



# Rental Offer

from

YOUR OFFICE – Managed Business Services GmbH  
Location EURO PLAZA

(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)

## EURO PLAZA

Am Euro Platz 2  
1120 Vienna



Vienna's most modern office park  
High-end Infrastructure on approx. 200.000 m<sup>2</sup>  
Gigabit Dark Fibre Internet & WiFi  
Meeting- and Conference Rooms for 2 – 500 guests  
In-house bank, pharmacy, restaurants and supermarket  
Perfect traffic- and Metro connections  
In-house parking, also for visitors  
Various hotels and restaurants nearby  
Comprehensive Business & Concierge Services



## Your inquired Office-Solution (All-inclusive) – Location EURO PLAZA

Büro	Mietfläche	Beschreibung	Ausstattung	Mietpreis	Anmerkung
<b>B4</b>	<b>Superior Office</b> for 2-3 workstations	Bright Superior-Office, located in the vicinity of the copy-corner and the kitchen-lounge area, viewing the Wienerberg Street. The office provides adequate space for 2-3 workstations, sufficient storage-space and includes a practicable meeting-space.	- 2 workstations fully furnished - LAN & WiFi - VoIP Telephone (1 per office) - Switchboard - Full A/C - Noise Protection - Sun visor - Digital room control bus-system	<b>€ 1.890,--</b>  <b>Special Price:</b> <b>€ 1.750,--*</b>	- All-inclusive (page 4) - 4h Local Meeting-Credits - 8h Global Meeting-Credits or Global Office-Credits - 50 Printing-Credits - Selection of beverages  <b>*Special price valid for a 12-months contract duration</b>

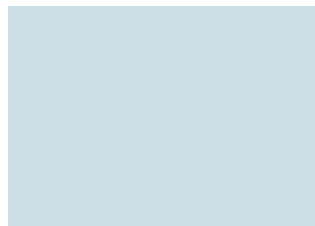
\*prices per month and excl. VAT.



### NO BINDING CONTRACT DURATION

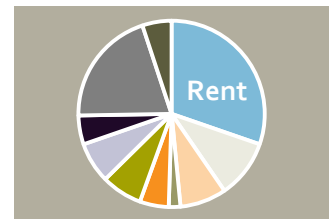
Rent your office without any risk.

**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.

## Nur bei YOUR OFFICE



Premium Boutique Offices



Täglich kündbares Mietmodell



Global Office Services



Marketing & Start-up Support



Einkaufsgemeinschaft



Online Access & Mobile Apps

## 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. 2000 m<sup>2</sup> usable common space ♦

Operating expense and side expenses ♦

Electricity, water, heating, A/C ♦

Daily cleaning ♦

Office insurance ♦

Furniture ♦

Mail & Reception ♦

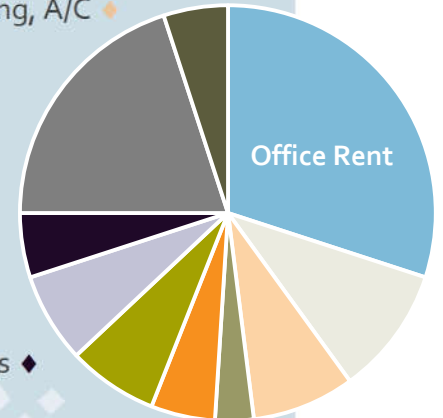
Multifunctional Systems ♦

Maintenance ♦

Presentation- & Media Equipment ♦

Fees, waste disposal ♦

Facility Management ♦



## 3 Steps to Moving-in!



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

\* 3-month Security Deposit \* Set-up fee: € 490,-- excl. VAT per office Optional services listed in Optional Services P/L