



# 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](mailto: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

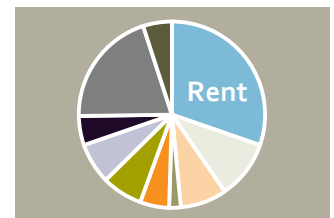
Office	Rental Space	Description	Configuration	Rent per month	Remarks
H6	Standard Office for 1 workstation	Light-flooded, classy furnished Standard Office, fully equipped with modern office furniture as well as built-in furniture for storage, located near a small meeting-corner and a kitchen-area	<ul style="list-style-type: none"> <li>- 1 workstation fully furnished</li> <li>- Built-in furniture</li> <li>- LAN &amp; WiFi</li> <li>- VoIP Telephone</li> <li>- Switchboard</li> <li>- A/C</li> <li>- Schallex-noise protection</li> <li>- Parquet floor</li> </ul>	<p>€ 1.090,--</p> <hr/> <p><b>Special Price:</b> € 890,--*</p>	<ul style="list-style-type: none"> <li>- All-inclusive (see page 4)</li> <li>- Local Meeting-Credits</li> <li>- Global Meeting-Credits</li> <li>- Global Office-Credits</li> <li>- Printing-Credits</li> <li>- Selection of beverages</li> </ul> <hr/> <p><b>*Special price valid for 24-months contract duration</b></p>

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



### YOUR PERSONAL DREAMOFFICE

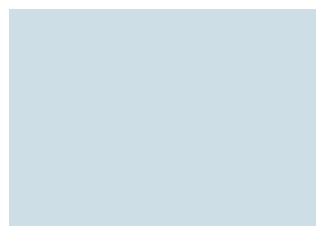
Design your office entirely in line with your own ideas and rent partly furnished or partly serviced at very special prices.



### NO BINDING CONTRACT DURATION

Rent your office without any risk.

**Risk remover from € 49,-- / month**



### 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 m<sup>2</sup> usable common space ◆

Operating expense and side expenses ◆

Electricity, water, heating, A/C ◆

Daily cleaning ◆

Office insurance ◆

Furniture ◆

Mail & Reception ◆

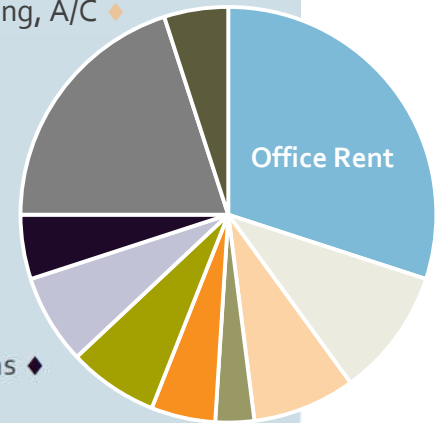
Multifunctional Systems ◆

Maintenance ◆

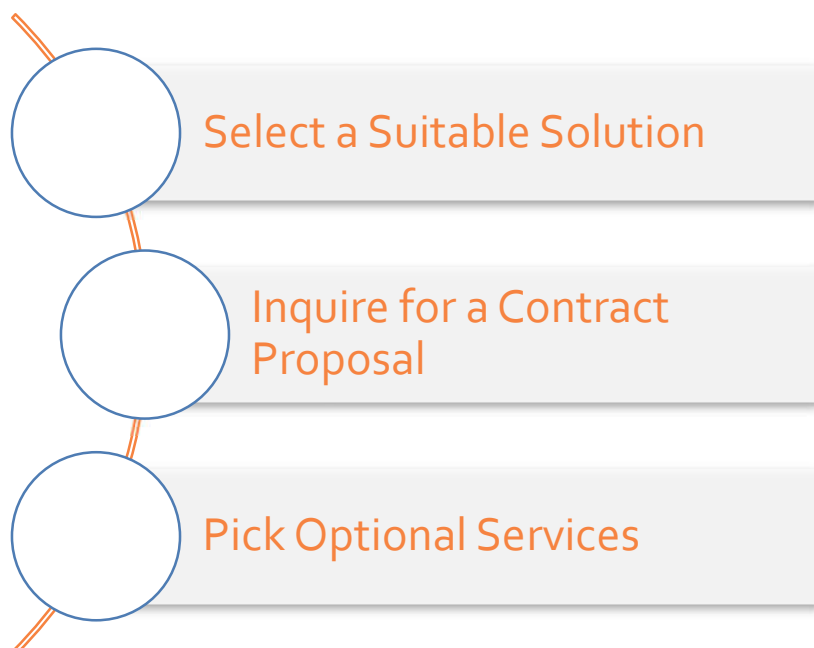
Presentation- & Media Equipment ◆

Fees, waste disposal ◆

Facility Management ◆



## 3 Steps to Moving-in!



Select a Suitable Solution

Inquire for a Contract Proposal

Pick Optional Services

Offer valid for 2 weeks, subject to actual availability

Per mail: [natascha.stiefsohn@youroffice.at](mailto:natascha.stiefsohn@youroffice.at)

Per telephone: +43/1/71 72 80

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