



Rental Offer

Location WIEN MITTE

Landstraßer Hauptstraße 71/2, 1030 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

WIEN MITTE

Landstraßer Hauptstraße 71/2
1030 Vienna



Quiet, modern offices at the „Wien Mitte“ junction
Directly at Rochuspark next to Rochusmarkt
Redundant Gigabit Dark Fibre Internet & WiFi
Meeting & Conference-room for 2 – 40 guests
Next to lively Landstraßer Hauptstraße shopping zone
Walking distance to City-Check-in (City Airport Train)
Perfect access to Metro and other traffic
In-house parking
Various hotels and restaurants nearby
Fitness Center, restaurants und shops in-house



Your inquired Office-Solution (All-inclusive)

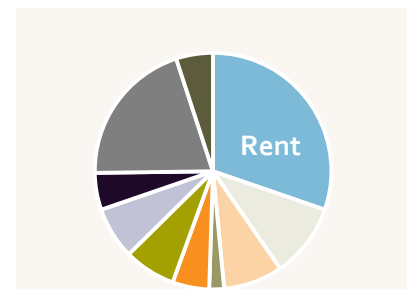
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price
A1a	Premium Office with 4 workstations	Bright and cosy Premium Office on the 2nd floor; viewing the Landstraßer Passage walking area; fully equipped with state-of-the art office furniture; terrace access; located next to the reception; fully serviced	<ul style="list-style-type: none"> - 4 workstations fully furnished - LAN & WiFi - VoIP Telephone (1x per office) - Switchboard (30 calls p.m.) - Carpet floor 	€ 2.390,--*	<ul style="list-style-type: none"> - All-inclusive - 4h Local Meeting-Credits - 50 Printing Credits - Selection of Beverages 	*€ 2.190,--

*Price per month and excl. VAT. / Special price valid for a 12-months contract duration with an option of prolongation for further 12-months (3 % prolongation discount of the list price). After 12 or 24 months the rent will be adjusted to the list price (plus annual CPI adjustment).



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 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. 200 m² usable common space ♦

Operating expense and side expenses ♦

Electricity, water, heating, A/C ♦

Daily cleaning ♦

Office insurance ♦

Furniture ♦

Mail & Reception ♦

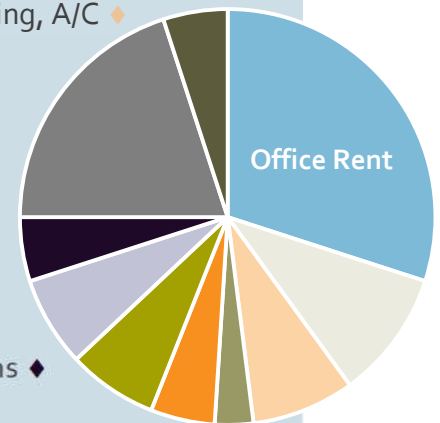
Multifunctional Systems ♦

Maintenance ♦

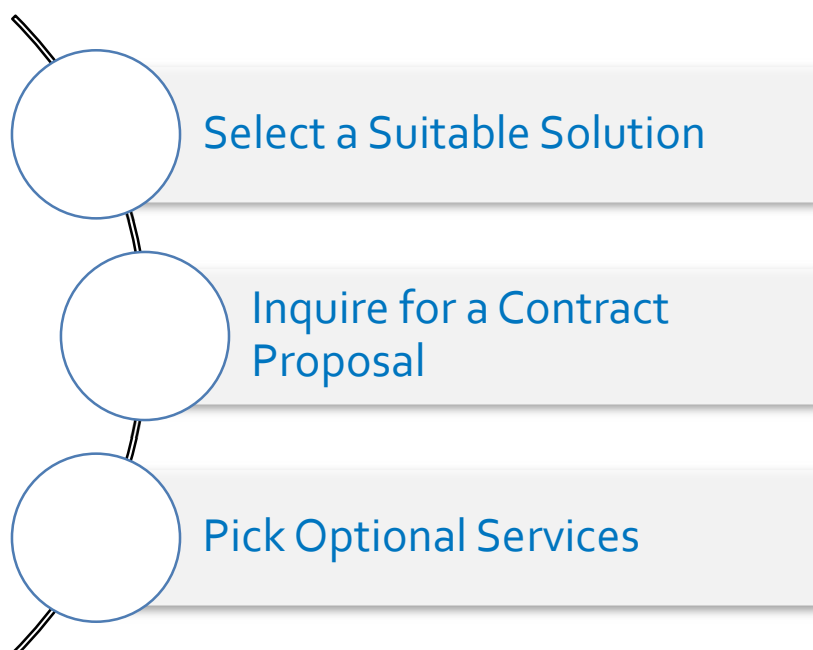
Presentation- & Media Equipment ♦

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

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