



Rental Offer

from

YOUR OFFICE – Managed Business Services GmbH
Location ALBERT HALL

(according to availability)

Pick the Best of all Office-Worlds

Thank you for your interest in our flexible Premium Office Solutions. In addition to your requested office setting we take pleasure in enclosing suiting alternative solutions and economically attractive Start-up concepts. If our offering matches your needs, we ensure a quick and easy moving-in. Our Express-Service will deliver our draft agreement within 24 hours. Furthermore, your ordering will provide access to our Global Services and Office- and Conference Solutions. I will be more than glad to answer your questions personally.



Mag. Michael Graf
Managing Director
michael.graf@youroffice.at

ALBERT HALL

Albertygasse 35
1080 Vienna



- Boutique-Palais-Style Offices
- High-end Equipment
- Parquet
- Gigabit Dark Fibre Internet & WiFi
- Meeting & Conference-rooms for 2 – 200 guests
- Located at lively Josefstädter Straße (Shopping Street)
- Walking distance to the City Hall
- Perfect traffic- and Metro connections
- In-house parking
- Various hotels and restaurants nearby
- Comprehensive Business & Concierge Services



Your inquired Office Solution at our Location ALBERT HALL

| Office | Rental Space | Description | Configuration | Rent per month | Remarks |
|--------|--|--|--|--|---|
| M18 | Premium Office for 2-3 workstations | Bright Premium Corner-Office, located next to the copy-area and lounge. The office provides space for 2-3 Workstations, plenty of storage space, thanks to noble built-in furniture and is equipped with an inviting meeting-corner. | <ul style="list-style-type: none"> - 2 workstations fully furnished - Built-in furniture - LAN & WiFi - VoIP Telephone - Switchboard - A/C - Schallex-noise protection - Parquet floor | <p>€ 2.790,--</p> <hr/> <p>Special Price: € 2.290,--*</p> | <ul style="list-style-type: none"> - All-inclusive (see page 4) - Local Meeting-Credits - Global Meeting-Credits - Global Office-Credits - Printing-Credits - Selection of beverages <hr/> <p><i>*Special price valid for 24-months contract duration</i></p> |

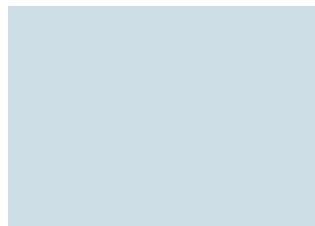
*Prices per month and excl. V.A.T.



NO BINDING CONTRACT DURATION

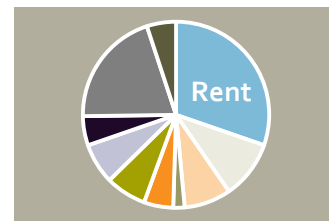
Rent your office without any risk.

Risk remover from € 49,-- / month



YOUR PERSONAL DREAMOFFICE

Design your office entirely in line with your own ideas and rent partly furnished or partly serviced at very special prices.



FIT4BUDGET

Let us know your max. available budget. Our Office-Consultants will tailor the ideal Serviced Office Solution for you.

At YOUR OFFICE only



Premium Boutique Offices



Contracts for daily cancellation available



Global Office Services



Online Access & Mobile Apps



Marketing & Start-up Support



Benefit from larger scale buying

What does „All-inclusive“ stand for?

Working in tomorrow's Office Hotel. No concerns regarding unplanned expenses or hidden taxes

All usage-bound expenses such as electricity, water, A/C and internet. are part of the lease.

The same applies to services like daily cleaning, serviced lounges, reception, mail- and concierge services.

No commissions, no extra price increases.

Contractual price increases indexed following the national consumer price index.

Approx. 400 m² usable common space ◆

Operating expense and side expenses ◆

Electricity, water, heating, A/C ◆

Daily cleaning ◆

Office insurance ◆

Furniture ◆

Mail & Reception ◆

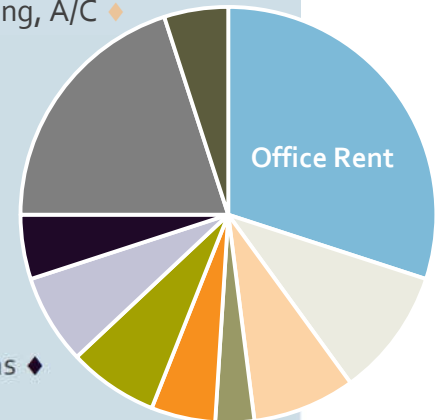
Multifunctional Systems ◆

Maintenance ◆

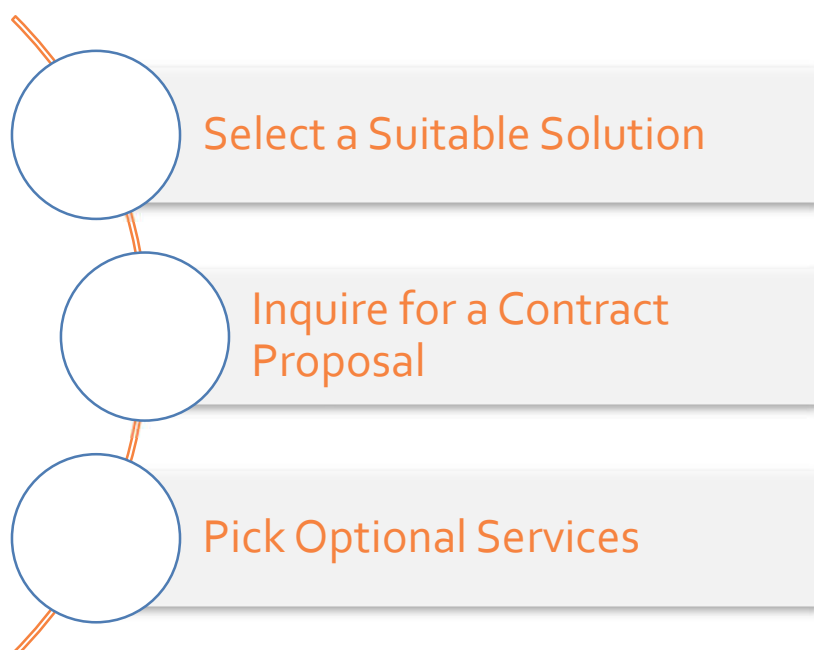
Presentation- & Media Equipment ◆

Fees, waste disposal ◆

Facility Management ◆



3 Steps to Moving-in!



Offer valid for 2 weeks, subject to actual availability

Per mail: natascha.stiefsohn@youroffice.at

Per telephone: +43/1/71 72 80

Our Customer Service will consult you in-depth regarding optional Supporting Services