

Thank you for your interest in our premium flexible office solutions. We are pleased to offer you a flexible and fully equipped office in a prime location – perfect for start-ups, fast-growing businesses, or established companies with global teams. With professional service, modern infrastructure and transparent terms, we provide the ideal environment for your business to succeed.

RENTAL OFFER

(valid according to availability)

IZD TOWER

Wagramer Straße 19
1120 Wien



- Exclusive office tower with panoramic views
- High-end equipment & top comfort
- High-speed Internet & WLAN
- Exclusive meeting & conference rooms
- Close proximity to the Danube recreation area
- Tenant garage and visitor parking spaces in the building
- Excellent transport & subway connections
- Numerous restaurants and cafés on site
- Renowned 4 & 5* hotels right next door



Option 1: (All-inclusive light* S.3)

Office Category	Floor	Configuration	Rental Price	Duration	Special Price
D3 Premium	OG 3	5 workstations	EUR 2.990,--*	12 months 24 months	€ 2.790,--* € 2.590,--*

Incentives	Your rental cost savings:
<ul style="list-style-type: none"> - 4h Meeting Credits - Switchboard (30 calls p.m.) - YOUR OFFICE Membership 	Savings on rent per month: EUR 300,-- / 400,-- Total rent savings: 12M EUR 3.600,-- Total rent savings: 12M EUR 9.600,--



Equipment Description

Office	Furniture / workstation	Shared Space	Optional Services
Digital access control LAN & WLAN HW firewall VoIP telephone (1x per office) Fully air-conditioned Carpet raised floor Electric sun protection Openable windows	Desk 180 x 80 cm (Basic) Roll container Filing cabinet Swivel chair Conference chair Meeting table 1x Coat rack 1x Dustbin	Welcome Lounge Tea Kitchen Meeting rooms Conference rooms Garage parking	- Parking EUR 195,--

**Prices on a monthly basis and excluding VAT. Special price valid for the selected rental period with waiver of termination. Option of prolongation (3% prolongation discount on the list price). Adjustment to the list price in accordance with the contract (plus annual CPI adjustment). Deposit 3 gross monthly fees * Set-up € 490 per office * Optional services according to additional costs price list.*

*What does All-inclusive „light“ stand for?

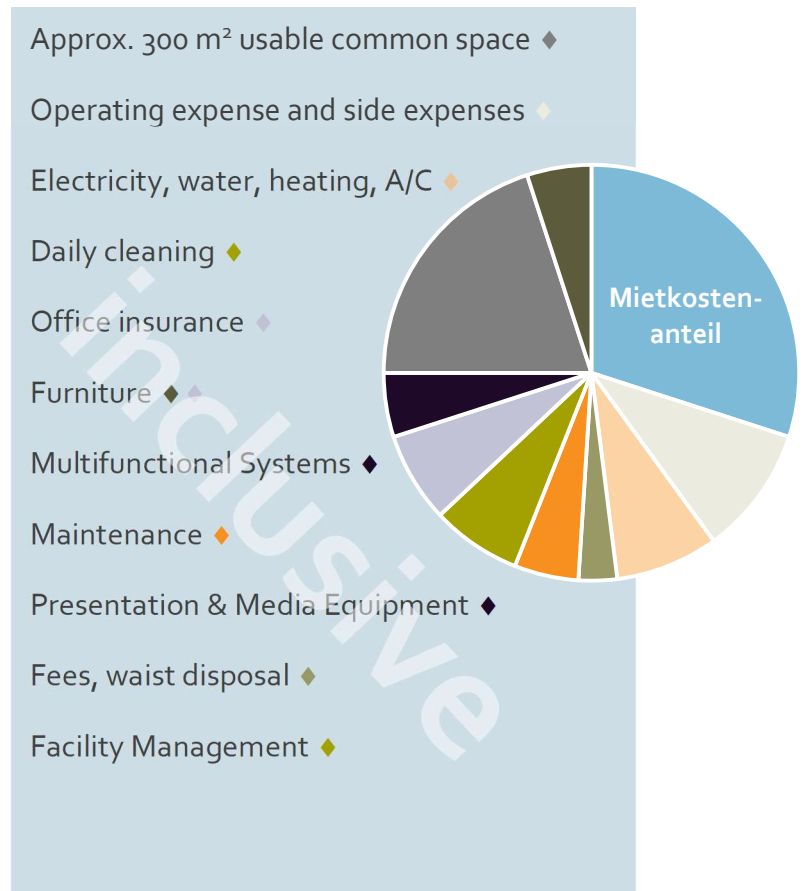
Working in tomorrows Office Hotel. No concerns regarding unplanned expenses or hidden taxes

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, lounges, meeting rooms and services on demand.

No commissions, no extra price increases.

Contractual price increases indexed following the national consumer price index.



A few steps to moving in!

If our offer meets your expectations, we guarantee a quick and uncomplicated move-in. With our express service, you will receive the desired draft contract within 24 hours and thus our promise of high-quality offices and all-round support. Once you have placed your order, our global services and worldwide office and conference solutions will be available to you immediately. If you have any questions, please do not hesitate to contact me



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