

TEKNIK

COMPANY PROFILE

# CONSTRUCTION CONSULTANCY & MANAGEMENT

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TEKNIK is an Independent Construction Consultancy & Management company for the built environment acting in Hungary and in the CEE region. We deliver Project Leadership, Commercial Success and Construction Excellence working across all real estate sectors having proven track record in all aspects of technical advisory from technical due diligence to project and cost management, project monitoring, fitout and transactional support.

Our culture and platform is based on human values and professional humility, facilitating the development of our Clients and our built environment in light of the all-time economic, social and sustainability challenges.

Building long-term partnership based on trust is a priority while creating tailor-made value and return to support commercial goals.



TEKNIK



A handwritten signature in blue ink, appearing to read 'B. Mikes'.

**Bence Mikes**

Managing Director & Founder

# INTERNATIONAL BACKGROUND

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Having spent +10 years in the Commercial Real Estate industry working on some of the largest and most complex Property transactions and Projects in the CEE region acting as a trusted advisor for International Clients led to set up TEKNIK Kft.

## AWARDS & PUBLICATIONS

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**Top 4 place in Talent of the Year' category**

Portfolio Property Awards 2021 - Budapest, Hungary

Issued by Portfolio · Nov 2021

**Global Pjm Star Award 2019 - top 5 place in 'Consulting engagement category** – Dallas, USA, Issued by CBRE · Feb 2020

CEE METRO portfolio Technical Due Diligence for Sale&Leaseback transaction

**Technical levels - Buy, Sell or Refurbish | LinkedIn**

**The Essence of Technical Due Diligence - Way of Commercial Mindset | LinkedIn**

*„We assist our clients to get the most from built assets throughout the whole lifecycle of their project, from property transactions, through to strategic planning, construction and fit-out stage to support operation, use and ownership of properties.”*



# KEY SERVICES

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- **Technical & Environmental & ESG Due Diligence**
- **Condition Assessment, Feasibility Study**
- **Project Management**
- **Cost Management, Quantity Surveying**
- **Development Monitoring**
- **Technical Controlling**
- **Fitout Management**
- **Lease & Contract Management/Support**
- **Green Building Certification Management**
- **Energy Audit, Energy Performance Certification**
- **Value Engineering Support**
- **Tenant/Landlord Representation**

Our combination of sector specific and built asset know-how allows us to deliver a wider range of professional services as well as bespoke solutions to meet our clients' business needs.

# EXPERIENCE

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## **Corner 6 Office Building**

Purchaser Technical &  
Environmental Due  
Diligence

7k m2

2019





# EXPERIENCE

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## **Eötvös 12 Hotel**

Purchaser Technical Due  
Diligence

6,2k m<sup>2</sup>

2020

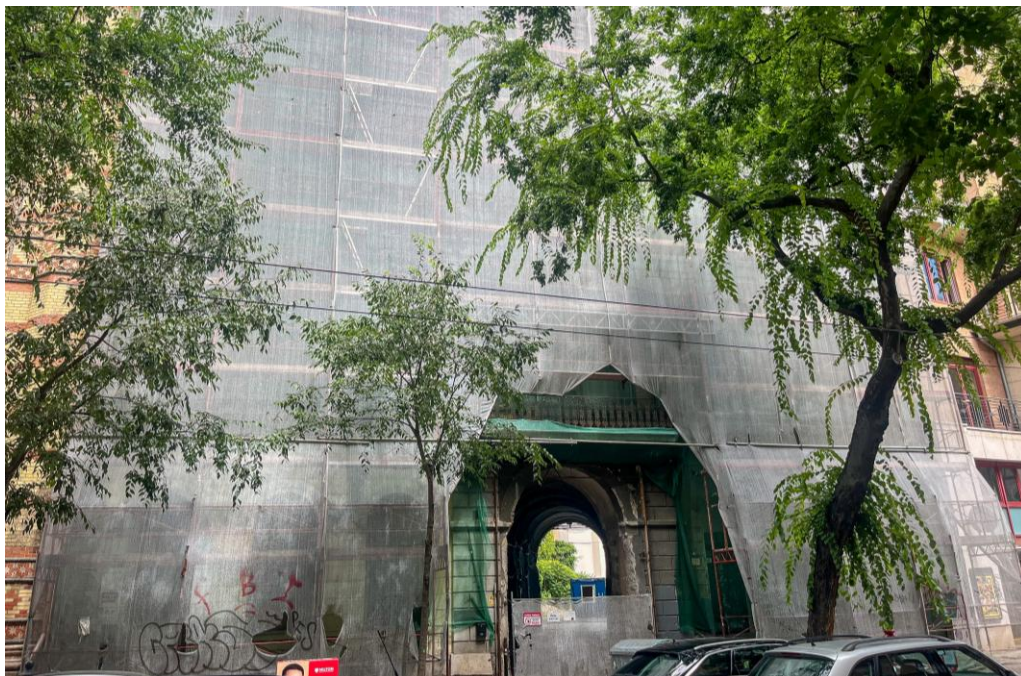


## **Dohány 12 Development Project**

Purchaser Technical Due  
Diligence

cca 27k m<sup>2</sup>

2023





# EXPERIENCE

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## **Malta House**

Purchaser Technical  
Due Diligence

16k m2

2021



## **Science Park**

Vendor Technical Due  
Diligence, BREEAM In-  
Use certification  
Management

32k m2

2021-22, 2024



# EXPERIENCE

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## **EON premise**

Fitout Management

cca 12000 m<sup>2</sup>

2016



## **Kinnarps Office Building**

Purchaser Technical  
Due Diligence

8k m<sup>2</sup>

2019





# EXPERIENCE

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## **Boscolo Hotel and Residence**

Vendor Technical Due Diligence

53k m<sup>2</sup>

2016



## **BCG premise**

Feasibility & Fitout Management

cca 1200 m<sup>2</sup>

2017



# EXPERIENCE

## TESCO Hypermarket Portfolio

14nr assets

Purchaser Technical &  
ESG Due Diligence

290k m2

2021-22



## METRO Portfolio

3nr assets

Vendor Technical Due  
Diligence

cca 60k m2

2019







# EXPERIENCE

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## **Amazon Fulfillment Centres in Poland**

Purchaser Technical  
Due Diligence

250k m2

2015



## **Johnson Controls Manufacturing Hall**

Development  
Monitoring, Technical  
Controlling

5k m2

2020-21

# EXPERIENCE

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## **MAMMUT Shopping Centre**

Purchaser Technical Due Diligence

60k m2

2019



## **Paris Department Store**

Purchaser Technical Due Diligence, Internal  
Area Survey

10k m2

2020



# EXPERIENCE

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## **Johnson Controls Industrial HQ site**

Purchaser Technical  
Due Diligence,  
Expansion works Cost  
Management

14k m<sup>2</sup>

2016, 2018



## **Johnson Controls Industrial site**

Purchaser Technical  
Due Diligence,  
Development  
Monitoring of  
Conversion project to  
Manufacturing Hall

cca 5k m<sup>2</sup>

2019-20



# EXPERIENCE

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## Váci Utca Center

Purchaser Technical  
Due Diligence,  
Development Cost  
Assessment

13k m2

2023



## Szövetség 37 Hotel Development

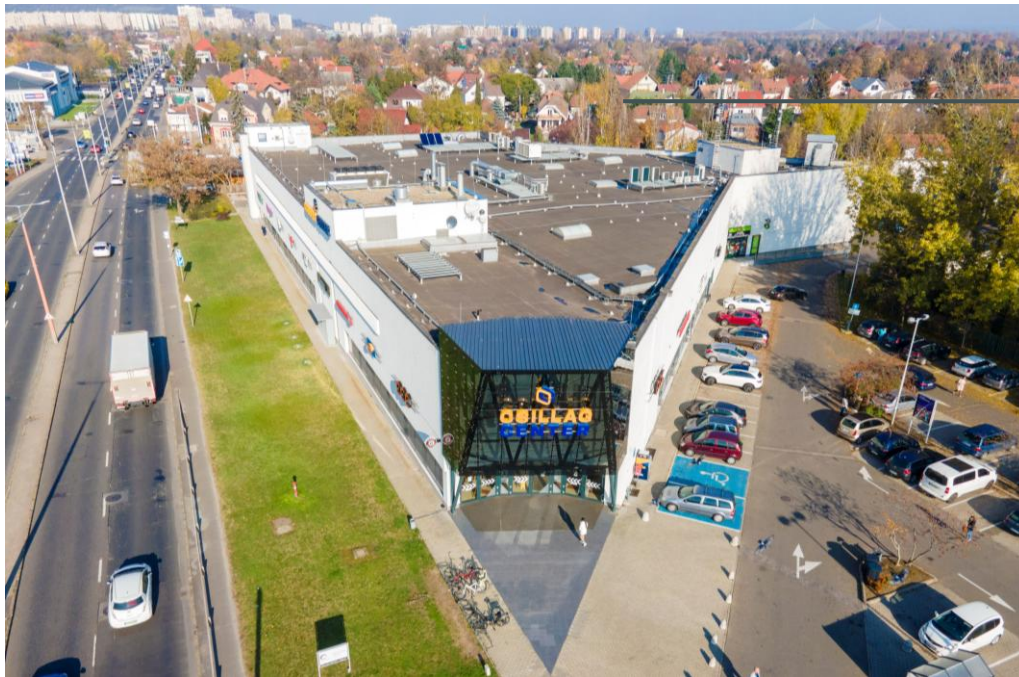
Purchaser Technical  
Due Diligence

3100 m2

2022







# EXPERIENCE

## **Csillagcenter Shopping Centre**

Project Management of  
Roof refurbishment and  
Chiller replacement

cca 3k m2

2017



## **Dorottya Udvar**

Purchaser Technical  
Due Diligence

18k m2

2016

# EXPERIENCE

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## **Aerozone Logistic Park**

Purchaser Technical  
Due Diligence

64k m2

2015



## **DS Smith Industrial Site**

Purchaser Technical  
Due Diligence

28k m2

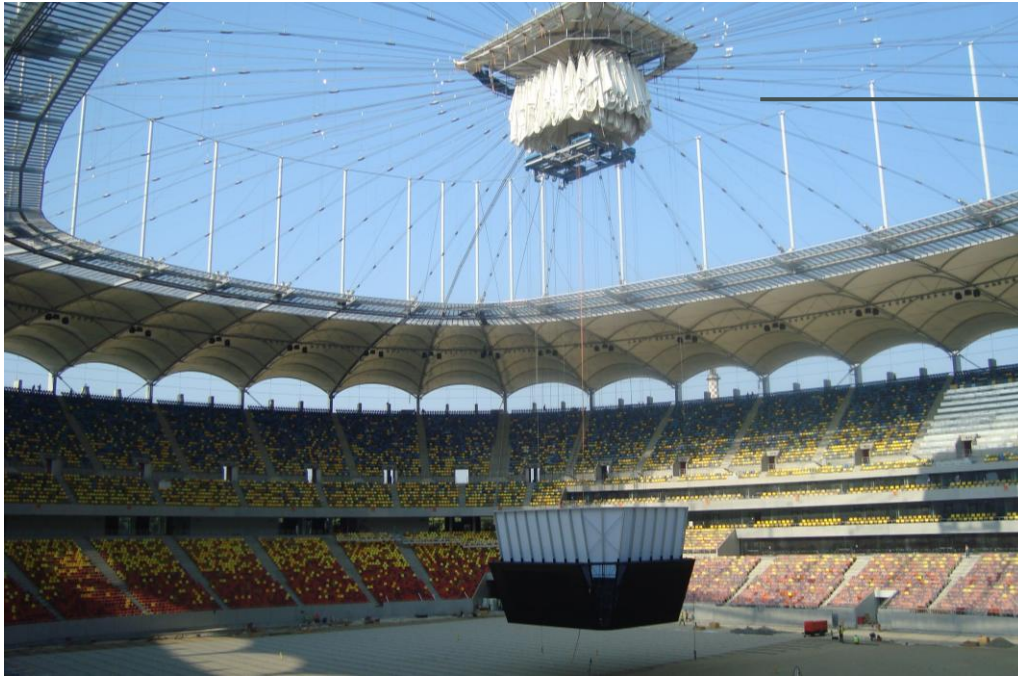
2023





# EXPERIENCE

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## **Bucharest National Stadium**

Subcontractor  
Management

2012



## **Wroclaw Football Stadium**

Subcontractor  
Management

2011

# EXPERIENCE

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## **IFF premise**

Fitout Management,  
Tenant Representation

2400 m<sup>2</sup>

2019



## **Team Fitness premise**

Project Management,  
Technical Controlling,  
Landlord  
Representation

1200 m<sup>2</sup>

2018



# CONTACT

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For any support and for more details please let us know,



**Bence Mikes**

Managing Director & Founder

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2025/02/25