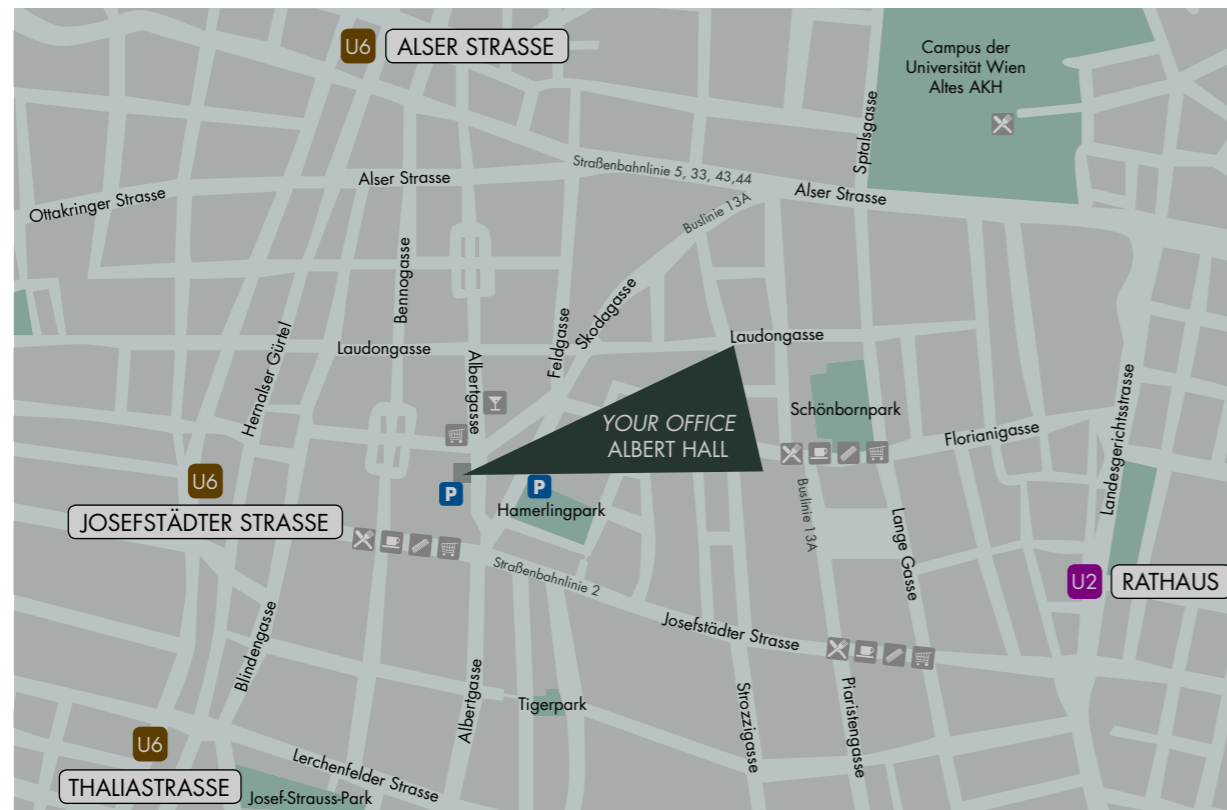


## Location ALBERT HALL



# ALBERT HALL

## ALBERT HALL

# Unique Palace-Style Office Building in Vienna's district #8

Neo-Baroque-Style completely refurbished Palais  
paired with Top Modern Office Design

**YOUR OFFICE - Managed Business Services GmbH**

WIEN MITTE – Landstraßer Hauptstraße 71/2, 1030 Vienna

ALBERT HALL – Albertgasse 35, 1080 Vienna

QBC – Am Belvedere 8+10, 1100 Vienna

EURO PLAZA – Am Euro Platz 2, 1120 Vienna

PEAK VIENNA – Floridsdorfer Hauptstraße 1, 1210 Vienna

ARENA GRAZ – Liebenauer Hauptstraße 2-6, 8041 Graz

[Book your non-binding viewing appointment!](#)

### Rental | Contact

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

E [info@youroffice.at](mailto:info@youroffice.at) | [www.youroffice.at](http://www.youroffice.at)



YOUR OFFICE is offering fully serviced high-end offices including comprehensive services in the finest areas of Austria. 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 and 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.

### Comfortable Infrastructure at ALBERT HALL

Our Office Center ALBERT HALL is located at Albergasse 35, 1080 Vienna next to lively Josefstädterstrasse. There is a variety of infrastructure such as restaurants, banks, shops and services providers.

The Office Center includes a lavish Conference Center. Traffic connections are excellent.

- 27 elegant high-end offices from 16m<sup>2</sup> to 300m<sup>2</sup>
- 7 Conference Rooms offering State-of-the Art media- and presentation equipment
- Neo-Baroque Ballroom sized 205m<sup>2</sup>
- Exclusive Meeting- and Lounge Areas
- Parquet floors in all offices
- Lavish shared-space areas including marble stairway and foyer
- Fully equipped kitchens

### Top

## Technical Equipment

- Individually controllable AC
- IP Telephony / CTI
- Cat. 7 network cabling
- WiFi | redundant Gbit Dark-Fibre-Connection (fibre glass)
- Climatized serverroom incl. CO2 fire extinguisher system
- External sunblinds
- State-of-the Art office equipment for shared use (copiers, colour printers, shredders, cutting machines, fax, etc.)

### Excellent

## Traffic Connections and Infrastructure

- *YOUR OFFICE* Airport Service
- In-house parking
- 5 min walking to subway U6 (Station *Josefstädterstrasse*)
- 10 min walking to subway U2 (Station *Rathaus*)
- Tram/bus 2, 5, 33, 13A next to entrance
- A variety of Restaurants, Cafes, Supermarkets, Shops nearby

### Available

## Office Sizes

16 m<sup>2</sup> - 25 m<sup>2</sup>, 30 m<sup>2</sup> - 60 m<sup>2</sup> und >90 m<sup>2</sup>

### *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
- 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.

### 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.

### Your advantages at a glance

- ⌚ Neo-Baroque-Style Palais with Top Modern Office Design
- ⌚ Fully-equipped offices
- ⌚ 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
- ⌚ Hybrid- & Collaboration-Tools
- ⌚ Flexible contract duration
- ⌚ All-inclusive

