



## Rental Offer

Location **QUARTIER BELVEDERE CENTRAL 3**  
Am Belvedere 8, 1100 Vienna

(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)

### QUARTIER BELVEDERE CENTRAL 3

Am Belvedere 8  
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)

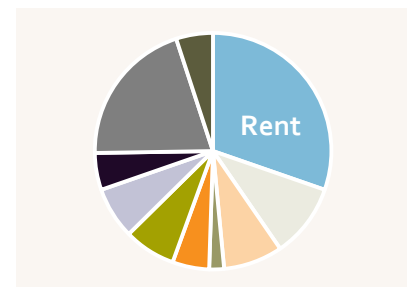
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price
A13	<b>Standard Office</b> with 1 workstation	Bright, light-flooded Standard Office located in the attic storey QBC 3. The office is fully equipped with modern office furniture, electrically height-adjustable sit-stand-desk and premium parquet floor. 2 telephone booths in front of the office comfortable space for private calls.	<ul style="list-style-type: none"> <li>- 1 workstation fully furnished</li> <li>- LAN &amp; WiFi</li> <li>- VoIP Telephone (1x per office)</li> <li>- Switchboard</li> <li>- Full A/C</li> <li>- Noise protection</li> <li>- Parquet floor</li> <li>- Digital room Control bus-system</li> <li>- Sunscreens</li> </ul>	€ 1.290,--*	<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>	€ 1.150,--*

\*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



Online Access & Mobile Apps



Contracts for daily cancellation available



Fully insured



Global Office Services



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 ♦

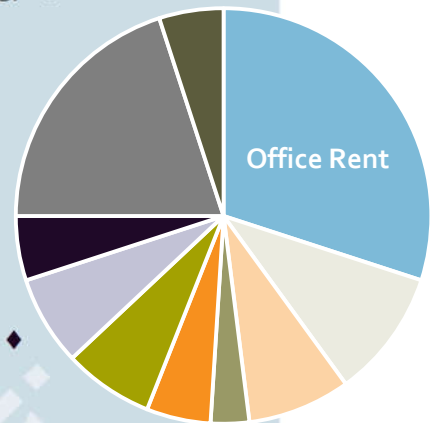
Multifunctional Systems ♦

Maintenance ♦

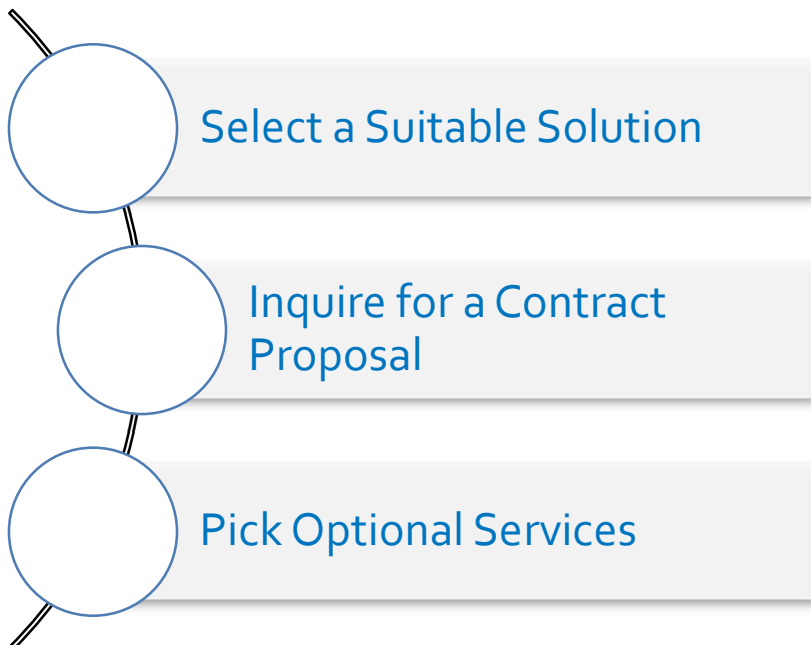
Presentation- & Media Equipment ♦

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