



## 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](mailto: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)

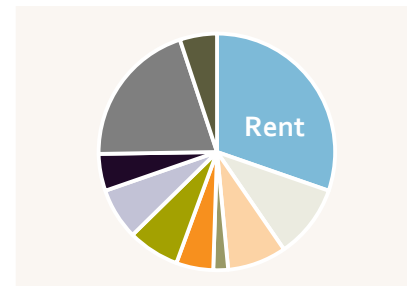
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price
D4	<b>Team Office</b> with 6 workstations	Spacious Team Office with large window fronts; bright corner office; fully furnished with 6 workstations in an appealing design; view towards UNO City; located directly next to two meeting rooms; access to a kitchen and lounge area	<ul style="list-style-type: none"> <li>- 6 workstations fully furnished (Basic)</li> <li>- LAN &amp; WiFi</li> <li>- VoIP Telephone (1x per office)</li> <li>- Switchboard (30 calls p.M.)</li> <li>- Full A/C protection</li> <li>- Carpet floor</li> <li>- Room Control bus-system</li> <li>- Sunscreens</li> </ul>	€ 4.390,--*	- All-inclusive "light"  <b>OPTIONAL:</b> - parking lot € 175,--	*€ 3.990,--

\*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 24 months the rent will be adjusted to the list price (plus annual CPI adjustment).



### 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 m<sup>2</sup> usable common space ♦

Operating expense and side expenses ♦

Electricity, water, heating, A/C ♦

Daily cleaning ♦

Office insurance ♦

Furniture ♦

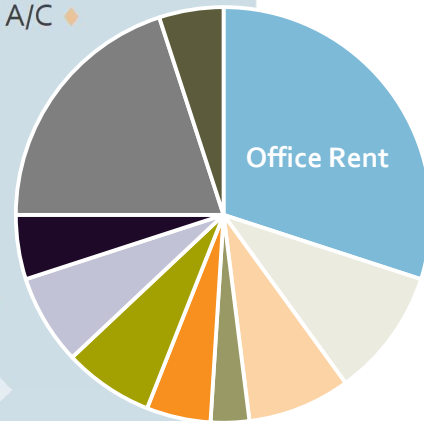
Multifunctional Systems ♦

Maintenance ♦

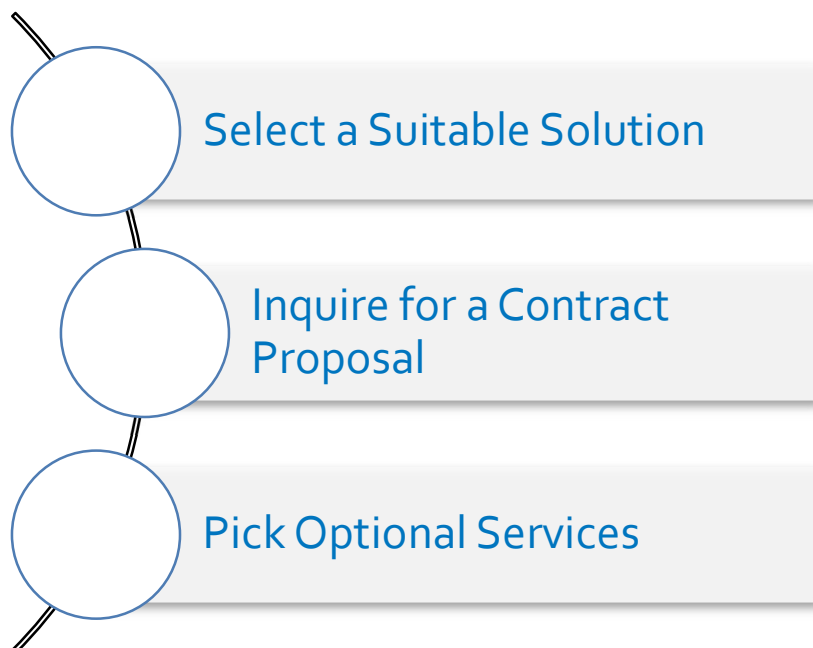
Presentation & Media Equipment ♦

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](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.