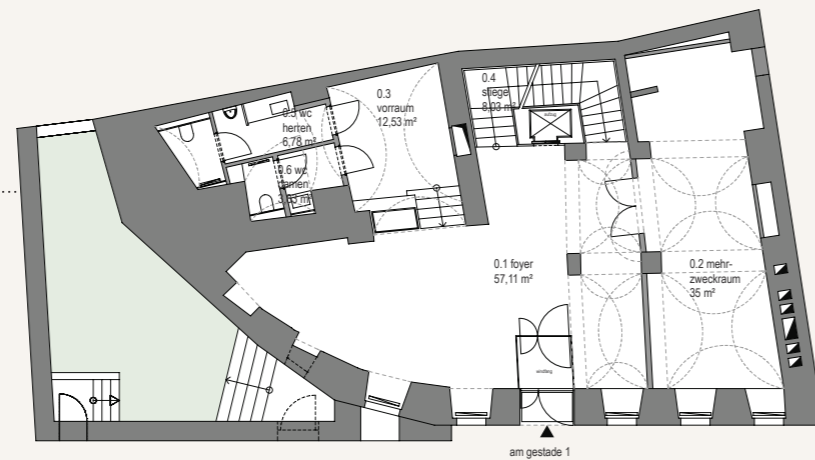
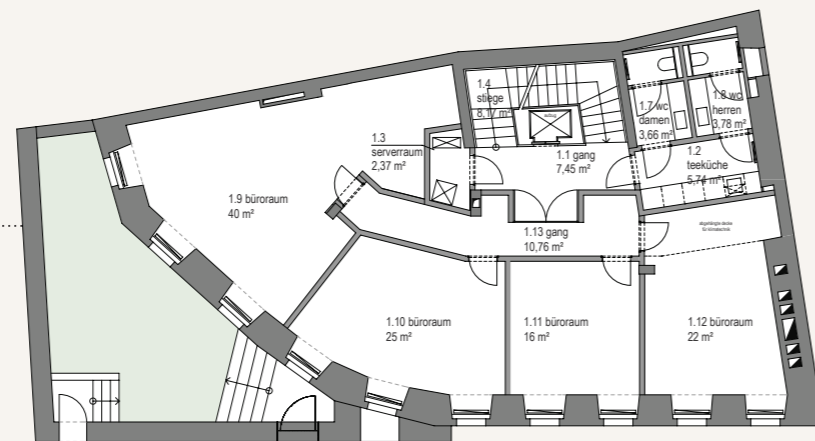


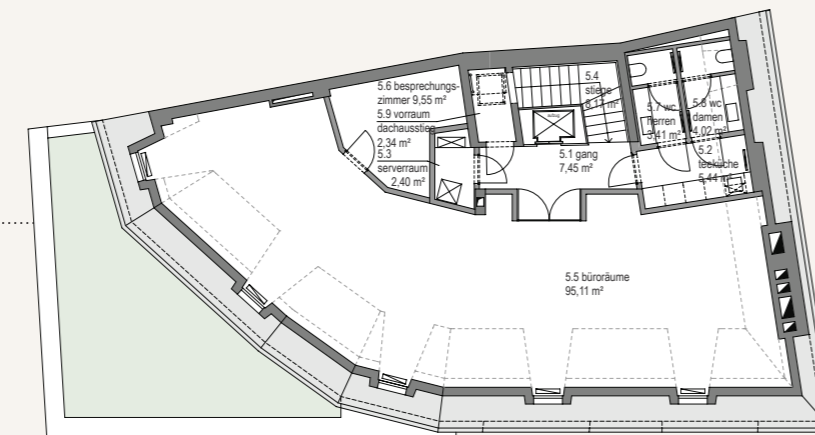
MAIN FLOOR 1-4



UPPER FLOOR 1-4



ATTIC FLOOR



YOUR OFFICE - Managed Business Services GmbH

Location **AM GESTADE** - Am Gestade 1, 1010 Vienna

Location **WIEN MITTE** - Landstraßer Hauptstraße 71/2, 1030 Vienna

Location **EURO PLAZA** - Am Euro Platz 2 / Building G, 1120 Vienna

Book your non-binding viewing appointment!

Renting | Contact

Mag. Natascha Stiefsohn

Head of Center Management

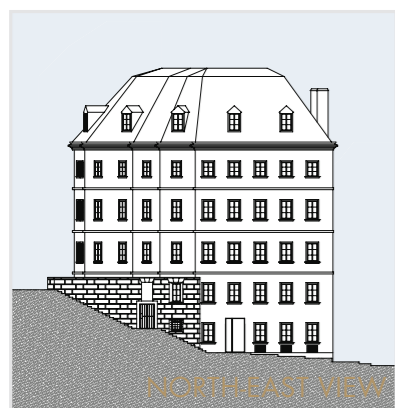
T +43 /1/ 71 72 80 | F +43 /1/ 71 72 81 10

E info@youroffice.at | W www.youroffice.at



Exclusive office-jewel AM GESTADE 1, 1010 Vienna
High-tech equipment and modern office design in a historic ambiance

YOUR OFFICE is offering fully serviced high-end offices including comprehensive services in the finest areas of Vienna. Pleasant welcome areas and multilingual switchboard operation ensure your professional image. Our skilled and competent team of secretaries is dealing with your requests quickly and reliably. Further optional services like Marketing, Accounting, Tax Consulting and IT are available „on demand“ at your disposal.



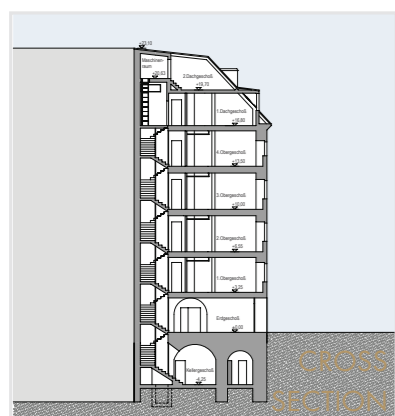
All-inclusive: Full-Service und High-Tech

Focus relaxed on your core business, *YOUR OFFICE* will look after your fully equipped office, your parking lot, your communication technology, the welcoming and well-feeling of your guests, the handling of your mail, etc.

Highlights und comfort within the historic walls of *AM GESTADE*

Outside a stylish, landmarked building from the 16th century with distinctive charme and historical flair. Inside you will find State-Of-The-Art design, latest office technology, perfect functionality. The exklusive and completely revitalized office-jewel *AM GESTADE 1*, placed in the middle of Vienna, provides offices between 16 m² and 110 m²:

- 16 noble high-end offices sized 16 m² to 40 m²
- Attic open-plan office with 110 m²
- Exclusive meeting- and lounge area
- Classy herringbone parquet in all offices
- Aesthetic, quiet and inspiring working environment
- Fully equipped kitchenettes on 5 floors



Virtual Services | Virtual location offering a representative business address

Enjoy the comfort of mobile working at home or en route. *YOUR OFFICE* is offering virtual locations at a first-class business address combined with telephone and mail services for companies without the need of physical office space (e.g. start-ups)

Business Continuity Disaster Recovery

YOUR OFFICE is supporting seamless operations of your company – also in the case of emergency. Our Business Continuity Concept is enabling you to move into your backup-office within a few hours. Moreover, we provide for the prompt recovery of your IT and office infrastructure.

Latest technical equipment

- A/C can be controlled individually (BUS-System)
- IP-Telephony | CTI
- Fully-equipped conference- und meeting room
- Cat 6a cabling network
- WiFi | redundant Internet Connection
- A/C serverroom
- State-of-the-Art office equipment ready for use (copier, color printing, paper cutters, shredder, fax etc.)

Optimal transport connection and infrastructure

- All Directions+ (all directions of traffic/ hub)
- *YOUR OFFICE* Airport Service
- Basement garage nearby Am Gestade
- 4 minutes walking to U2 and U4
Station Schottenring | Exit Salztorbrücke
- 8 minutes walking to U1 and U3
Station Stephansplatz | Exit Stephansplatz
- 8 minutes to walking TwinCityLiner (boat connection to Bratislava)
- Multifaceted pubs and restaurants, supermarkets, fitness studio, etc. in the immediate vicinity

Available office spaces

16 m², 22 m², 23 m², 40 m² and 110 m²

YOUR OFFICE – Managed Business Services

- Managed Frontdesk | Reception from 8 am to 5 pm
- Multilingual, top skilled service personnel
- Professional switchboard
- Secretarial service
- Translation service
- Marketing services | Full-Service-Agency
- Access control and alarm systems
- Daily cleaning services

Included services

With the Managed Business Service concept *YOUR OFFICE* assumes all facility management responsibilities. We care for your full infrastructure: cleaning, building equipment, telephone system, reception, secretarial services, etc. The monthly rental fee includes all additional charges, such as electricity, water, disposal and sewer fee, building insurance, etc. The usage of the general infrastructure (shared space) like sanitary- and technical areas, kitchenettes and lounge areas is included as well.

Your advantages at a glance

- First-class, representative locations
- Fully-equipped offices with meeting-, conference- and event facilities
- Minimization of rental-, personnel and equipment cost
- Latest technologies and communication systems
- Comprehensive choice of Managed Services
- Concentration on your core business