



## Rental Offer

**Location EURO PLAZA**  
Am Euro Platz 2, 1120 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)

## EURO PLAZA

Am Euro Platz 2  
1120 Vienna



Vienna's most modern office park  
High-end Infrastructure on approx. 200.000 m<sup>2</sup>  
Gigabit Dark Fibre Internet & WiFi  
Meeting- and Conference Rooms for 2 – 500 guests  
In-house bank, pharmacy, restaurants and supermarket  
Perfect traffic- and Metro connections  
In-house parking, also for visitors  
Various hotels and restaurants nearby  
Comprehensive Business & Concierge Services



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

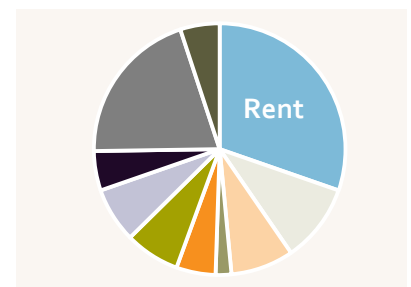
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price (12M)
B3	<b>Superior Office</b> for 2 - 3 work-stations	Light-flooded, top furnished Superior Office on the quiet first floor of EURO PLAZA 4. The office provides State-of-the-Art technical facilities such as 2x air renewal/h and steplessly variable climate control. It is located near the lounge area and the terrace access.	<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>- Sunscreens</li> <li>- Full A/C</li> <li>- Digital room control bus-system</li> <li>- Carpet floor</li> <li>- Doorsign</li> </ul>	€ 1.990,--*	<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>	€ 1.790,--*

\*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 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. 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 ♦

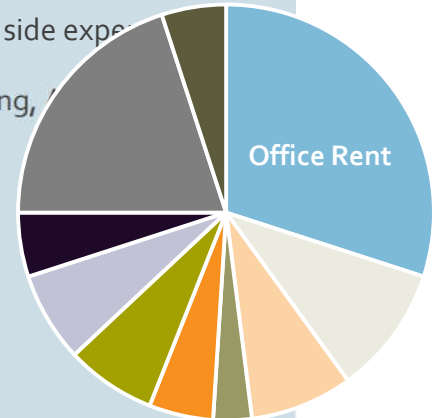
Multifunctional Systems ♦

Maintenance ♦

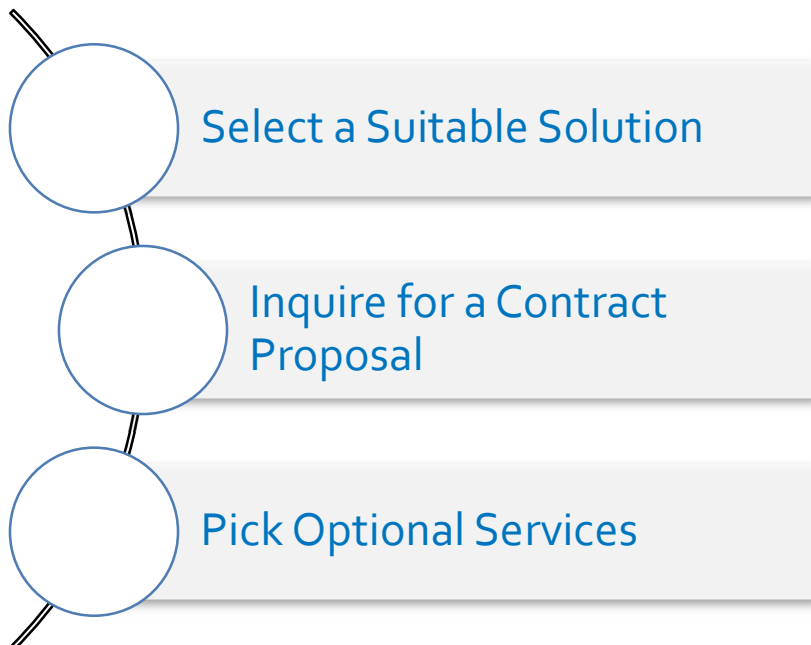
Presentation- & Media Equipment ♦

Fees, 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)

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

\* 3 month Security Deposit \* Set-up fee: € 490,-- per office \* Optional services listed in Optional Services P/L