



## Rental Offer

Location **ALBERT HALL**  
Albertgasse 35, 1080 Wien

(offer valid 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)

## ALBERT HALL

Albertgasse 35  
1080 Wien



Boutique-Palais-Style Offices

High-end Equipment

Parquet

Gigabit Dark Fibre Internet & WiFi

Meeting & Conference-rooms for 2 – 200 guests

Located at lively Josefstädter Straße (Shopping Street)

Walking distance to the City Hall

Perfect traffic- and Metro connections

In-house parking

Various hotels and restaurants nearby

Comprehensive Business & Concierge Services



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

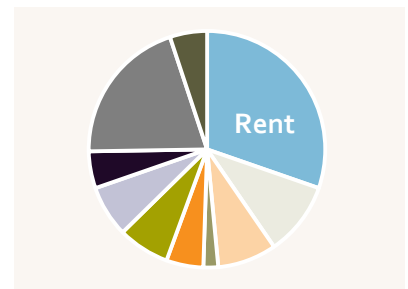
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price
M18	<b>Premium Office</b> with 2 workstations and a meeting-corner	Light flooded Premium Office in quiet location. Fully furnished with 2 workstations, high-quality parquet floor and plenty of storage space, thanks to noble built-in furniture. Located close to the inviting Lounge-area	<ul style="list-style-type: none"> <li>- 2 workstations fully furnished</li> <li>- LAN &amp; WiFi</li> <li>- VoIP Telephone (1x per office)</li> <li>- Switchboard</li> <li>- Full A/C</li> <li>- Parquet floor</li> <li>- Sunscreens</li> </ul>	€ 2.790,--*	<ul style="list-style-type: none"> <li>- All-inclusive</li> <li>- 4h Local Meeting-Credits</li> <li>- 8h Global Meeting-Credits or Global Office-Credits</li> <li>- 50 Printing Credits</li> <li>- Selection of Beverages</li> </ul>	*€ 2.390,--

\*Price per month and excl. VAT. / Special price valid for a 12-months contract duration with an option of prolongation for further 12 months (5 % prolongation discount of the list price). After 12 or 24 months the price will be adapted to the list price (depending on the contract).



### YOUR PERSONAL DREAMOFFICE

Design your office entirely inline 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.

**More Flexibility from € 99,-- / 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 All-in Boutique Offices



Contracts for daily cancellation available



Global Office Services



Online Access & Mobile Apps



Fully insured



Benefit from larger scale buying

## What does „All-inclusive“ stand for?

Working in tomorrows 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 m<sup>2</sup> usable common space ♦

Operating expense and side expenses ♦

Electricity, water, heating, A/C ♦

Daily cleaning ♦

Office insurance ♦

Furniture ♦

Mail & Reception ♦

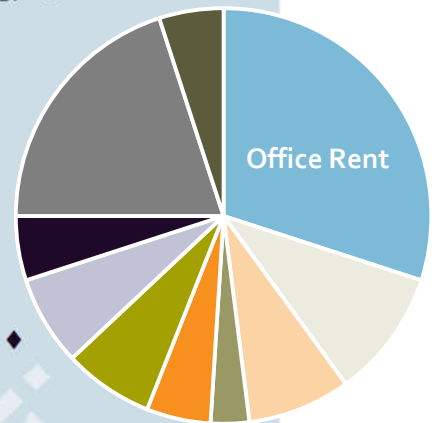
Multifunctional Systems ♦

Maintenance ♦

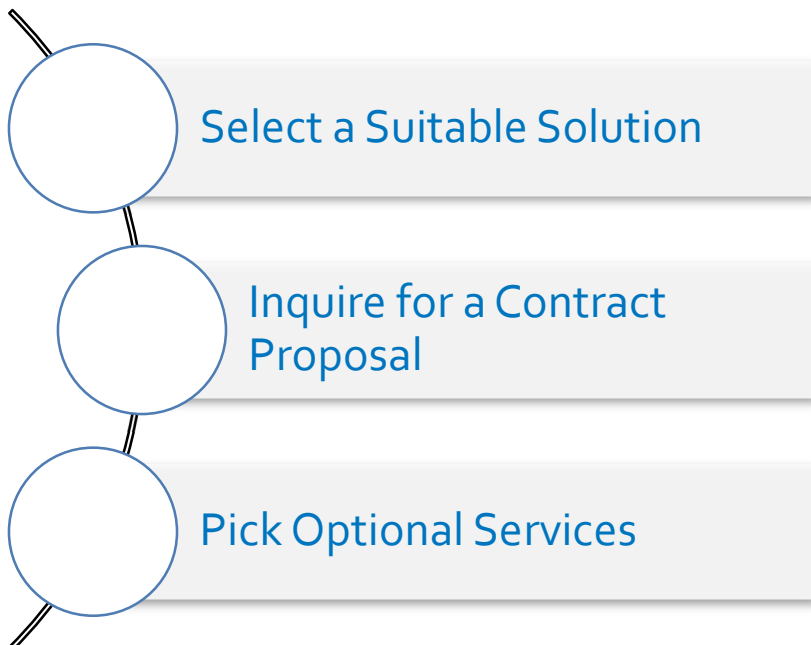
Presentation- & Media Equipment ♦

Fees, waist 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)

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