



# Rental Offer

for

**YOUR OFFICE – Managed Business Services GmbH**  
Location WIEN MITTE

(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)

## WIEN MITTE

Landstraßer Hauptstraße 71/2  
1030 Vienna



Quiet, modern offices at the „Wien Mitte“ junction  
Directly at Rochuspark next to Rochusmarkt  
Redundant Gigabit Dark Fibre Internet & WiFi  
Meeting & Conference-room for 2 – 40 guests  
Next to lively Landstraßer Hauptstraße shopping zone  
Walking distance to City-Check-in (City Airport Train)  
Perfect access to Metro and other traffic  
In-house parking  
Various hotels and restaurants nearby  
Fitness Center, restaurants and shops in-house



## Your inquired Office-Solution (All-inclusive)

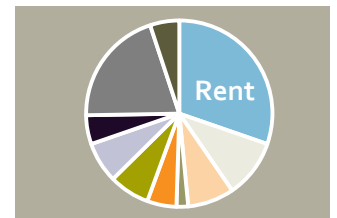
Office	Rental Space	Description	Configuration	Rent per month	Remarks
A4	Superior Office for 2-3 workstations	Cozy Superior-Office with 2 workstations, located opposite the lounge area. The Office is equipped with state-of-the-art furniture and a meeting-corner. Wifi and Cat.7/Dark Fibre Internet Access is included	<ul style="list-style-type: none"> <li>- 2 workstations fully furnished</li> <li>- LAN &amp; WiFi</li> <li>- VoIP Telephone (1 per office)</li> <li>- Switchboard</li> <li>- Sun visor</li> <li>- Company door plates</li> </ul>	<p>€ 1.590,--</p> <hr/> <p><b>Special Price:</b> € 1.390,--*</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 a 12-months contract duration</b></p>

\*prices per month and excl. VAT



### YOUR PERSONAL DREAMOFFICE

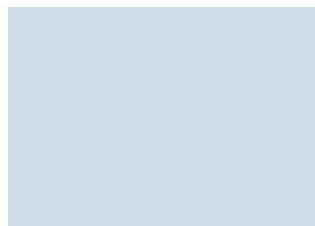
Design your office entirely in line with your own ideas and rent partly furnished or partly serviced at very special prices.



### 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



Online Access & Mobile Apps



Contracts for daily cancellation available



Marketing & Start-up Support



Global Office Services



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 m<sup>2</sup> usable common space ◆

Operating expense and side expenses ◆

Electricity, water, heating, A/C ◆

Daily cleaning ◆

Office insurance ◆

Furniture ◆

Mail & Reception ◆

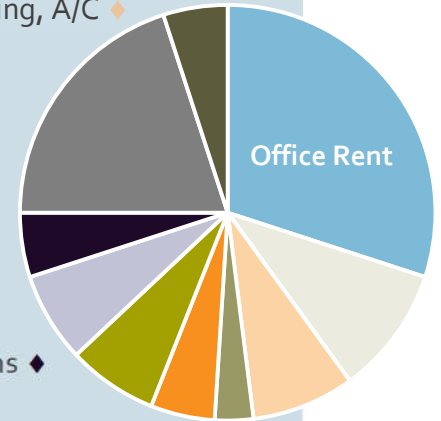
Multifunctional Systems ◆

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