

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)

### LEOPOLD QUARTIER

Obere Donaustraße 23-29  
1020 Wien



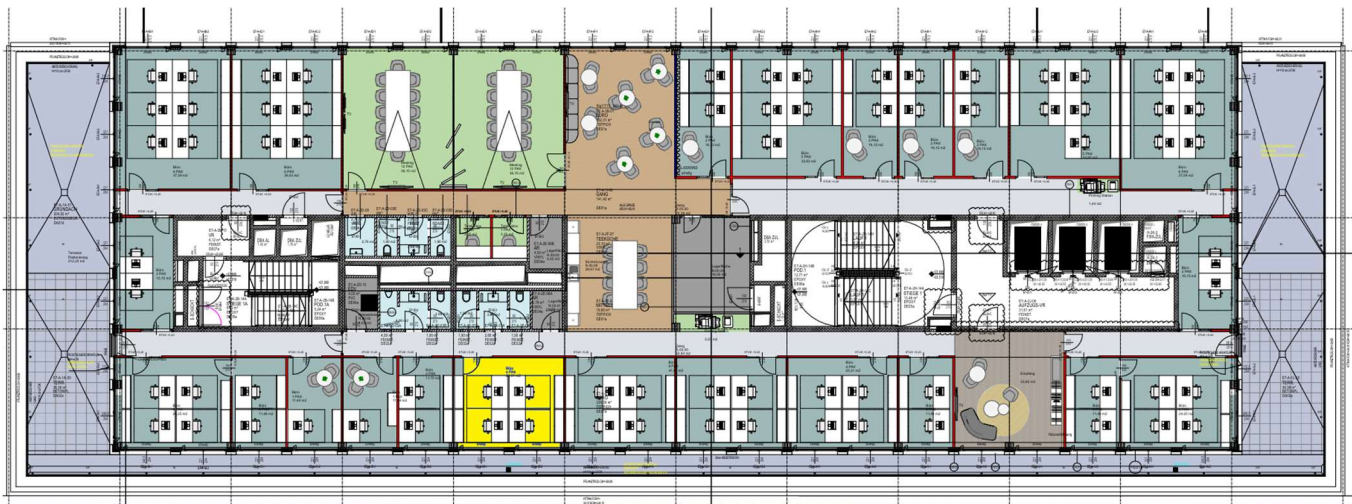
- Roof-top boutique offices in the heart of the city
- High-end equipment & maximum sustainability
- High-speed internet, WLAN & state-of-the-art hybrid technology
- Exclusive meeting & conference rooms with roof terrace
- Immediate proximity to the city center
- Walking distance to Augarten, Karmeliterviertel & Schwedenplatz
- 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\* S.3)

| Office   Category | Floor | Configuration    | Rental Price  | Duration               | Special Price              |
|-------------------|-------|------------------|---------------|------------------------|----------------------------|
| S19   Superior    | OG 7  | 3-4 workstations | EUR 3.090,--* | 12 months<br>24 months | € 2.890,--*<br>€ 2.790,--* |

| Incentives                                                                                                                                                                                                        | Your rental cost savings:                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>- 4h Meeting Credits</li> <li>- 100 Printing Credits</li> <li>- Selection of Beverages</li> <li>- Switchboard (30 calls p.m.)</li> <li>- YOUR OFFICE Membership</li> </ul> | <p><b>Savings on rent per month: EUR 200,-- / 300,--</b></p> <p>Total rent savings: 12M EUR 2.400,--<br/>Total rent savings: 24M EUR 7.200,--</p> |



## Equipment Description

| Office                                                                                                                                                                                    | Furniture / workstation                                                                                                                                            | Shared Space                                                                                                                                                                      | Optional Services         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Digital access control<br>LAN & WLAN<br>HW firewall<br>VoIP telephone (1x per office)<br>Fully air-conditioned<br>Increased sound insulation<br>Carpeted floor<br>Electric sun protection | Desk 180 x 80 cm or<br>160 x 80 cm (eha)<br>Roll container<br>Filing cabinet<br>Swivel chair<br>Conference chair 2x<br>Meeting table 1x<br>Coat rack 1x<br>Dustbin | Welcome Lounge<br>Business Lounge &<br>Tea Kitchens<br>Phone Booths<br>Copy Corner<br>Meeting rooms<br>Conference zone<br>Terraces / Balconies<br>Storage areas<br>Garage parking | - Parking lot: EUR 269,-- |

\*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“ stand for?

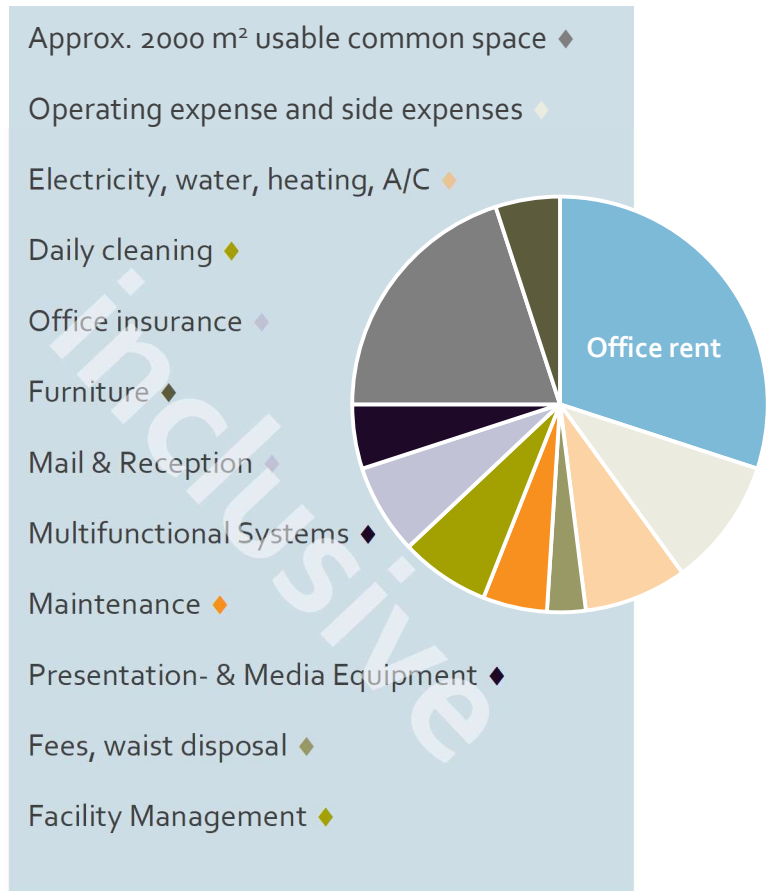
Working in tomorrows Office Hotel. No concerns regarding unplanned expenses or hidden taxes

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.



## 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



Mag. Michael Graf  
Geschäftsführung  
[michael.graf@youroffice.at](mailto:michael.graf@youroffice.at)