

ARENA GRAZ

LIEBENAUER HAUPTSTRASSE 2-6, 8041 GRAZ



YOUR
OFFICE





The athletic address in Graz

Working in the Graz Business Arena

The Arena Graz is located in a vibrant district offering numerous amenities for companies and their employees. Situated right next to the Merkur Arena, one of the city's key event venues, users benefit from short distances to sports and cultural events as well as excellent transport connections. The location provides quick access to the "Graz Ost/Zentrum" highway junction leading to Vienna, Carinthia, or Slovenia, which can be reached from the in-house underground parking garage in just one minute. The airport is also only a short distance away. For culinary delights, the in-house sports bar offers a relaxed atmosphere and a menu featuring burgers and various specialties. The surrounding area is perfect for leisurely strolls, with the Stadion Center and nearby Murpark shopping center offering numerous shopping opportunities.

Prime business location in the south of Graz

Excellent culinary offerings

Located at the Graz Merkur Arena

Numerous sports facilities nearby

Directly at a major transport hub

Excellent transport connections & only 10 minutes to the airport



Technical Features

State-of-the-art technology in a welcoming atmosphere and comprehensive infrastructure at the Graz Ost/Zentrum transport hub. The ARENA GRAZ city location offers cozy and quiet offices with extensive business services. Benefit from the excellent infrastructure and convenient transport links. Fully equipped offices with an unbeatable price/performance ratio.

Room-specific climate control

IP telephony

Wi-Fi | High-speed internet connection

Structured Cat6a cabling & server room

Modern presentation technology

Copy Corners (printers, copiers, shredders, etc.)



Coworking
Spaces



Switchboard
Operation



Access
Control



Presentation
Equipment



Shopping



Highspeed
Internet



Wifi



Assistance
Services



Managed
Frontdesk



Sports &
Leisure



Restaurant
Bar Cafe



Mail
Service

The cozy home of work



Amenities and Comfort

The cozy and quiet offices at the Graz location, paired with personal and attentive service, convey a particularly welcoming yet professional character. The representative reception area, conveniently located near a fully equipped coffee and beverage bar, a spacious underground parking garage with EV charging stations and in-house gastronomy, offer the highest level of comfort. Contemporary retreat spaces such as silent rooms and phone booths provide comfortable areas for confidential conversations. Comprehensive front- & back-office services make everyday work easier, creating time for focused productivity and ensuring a balanced work-life experience.



High-end office suites from 15 to 50 m²

2 meeting and conference rooms

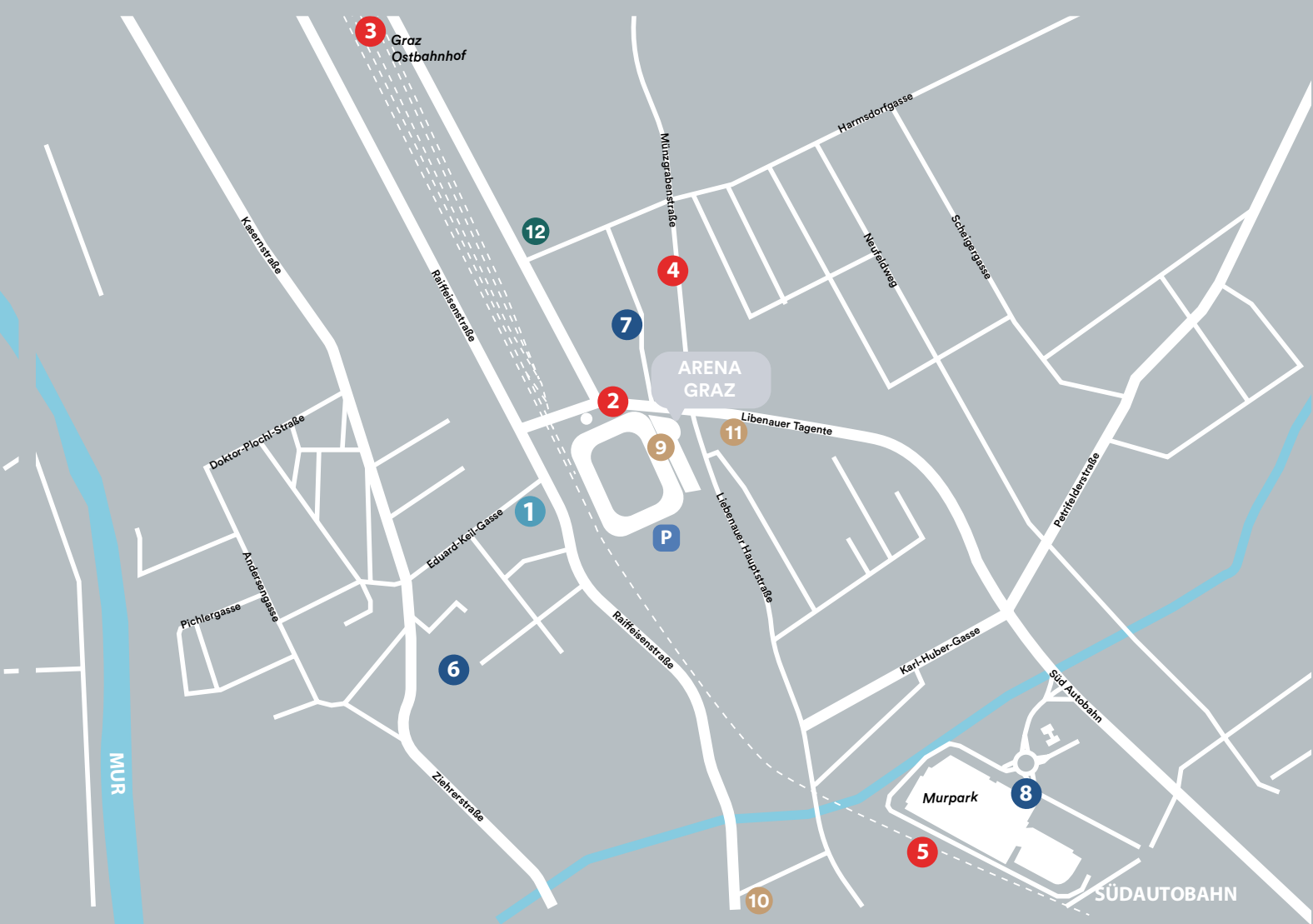
Serviced business lounges with beverages & snacks

Reception area with concierge services

Phone booths and silent rooms

Copy corners and technology zones

EV charging stations in the in-house underground parking



PHARMACY

- 1** Apotheke am Grünanger
Ziehrerstraße 2, 8041

TRANSIT

- 2** Stadion Liebenau
Tram: 4
Bus: 74, N4
- 3** Graz Ostbahnhof
Train: S Bahn, ÖBB
- 4** Busstation
Bus: 34
- 5** Busstation
Bus: 500, 501, 515

SUPERMARKET

- 6** Spar
Ziehrerstraße 11, 8041
- 7** LIDL
Conrad-von-Hötzendorfstraße 165, 8010
- 8** Shoppingcenter Murpark
Ostbahnstraße 3, 8041

RESTAURANTS

- 9** HEINZ SPORTSBAR
Liebenauer Hauptstraße 6, 8041
- 10** Die Römerstube
Liebenauer Hauptstraße 103, 8041
- 11** Restaurant nullneun
Liebenauer Tangente 4, 8041

HOTELS

- 12** Amedia Luxury Suites
Evangelimannngasse 6, 8010

ARENA GRAZ

Whatever happens, we've got you covered.

Enterprise Solutions

Follow the trend of Managed Business Services! We take responsibility for your internal services. Our flexible Managed Business Services decrease your costs and increase your service level at the same time.

Flexible Offices with Flexible Terms

Ready-to-use workspaces that grow with you. Services that ease your workload. In our fully furnished & serviced rental offices, you'll find your perfect work environment. Productive, functional, & yet as cozy as home. Whether it's a prestigious branch in the heart of Vienna, comfortable and quiet offices at Quartier Belvedere, high-tech campus offices at Wienerberg, or the Danube Tower feeling in the north of Vienna – at *YOUR OFFICE*, you focus on your core business while we take care of your office infrastructure and your employees' well-being.

- Flexible office expansion (15 to 1,000 m²)
- Investment & commission-free
- Daily terminable contracts available
- In-house parking at all locations
- Reception/front desk & call handling
- Concierge, meeting service & community host
- Mail service, IT support & accounting (on demand)
- Service app and member portal with booking system
- Exclusive membership package for your entire team



Business Continuity

YOUR OFFICE is supporting a seamless operation 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

Uninterruptible business processes

Maintenance of operation

Procurement of backup hardware

Server- and system recovery

Avoiding labour bottlenecks

Fast recovery of IT and office infrastructure.
