



Rental Offer

Location IZD TOWER
Wagramer Straße 19, 1220 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
Geschäftsführung
michael.graf@youroffice.at

IZD TOWER

Wagramer Straße 19
1220 Wien



- Exclusive Office Tower with Panoramic Viewing
- Modern Tower-Architecture
- High-end Tower Infrastructure & Top Comfort
- Internet & WIFI
- Light-flooded Meeting- & Conference Rooms
- Garage and visitor parking in-house
- Directly at the Danube Recreation Area
- Permanent parking spaces and visitors' parking spaces
- Excellent public traffic connections (Trains, Buses, etc.)
- Various restaurants and cafés on-site
- Top hotels next door



Your inquired Office-Solution (All-inclusive)

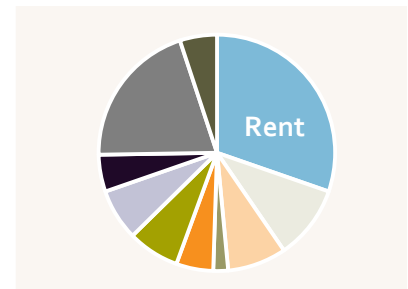
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price
D9	Standard Office with 1 workstation	Bright Standard office with modern equipment on the third floor of the IZD Tower; View of the UNO-CITY and the Danube Tower; furnished to a high standard with state-of-the-art room and air-conditioning technology; Located right next to the kitchen lounge and reception	<ul style="list-style-type: none"> - 1 workstation fully furnished - LAN & WiFi - VoIP Telephone (1x per office) - Switchboard (30 calls p.M.) - Full A/C protection - Carpet floor - Room Control bus-system - Sunscreens 	€ 990,--*	<ul style="list-style-type: none"> - All-inclusive "light" OPTIONAL: - parking lot € 150,-- 	*€ 890,--

*Price per month and excl. VAT. / Special price valid for a 12 months contract duration.



YOUR PERSONAL DREAMOFFICE

Design your office entirely in line 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 light“ 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, lounges, meeting rooms and services on demand.

No commissions, no extra price increases.

Contractual price increases indexed following the national consumer price index.

Approx. 300 m² usable common space ♦

Operating expense and side expenses ♦

Electricity, water, heating, A/C ♦

Daily cleaning ♦

Office insurance ♦

Furniture ♦

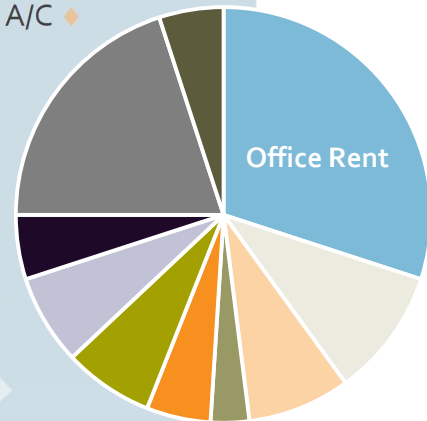
Multifunctional Systems ♦

Maintenance ♦

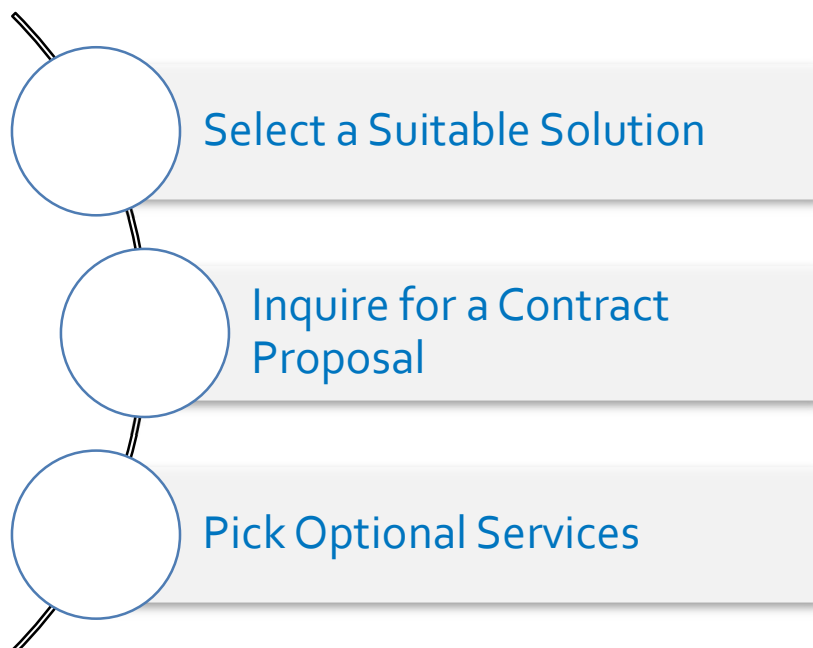
Presentation & Media Equipment ♦

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

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.