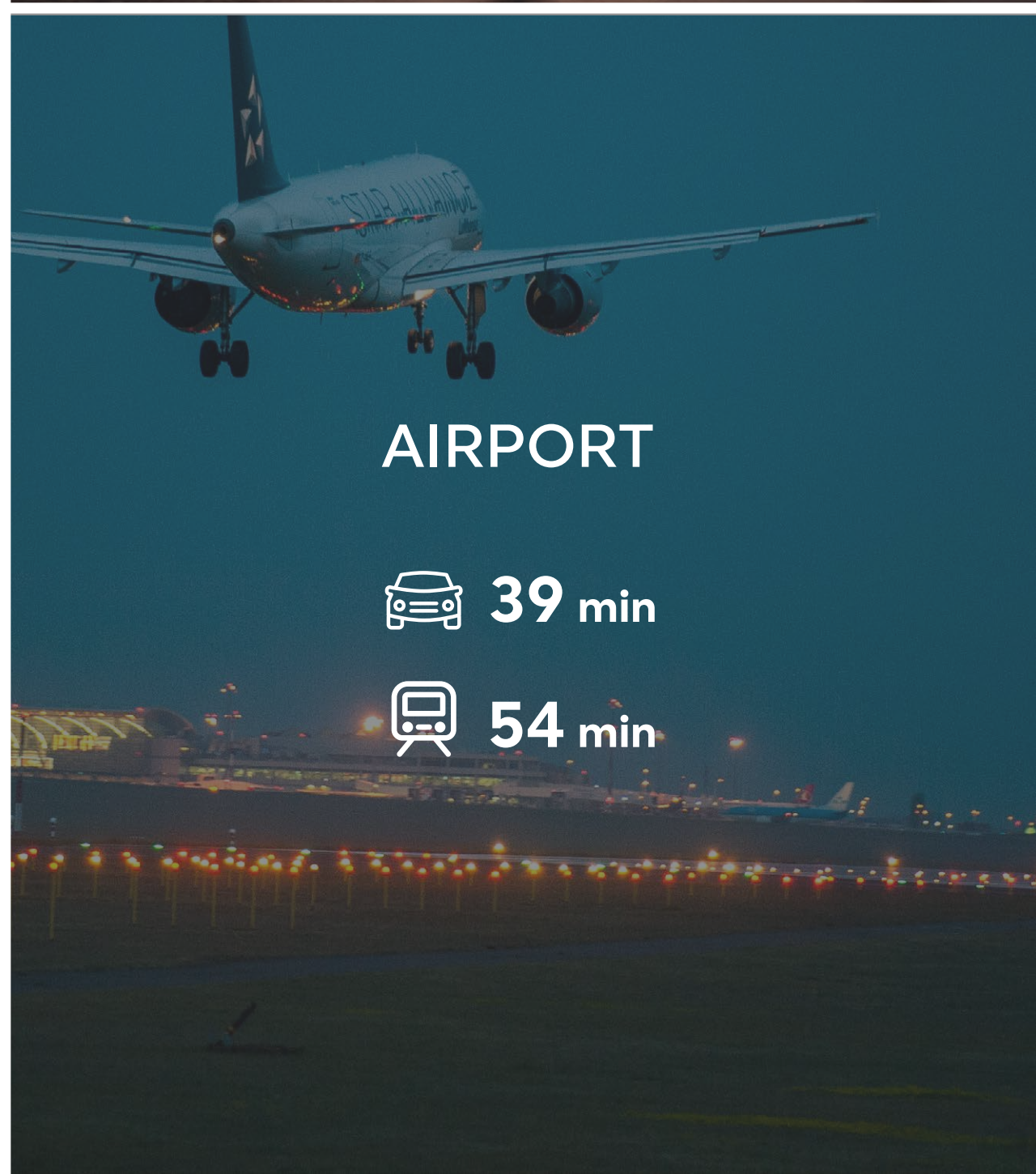
SHOPPING CENTER

-  7 min
-  8 min
-  10 min





DOWNTOWN

-  13 min
-  11 min
-  20 min



AIRPORT

-  39 min
-  54 min



# GREAT PUBLIC TRANSPORTATION CONNECTIONS

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3HA PLOT SIZE

VÁCI ROAD

RÓBERT KÁROLY BOULEVARD

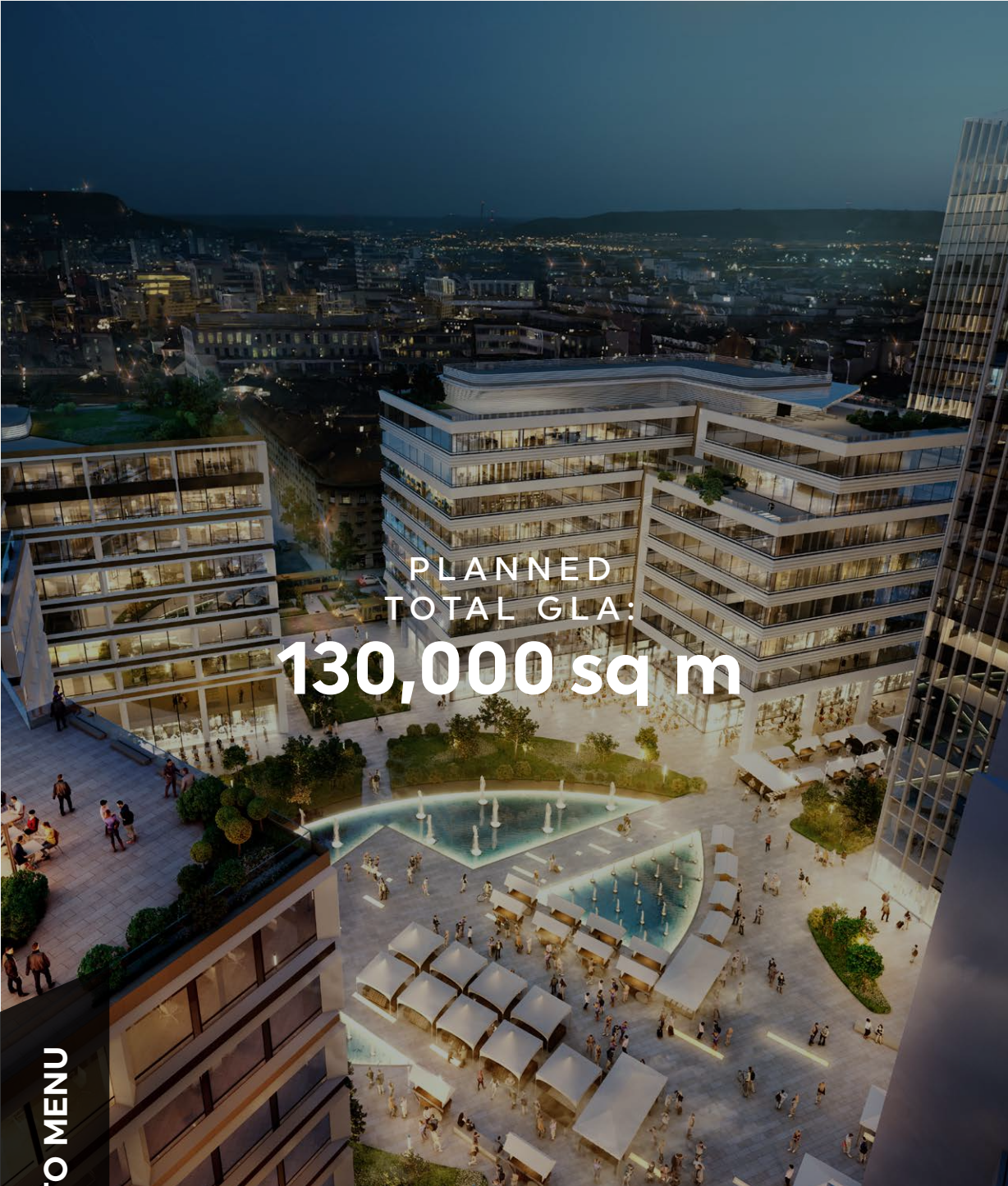




## UNIQUE CONCEPT AND WORKSPACE SOLUTIONS

World class architects from London and Hungary are collaborating to create a new city landmark with excellent community functions. The new business and lifestyle hub provides unparalleled expansion options, and focuses on the health, happiness and the productivity of the people.





PLANNED  
TOTAL GLA:  
**130,000 sq m**

BACK TO MENU



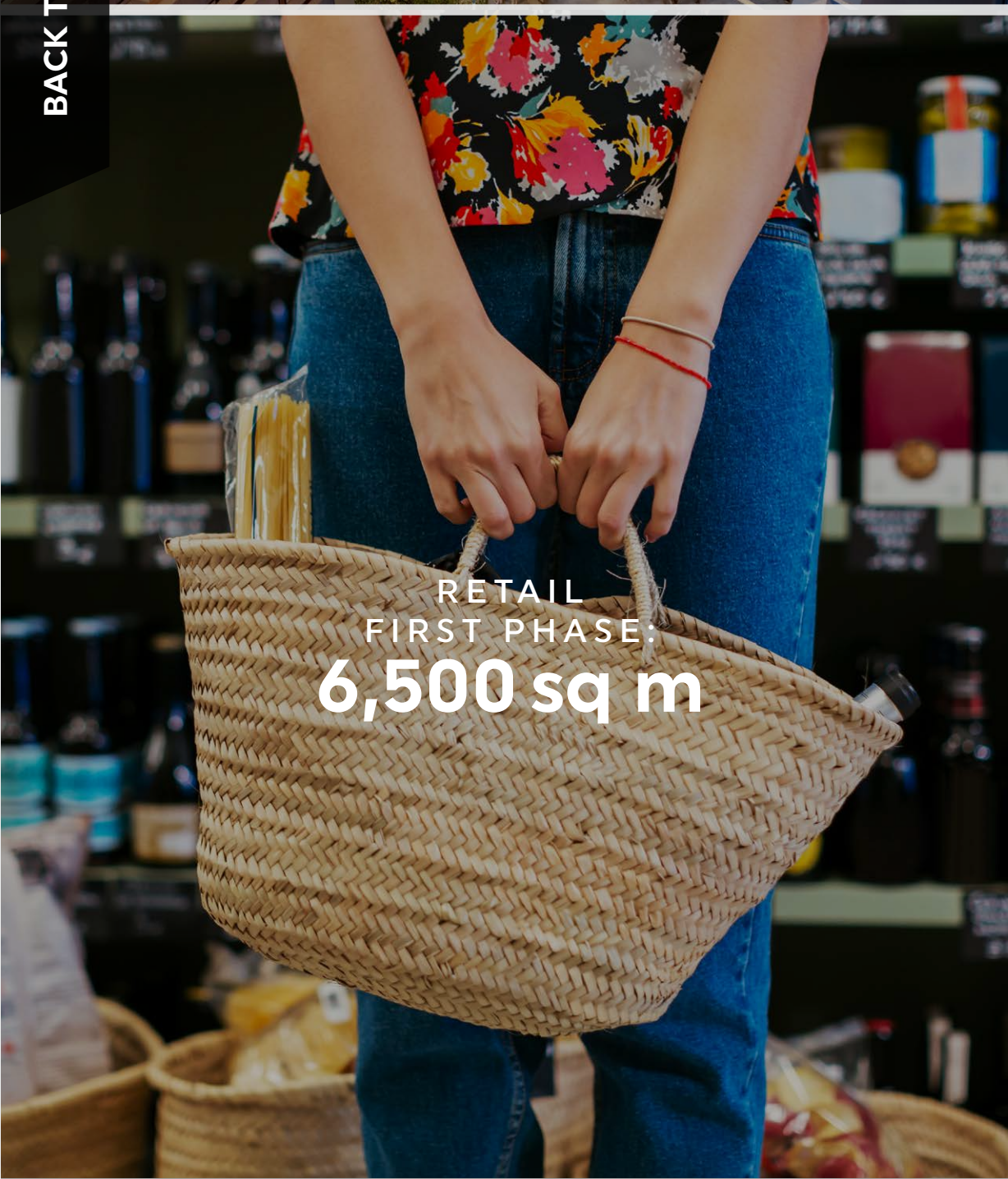
FIRST PHASE  
(OFFICE + RETAIL):  
**68,500 sq m**



CO-WORKING  
OFFICE AND QUBES:  
**over 8,000 sq m**



NUMBER OF PEOPLE  
WORKING IN AGORA  
**more than 12.000**



RETAIL  
FIRST PHASE:  
**6,500 sq m**



TOTAL  
PARKING LOTS:  
**over 2,000**



EXPECTED COMPLETION

AGORA TOWER:  
**spring of 2020**

AGORA HUB:  
**summer of 2020**

SECOND PHASE:  
**2023**



ARCHITECTS

CONCEPT DESIGNER:  
**MAKE Architects**

LOCAL DESIGNER:  
**FINTA Studio**





## SERVICES WITHIN ARM'S REACH

Agora is not just a place for work. With its large variety of services such as a grocery store, restaurants, cafés and even a gym, you'll feel like you have everything you need at hand.



# AMENITIES ON GROUND FLOOR

## COLOR LEGEND

- RESTAURANT
- SHOP
- BANK
- SERVICE
- BAKERY
- FITNESS
- CAFE

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# AMENITIES ON FIRST FLOOR

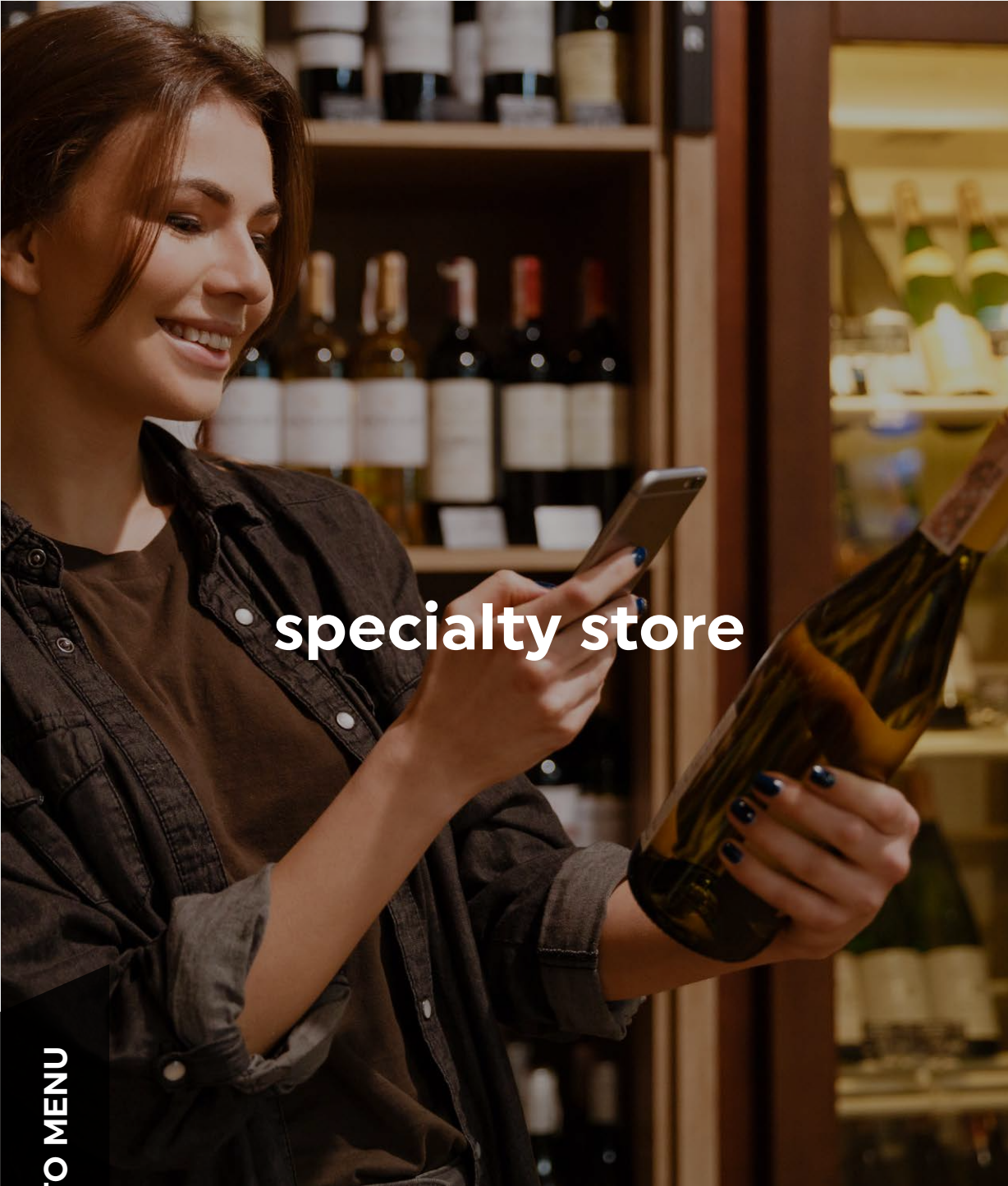
## COLOR LEGEND

- RESTAURANT
- SERVICE
- CAFE

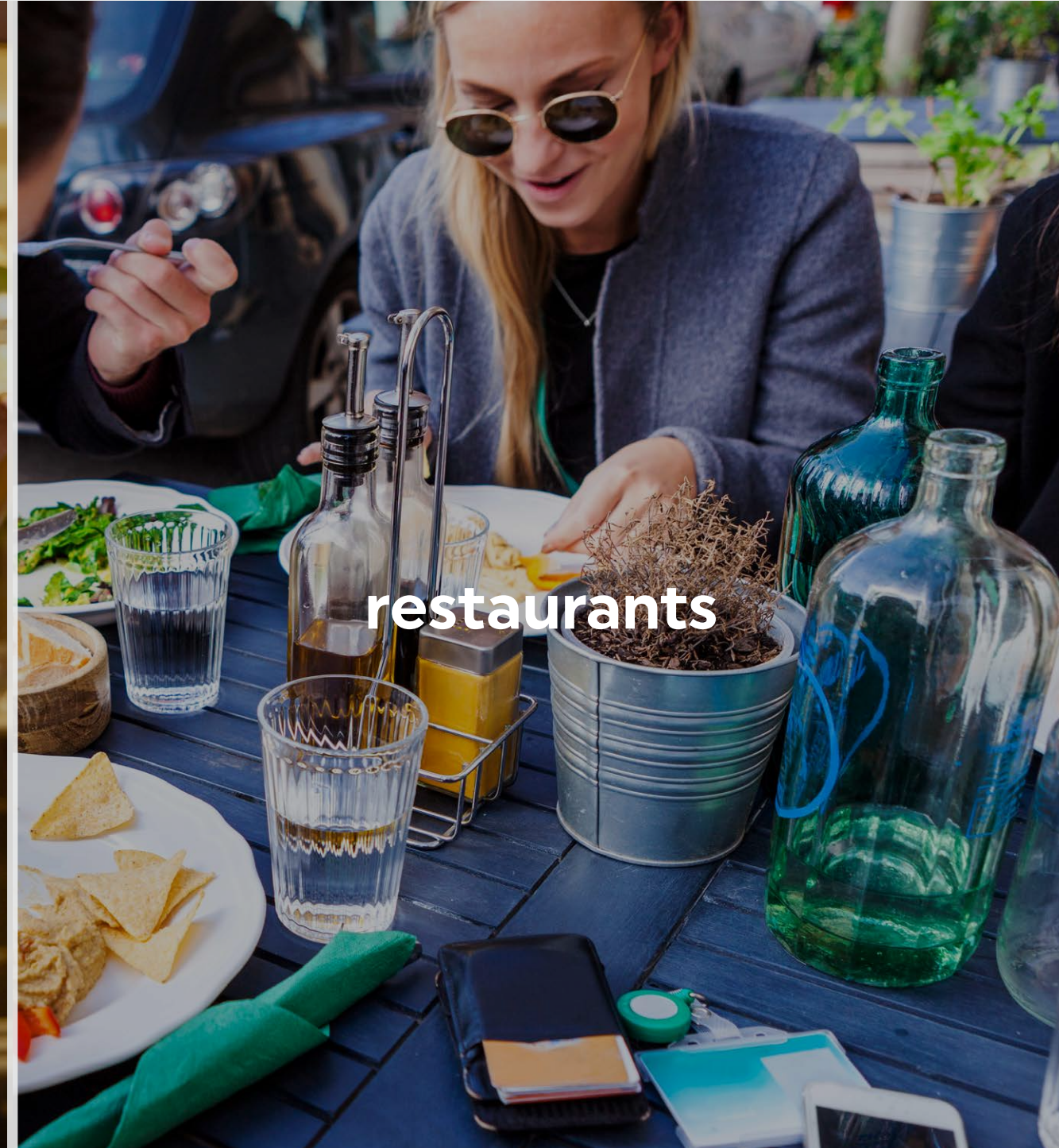
BACK TO MENU







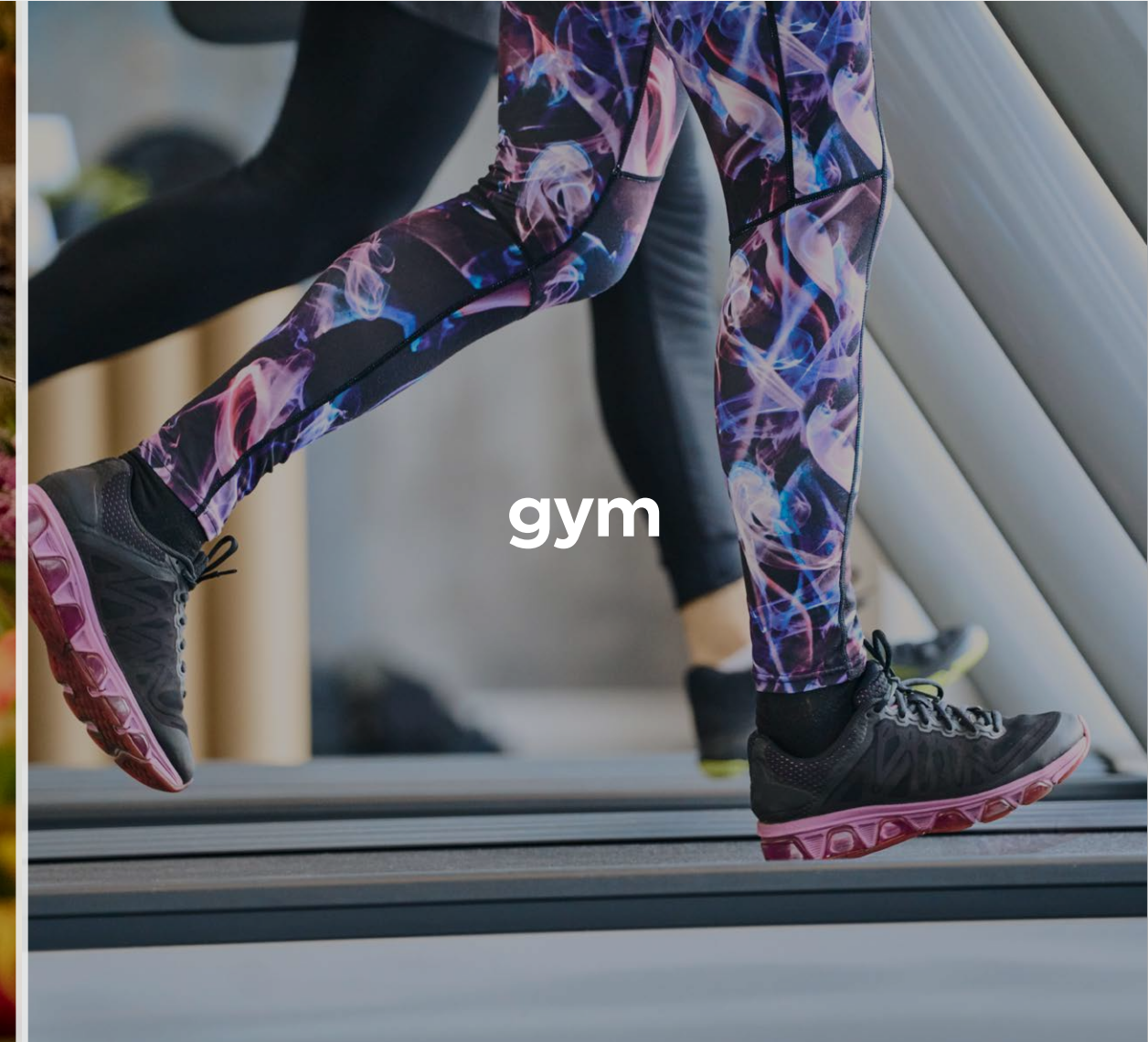
specialty store



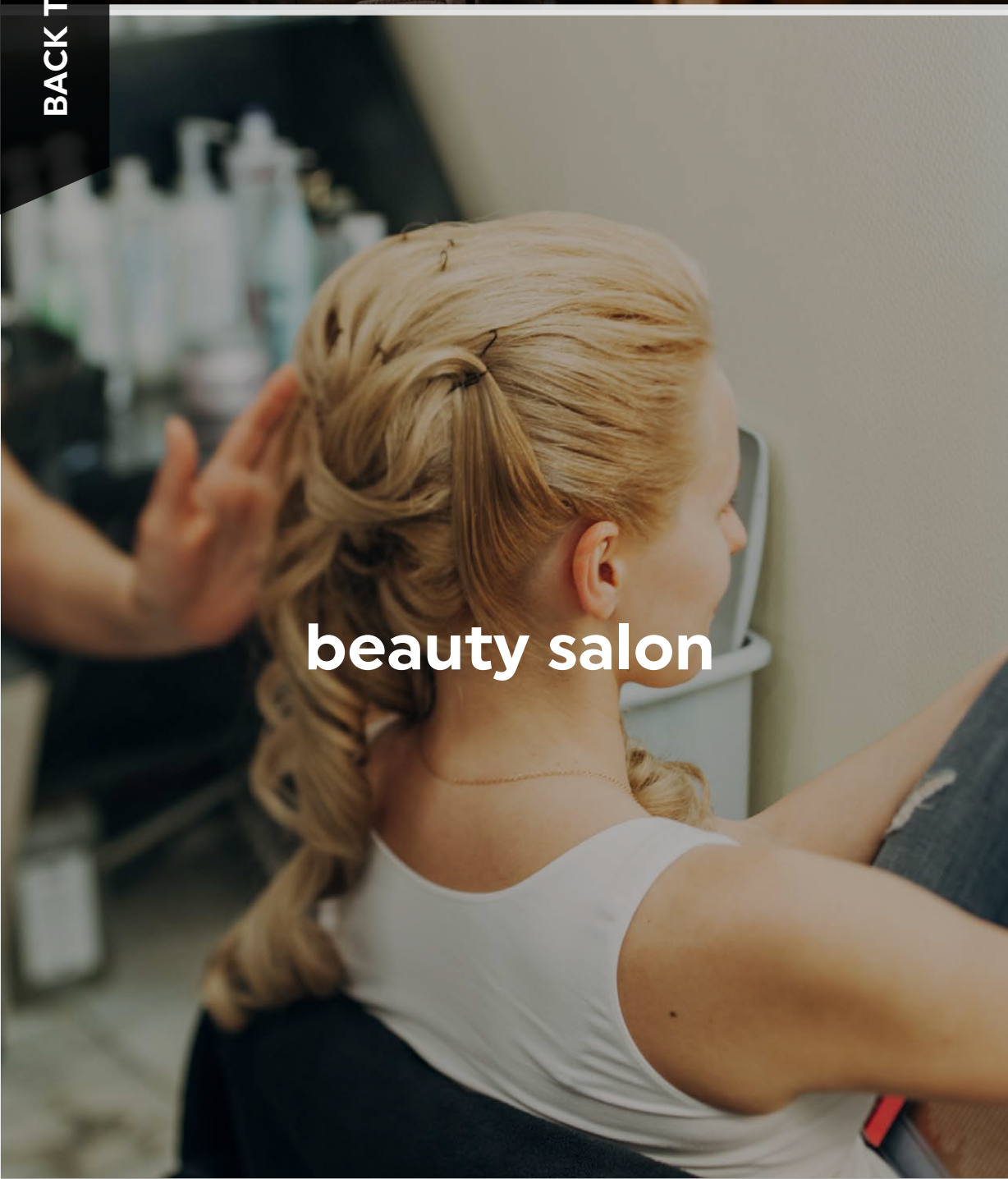
restaurants



flower shop



gym



beauty salon



drugstore

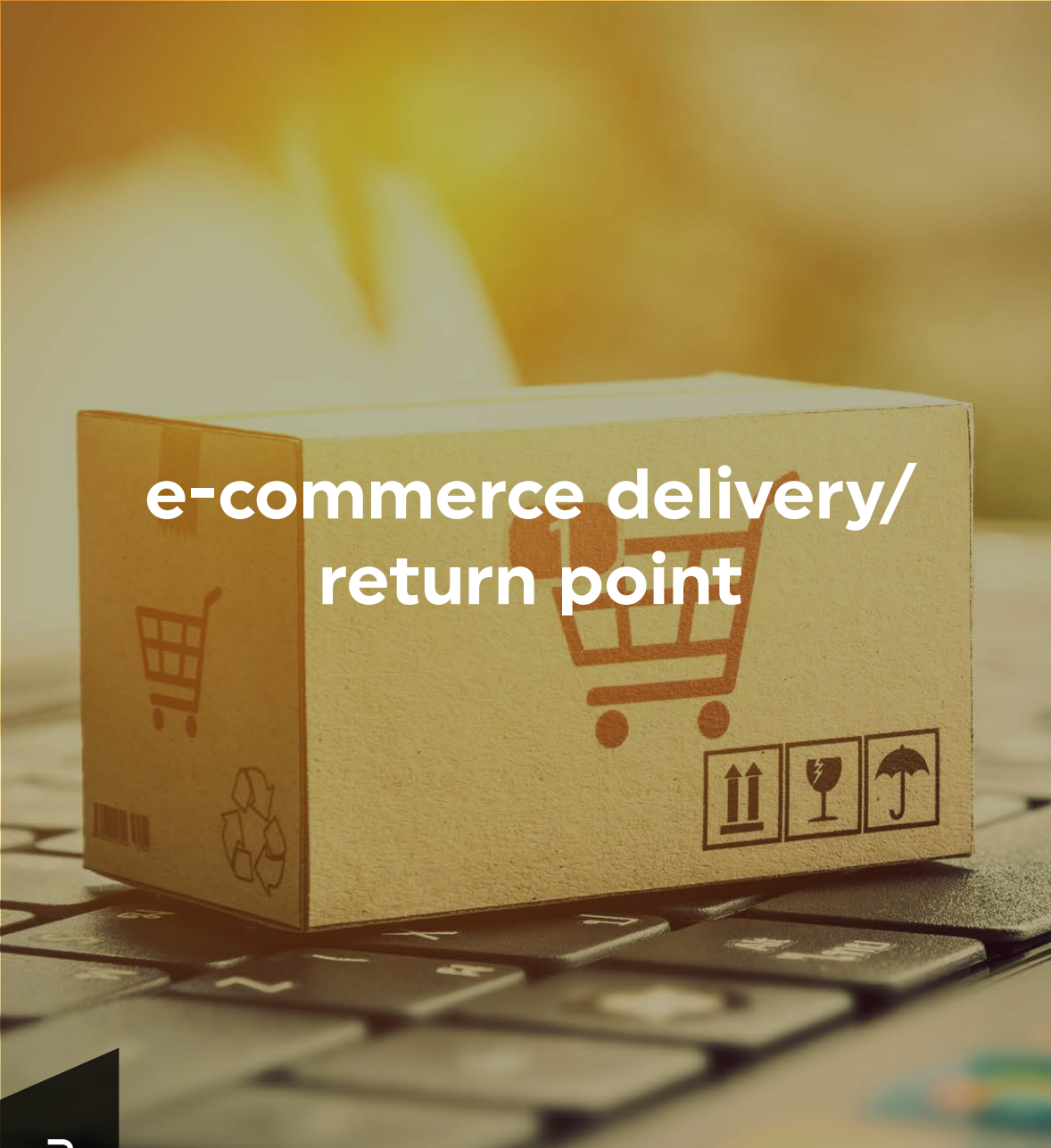


grocery store



café & pub





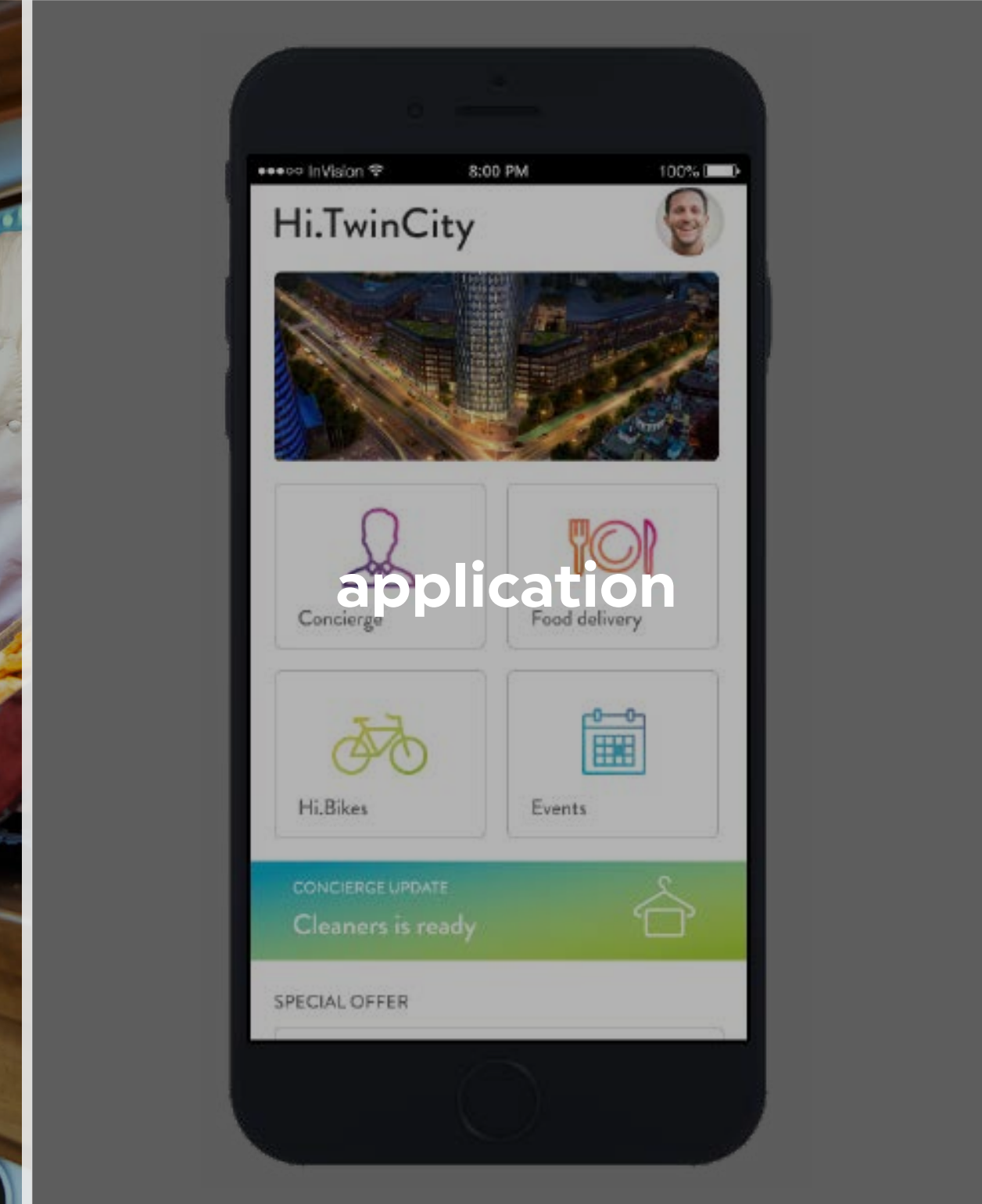
e-commerce delivery/  
return point



e-scooters



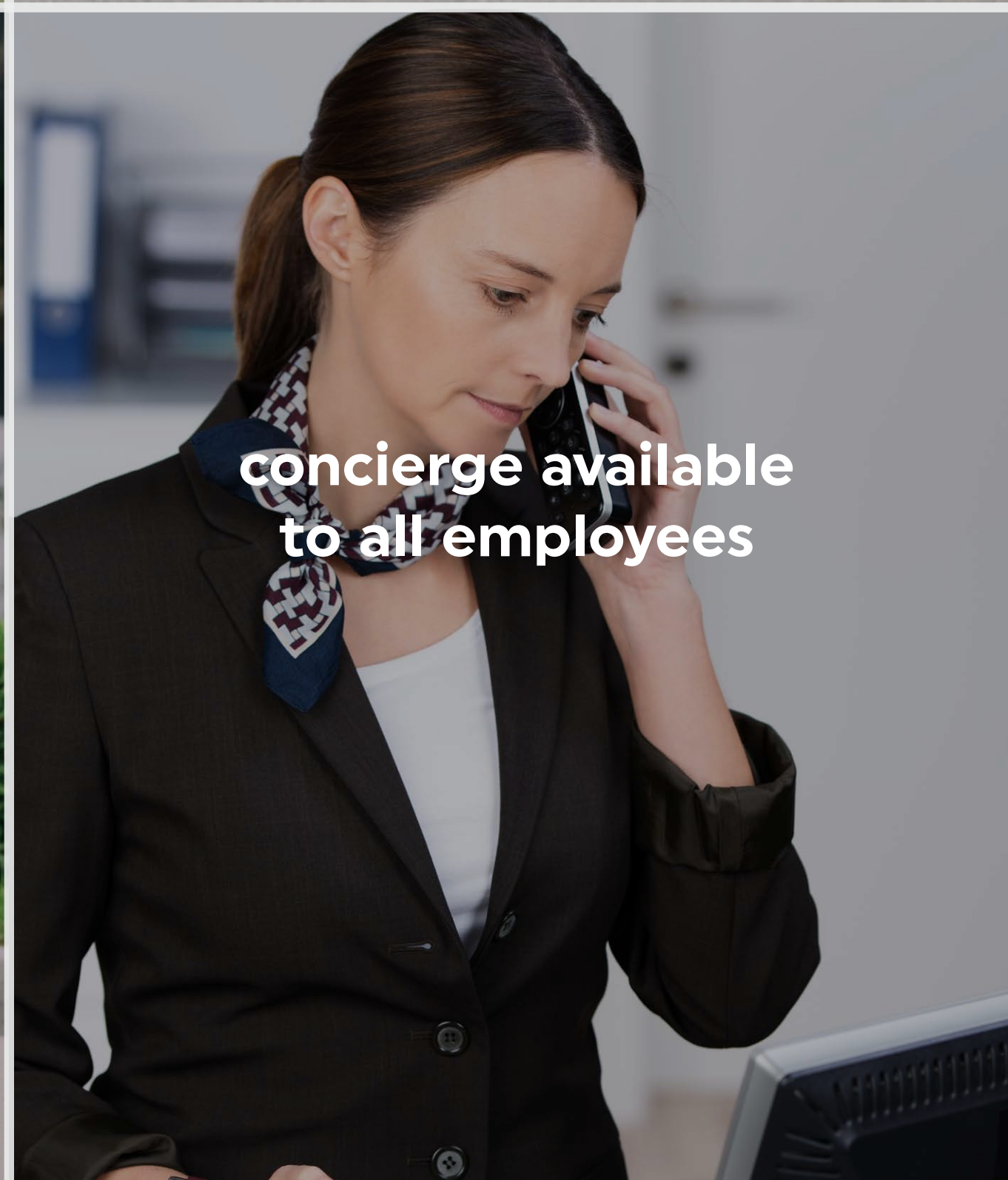
foodtrucks/  
seasonal markets



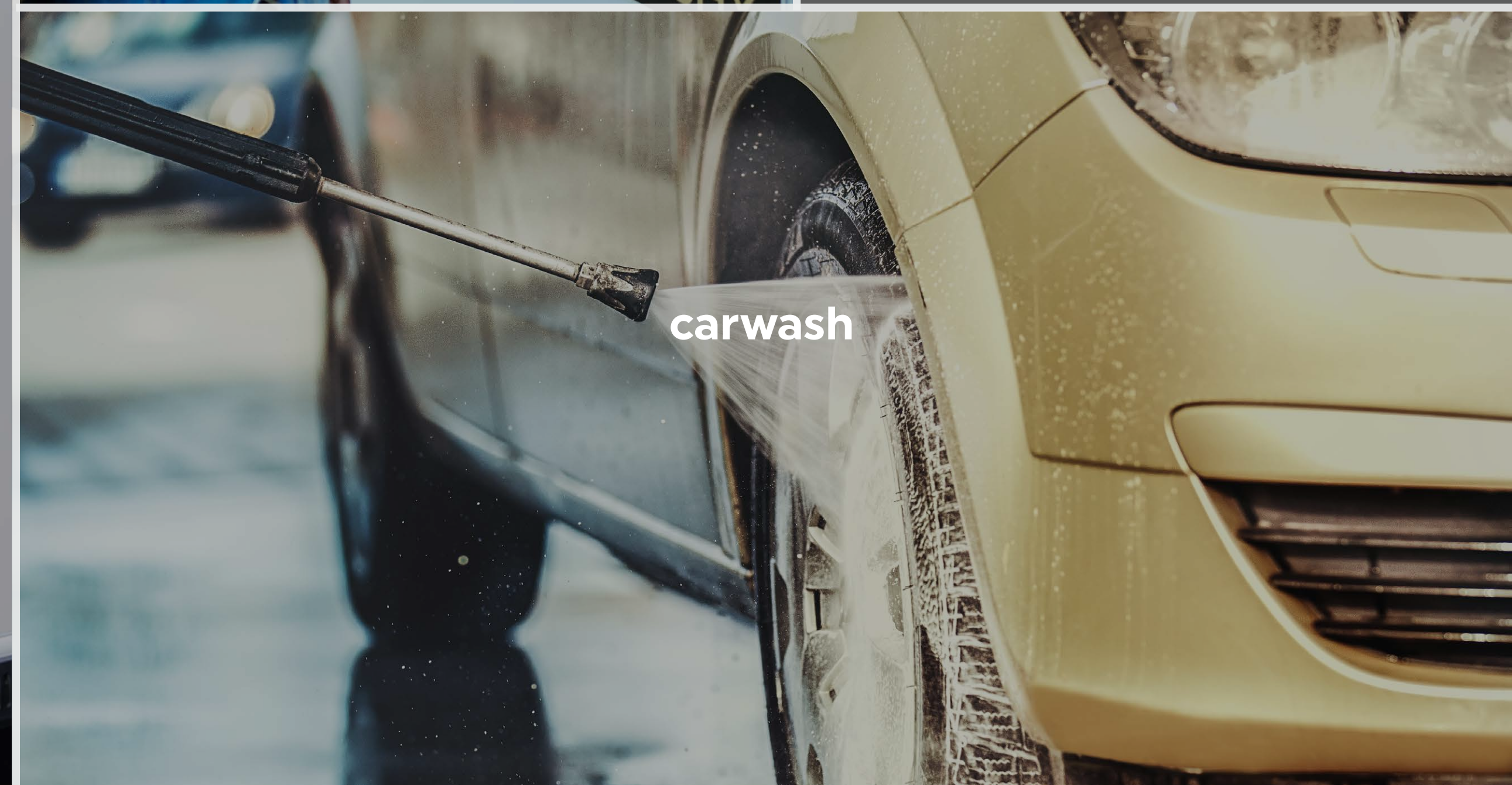
application



bikers center



concierge available  
to all employees



carwash





## AGORA HUB

Built with one of the largest, flexible floorplates of Budapest, the building features a relaxing green rooftop terrace and useful amenities on the ground and the first floor. Agora Hub also accommodates a cca. 8.000 sq m co-working & flexi space.



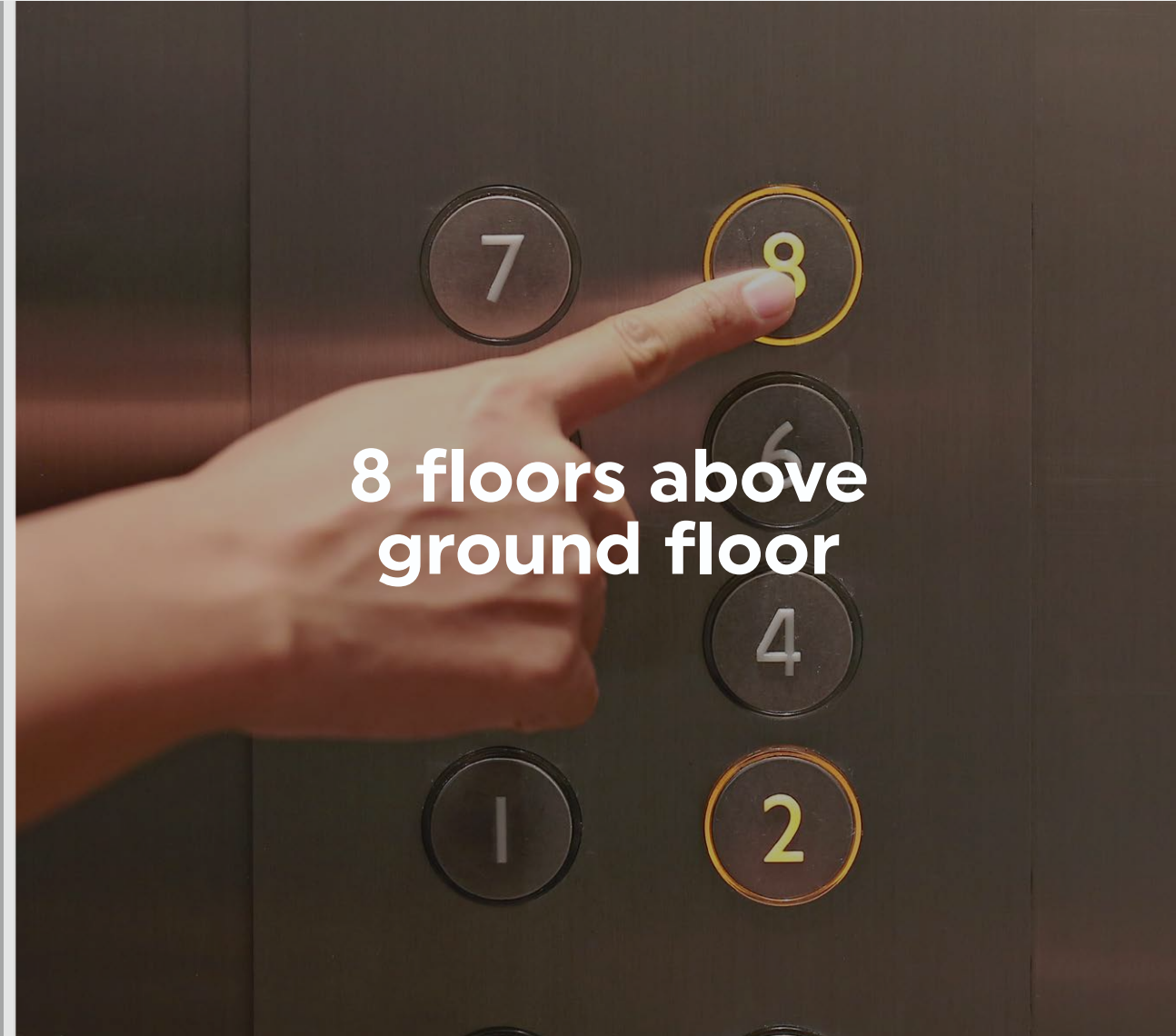




EXPECTED HANDOVER:  
**summer of 2020**



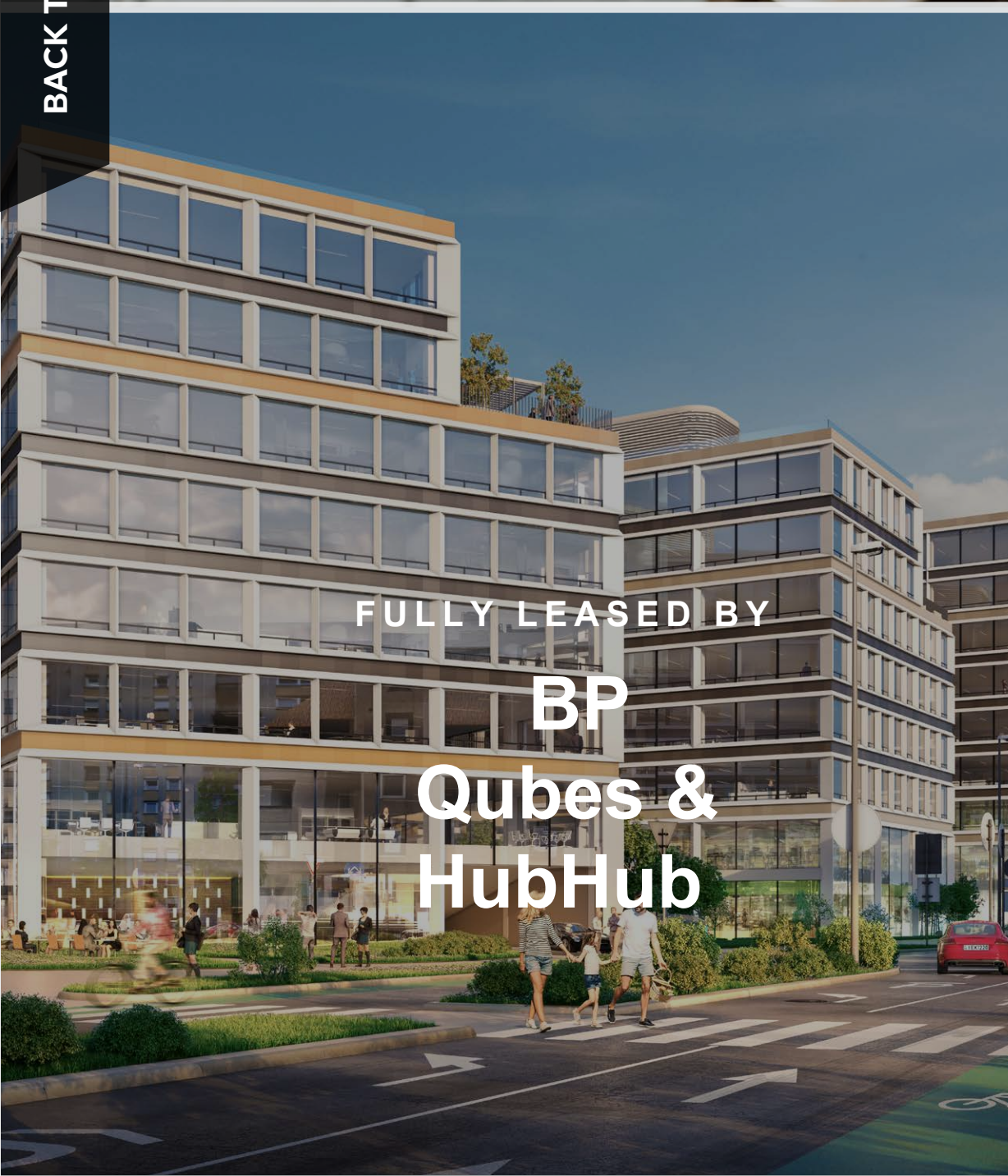
TOTAL NET  
LEASABLE AREA:  
**34.500 sq m**



**8 floors above  
ground floor**



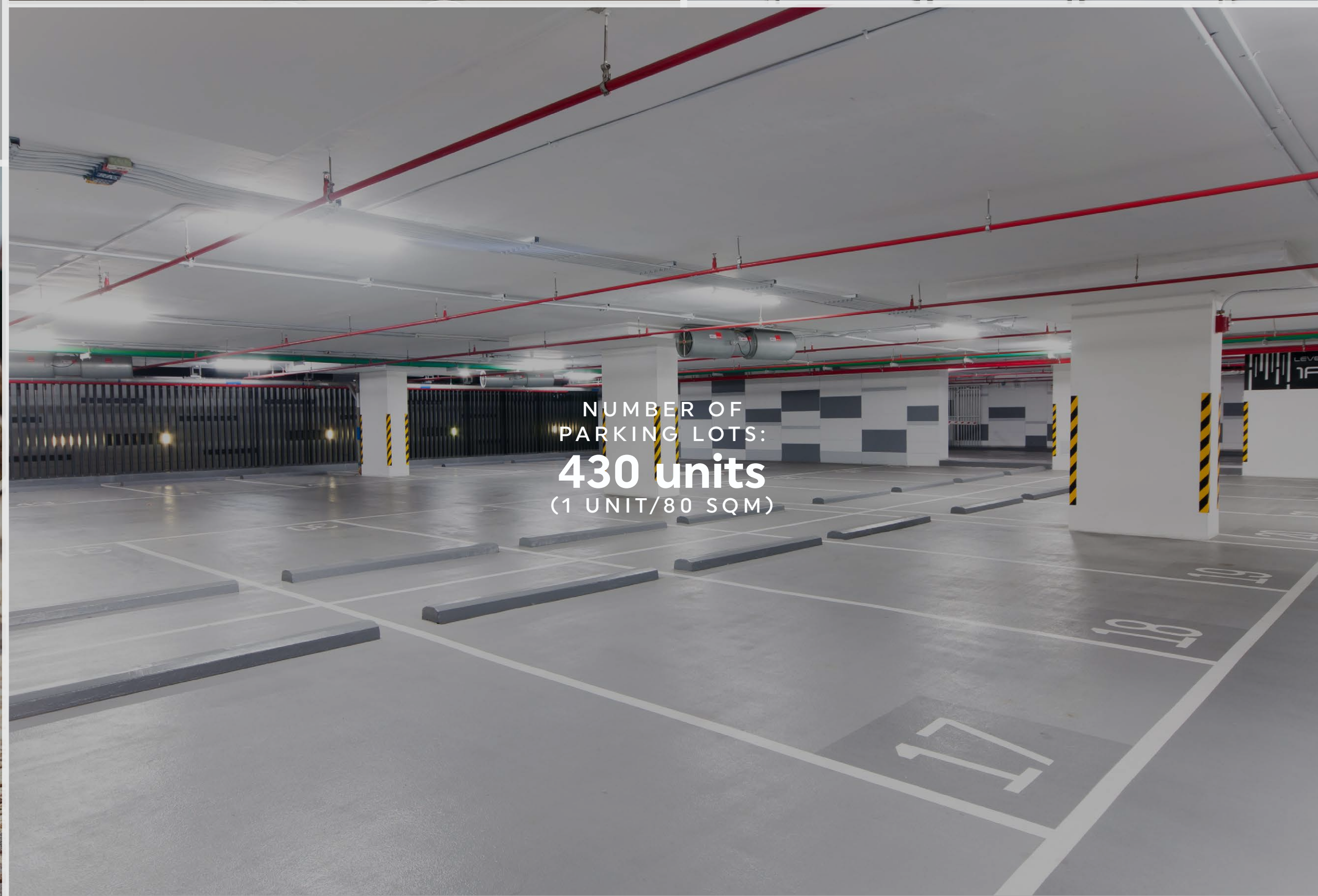
STORAGES:  
**400 sq m**



FULLY LEASED BY  
**BP**  
**Qubes &  
HubHub**



BICYCLE STORAGE:  
**nearly 400**



NUMBER OF  
PARKING LOTS:  
**430 units**  
(1 UNIT/80 SQM)



APPEALING ENTRANCE  
TO AGORA HUB



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# THE LIVELY AGORA HUB



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## AGORA TOWER

Consisting of a low-rise and high-rise building, Agora Tower enjoys great visibility from all directions and offers panoramic views over the city from the upper floors. Having the metro directly adjoining this building, it provides excellent comfort and hassle-free arrival.







EXPECTED HANDOVER:  
**q2 2020**



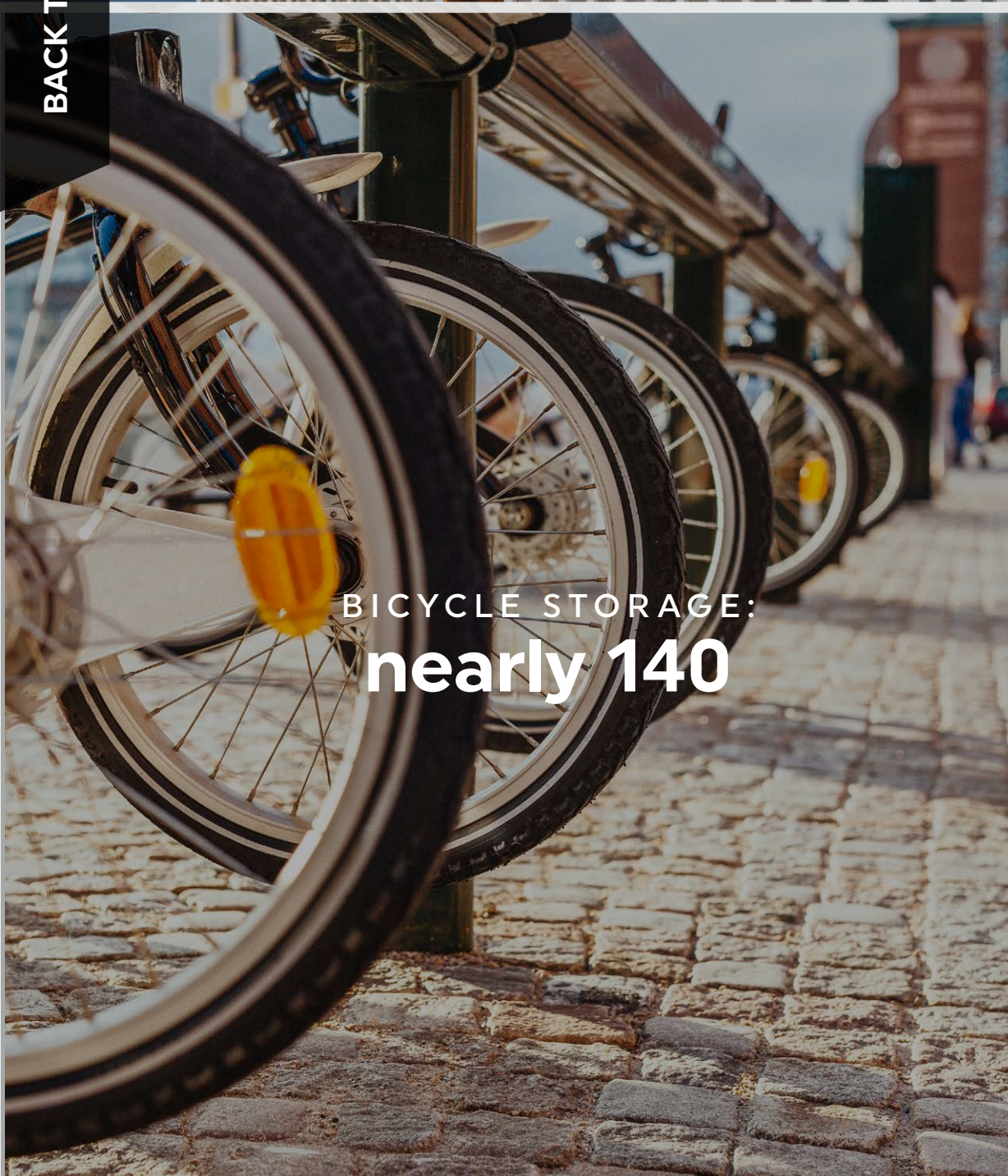
TOTAL NET LEASABLE AREA:  
**34.000 sq m**



OCCUPIED AREA:  
**20.000 sq m**  
by Raiffeisen Bank



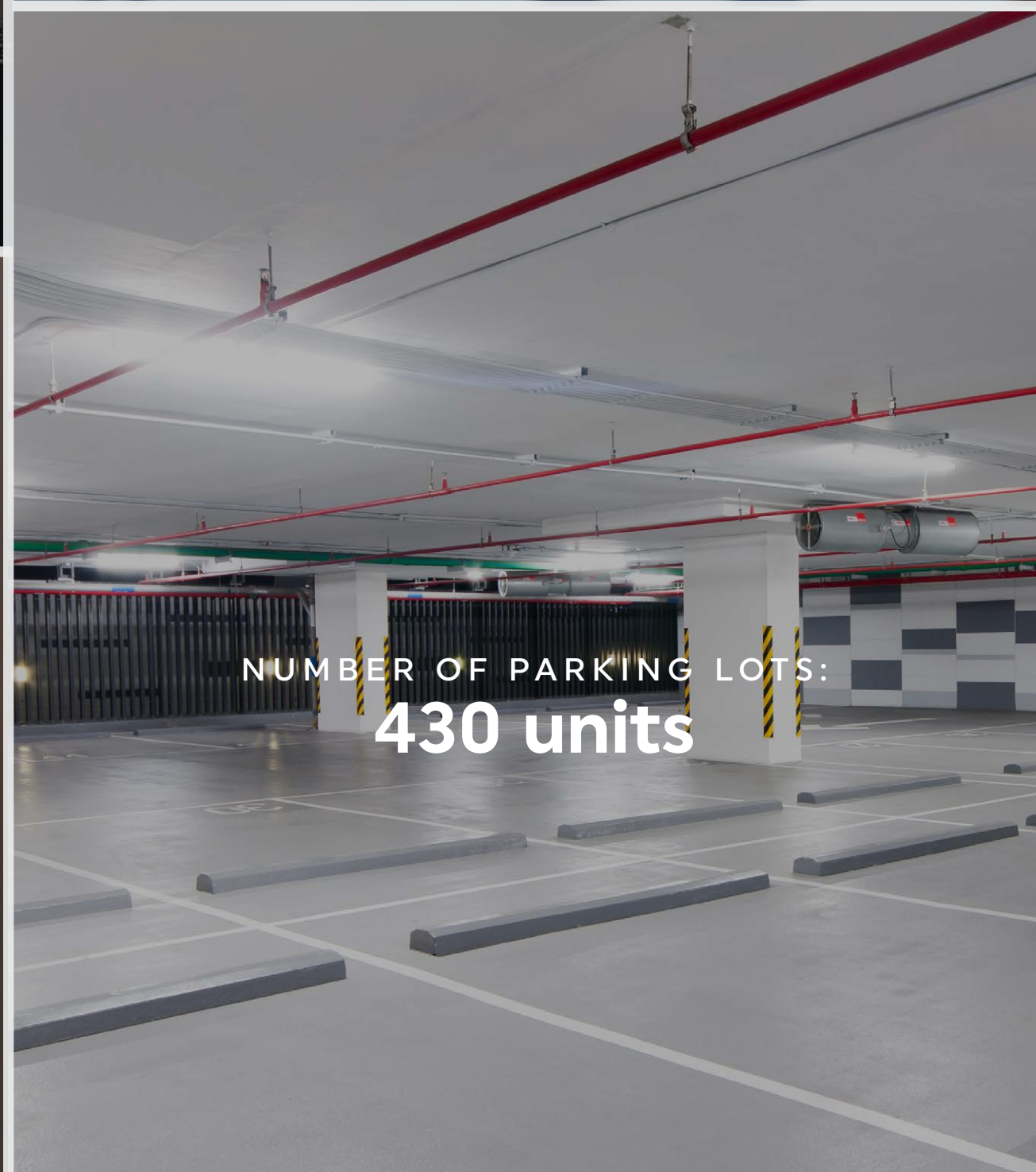
TERRACES:  
**1.626 sq m**



BICYCLE STORAGE:  
**nearly 140**



FLOORS ABOVE GROUND:  
**tower part: 16 floors**  
**low rise part: 8 floors**



NUMBER OF PARKING LOTS:  
**430 units**

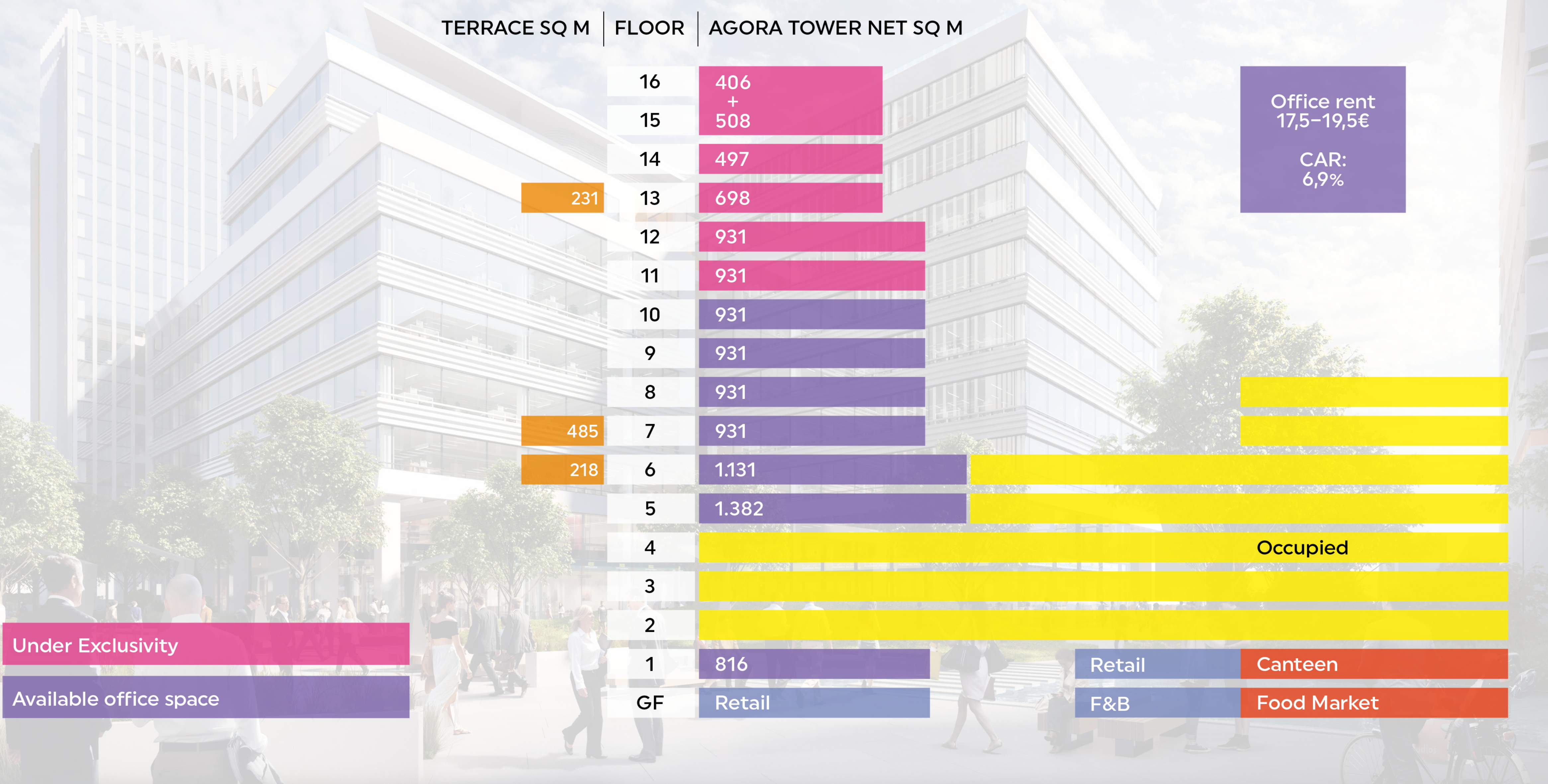


STORAGES:  
**600 sq m**

BACK TO MENU



AVAILABLE SPACES IN AGORA TOWER



Office rent  
17,5-19,5€

CAR:  
6,9%







THE 16 FLOOR HEIGHT  
AGORA TOWER

BACK TO MENU





LANDMARK IN BUSINESS AND  
LIFESTYLE



BACK TO MENU





## HEALTH COMES FIRST

We don't just want to make people happy, we also help them to live healthier working lives at Agora. Apart from our green areas and biker friendly approach, we design the buildings with plenty of natural light, distinctive air quality solutions and active design to support workout activities.



# OUR URBAN PARK

Relax while you are at work! The total area of our green spaces, terraces and parks equal the area of almost 20 tennis courts.



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## BIKE & RIDE

Agora is a bike-friendly workplace: easily accessible with everything a biker needs from storage and showers to its own secure bicycle ramp. A bike-sharing rental station is also available on the spot.

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## PUMPING IRON

Our very own gym gives people the opportunity to exercise before or after work.

BACK TO MENU







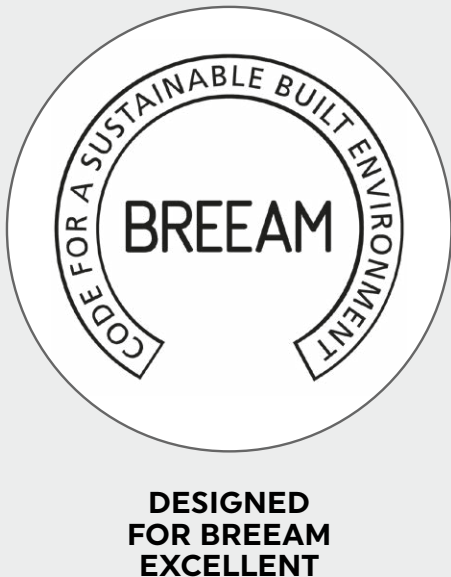
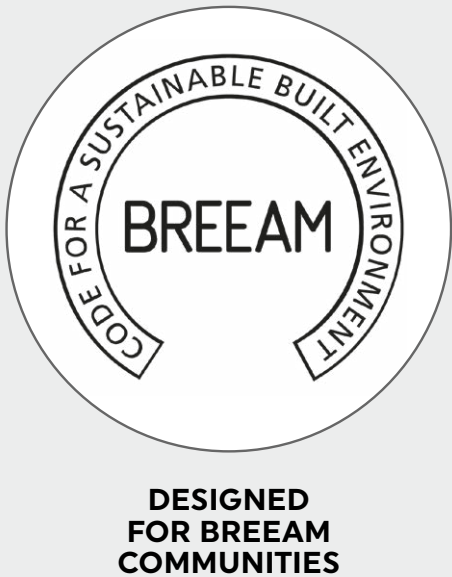
## FOR A SUSTAINABLE FUTURE

The philosophy of sustainability plays a major role in Agora's creation. All of our buildings are designed for BREEAM and WELL certifications - commitments for a healthier future as well as happier employees.





AIR	Materials-VOC, level of CO2, Materials, Maintenance of HVAC
WATER	Presence of bacteria legionella, Testing and proofing quality of water, Drinking water promotion
NOURISHMENT	Proving healthy food, Promotion and information about food
LIGHT	Quality of light – Lux, color, circadian light design, minimalization of glare
FITNESS	Stairs accessibility, Sport activities promotion (fitness, equipment in the office)
COMFORT	Acoustic – prevention of noise, Thermal comfort, Odors minimalization
MIND	Employee perks, Biophilia, Family support, Mental health





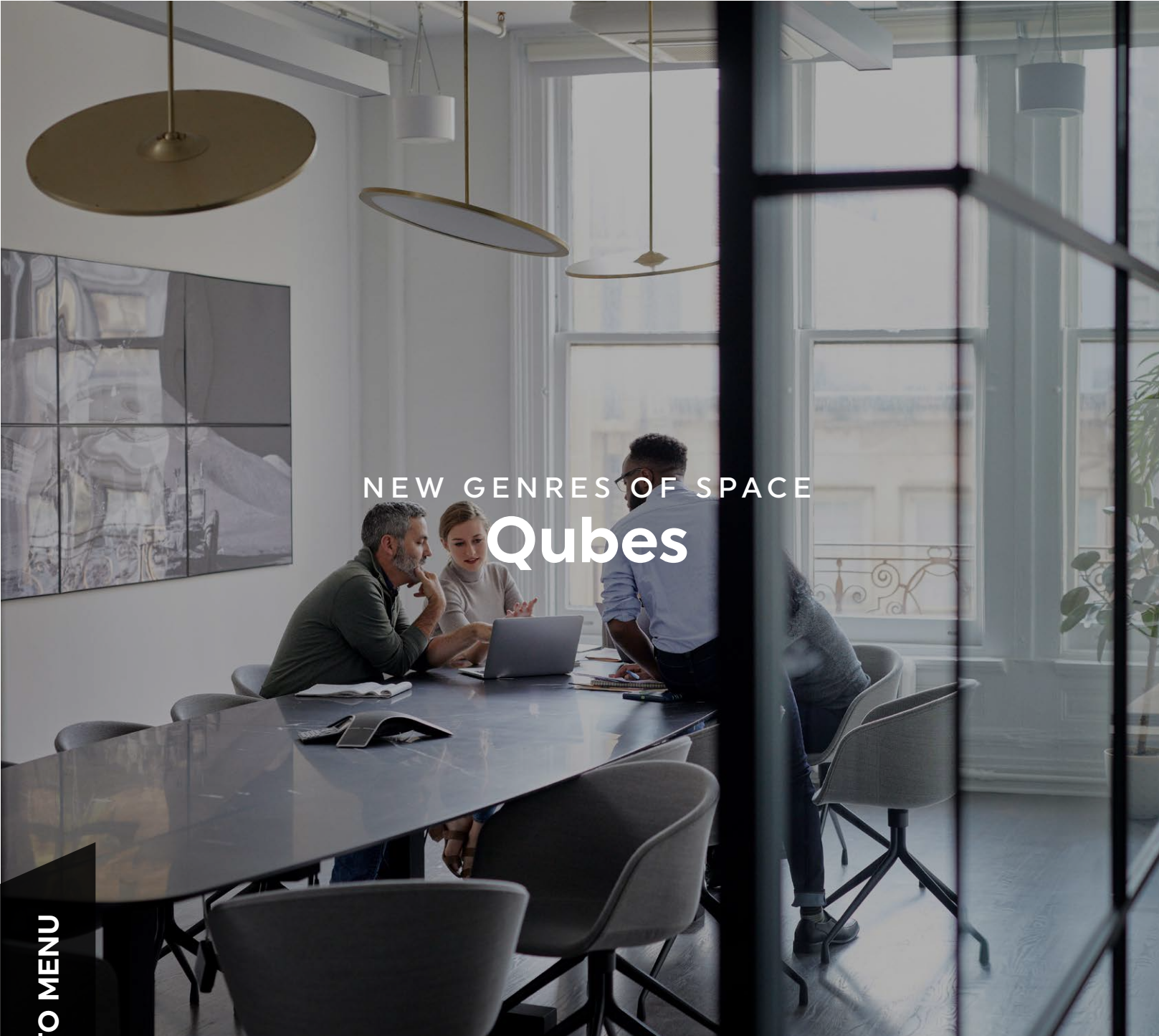


## PEOPLE FEELING WELL

Agora's not only pushing the limits of what a workplace can be physically - we implement the latest cutting-edge, innovative digital technologies and provide a healthy and happy workspace to make our partners' work easier and more efficient.







NEW GENRES OF SPACE

**Qubes**



WORKSPACE ADVISORY

**Origameo**



BUSINESS EVENTS &  
SERVICES FOR THE INNOVATION COMMUNITY

**HubHub & CIC**



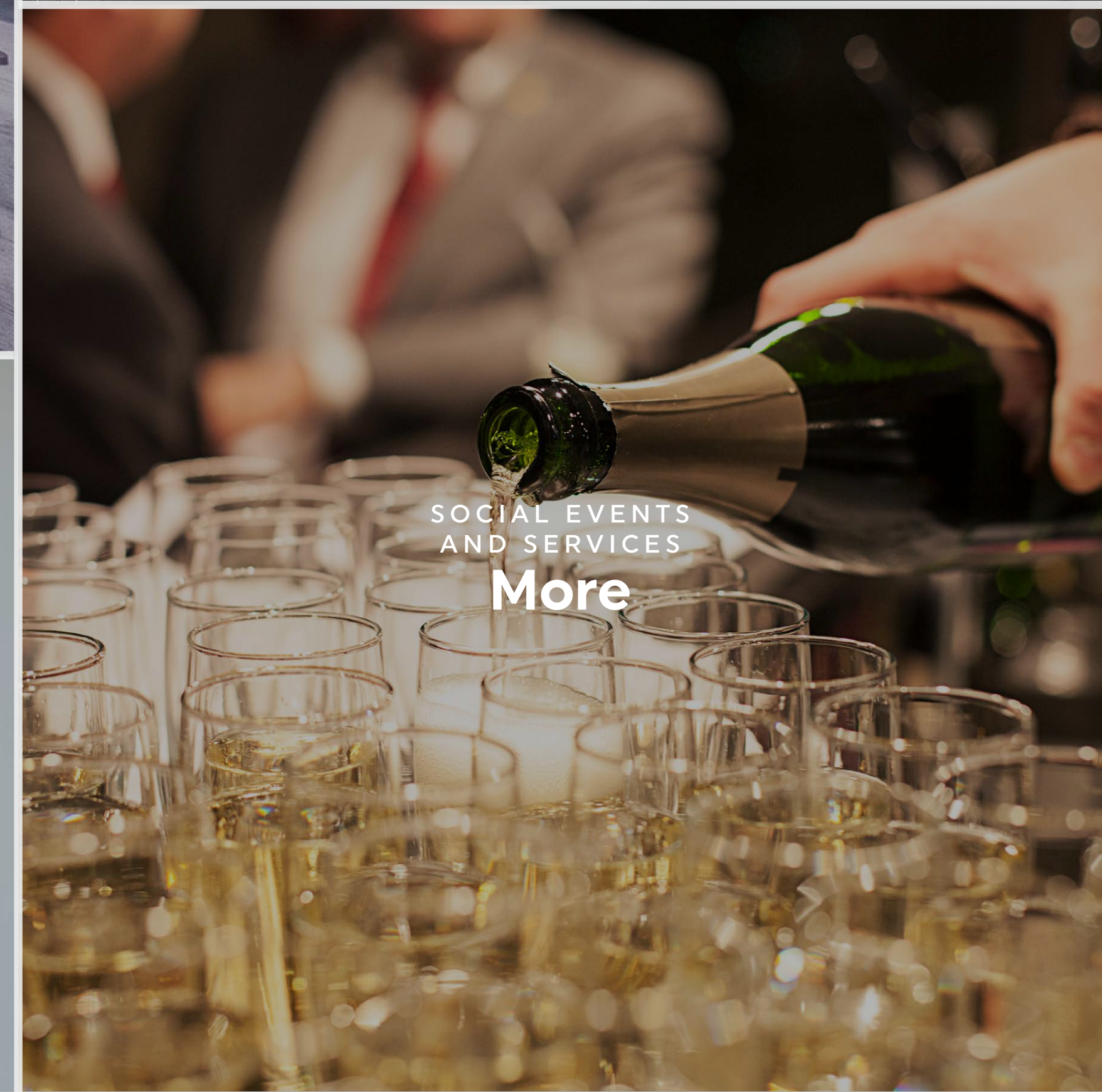
DIGITAL ENABLERS

**Symbiosy**



USER-CENTRIC DESIGN

**Bubbles**



SOCIAL EVENTS  
AND SERVICES

**More**

BACK TO MENU



# ORIGAMEO

by hbreavis

Origameo is our workplace advisory service, bringing together a dedicated team of architects, social scientists, designers, innovators, HR experts and business consultants who work together to create smart and productive workspaces. Its mission is to deliver an office tailored to unique client needs. The full scope of the service is for free/included in the rent.

Check out for more: [origameo.com](https://origameo.com)



# HUBHUB

by hbreavis

HubHub is our customer-oriented service offering, providing a new type of global ecosystem for both start-ups and larger businesses, where talented individuals are able to fulfil their untapped potential through flexible co-working and a curated educational events programme. It provides innovative and high quality workspace for freelancers and startups up to 20 people.

Check out for more: [hubhub.com](https://hubhub.com)

BACK TO MENU



# QUBES

by hbreavis


Ready-made furnished and serviced office that offers quality space with large shared breakout areas and amenities available at simple and flexible terms.

Scalable space for teams and companies of 20+ people, for which change is part of doing business and focus on core skills is essential.

## Movie Night - Oscar Edition

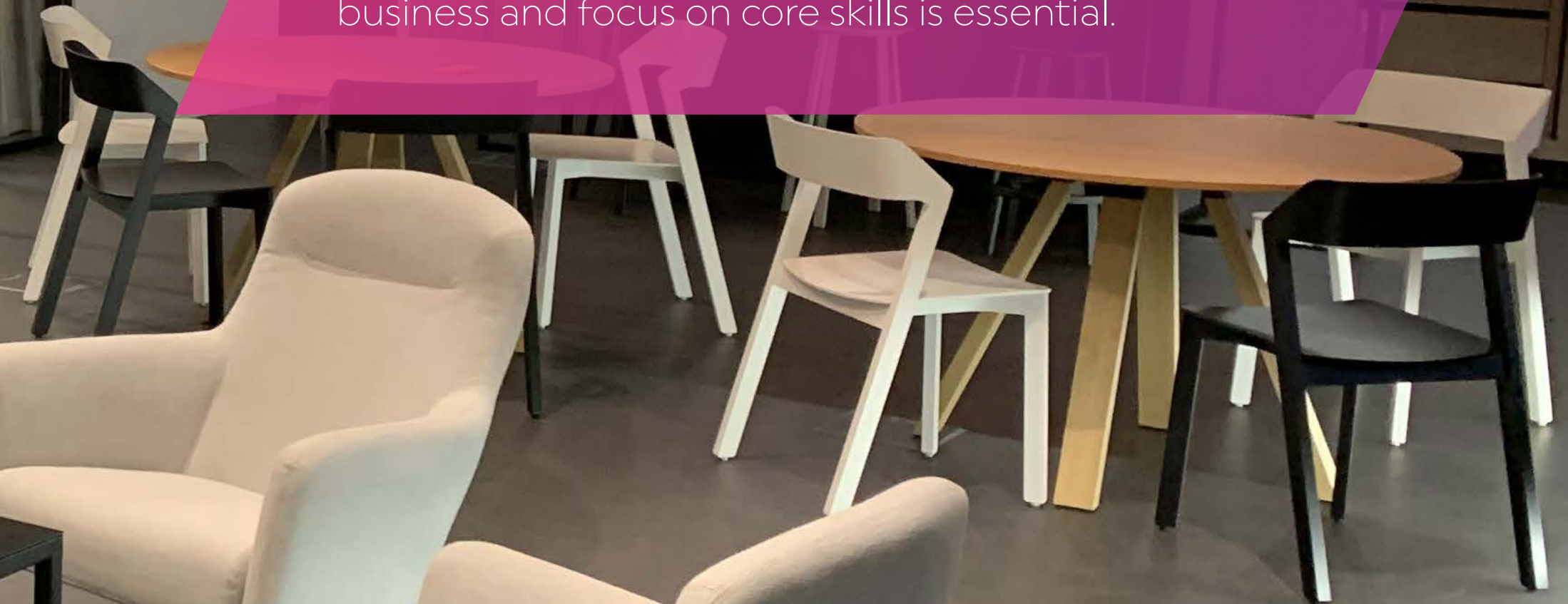
★ **When?** Thursday, February 21, 18:30

📍 **Where?** HubHub Event Space (5th Floor)

🎬 **What?** The Oscars are approaching! Vote for your favourite movie from the selection of **The Oscars 2019** nominated movies and watch the movie with most votes with us at HubHub! Vote in our FB group HubHub Members Prague or here: 



MEETING ROOM HUB-10





*more*  
by hbreavis

The concept of More by HB Reavis is to offer a remarkable client experience, that supports the well-being and comfort of the people in their work-life balance, through useful services, social and community events and better mobility solutions.

Among their offerings you can find Concierge, Bike & Scooter Sharing, Phone application, Social space (Nook room), Community events (Education, Entertainment, Mind, Health).



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# BUBBLES

## LEVERS OF WORKPLACE USER EXPERIENCE

UX bubbles is a piece of knowledge that combines scientific and medical research, connecting space and performance on one side and real estate solutions on the other side. It is a methodology which supports us to create healthy buildings, more productive and engaged employees, higher talent attraction and retention, engagement and faster innovations.

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## SYMBIOSY

A technology and sensorics platform we use to get insight on how to use space in the most effective way, how our collaborative network work and what the quality of indoor environment is. All that helps us to enhance productivity and well-being by workspace design. Symbiotic building aims to remove barriers, distractions, enable full control and understanding of building and space and the people using them.



A modern office interior with a green overlay. The office features a wooden ceiling with exposed beams, a yellow wall, a black metal shelving unit, and a large screen displaying a menu. In the foreground, there is a round wooden table with yellow chairs and a bowl of fruit. The green overlay is a large triangle on the left side of the image, containing the company name and a description.

# hbreavis

## AN INTRODUCTION ABOUT US

We are an international workspace provider with a mission to create remarkable experiences through real estate solutions. Around 66.500 people use our projects as their place of work. And each day, over 100.000 people visit an HB Reavis developed retail or entertainment building.



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# HIGHLIGHTS

- **International workspace provider & fully integrated** property developer
- **27 years** in the real estate market
- 1<sup>st</sup> CEE developer **active in London**
- Over **1 million** sq m of GLA delivered and leased
- Over 1.3 million sq m in the pipeline
- Over **800** professionals in 6 countries
- **€2.1** billion in total assets
- Over **€1.2** billion in net asset value

\* Estimated GLA is subject to permits

## TOP OFFICE DEVELOPMENTS INDEPENDENT DATA<sup>2</sup>

	Developer	Project name	City	Space (sq m)
1	HB Reavis	Nivy Zone	Bratislava	227.000
2	HB Reavis	Varso Place	Warsaw	145.000
3	HB Reavis	Agora Budapest	Budapest	136.000
4	BNP Paribas RE	Nanterre Smurfit	Nanterre	133.000
5	AXA IM-Real Assets	22 Bishopsgate	London	123.265
6	HB Reavis	One Waterloo	London	93.000
7	Unibail Rodamco	Tour Phare- Sisters projects	Paris	89.427
8	Unibail Rodamco	Tour Triangle	Paris	85.140
9	GEG German Estate Group	MainTor-Riverside Financial District	Frankfurt	8.550
10	HB Reavis	Forest	Warsaw	78.000





## LONDON 20 FARRINGTON

Located at 20 Farringdon Street, City of London, within walking distance of Farringdon station, the building's 6 terraces provide exceptional views across the city. It accommodates 8.000 sq m GLA free space.





## ONE WATERLOO

With an estimated free space of GLA 96.000 sq m, this project aims to create a memorable landmark, focuses on the wellbeing of users and community enhancements, married with excellent versatility and connectivity.



## VARSO PLACE

With an estimated free space of 145.000 sq m GLA, this all-in-one business complex in Warsaw's core city centre aims to be a new landmark and the EU's highest building . It is located next to the main shopping centre and railway station.

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## NIVY ZONE

Located next to the historical city centre on an estimated 307.000 sq m GLA free space with excellent transport connections integrated into the development, Nivy Zone, Bratislava's largest new CBD is a social community, that focuses on its users' WELL being and knowledge-sharing.

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AGORA  
BUDAPEST

[www.agorabudapest.com](http://www.agorabudapest.com)



[agorabudapestoffices](#)

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Please note that the presented content and images are in planning phase and might be subject of change.

hb**reavis**