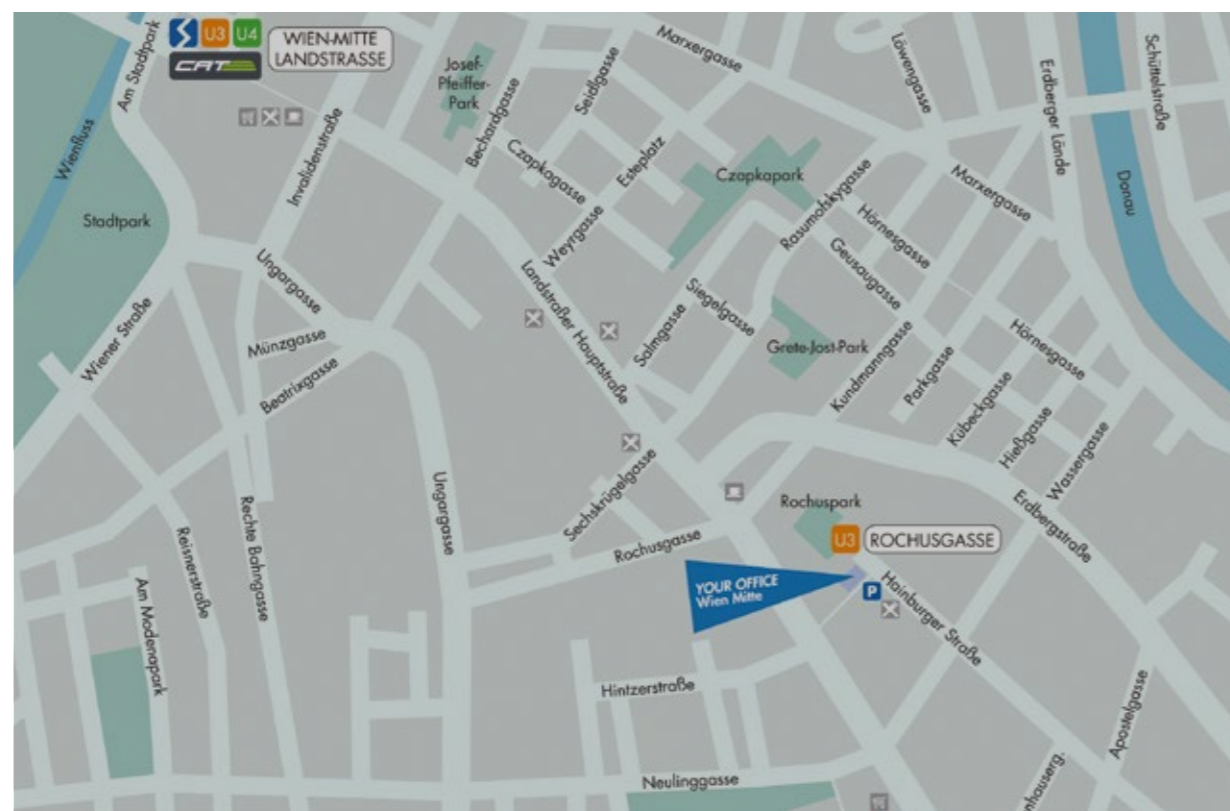


Location WIEN MITTE



**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)



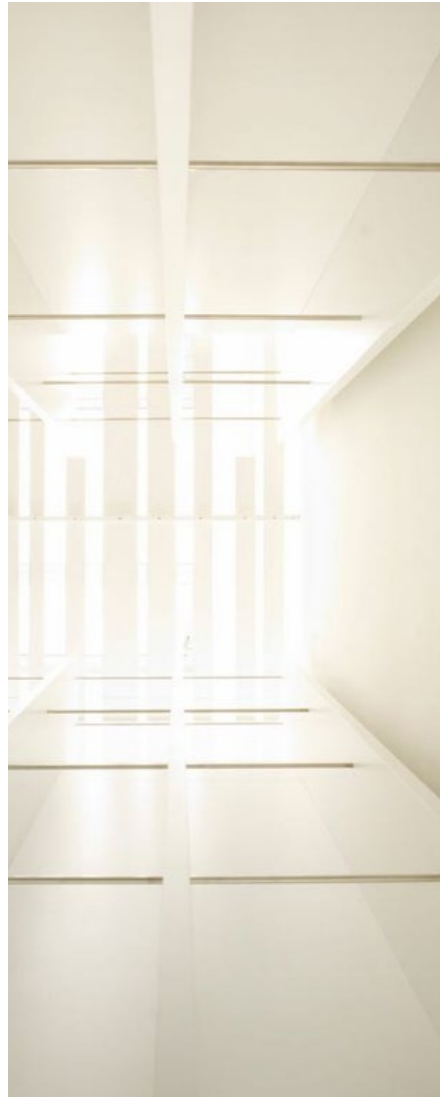
**WIEN MITTE**

**Quiet, warm offices at the hub**

Idyllically situated within the city center and traditional Rochusmarkt nearby

*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 the charming Rochusmarkt

State-of-the-art technology in a traditional ambience, green area in the middle of the town: der city location WIEN MITTE offers quiet offices nearby the charming Rochusmarkt. Benefit from the comprehensive infrastructure offerings and the excellent infrastructure. WIEN MITTE provides fully equipped offices with culinary sensations:

- 12 quiet high-end offices sized 14 m<sup>2</sup> to 45 m<sup>2</sup>
- 1-6 workstations per office
- Idyllically situated in the green area nearby the Rochusmarkt
- Meeting- and lounge area with vending machines
- Fully equipped kitchenettes

#### Top

### 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 Gbit Dark-Fibre-Connection (fibre glass)
- A/C serverroom
- State-of-the-Art office equipment ready for use (copier, color printing, paper cutters, shredder, fax etc.)

#### Excellent

### Traffic Connections and Infrastructure

- ½ minutes walking to subway U3 (Station Rochusgasse)
- Bus 74A (Station Rochusgasse)
- 5 minutes to city center (via car or subway)
- *YOUR OFFICE* airport service
- CAT City Airport Train (City Check-in)
- Optimal airport connection (16 minutes driving time)
- Parking possibilities in the own garage
- Culinary sensations and shopping possibilities
- Numerous fitness- and sport facilities

#### Available

### Office Sizes

16 m<sup>2</sup>, 22 m<sup>2</sup>, 23 m<sup>2</sup>, 40 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

- Ⓞ Traditional, intra-urban location
- Ⓞ Meetings-, 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

