

IZD TOWER



WAGRAMER STRASSE 19, 1220 WIEN



YOUR
OFFICE



Where Business goes International

Elegant Tower Offices at the Global Hub

The IZD Tower combines the advantages of a dynamic office location with excellent infrastructure and a comprehensive range of services. Its central location in the 22nd district, close to Vienna's city center, provides ideal connectivity. The Kaisermühlen VIC subway station (U1) is just a short walk away, offering quick access to the city center and other districts.

The nearby A22 Donauuferautobahn ensures rapid access by car. The in-house underground parking garage features a total of 1,254 parking spaces, some equipped with EV charging stations. The surrounding area boasts a vibrant neighborhood with an impressive tower skyline, as well as restaurants, bars, and cafés offering culinary variety. The IZD Tower is a place that combines modern working environments with urban comfort and top-tier infrastructure.

Business location directly next to UNO City

Various culinary offerings

Recreational area Alte Donau nearby

Situated in the international business district Donau City

Numerous sports facilities in the immediate vicinity

On-site restaurant and café

Nearby hotels and serviced apartments of all categories

Excellent transport connections



Technical Features

The 140-meter-high office tower offers elegant office and conference spaces combined with exceptionally flexible layouts. The location also features low energy costs thanks to sustainable building technology (LEED EBOM Gold certification). It offers high security standards and is located next to the international UNO City area. Tenants benefit from fully furnished and serviced all-in offices that incur no variable costs for electricity, water, heating, or internet.

Advanced access control & cyber-security architecture

Enhanced soundproofing in office and meeting rooms

Room-specific climate control with 2x 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



Presentation
Equipment



Switchboard
Operation



Access
Control



Shopping



Highspeed
Internet



Wifi



Managed
Frontdesk



Sports &
Leisure



Restaurant
Bar Cafe

Take off globally in the international Danube City



Amenities and Comfort

This location offers flexible solutions for individual workspaces or teams of 2 to 20 people. High-quality meeting rooms for up to 50 guests provide a quiet environment for productive work. Flexible layouts and smart technologies allow for tailored workplace design. The spacious lobby, underground parking with EV charging, bicycle storage, and numerous dining options ensure comfort. Modern tea kitchens and an attractive price-to-performance ratio complete the package.



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- High-end office suites ranging from 15 to 250 m²
 - Comfortable offices with views of greenery & the Donauturm
 - 5 meeting & conference rooms
 - Coffee corner and tea kitchen
 - On-site café
 - In-house restaurant
 - Bicycle garage
 - Lobby reception area
 - EV charging stations in underground parking garage & visitor parking





PHARMACY

- 1** Pharmacy Andromeda-Tower,
Donau-City-Straße 6, 1220

TRANSIT

- 2** Kaisermühlen VIC
Underground: U1
Bus: 20A, 92A, 92B
- 3** Alte Donau
Underground: U1
- 4** Praterstern Bhf
Underground: U1, U3
Trains: ÖBB, S-Bahn

SUPERMARKET

- 5** Billa
Wagramer Straße 23, 1220
- 6** Billa
Wagramer Straße 2, 1220

RESTAURANTS

- 7** Seven Botanicals Bar & Kitchen
Wagramer Straße 16, 1220
- 8** 57 Restaurant
DC Tower, Donau-City-Straße 7, 1220
- 9** Eurest
Wagramer Straße 19, 1220
- 10** Ufertaverne
An der Oberen Alten Donau 186, 1220

HOTELS

- 11** Hotel Schani
Wagramer Straße 16, 1220
- 12** Hotel NH Danube City
Wagramer Straße 21, 1220
- 13** Hotel Melia Vienna
DC Tower 1, Donau-City-Straße 7, 1220
- 14** Voco hotel
Engerthstraße 173/175, 1020

IZD TOWER

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.
