



We Create Places



Being in the right spot.



Fulfill your dream of doing your job, your daily workout, drink your coffee and enjoy the picturesque scenery in a magnificent building which displays all the necessary features for a contemporary, competent working environment.

The **IN15** complex provides all the comforts of an energetic and productive, but at the same time relaxed and easygoing way of life.

IN15 is a unique complex, designed by award-winning architect Zoboki Gábor, offering A+ and B category, eco-friendly office spaces, modern communal areas, storage solutions and covered parking places – all safeguarded by the highest security standards.

The 20,655 m² office park satisfies all tenants' needs with various amenities, including a fine restaurant, freely-accessible fitness center, car wash services, shared meeting rooms and a well-equipped conference hall.

As a former headquarter of Raiffeisen Bank, IN15 Office Park - operated by IN Group Hungary - is now ready to serve as your next office premises at an affordable price.

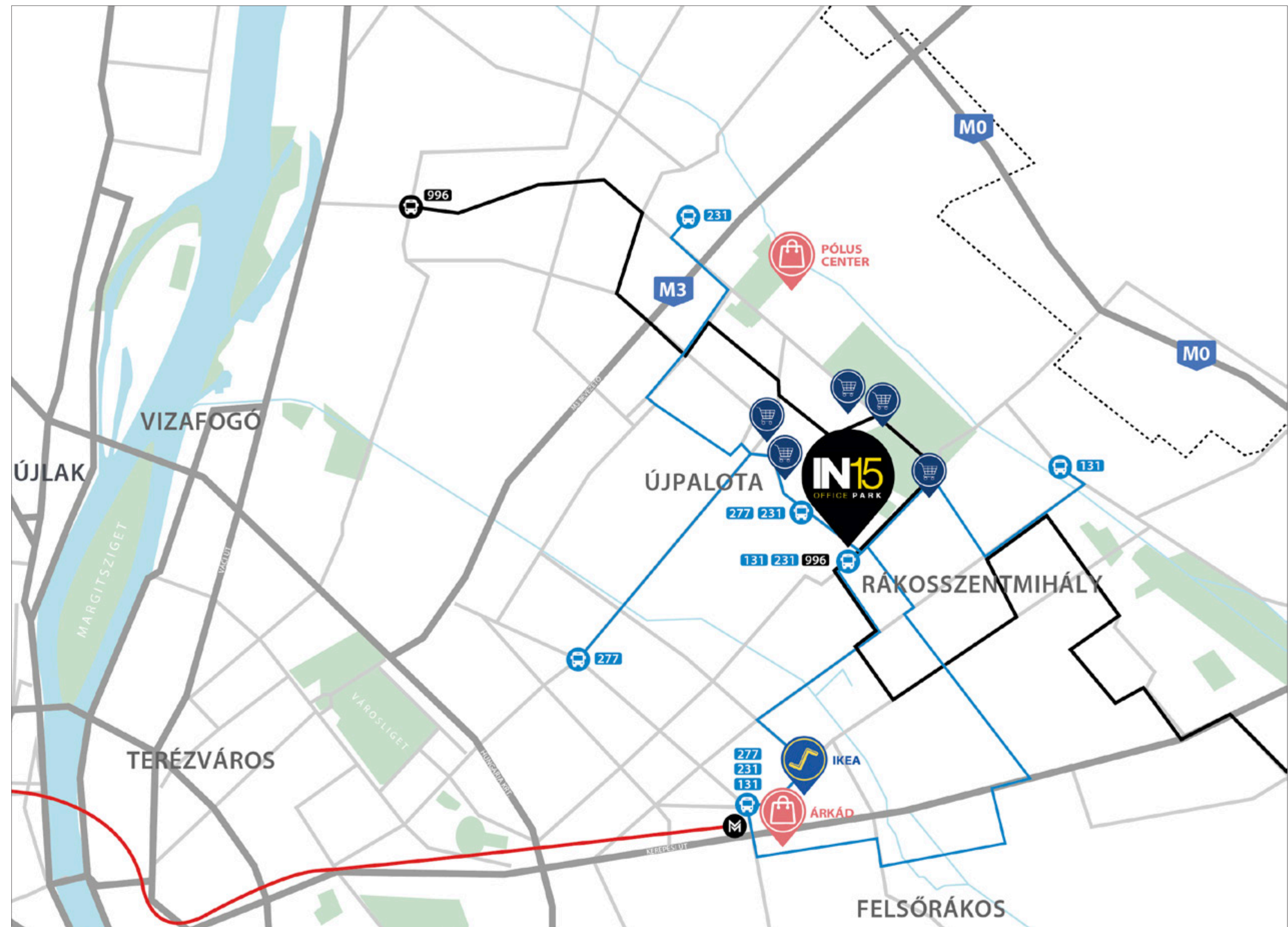
The proper location

A few minutes' drives from the city center, next to some of the busiest highways and strategic roads, the compound is ideally located for residents to feel the energetic pulsation of the metropolis while – at the same time – enjoying a relaxed, soothing atmosphere of suburbia as well.

Gaining priceless hours

Situated on the corner of Késmárk street and Rákospalotai road, the office park is right at the intersection of districts XV and XVI of Budapest. Instead of getting stuck in endless traffic jams, substantial time can be saved for those who do not wish to commute, although, with the proximity of two highways (M3, M0, metro line 2) and several bus stops, both the city center and the farther districts are within arm's reach.

Grocery stores (Aldi, Lidl), prominent shopping malls (Pólus Center, Árkád) and even an IKEA store can be found in the vicinity of the complex.



A blossoming neighborhood

In the surrounding area, besides numerous developments that have already been completed, several ongoing projects are about to stimulate business and everyday life in the near future.

- A ring road-rail line is to be constructed, which will provide direct access to the city center
- Connection of Metro line 2 and HEV makes transportation the simplest all the way to Gödöllő and Csömör
- Renovation of HEV lines
- Thousands of new residential properties
- Construction of a new sports and event center
- New restaurants, cafés and other catering facilities

Outstanding transport arrangements

- Metro line 2 at Örs vezér tere is only a 10-minute ride by bus
- Bus stop at Rigó street (lines No. 131, 231, 996)
- Bus stop at Késmárk street 11. (lines No. 231, 277)
- The Rákosszentmihály Railway Station will be re-opened just as the ring road rail line is completed
- Direct proximity to bypass M0 and highway M3
- Important strategic roads around the corner (Kerepesi road, Hungária körút)



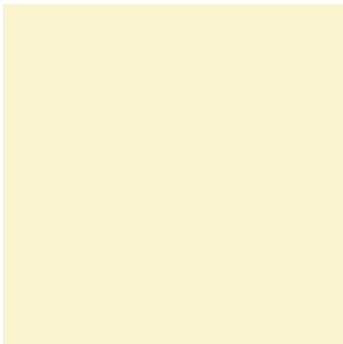
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Changing lines at Örs Vezér tér,
a few minutes from my office

Comfort services for stress-free workdays

The numerous amenities that IN15 offers for residents aim to aid social interaction, take care of everyday to-dos and help maintain a contented, healthy lifestyle.

- Staffed lobby 24/7 at every building
- Restaurant, with a selection of fresh meals
- Friendly communal spaces, perfect for socializing
- Green leisure park with an outside fitness area
- Rooftop terraces
- Equipped tea kitchens on every floor
- Fully equipped conference hall
- Shared meeting rooms
- Modern, stylish fitness center, open 24/7, free of charge
- Changing rooms and showers
- Ideal storage solutions
- 5 Elevators
- Highly secured vault unit
- Two-levels of underground car parking
- Visitors' free parking area
- Electric car chargers
- Car wash service
- Bicycle racks



| Unit | Level | Parking | NLA | GLA |
|------------------------|--------------|---------|-----------|-----------|
| Building 1 | Fifth | | 1,018 m2 | 1,077 m2 |
| | Fourth | | 1,296 m2 | 1,393 m2 |
| | Third | | 1,291 m2 | 1,388 m2 |
| | Second | | 1,298 m2 | 1,395 m2 |
| | First | | 1,288 m2 | 1,384 m2 |
| | Ground Floor | | 1,195 m2 | 1,523 m2 |
| | Level -1 | 66 | 2,552 m2 | 3,024 m2 |
| | Level -2 | 65 | 2,192 m2 | 2,904 m2 |
| Building 2 | Second | | 384 m2 | 410 m2 |
| | First | | 735 m2 | 777 m2 |
| | Ground Floor | 11 | 733 m2 | 934 m2 |
| | Level -1 | | 231 m2 | 405 m2 |
| Building 3 | Third | | 741 m2 | 989 m2 |
| | Second | | 978 m2 | 1,020 m2 |
| | First | | 914 m2 | 956 m2 |
| | Ground Floor | 62 | 716 m2 | 1,077 m2 |
| Total | | 204 | 17,562 m2 | 20,655 m2 |
| Common Area Ratio: 12% | | | | |





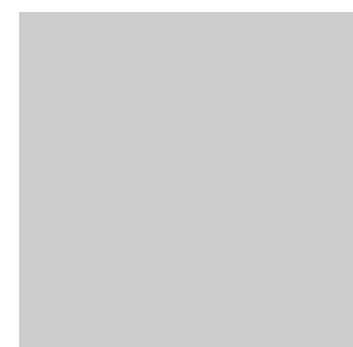
18:35

Enjoying the picturesque view after a successful session

Sustainability and smart solutions

Keeping up with the strictest, 21st century green standards, the IN15 office park is a real archetype of energy efficiency and environmentally friendly implementation

- Automatic external shading with a weather sensor
- Climate glass facade
- Indoor air quality monitoring
- Eco-friendly heating and cooling, geothermal soil probes
- Flushing and watering with recycled groundwater
- Target level controlled elevators
- Optimized electric vehicle charging (cars, motorcycles, scooters)

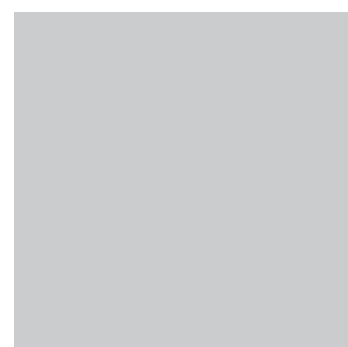
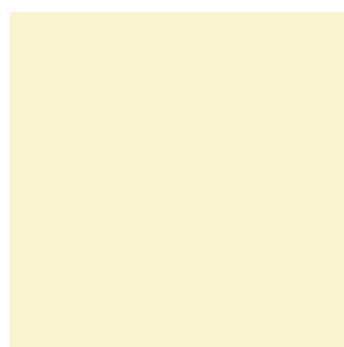




Maximized security

As a former headquarter of Raiffeisen Bank, IN15 Office Park offers the highest possible level of security solutions. Not only is the property constantly being watched by highly qualified professionals, but it also displays some of the most up-to-date safeguarding technology.

- Spacious lobbies, receptions with security gates
- Armed, on-site guards in each building on a 24/7 duty
- High security of operations through CCTV
- Magnetic card entry system
- Separate parking spaces for guests
- Professional alarm system
- Three backup generators in case of power failure
- Accessible solutions

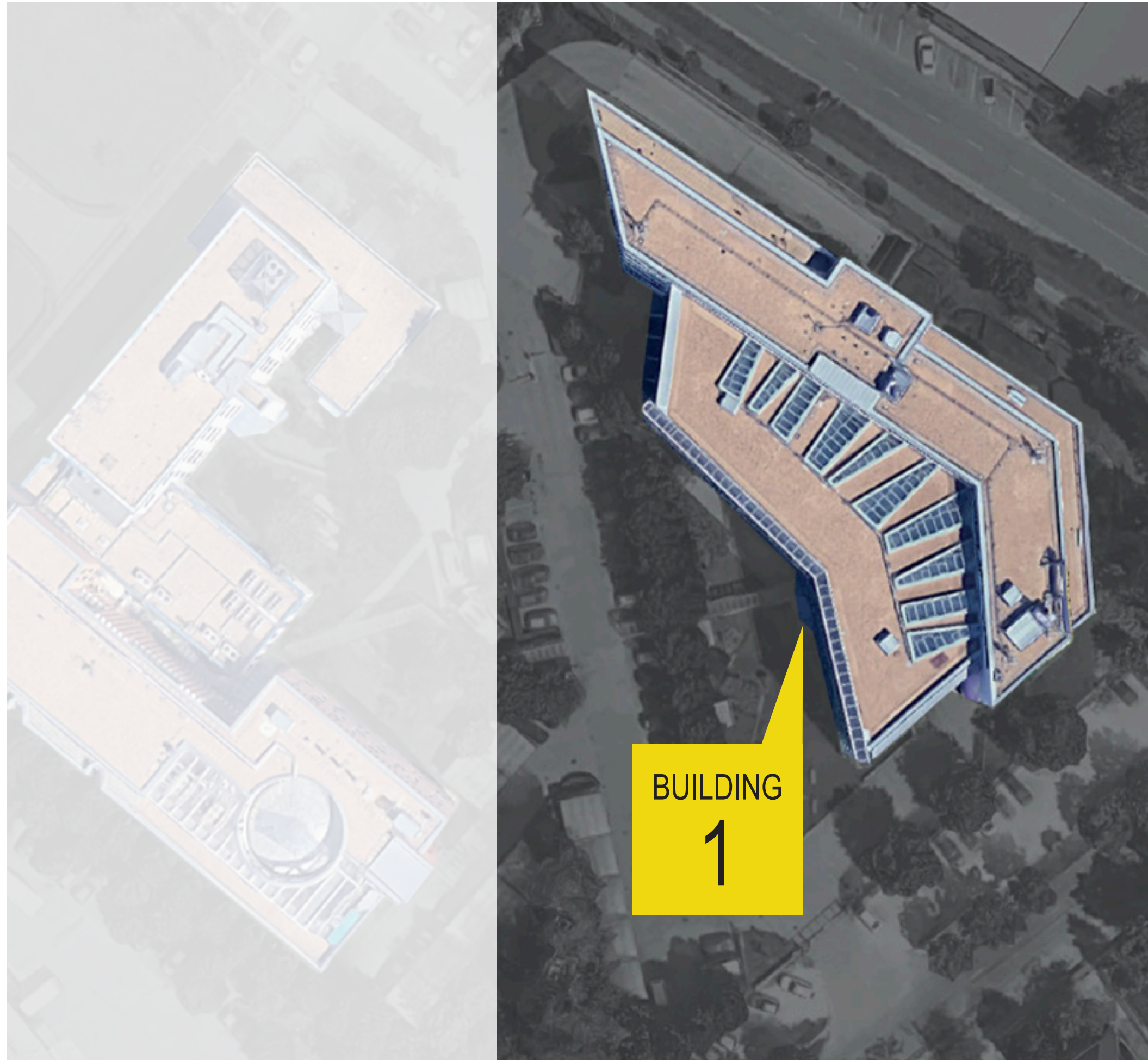




Building 1

IN15 was developed to meet all the crucial technical requirements of our modern age – and more. Besides professional innovation, our specific environmentally friendly solutions include thermal control, energy efficiency in heating and lighting, and optimized water consumption

General and technical features



GENERAL

- Designed according to the highest standards of our days, category A+
- Leasable area: 200-14,087 m² GLA
- Planned seating density: 1 person / 6m² NLA
- Kitchenettes, changing rooms and bathrooms on all floors
- Two staircases, three elevators
- Medium voltage dual input and diesel generator
- Low energy 4-pipe heating and cooling system, heat recovery, heat utilization, rainwater recovery
- Average 2.90 m clear floor to ceiling height
- Raised floor and electric floorboxes
- Perforated metal sheets suspended ceiling in office areas
- Openable windows, external shading on the building façades
- Elegant roof terraces with panoramic view
- In-house conference hall
- In-house meeting rooms
- Modern, stylish fitness center, open 24/7, free of charge
- 24-hour reception / security service
- Closed-TV network and card access control system
- Building Management System (BMS)
- Showers and lockers
- High-speed Wi-Fi in common areas

BASEMENT (GARAGE)

- 131 parking spaces
- Electric car charging stations
- On-site storage
- Maximum height: 2.10m - Lighting: 200 lux
- 750 m² professional vault
- Car wash
- 50 Bicycle storage

ARCHITECTURAL

- Curtain glass wall on western and southern façades
- Structural loading capacity on general office areas: 4,00-4,50 kN / m²
- Efficient column grid and floor plate layouts
- External windows and doors are modern aluminum systems by SCHUCO with external automatic electric shading on the façades
- Main entrance with air curtains
- Three modern elevators ensure optimal waiting time
- Landscaping irrigation: drip irrigation or plants that don't need irrigation
- Inner green patio with plants
- Wheelchair accessibility: a ramp interconnecting all floors

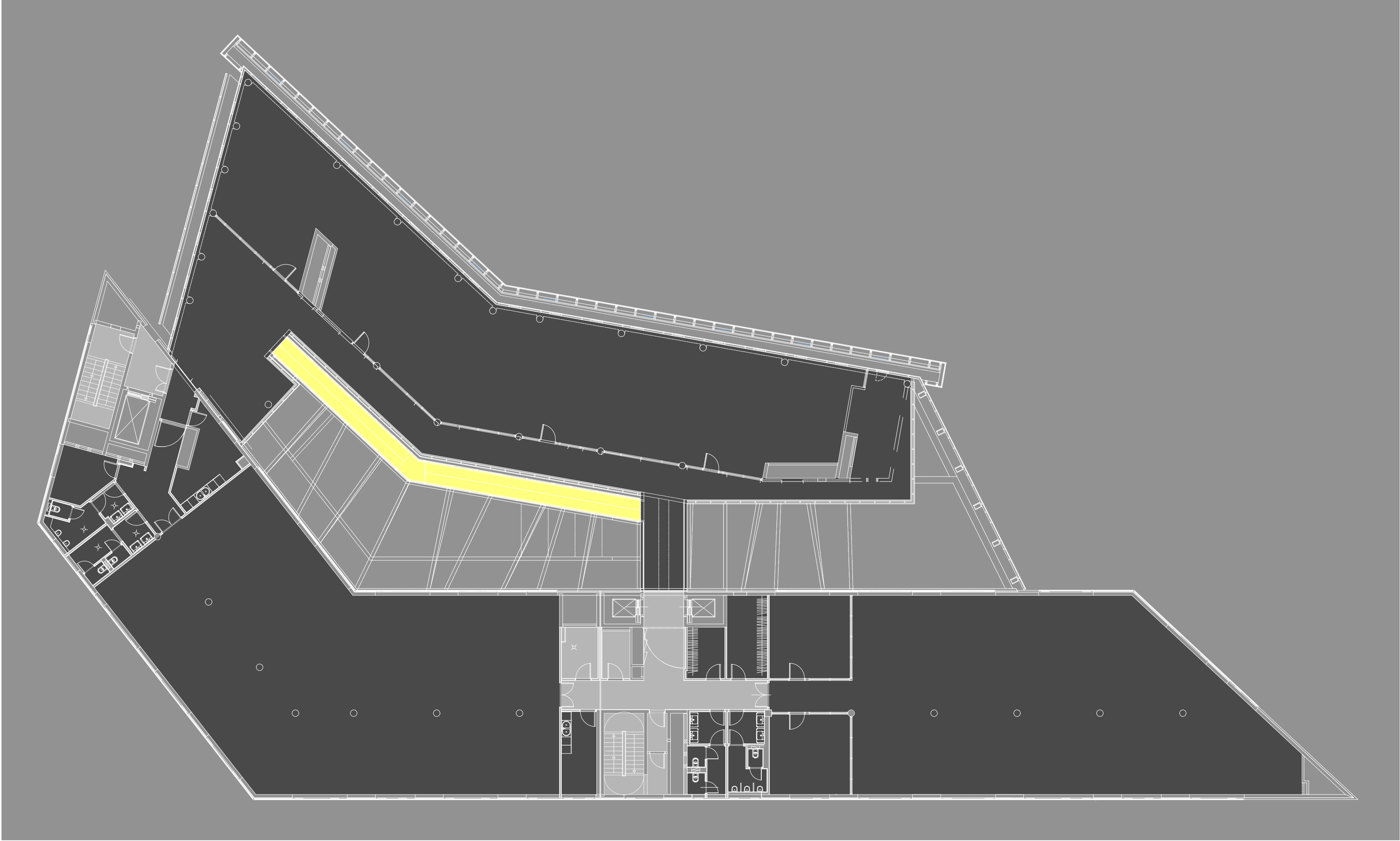
MECHANICAL

- Heating and cooling: a modern HVAC system controlled by BMS shall ensure the temperature of office areas and meeting rooms are maintained in summer 25 °C (+/- 3 °C) and in winter 22 °C (±3 °C)
- Ventilation: offices shall receive 50 m³ / h / person in summer 25°C +/-3°C (+36°C / 40% RH) and in winter 22°C +/-3°C (-13°C outside temperature)
- Acoustic performance (noise) of HVAC system: maximum of 40 dB in office areas and meeting rooms
- Sprinkler system on office areas
- Rainwater: shall be harvested for irrigation or indoor non-potable water applications

ELECTRICAL

- Luminance in office areas and meeting rooms: 500 lux at 0.85m above floor level
- LED lighting in common and office areas
- BMS connection in common areas
- Motion detectors in stairways
- Presence and light sensor in office areas
- BMS and motion detectors in car parks
- CCTV system shall monitor all exits and entrances on the ground floor
- Access control systems: turnstiles / speed gates on the ground floor; card readers to all stairwell and ground floor doors

Building 1 - Typical floor



Building 1 - Areas summery

| Level | Parking | NLA | GLA |
|--------------|---------|-----------|-----------|
| Fifth | | 1,018 m2 | 1,077 m2 |
| Fourth | | 1,296 m2 | 1,393 m2 |
| Third | | 1,291 m2 | 1,388 m2 |
| Second | | 1,298 m2 | 1,395 m2 |
| First | | 1,288 m2 | 1,384 m2 |
| Ground Floor | | 1,195 m2 | 1,523 m2 |
| Level -1 | 66 | 2,552 m2 | 3,024 m2 |
| Level -2 | 65 | 2,192 m2 | 2,904 m2 |
| Total | 131 | 12,130 m2 | 14,087 m2 |

Common Area Ratio: 10%

Building 2

High security standards, comfy open spaces, and everything you need for a vivacious workday is granted in this friendly and amenable office building



General and technical features

BUILDING
2



GENERAL

- Designed as category B
- Leasable area: 20-2,526 m2 GLA
- Planned seating density: 1 person / 6m2 NLA
- Kitchenettes, changing rooms and bathrooms on all floors
- Two staircases, one elevator
- Medium voltage dual input and diesel generator
- Low energy 4-pipe fan coil system
- Average 2.65 m clear floor to ceiling height
- Concrete floor
- Suspended ceiling in office areas
- Openable windows
- 24-hour reception / security service
- Closed-TV network and card access control system
- 11 parking spaces

BASEMENT (GARAGE)

- On-site storage with car access

ARCHITECTURAL

- Structural loading capacity on general office areas: 4,00-4,50 kN / m2
- Efficient column grid and floor plate layouts
- External windows and doors are modern aluminum systems
- Main entrance with air curtains
- One modern elevator

MECHANICAL

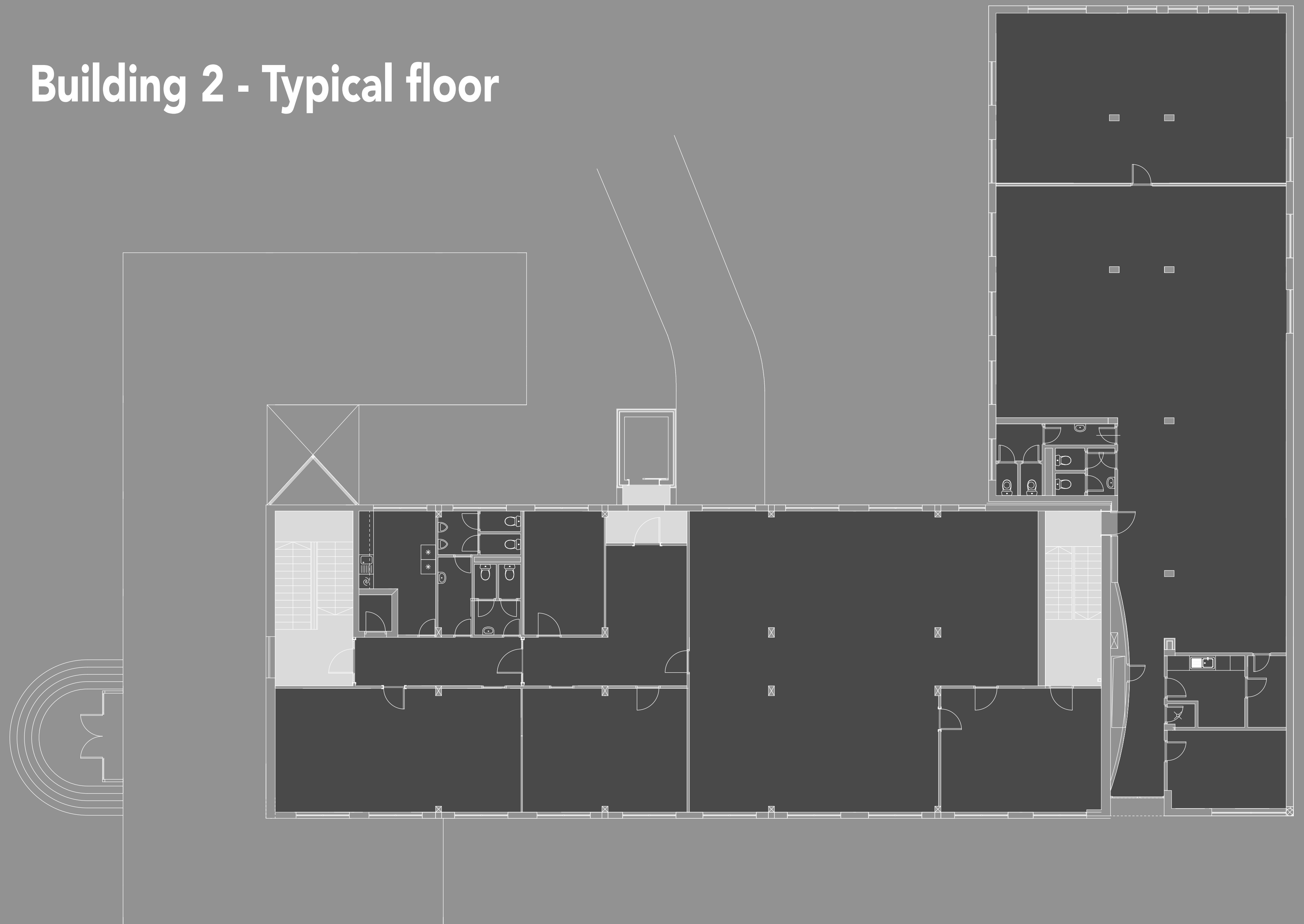
- Heating and cooling: 2 pipes fan coil system

ELECTRICAL

- Luminance in office and common areas: 500 lux at 0.85m
- CCTV system shall monitor all exits and entrances on the ground floor
- Access control systems: turnstiles gates on the ground floor; card readers to all stairwell and ground floor doors



Building 2 - Typical floor



Building 2 - Areas summery

| Level | Parking | NLA | GLA |
|--------------|-----------|-----------------|-----------------|
| Second | | 384 m2 | 410 m2 |
| First | | 735 m2 | 777 m2 |
| Ground Floor | 11 | 733 m2 | 934 m2 |
| Level -1 | | 231 m2 | 405 m2 |
| Total | 11 | 2,083 m2 | 2,526 m2 |

Common Area Ratio: 12%



Building 3

It is so important to have a lively social life and a welcoming environment at a workplace.

With its modern, roomy spaces, neat restaurant and friendly atmosphere, this outstanding building is perfectly suitable just as much for daily work as for organizing conferences or other significant events.



General and technical features

BUILDING
3



GENERAL

- Designed according to today high standards of category A
- Leasable area: 50 - 4,042 m² GLA
- Planned seating density: 1 person / 6m² NLA
- Kitchenettes, changing rooms and bathrooms on all floors
- Two staircases, one elevator
- Medium voltage dual input and diesel generator
- Low energy 4-pipe fan coil system
- Average 2.85 m clear floor to ceiling height
- Raised floor and electric floorboxes
- Concrete ceiling in office areas
- Openable windows, external shading on the eastern, southern and western façade
- Elegant roof terraces with panoramic view
- In-house restaurant and cafe
- In-house meeting rooms
- 24-hour reception / security service
- Closed-TV network and card access control system
- Building Management System (BMS)
- Showers and lockers
- High-speed Wi-Fi in common areas
- 62 outdoor covered parking Spaces
- On-site storage
- 30 Bicycle racks

ARCHITECTURAL

- Brick style façades
- Structural loading capacity on general office areas: 4,00-4,50 kN / m²
- Efficient column grid and floor plate layouts
- External windows and doors are modern aluminum systems by SCHUCO with external automatic electric shading on eastern, southern and western façades
- Main entrance with air curtains
- Modern elevator
- Inner patio with natural daylight

MECHANICAL

- Heating and cooling: a modern HVAC system
- Ventilation: offices shall receive 50 m³ / h / person in summer 250 C +/- 30 C (+360 C / 40% RH) and winter 220 C +/- 30 C (-130 C outside temperature)
- Acoustic performance (noise) of HVAC system: maximum of 40 dB in office areas and meeting rooms

ELECTRICAL

- Luminance in office areas and meeting rooms: 500 lux at 0.85m above floor level
- Luminance lighting in common and office areas
- BMS connection in common areas
- Motion detectors in comon areas
- Presence and light sensor in office areas
- CCTV system shall monitor all exits and entrances on the ground floor
- Access control systems: turnstiles / speed gates on the ground floor; card readers to all stairwell and ground floor doors

Building 3 - Typical floor



Building 3 - Areas summery

| Level | Parking | NLA | GLA |
|--------------|-----------|-----------------|-----------------|
| Third | | 741 m2 | 989 m2 |
| Second | | 978 m2 | 1,020 m2 |
| First | | 914 m2 | 956 m2 |
| Ground Floor | 62 | 716 m2 | 1,077 m2 |
| Total | 62 | 3,349 m2 | 4,042 m2 |

Common Area Ratio: 17%





Open mind. Open space.





19:30

Active recreation at the end of
a productive workday





We Create Places

About the company

IN GROUP is one of the leading companies in the field of project development, real estate investment and construction. Since it was founded in 2004 and to date, its main activities have been focused in Hungary, and it has set itself the objective of business expansion in other European countries.

IN GROUP has a number of subsidiaries which optimally incorporate and utilize the unique advantages of integrative activity as a group: development, construction, maintenance, management and more.

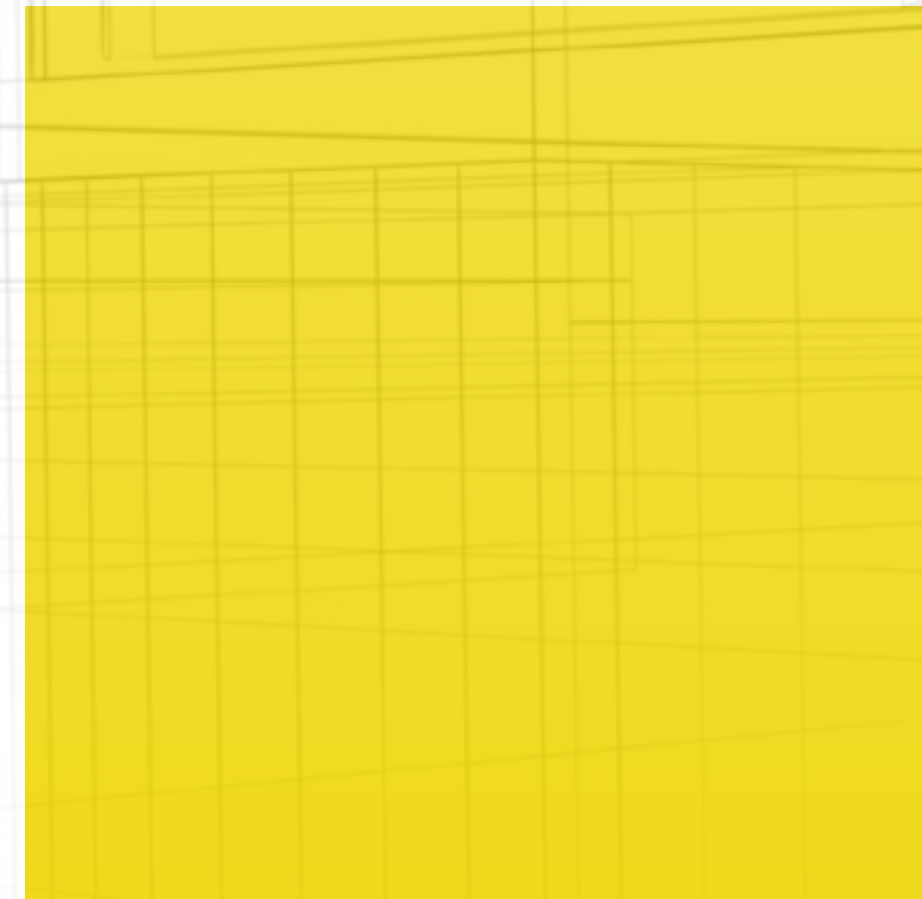
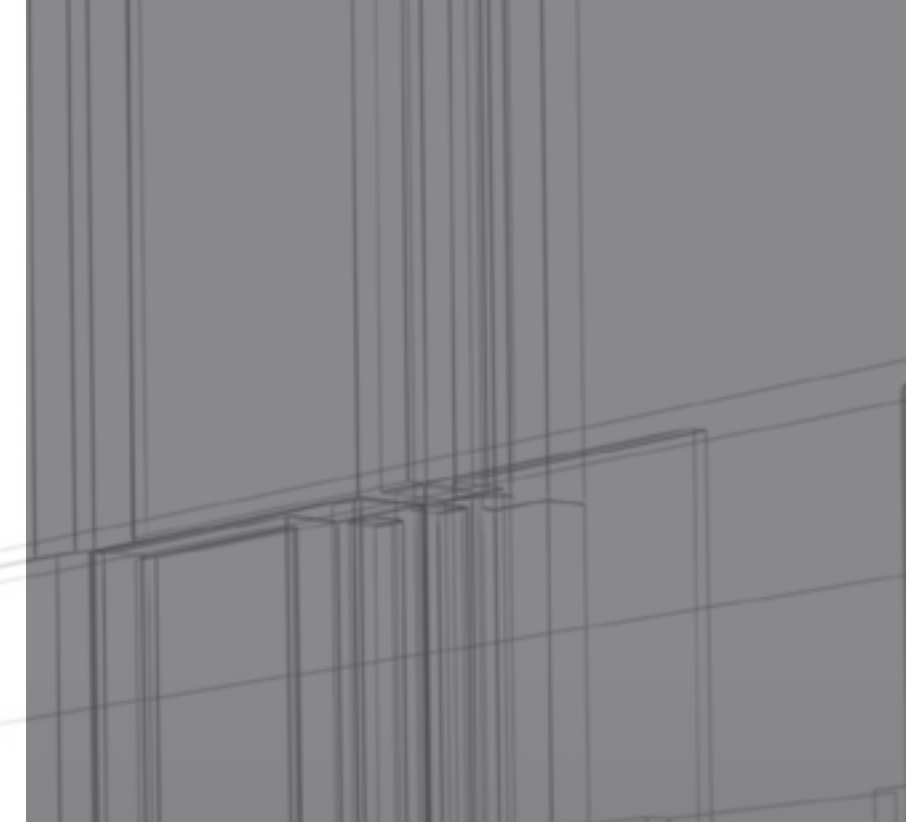
IN GROUP is a well-established, strong and stable company. It was founded and is managed by Mr. Mordechai (Motty) Segal (CPA), with more than 20 years of professional experience in the real-estate industry in Hungary, in property development, in asset acquisition, in property management and more.

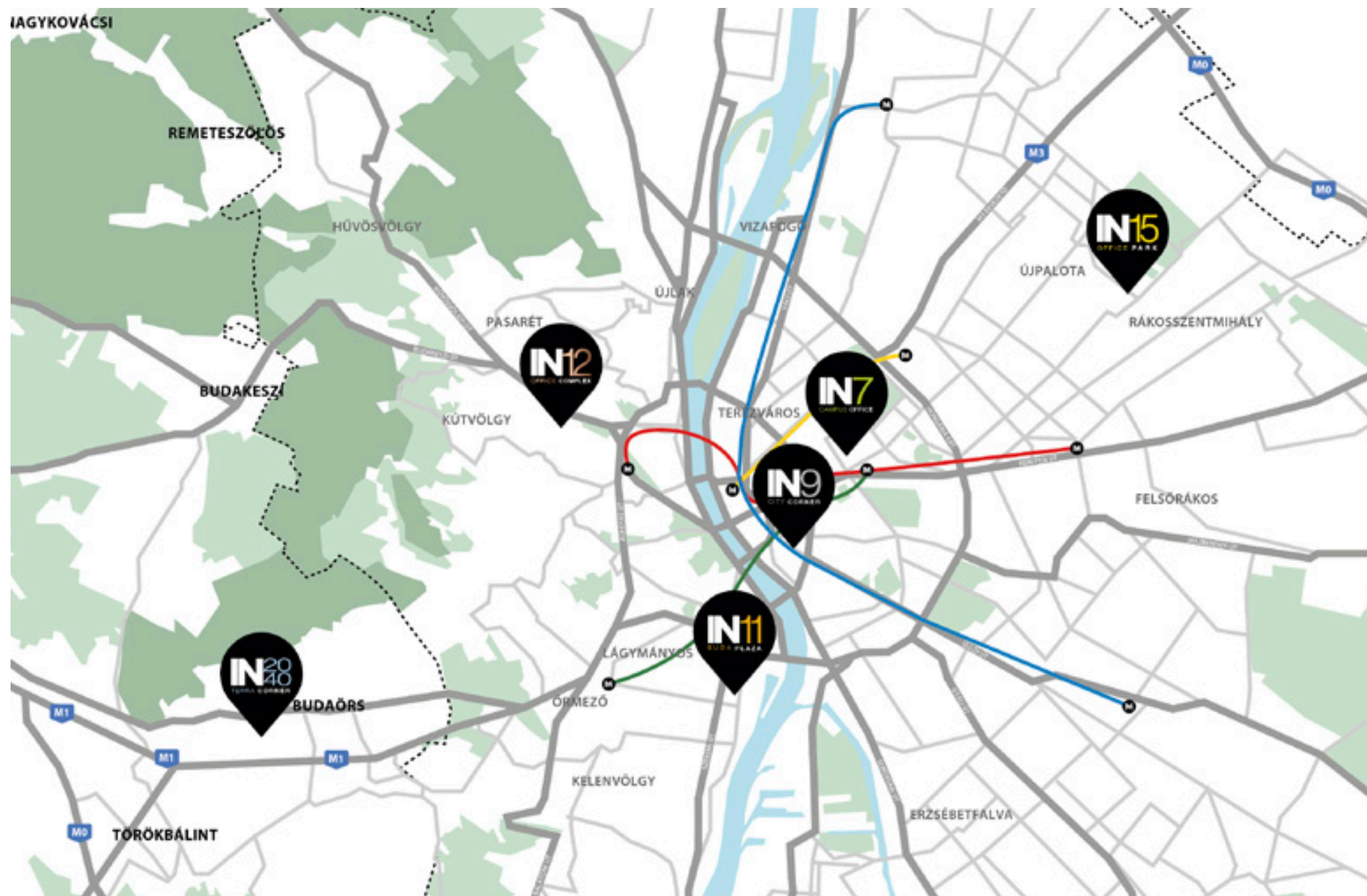
IN GROUP focuses on innovation, originality, out-of-the-box thinking and has a multi-year tradition of project development, trustworthiness and professionalism, based on superior, uncompromising standards.

The Group makes it a priority to nurture a spirit of excellence, and therefore to complete every project successfully and at the highest quality.

Among others, **IN GROUP** is currently leading a residential project – IN Budapest - located in Budapest, Hungary.

It also maintains, upgrades and manages six office buildings - IN11 Buda Plaza, IN2040 Terra Corner, IN9 City Corner, IN12 Office Complex, IN7 Campus Office and IN15 Office Park.





- 1/ **CAMPUS OFFICE**, 1077 Budapest, Rottenbiller utca 17-19.
- 2/ **CITY CORNER**, 1091 Budapest, Üllői út 25.
- 3/ **BUDA PLAZA**, 1117 Budapest, Budafoki út 111.
- 4/ **OFFICE COMPLEX**, 1125 Budapest, Fogaskerekű utca 4-6.
- 5/ **OFFICE PARK**, 1158 Budapest, Késmárk utca 11-13.
- 6/ **TERRA CORNER**, 2040 Budaörs, Puskás Tivadar utca 8-10.

IN 7
IN 9
IN 11
IN 12
IN 15
IN 2040





www.in15.hu



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