



Rental Offer

from

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

(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

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

Office	Rental Space	Description	Configuration	Rent per month	Remarks
S22	Standard Office for 1 workstation	Modern Standard office on the 7 th floor of the building QBC 3. Fully equipped with 1 workstation and high quality carpet floor. The office disposes of openable windows and is located near the kitchen and lounge area.	<ul style="list-style-type: none"> - 1 workstation fully furnished - LAN & WiFi - VoIP Telephone (1 x per office) - Switchboard - Full A/C - Noise protection - Carpet floor - Digital room Control bus-system 	€ 1.190,-- Special Price: € 990,--	<ul style="list-style-type: none"> - All-inclusive (see page 4) - 4h Local Meeting-Credits - 8h Global Meeting-Credits or Global Office-Credits - 50 Printing-Credits - Selection of beverage <hr/> *Special price valid for a 24-months contract duration

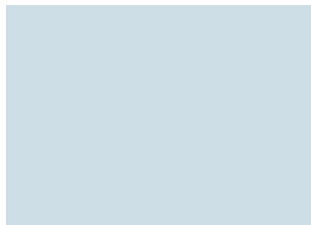
*Prices per month and excl. VAT and excl. any changes in the room layout



NO BINDING CONTRACT DURATION

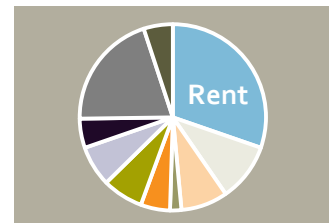
Rent your office without any risk.

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



Benefit from larger scale buying



Online Access & Mobile Apps



Marketing & Start-up Support

What does „All-inclusive“ stand for?

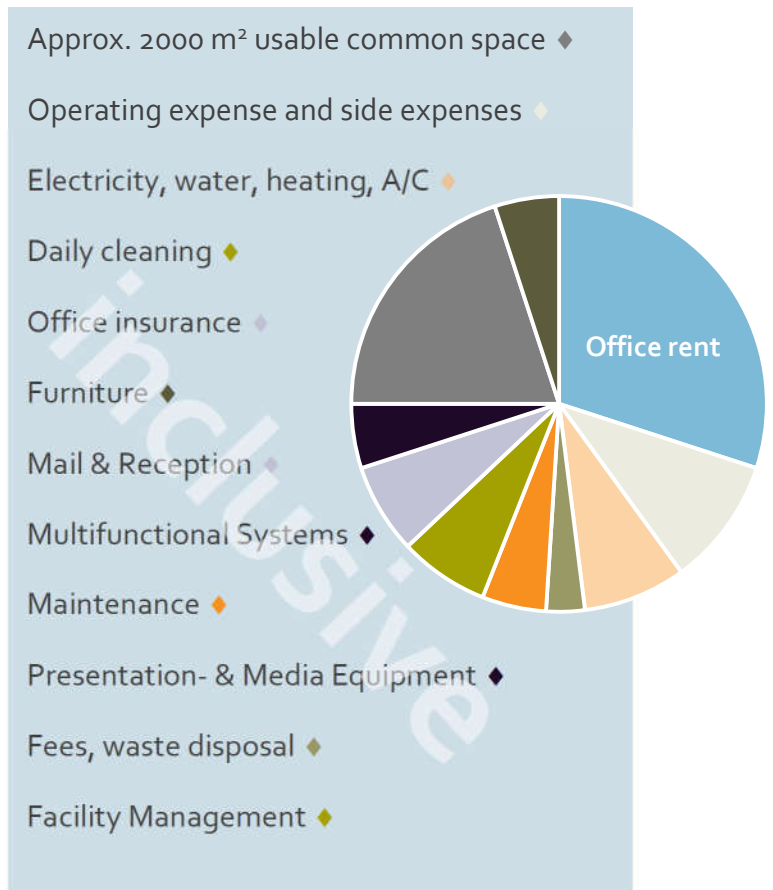
Working in tomorrow's Office Hotel. No concerns regarding unplanned expenses or hidden taxes

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

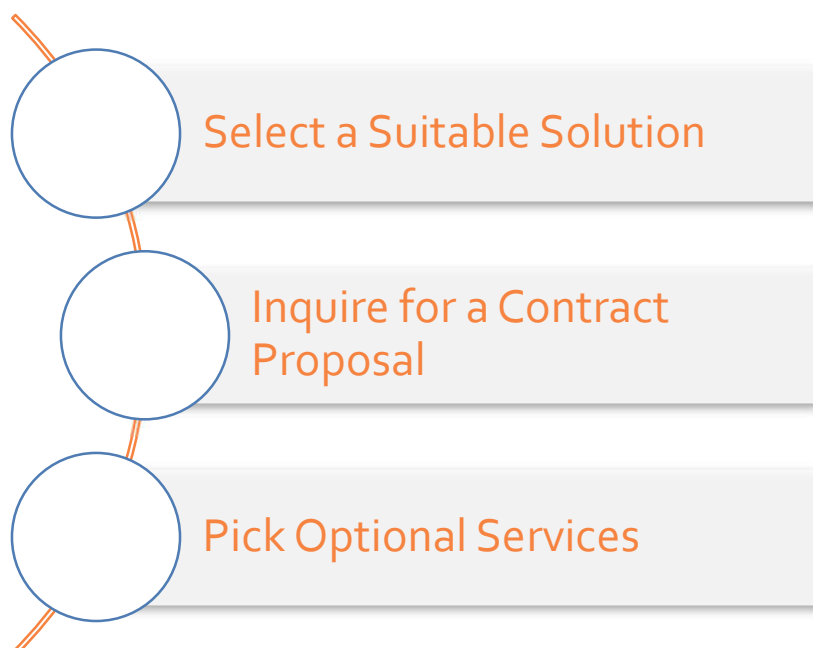
The same applies to services like daily cleaning, serviced lounges, reception, mail- and concierge services.

No commissions, no extra price increases.

Contractual price increases indexed following the national consumer price index.



3 Steps to Moving-in!



Offer valid for 2 weeks, subject to actual availability

Per mail: natascha.stiefsohn@yourofficeat

Per telephone: +43/1/71 72 80

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