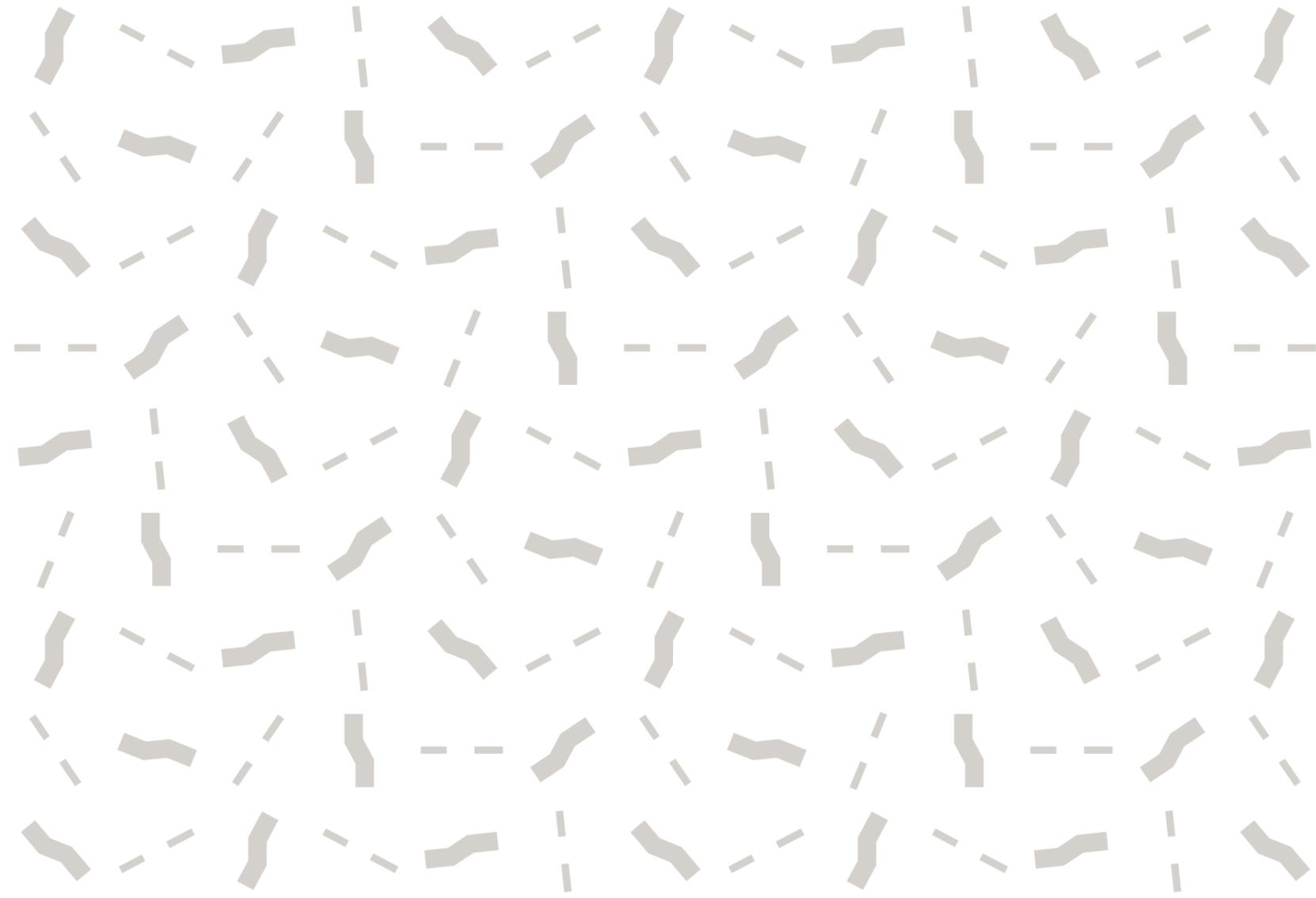


BakerStreet

High-tech offices in an unconventional building









ATENOR
ACTING FOR CITIES

Developer

Our Identity

ATENOR, an urban real estate development company with European expertise listed on the continuous market of Euronext Brussels, invests in largescale real estate projects that meet strict criteria in terms of location, urban planning, economic effectiveness and respect for the environment.

Our Mission

The mission of ATENOR is to work in harmony with the evolution of the city. Very early, ATENOR positioned itself as an urban stakeholder, aware of the challenges the city has to face (absorb the urban population growth, respond to socio-economic and environmental issues). Through its approach to town planning and architecture, ATENOR proposes a new way of looking at cities – an environmentally responsible city that gives priority to the quality of life.

Our Talents

Our international and multi-disciplinary team around 90 passionate staff manages about 30 projects across Europe. All are guided by the same objective: to create added value.

"We focus on the urban segment as the city is the extraordinary place where the challenges of our society are the most intense."

Locations that contribute to the future influence attractiveness of cities

Two of our main criteria are accessibility and the development potential of the neighborhoods chosen for the outreach of cities.

International diversification focused on cities

By asserting its urban identity, ATENOR intends to use its know-how in the common elements of several cities, in particular the need to adapt their urban fabric to the evolution of private and professional life. In addition, by being present where it invests, ATENOR ensures the integration of the specifics of each city. Today ATENOR activities are located in several dynamic European urban markets: Brussels, Deinze, La Hulpe, Mons, The Hague, Leudelange, Belval, Esch-sur-Alzette, Bezons, Lisbon, Düsseldorf, Warsaw, Budapest and Bucharest.

Large-scale projects and mixed functions

In its major urban projects, ATENOR aims to facilitate or develop a mix of uses to create living environments where offices, housing, shops and services co-exist in green surroundings. The number of projects currently in the portfolio is around 30. They represent an area of more than 1.270.000 m².

Contributes to the development of sustainable cities

Aware of the challenges of the cities of tomorrow, ATENOR systematically uses techniques and materials that meet the highest energy and environmental standards. With the aim of offering an essential quality of life and work, ATENOR pays particular attention to the architectural excellence and to the accessibility, flexibility and modularity of spaces and to the quality of life of its future residents and users by offering them a comprehensive solution.

Several European cities about 30 projects over 1,2 M sqm

Brussels, Deinze, La Hulpe, Mons, The Hague, Leudelange, Belval, Esch-sur-Alzette, Bezons, Lisbon, Düsseldorf, Warsaw, Budapest and Bucharest.

Responsible development

A distinctive feature of ATENOR also lies in its socially responsible investments. In all areas where it is present, ATENOR has succeeded in creating a tradition of dialogue and partnership with all stakeholders involved in its real estate development projects: political authorities, environmental, economic, social and cultural players. Based on its values and social responsibility, ATENOR supports the economic development, entrepreneurship, culture and innovation in the places where the company develops its projects.







The Project

BakerStreet is a **17,000 square meter "A+" category green office** building with ergonomic areas and an extensive internal garden in an excellent business location in South Buda, in the intersection of Hengermalom and Szerémi Roads.

The **modern office building** is designed to have a ground **plus 8 spacious and bright floors with terraces** and 3 levels of underground garages with approximately 300 parking spaces and more than 100 bicycle racks. Combining **state-of-the-art technologies** and **quality materials**, and working with the most excellent architectural minds, the idea is to create an office building that is both **innovative and sustainable** thus serving the needs of today's tenants and of future generations.

In addition to the **high-tech office spaces**, the huge public garden surrounding the building is perfect for leisure activities and encounters and the various facilities on the ground floor provide numerous services to employees and passers-by as well.

As keeping and recruiting employees is getting more and more challenging, BakerStreet is the answer for multinational companies that desire to be located in an interconnected and highly developing area with multiple service providers in-house and nearby, in an **eco-friendly, flexible** and **people-oriented office building** developed with cutting-edge technologies.

The ultimate goal of the BakerStreet project is to not only create an ergonomic and efficient workplace for tenants but also to **improve the quality of people's lives and make the neighbourhood more attractive, green and sustainable.**

The **17,000 m² exclusive office building** is developed with the most advanced technologies and designs and aims to attain the *BREEAM "Excellent"* rating, a highly environmentally aware construction and operational certification. In addition to the **green certificates**, full compliance with all the requirements of

Gross Leasable Area: **16,596 sq m**
Average Floors: **2,000 sq m**



Access4You has received attention, which is unique in the Hungarian market.

ATENOR is the first developer that designs its projects together with the rehabilitation engineers supported by *Access4You* so that the buildings and their surroundings will be **free of obstacles in every aspect and will offer possibilities**, solutions for access that **make everyday life easier** for people with special needs and help them to develop a complete lifestyle and a daily working routine.



The Concept

Total GLA: **16,596 m²**
 Completion: **Q1 2023**
 Levels: **-4 + GF + 8 floors**
 Average floor: **2,000 m²**
 CAR: **A: 6.20%**
 Parking: **284 spaces**
 Bicycle racks: **106**
 Ground floor: **Retails & Garden**
 1-8 floors: **"A+" offices, terraces**
 Certifications: **BREEAM[®] EXCELLENT access4you.io**





High-tech Offices

Sustainable, green solutions

- District heating – no local air pollution and no emissions
- High quality thermal & acoustic insulation
- Mechanical equipment with multiple scale and less noise pollution with night switch
- Low water consumptions toilets, sanitary units
- Utilization of grey water for the toilets
- Collect rainwater into rainwater tank and use for irrigation
- Condensing heat recovery from cooling system
- Optimized building management system – BMS
- Optimized usage of natural light – max. distance from the window is 7 m
- Usage of energy-saving LED lighting fixtures, presence sensors
- Selective waste collection and disposal

Modern Offices

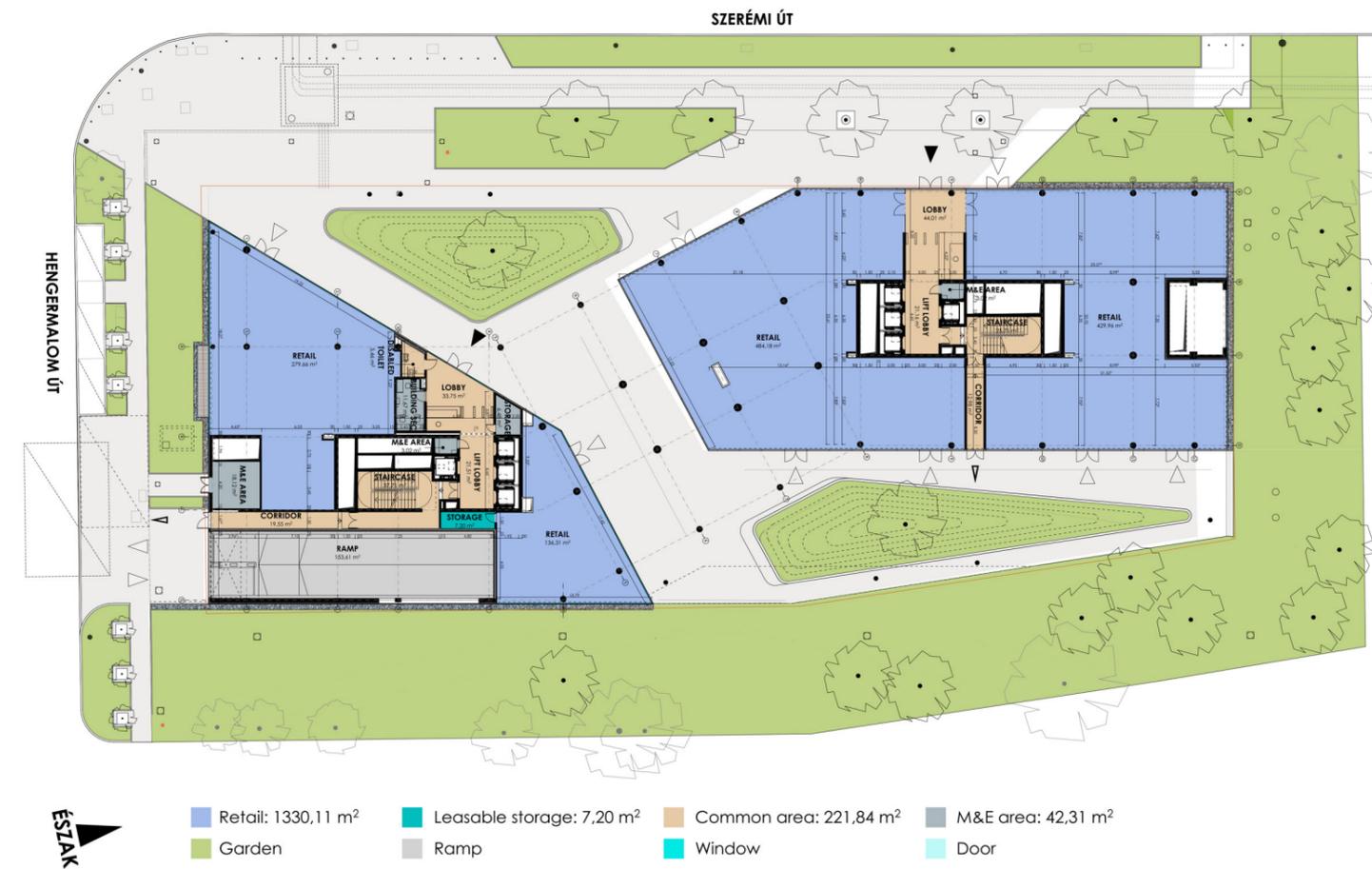
Excellent quality of technical specification

- Turnkey office fit-out
- Openable windows – controlled by BMS system
- Suspended ceiling
- Full access raised floor, 12 cm
- Chilled beam cooling system – controlled by BMS system
- Radiator heating
- Heat pumps
- 50 m³/h/workstation cleaned fresh air supply
- BMS controlled dimmable office lightning
- 2.7 m clear internal light
- Standard kitchen and water blocks
- Double connection network
- Diesel Generator for tenants

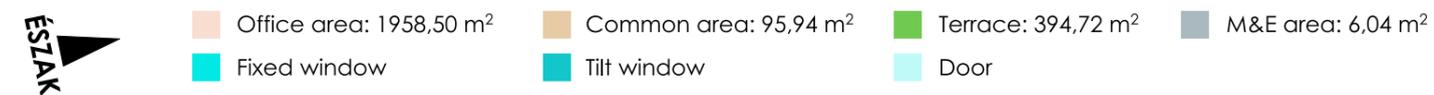
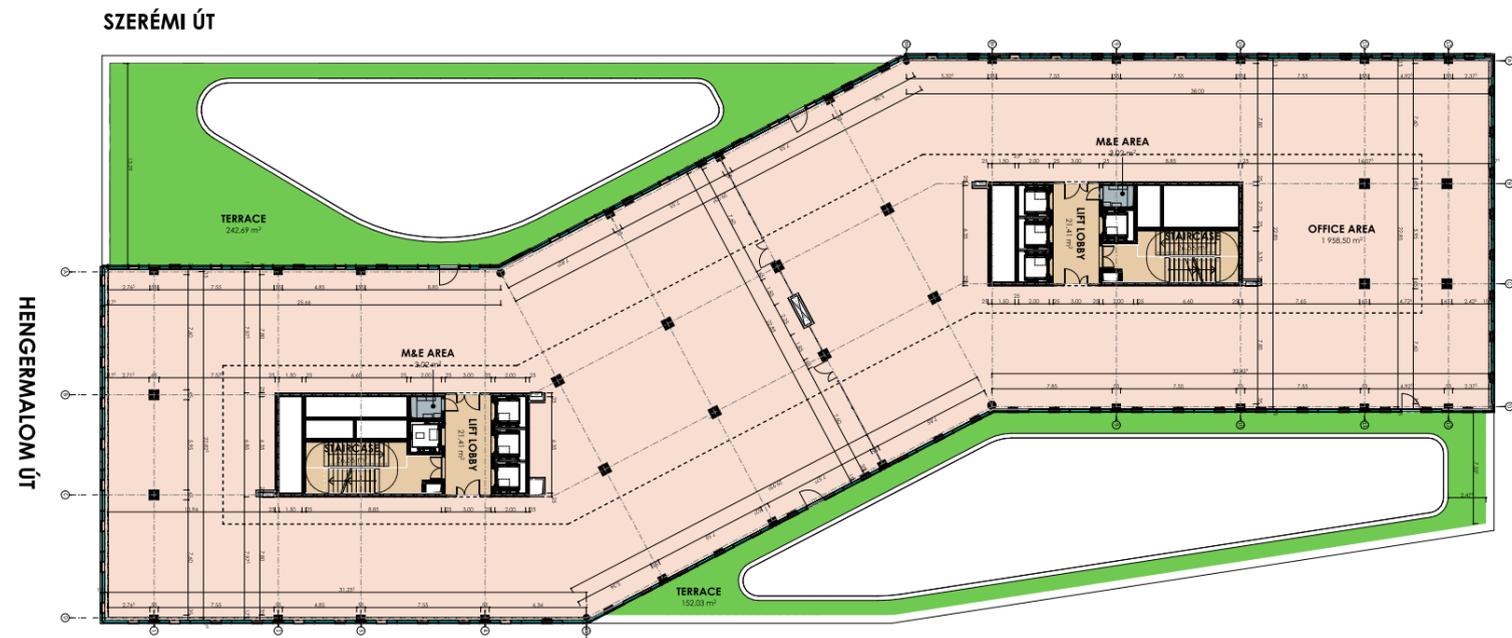




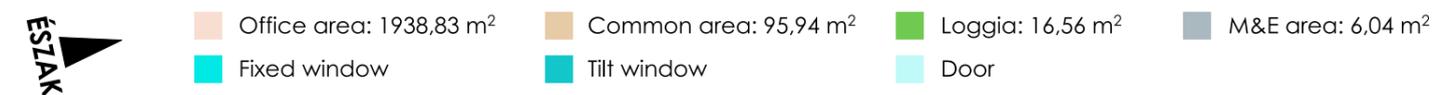
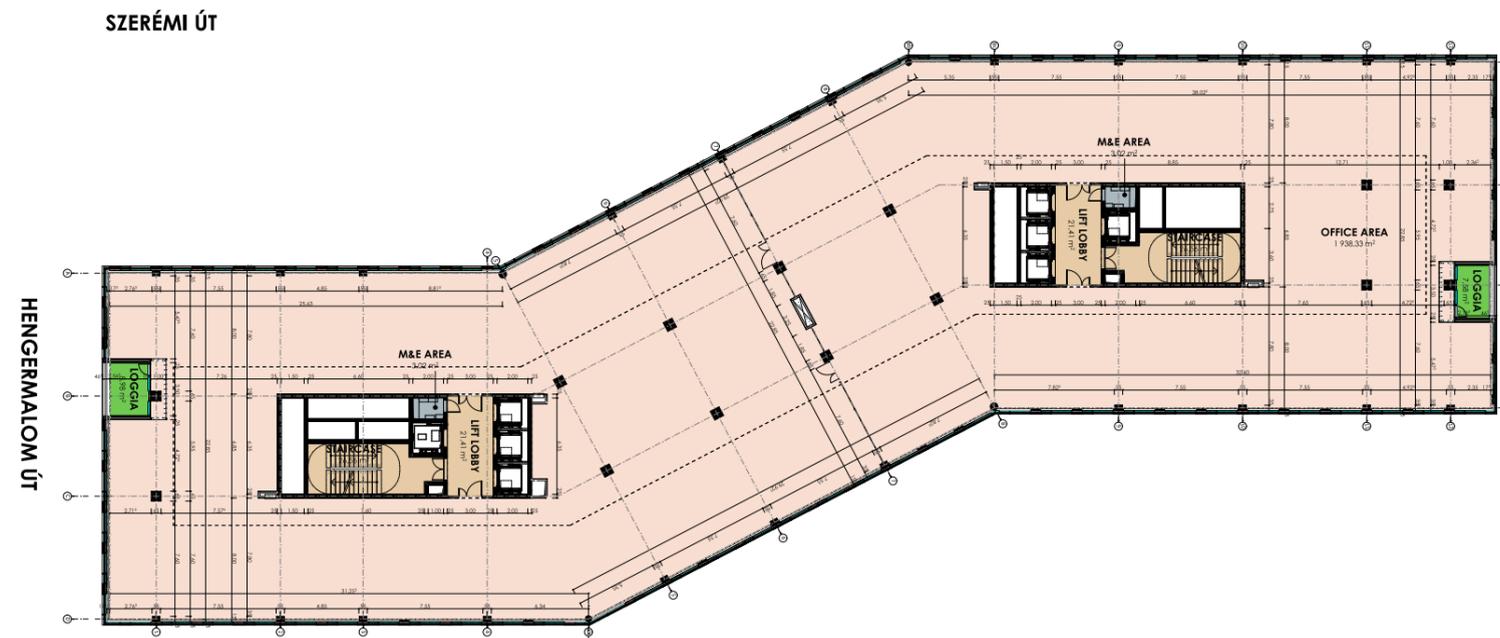
Ground floor



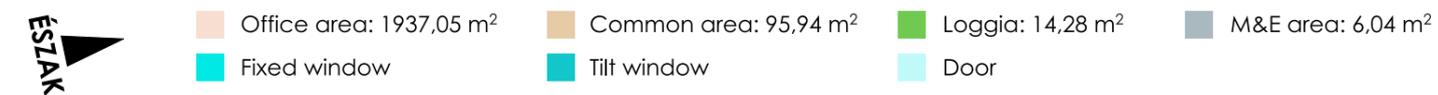
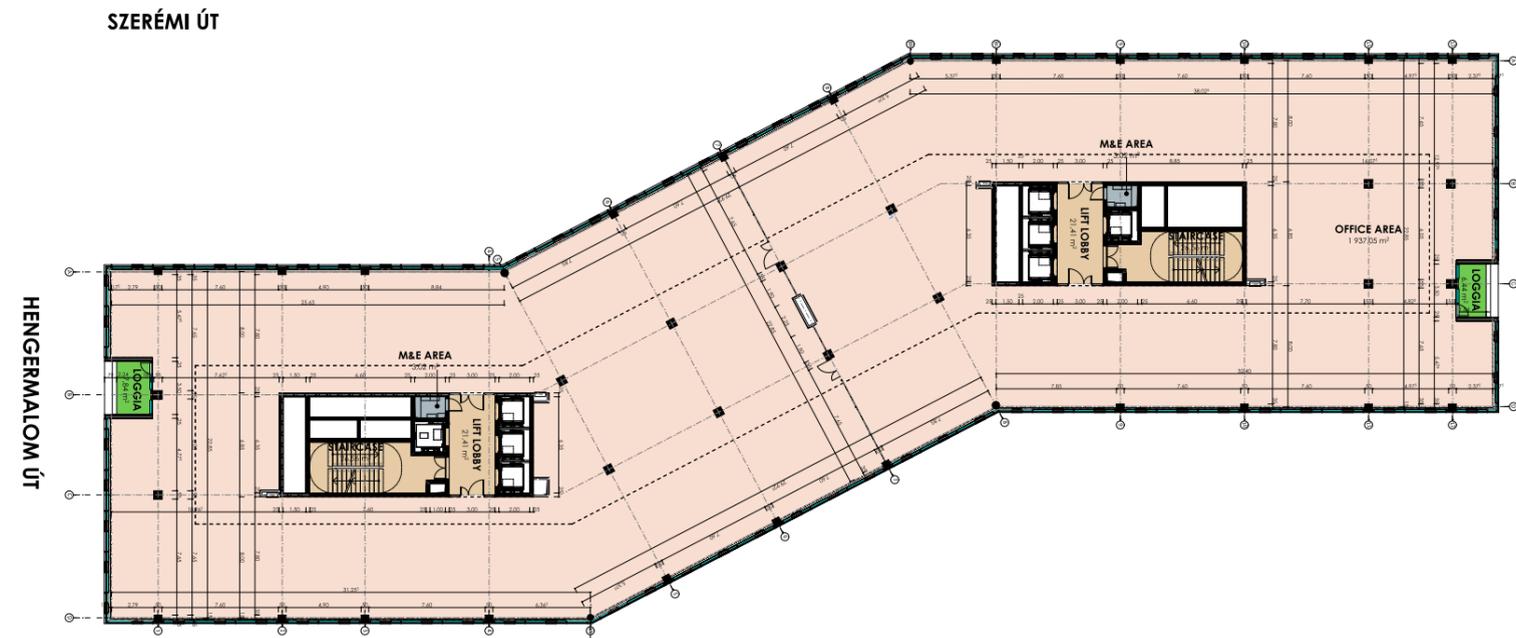
1st floor



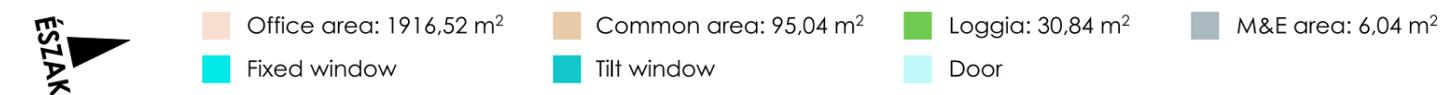
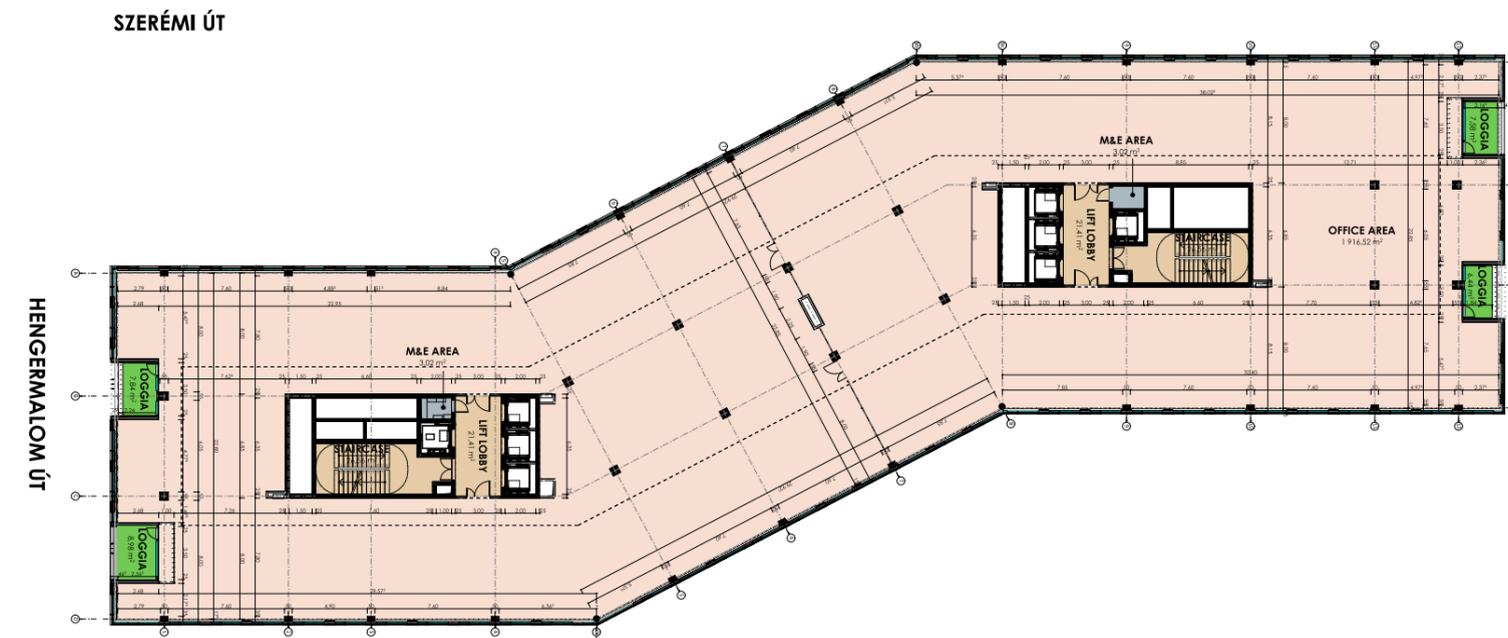
2nd floor



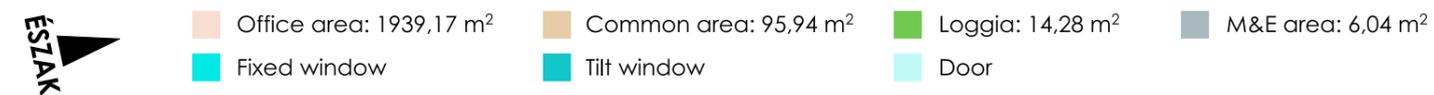
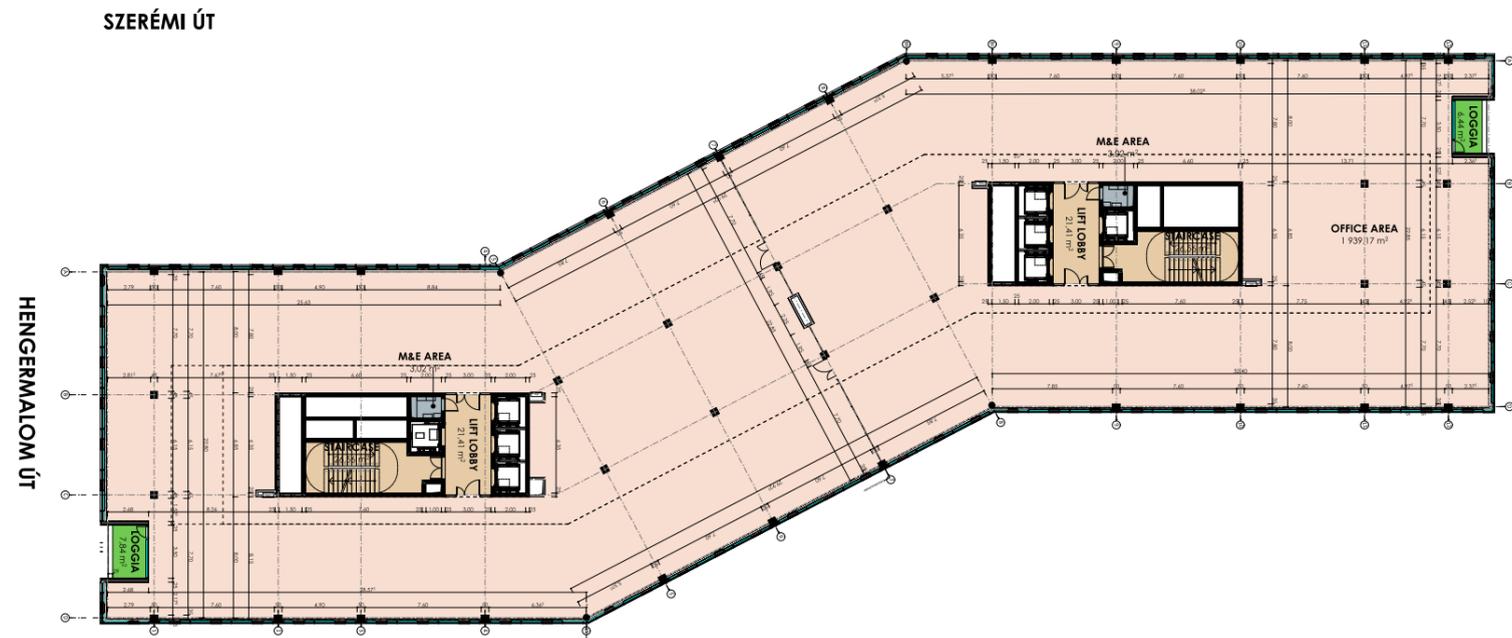
3rd floor



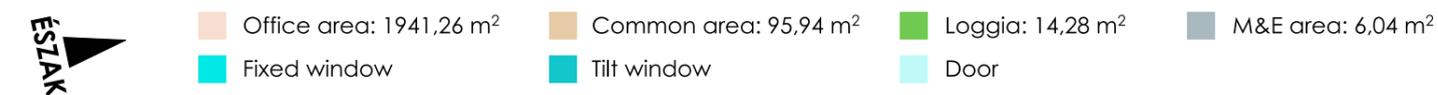
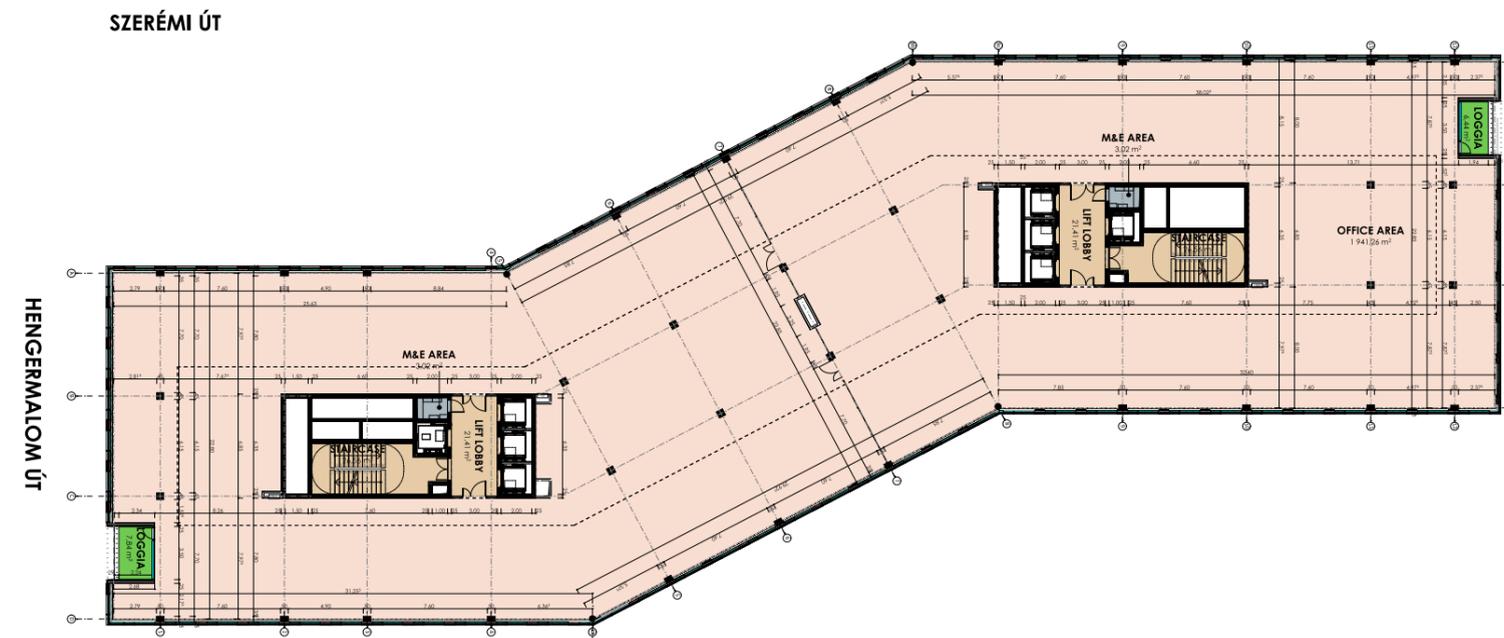
4th floor



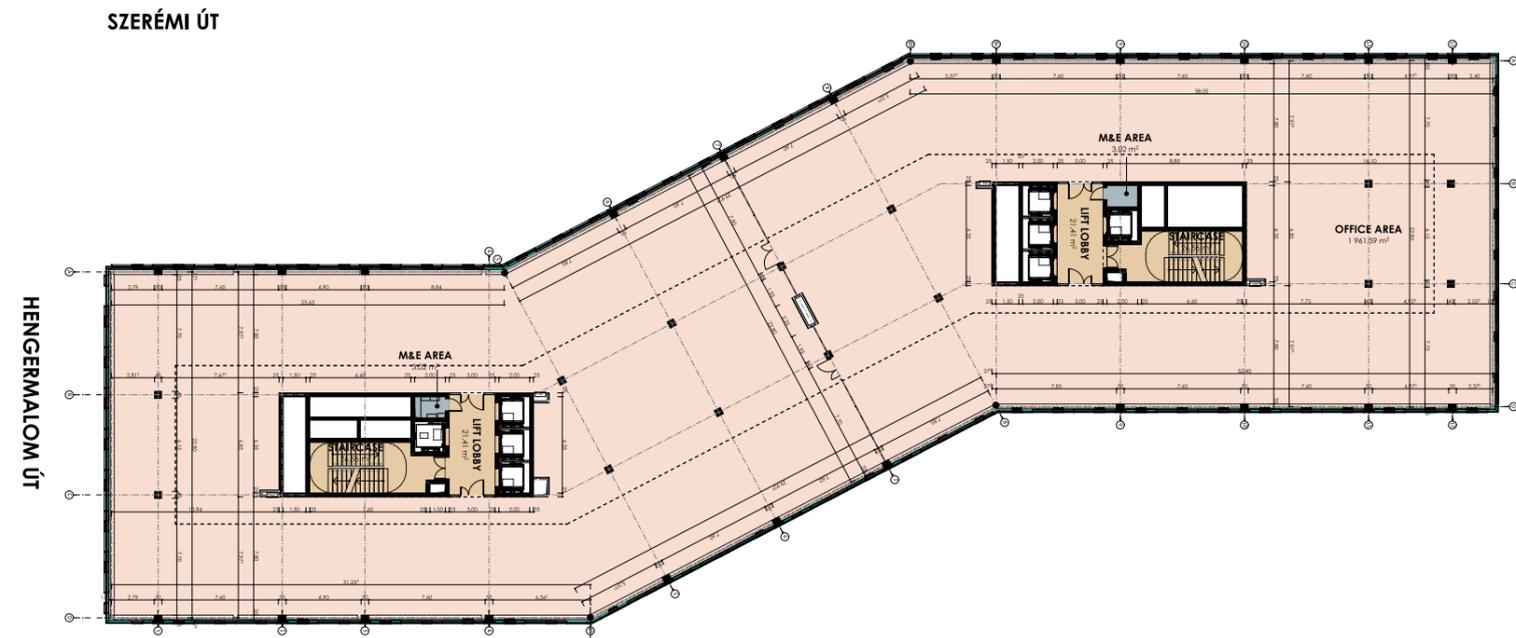
5th floor



6th floor



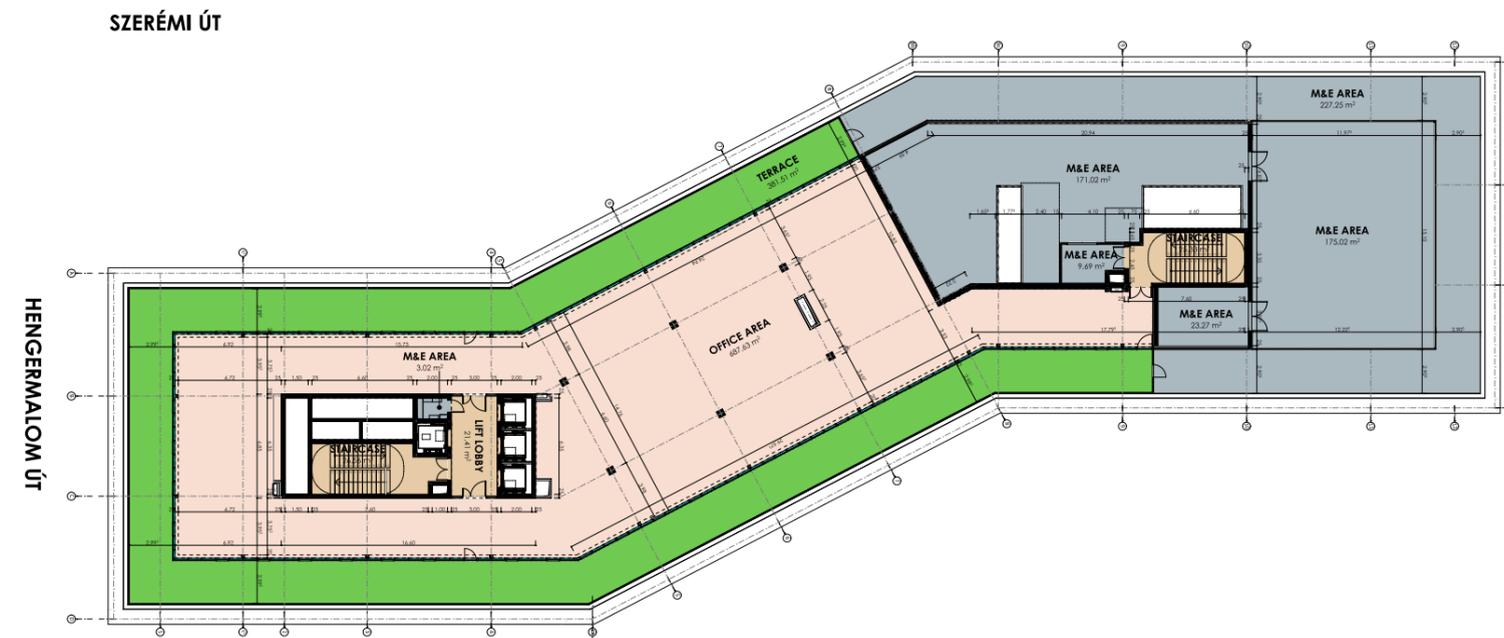
7th floor



- Office area: 1961,59 m²
- Common area: 95,94 m²
- Loggia: -
- M&E area: 6,04 m²
- Fixed window
- Tilt window
- Door



8th floor



- Office area: 687,63 m²
- Common area: 73,30 m²
- Terrace: 381,51 m²
- M&E area: 609,27 m²
- Fixed window
- Tilt window
- Door





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