

# PEAK VIENNA

FLORIDSDORFER HAUPTSTRASSE 1, 1210 VIENNA





# *Modern Tower Architecture Meets Maximum Space Efficiency*

## **Blue Danube Boutique Tower**

PEAK VIENNA offers excellent transportation links while being close to the city center. Floridsdorf train station, the underground line 6, trams and bus lines ensure quick connections to the inner city. With direct access to the A22 Donauuferautobahn, Vienna Airport is just 20 minutes away. The area combines urban living with natural recreation, featuring the Danube Island and the Alte and Neue Donau, ideal for sports, relaxation and dining. PEAK VIENNA seamlessly blends modern workspaces with urban convenience and natural tranquility.

---

Vienna's northernmost office tower

---

Directly at the Danube river with 360° panoramic views

---

Recreational areas: Danube Island, Old and New Danube

---

Numerous sports opportunities nearby

---

In-house restaurant & café

---

Various shopping options at Floridsdorfer Spitz

---

Excellent transport connections

---



## Technical Features

PEAK VIENNA offers a modern office concept with excellent facilities, ideal connectivity between the city center and the surrounding Danube region and BREEAM Excellent certification for sustainability and energy efficiency. Highlights such as 5G broadband, collaboration rooms and EV charging infrastructure create an innovative work environment with maximum efficiency and comfort.

---

Advanced access control & cyber-security architecture

---

Brand-new LED lighting concept

---

Room-specific climate control with 2x air exchange

---

Electric, external sunshades

---

Wi-Fi | Redundant Gigabit fiber-optic connectivity

---

Structured Cat7 cabling & server room

---

4K hybrid & collaboration technology

---

IP telephony

---

Electrically height-adjustable sit/stand desks

---



Coworking  
Spaces



Switchboard  
Operation



Access  
Control



Presentation  
Equipment



Shopping



Highspeed  
Internet



Wifi



Assistance  
Services



Managed  
Frontdesk



Sports &  
Leisure



Restaurant  
Bar Cafe



Mail  
Service



## Amenities and Comfort

The flexible offices on the 25th and 26th floors and event spaces on the rooftop for up to 250 guests offer breathtaking views. Smart technologies, partitionable units and a spacious lobby with a 24-hour concierge ensure comfort and security. Business lounges, EV charging stations and the PEAK Garden provide an inspiring work environment with ample space for networking and relaxation.

---

High-end office suites from 15 to 400 m<sup>2</sup>

---

Comfortable offices with panoramic views on the 25th & 26th floor

---

8 meeting, conference and event rooms

---

Serviced business lounges with beverages & snacks

---

Bicycle garage

---

Lobby reception area with concierge services

---

Phone booths and silent rooms

---

Copy corners and technology zones

---

Direct access to attractive terrace spaces in PEAK Garden

---

EV charging stations in the in-house underground parking garage



## PHARMACY

- 1** The blue danube  
Floridsdorfer Hauptstraße  
20, 1210

## TRANSIT

- 2** Bhf Wien Floridsdorf  
Underground: U4  
Train: S-Bahn, ÖBB
- 3** Frömmelgasse  
Bus: 34A
- 4** Matthäus Jiszda Straße  
Tram: 2, 30, 31, 33
- 5** Am Spitz  
Tram: 26
- 6** Hubertusdamm  
Tram: 2, 30, 31, 33

## SUPERMARKET

- 7** Hofer  
Floridsdorfer Hauptstraße 25, 1020
- 8** Billa  
Schwaigergasse 29-33, 1210
- 9** Drogerie Müller  
Franz-Jonas-Platz 2/3, 1210

## RESTAURANTS

- 10** Eurest Restaurant  
Floridsdorfer Hauptstraße 1, 1210
- 11** La Creperie  
An der Oberen Alten Donau 6, 1210
- 12** Ufertaverne  
An der Oberen Alten Donau 186, 1220

*Whatever happens,  
we've got you covered.*

## Enterprise Solutions

Follow the trend of Managed Business Services! We take responsibility for your internal services. Our flexible Managed Business Services decrease your costs and increase your service level at the same time.

## Flexible Offices with Flexible Terms

Ready-to-use workspaces that grow with you. Services that ease your workload. In our fully furnished & serviced rental offices, you'll find your perfect work environment. Productive, functional, & yet as cozy as home. Whether it's a prestigious branch in the heart of Vienna, comfortable and quiet offices at Quartier Belvedere, high-tech campus offices at Wienerberg, or the Danube Tower feeling in the north of Vienna – at *YOUR OFFICE*, you focus on your core business while we take care of your office infrastructure and your employees' well-being.

- Flexible office expansion (15 to 1,000 m<sup>2</sup>)
- Investment & commission-free
- Daily terminable contracts available
- In-house parking at all locations
- Reception/front desk & call handling
- Concierge, meeting service & community host
- Mail service, IT support & accounting (on demand)
- Service app and member portal with booking system
- Exclusive membership package for your entire team



## Business Continuity

*YOUR OFFICE* is supporting a seamless operation of your company –also in the case of emergency. Our Business Continuity Concept is enabling you to move into your backup-office within a few hours. Moreover, we provide for the prompt recovery of your IT and office infrastructure.

### Your advantages at a glance

---

Uninterruptible business processes

---

Maintenance of operation

---

Procurement of backup hardware

---

Server- and system recovery

---

Avoiding labour bottlenecks

---

Fast recovery of IT and office infrastructure.

---