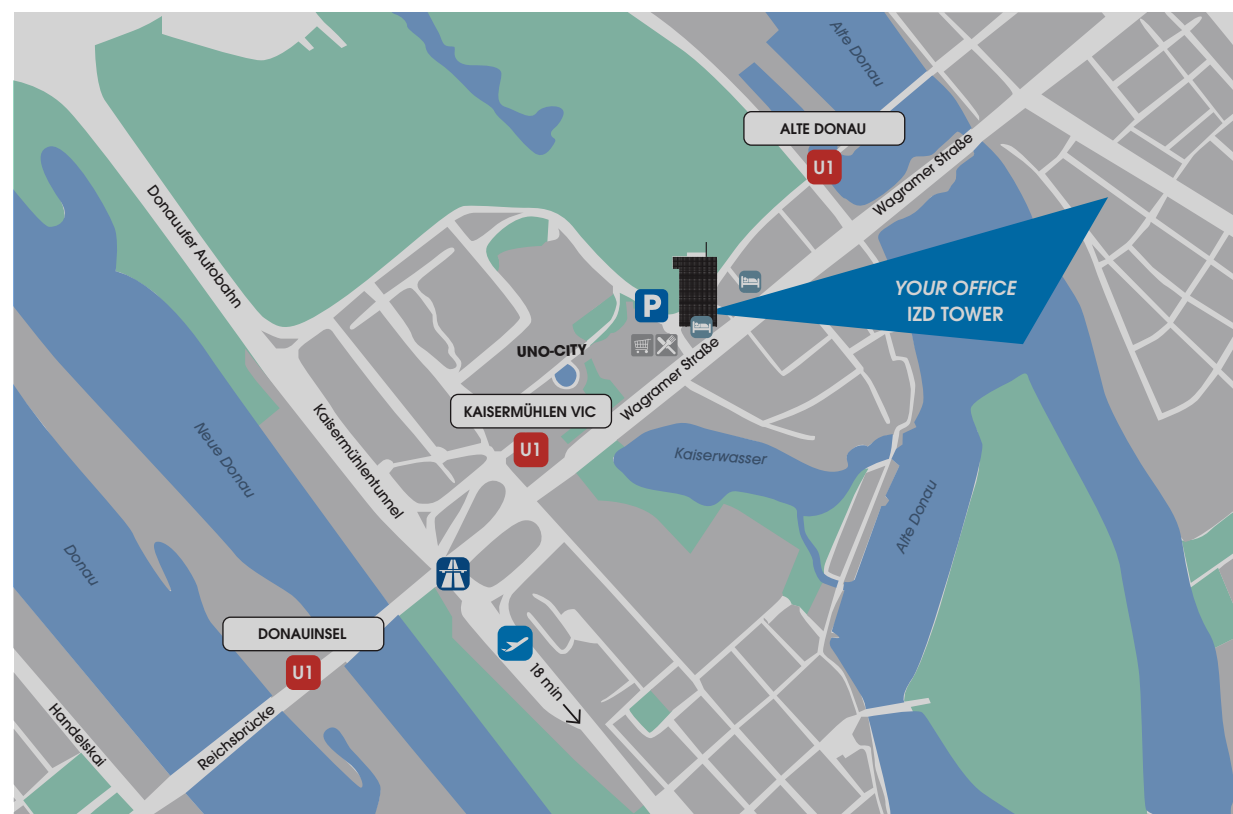


Location IZD TOWER



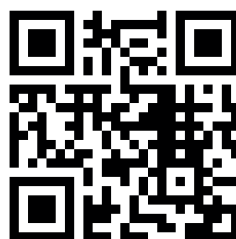
YOUR OFFICE - Managed Business Services GmbH

WIEN MITTE – Landstraßer Hauptstraße 71/2, 1030 Vienna
 ALBERT HALL – Albertgasse 35, 1080 Vienna
 QBC – Am Belvedere 8+10, 1100 Vienna
 EURO PLAZA – Am Euro Platz 2, 1120 Vienna
 PEAK VIENNA – Floridsdorfer Hauptstraße 1, 1210 Vienna
 IZD TOWER – Wagramer Straße 19, 1220 Vienna
 ARENA GRAZ – Liebenauer Hauptstraße 2-6, 8041 Graz

[Book your non-binding viewing appointment!](#)

Rental | Contact

T +43 /1/ 71 72 80 | F +43 /1/ 71 72 81 10
 E info@youroffice.at | www.youroffice.at

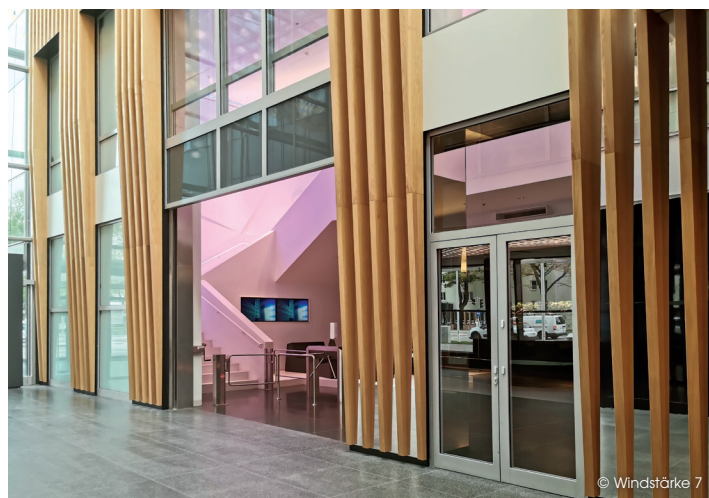


IZD TOWER

Where Business goes International

Elegant and sustainable tower offices in Vienna's international heart

YOUR OFFICE is offering fully serviced high-end offices including comprehensive services in the finest areas of Austria. Pleasant welcome areas and multilingual switchboard operation ensure your professional image. Our skilled and competent team of secretaries is dealing with your requests quickly and reliably. Further optional services like Marketing, Accounting, Tax Consulting and IT are available „on demand“ at your disposal.



All-inclusive

Full-Service und High-tech

Simply focus relaxed on your projects, *YOUR OFFICE* will gladly take care of your fully equipped office, communication equipment, parking and other needs you might have.

Comfortable Infrastructure

Location IZD Tower

In the International Center Donaustadt with its 140 meter high office tower, *YOUR OFFICE* offers elegant office and conference space paired with the most modern office infrastructure and particularly flexible floor plans. The location also scores with low energy costs thanks to sustainable building technology (LEED EBOM certificate in gold), maximum security and its excellent location in the international environment of the UNO City. The subway is within walking distance and Vienna Schwechat Airport can also be reached in just 18 minutes. In addition, the tower with its fully serviced lobby reception and 24/7 facility service offers numerous amenities as well as 1.254 parking spaces in the in-house, electrified underground car park.

All offices are fully equipped:

- Elegant, modern offices from 15 m² to 200 m²
- Flexible, impact sound-optimized carpet floor
- Representative entrance area with business lounge
- Gastronomic offer directly in the house
- Exclusively equipped meeting & conference rooms
- Smart offices with multifunctional control via service app
- In-house parking for tenants and visitors including e-charging stations

Excellent

Traffic Connections and Infrastructure

- A few minutes' walk to the underground line U1
- 10 minutes drive to downtown
- 18 minutes drive to Vienna Schwechat Airport
- *YOUR OFFICE* Airport Services
- Sufficient parking spaces in the in-house parking garage
- Culinary offer directly in the building
- Numerous shopping and leisure opportunities as well as hotels in the vicinity

Available

Office Sizes

15 m² - 200 m²

YOUR OFFICE

Managed Business Services

- Lobby Rezeption
- Mehrsprachiges, top geschultes Service-Personal
- Professionelle Telefonvermittlung | Telefonempfang
- Sekretariatsservice
- Dolmetsch- und Übersetzungsdienste
- Marketingservices | Full-Service-Werbeagentur
- Zutrittskontrolle
- Werktägliche Reinigung

Included Services

With the Managed Business Service concept *YOUR OFFICE* assumes all facility management responsibilities. We care for your full infrastructure: cleaning, building equipment, telephone system, reception, secretarial services, etc. The monthly rental fee includes all additional charges, such as electricity, water, disposal and sewer fee, building insurance, etc. The usage of the general infrastructure (shared space) like sanitary- and technical areas, kitchenettes and lounge areas is included as well.

Top

Technical Equipment

- Individually controlled air conditioning in each room
- IP telephony
- Cat. 6a or Cat. 7 cabling network and WiFi
- Internet connection
- State-of-the-Art office equipment ready for use (copiers, color printing, document shredders, etc.)
- Access to member portal for room bookings and facility services

Virtual Services | Virtual location offering a representative business address

Enjoy the comfort of mobile working at home or en route. *YOUR OFFICE* is offering virtual locations at a first-class business address combined with telephone and mail services for companies without the need of physical office space (e.g. start-ups)

Business Continuity Disaster Recovery

YOUR OFFICE is supporting seamless operations 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

- ✔ Modern Office Tower with comprehensive infrastructure
- ✔ Meeting-, conference- and event facilities
- ✔ Minimisation of rental-, personnel- and equipment cost
- ✔ Use of state-of-the-art technologies
- ✔ Comprehensive choice of managed services
- ✔ Reduction of distress, full concentration on your core business
- ✔ Hybrid- & Collaboration-Tools
- ✔ Flexible contract duration
- ✔ All-inclusive

