

QUARTIER BLEVEDERE CENTRAL



AM BELVEDERE 8+10, 1100 WIEN



YOUR
OFFICE



*As central
as it gets*

Working in the Smart Business District

The QBC combines proximity to the city center with the advantages of a modern office park, offering exceptional work and living quality in Quartier Belvedere. Offices, hotels, apartments, shops, dining options and parks create diversity and vibrancy. Direct access to the main train station and the airport, just 15 minutes away, underscores its sustainability. Highlights such as various dining options, e-mobility, concierge services, and premium conferencing make QBC the ideal location for businesses seeking comfort and urban convenience.

Premium location directly at the new main train station

Various culinary offerings

Schweizergarten and Belvederegarten nearby

City center within walking distance

In-house supermarket

Hotels and serviced apartments of all categories

Excellent transport connections



Technical Features

The newly developed Quartier Belvedere, completed between 2018 and 2021, offers an innovative flex-office concept and is considered Vienna's most sought-after office location. Featuring impressive architecture, certified sustainability (DGNB Platinum, LEED Platinum), and amenities aligned with the New Way of Work, it combines a productive work environment with exceptional comfort and quality of life.

Car-free office campus

Sustainable heating & cooling solution

Advanced access control cyber-security architecture

Enhanced soundproofing in office & meeting rooms

Room-specific climate control with 2-6x air exchange

Electric, external sunshades

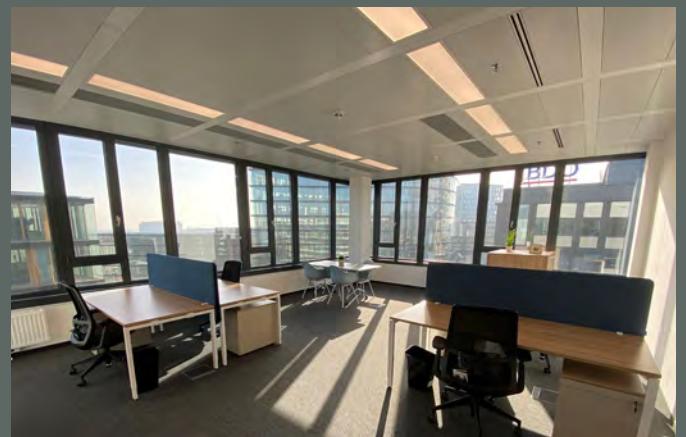
Wi-Fi | Redundant Gigabit fiber-optic connectivity

Structured Cat7 cabling & server room

IP telephony

4K hybrid & collaboration technology

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

The business district that everyone loves.



Amenities and Comfort

The innovative office concept offers flexible solutions for individual workspaces or teams of 2 to 60 people. It combines the benefits of traditional office leasing with modern serviced and flex-office models, enabling tailored space design while preserving brand identity. Partitionable units, smart technologies and premium design create a secure and inspiring environment. Meeting spaces, business lounges, EV charging stations, bike garages, and car-free zones enhance productivity and work-life balance – supported by a thoughtful hospitality concept.



High-end office suites ranging from 15 to 500 m²

Rooftop offices with stunning views

13 meeting & conference rooms

Serviced business lounges with beverages & snacks

Bike rooms with showers

Lobby reception area with concierge services

Phone booths and silent rooms

Copy corners and technology zones

Direct access to attractive rooftop terraces

YOUR LIVING serviced apartments

EV charging stations in the underground parking garage





PHARMACY

- 1 Johannes Apotheke
Wiedner Gürtel 7, 1100

TRANSIT

- 2 Vienna Central Station
Underground: U1
Trains: ÖBB
- 3 Hauptbahnhof
Tram: 1, 18, O
- 4 Karl Popper Straße
Bus: 13A
- 5 Quartier Belvedere
Tram: D

SUPERMARKET

- 6 Hofer
Karl-Popper-Straße 2, 1100
- 7 Interspar
Am Hauptbahnhof, UG1. 121, 1100

CAFE

- 8 Aufzug Cafe
Wiedner Gürtel 4, 1040
- 9 Café Goldegg Wien
Argentinerstraße 49, 1040
- 10 Cyclitst
Arsenalstraße 10, 1100

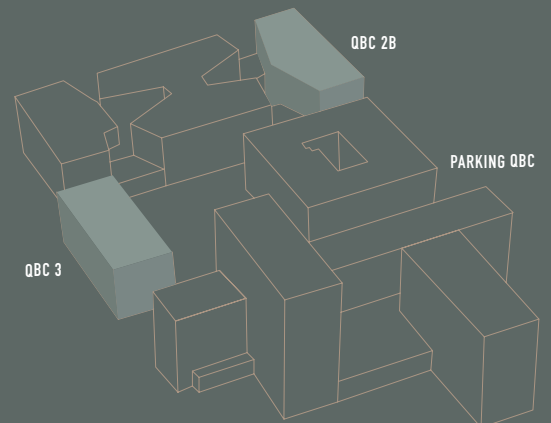
RESTAURANTS

- 11 IKI Restaurant
Am Belvedere 1, 1100
- 12 Eloha
Gertrude-Fröhlich-Sandner-
Straße 3/2, 1100
- 13 Campus Bräu
Wiedner Gürtel 1, 1100
- 14 Fat Monk
Am Belvedere 10, 1100

HOTELS

- 15 Novotel / Ibis
Canettistraße 6, 1100
- 16 Adina Serviced Apartments
Karl-Popper-Straße 6, 1100
- 17 MOONS
Wiedner Gürtel 16, 1040
- 18 Andaz Vienna Am Belvedere
Arsenalstraße 10, 1100

QUARTIER BELVEDERE CENTRAL



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 m²)
- 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.
