



# Rental Offer

from

**YOUR OFFICE – Managed Business Services GmbH**  
Location **FLORIDO TOWER**

(according to availability)

Das Beste aus jeder Bürowelt

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  
Geschäftsführung

[michael.graf@youroffice.at](mailto:michael.graf@youroffice.at)

## WIEN NORD

Floridotower – Floridsdorfer Hauptstraße 1  
1210 Wien



*YOUR OFFICE „light“ Location with best price guarantee*

*High-end equipped and with Tower infrastructure*

*Internet & WIFI*

*Light-flooded Meeting- & Conferencerooms and  
SkyLounge*

*10 minutes driving to the city center*

*Modern Tower-Architecture*

*Garage and visitor parking in-house*



## Your inquired Office Solution (All-inclusive)

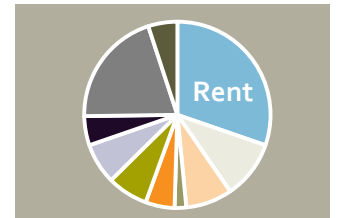
Office	Rental Space	Description	Configuration	Rent per month	Remarks
F9	<b>Standard Office</b> for 1 workstation	Elegantly furnished and very light-flooded brandnew Standard-Office, Located directly next to the kitchen-lounge area. The office provides Wifi and Cat.7 Internet access and is equipped with steplessly variable aircondition. Furnished with 1 workstation.	<ul style="list-style-type: none"> <li>- 1 workstation fully furnished</li> <li>- LAN &amp; WIFI</li> <li>- VoIP Telephone</li> <li>- Welcome Desk</li> <li>- Full A/C</li> <li>- carpeted floor</li> </ul>	<p>€ 990,--</p> <hr/> <p><b>Special Price:</b> € 890,--*</p>	<ul style="list-style-type: none"> <li>- All-inclusive (page 4)</li> <li>- Local Meeting-Credits</li> <li>- Global Meeting-Credits</li> <li>- Global Office-Credits</li> <li>- Printing Credits</li> </ul> <hr/> <p><b>*Special price valid for a 12-months contract duration</b></p>

\*Prices per month and excluding VAT.



### YOUR DREAMOFFICE

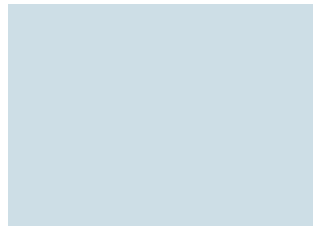
Design your office entirely in line with your own ideas and rent partly furnished or partly serviced at very special prices..



### 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. 200 m2 usable common space ◆

Operating expense and side expenses ◆

Electricity, water, heating, A/C ◆

Daily cleaning ◆

Office insurance ◆

Furniture ◆

Mail & Reception ◆

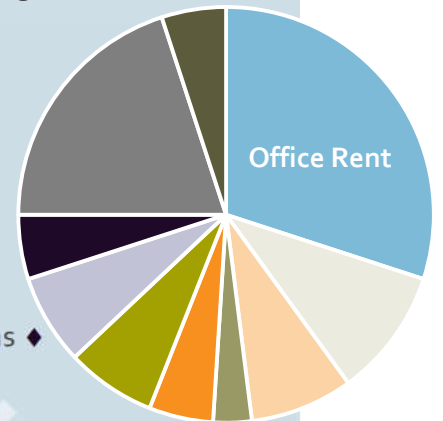
Multifunctional Systems ◆

Maintenance ◆

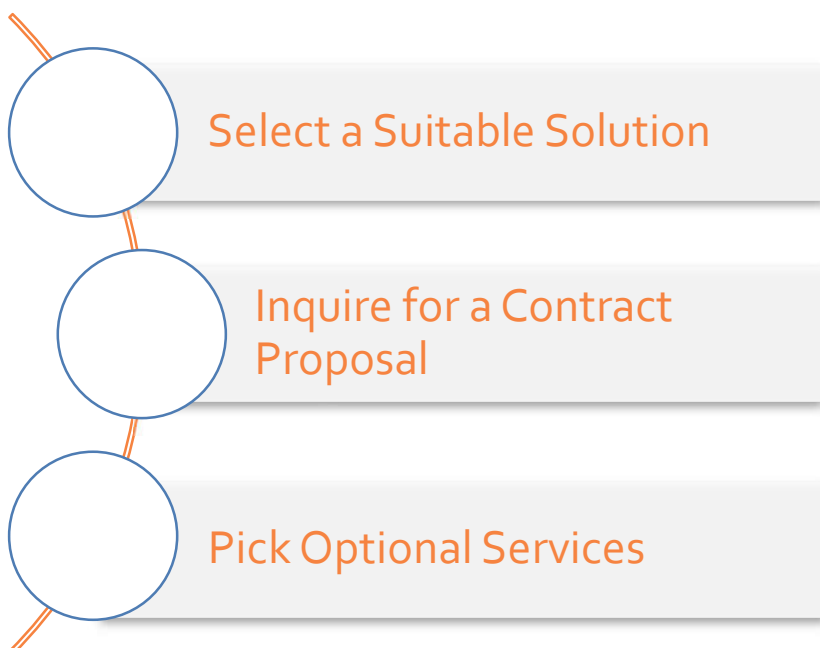
Presentation- & Media Equipment ◆

Fees, waste disposal ◆

Facility Management ◆



## 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 & Services