YOUR OFFICE
Managed Business Services

Rental Offer

from

YOUR OFFICE – Managed Business Services GmbH
Location QUARTIER BELVEDERE CENTRAL 3

(according to availability)

Pick the Best of all Office-Worlds

YOUR OFFICE
Managed Business Services

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

QUARTIER BELVEDERE CENTRAL

Gertrude Fröhlich Sandner Straße 3
1100 Wien

Roof-Top Boutique-Offices next to the Central Station
High-end equipment & parquet floor
High Speed Internet & WLAN
Exclusive Meeting- & Conference rooms with a roof terrace
Close to the very center of Vienna
Prinz-Eugen-Straße/ Schwarzenbergplatz accessible by foot
Permanent parking spaces and visitors' parking spaces
Excellent public traffic connections (Trains, Buses, etc.)
Various restaurants and cafés on-site
Prestigious 4&5* hotels next door

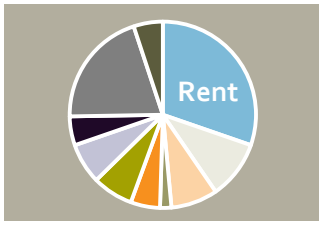
YOUR OFFICE
Managed Business Services

Your inquired Office-Solution (All-inclusive) - QUARTIER BELVEDERE CENTRAL

Office	Rental Space	Description	Configuration	Rent per month	Remarks
A12	**Premium Office Plus** for 4-5 workstations	Bright, light-flooded Premium Office Plus located in the attic storey of the building QBC 3. Large window fronts are offering panoramic viewing. The office is fully equipped with modern office furniture and high quality parquet floor. 2 telephone boothes in front of the office are offering comfortable space for private calls.	- 4-5 workstations fully furnished - LAN & WiFi - VoIP Telephone (1 x per office) - Switchboard - Full A/C - Noise protection - Parquet floor - Digital room Control bus-system	**€ 3.590,--** **Special Price: € 3.390,--***	- All-inclusive (see page 4) - 4h Local Meeting-Credits - 8h Global Meeting-Credits or Global Office-Credits - 50 Printing-Credits - Selection of beverage ***Special price valid for a 24-months contract duration***

*Prices per month and excl. VAT and excl. any changes in the room layout

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
- Benefit from larger scale buying
- Contracts for daily cancellation available
- Online Access & Mobile Apps
- Global Office Services
- Marketing & Start-up Support

YOUR OFFICE
Managed Business Services

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 m² usable common space ♦

Operating expense and side expenses ♦

Electricity, water, heating, A/C ♦

Daily cleaning ♦

Office insurance ♦

Furniture ♦

Mail & Reception ♦

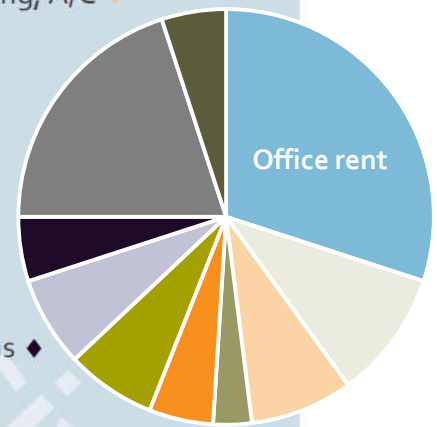
Multifunctional Systems ♦

Maintenance ♦

Presentation- & Media Equipment ♦

Fees, waste disposal ♦

Facility Management ♦



3 Steps to Moving-in!

Select a Suitable Solution

Offer valid for 2 weeks, subject to actual availability

Inquire for a Contract Proposal

Per mail: natascha.stiefsohn@yourofficeat

Per telephone: +43/1/71 72 80

Pick Optional Services

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

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