

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)

### ALBERT HALL

Albertgasse 35  
1080 Vienna



Boutique-Palais-Style Offices  
High-end Equipment  
Parquet  
Gigabit Dark Fibre Internet & WiFi  
Meeting & Conference-rooms for 2 – 200 guests  
Located at lively Josefstädter Straße (Shopping Street)  
Walking distance to the City Hall  
Perfect traffic- and Metro connections  
In-house parking (according to availability)  
Various hotels and restaurants nearby  
Comprehensive Business & Concierge Services



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

Office   Category	Floor	Configuration	Rental Price	Duration	Special Price
M3   Team	Mezzanin	6-7 workstations	EUR 4.690,--*	12 months 24 months	€ 4.490,--* € 4.390,--*

Incentives	Your rental cost savings:
<ul style="list-style-type: none"> <li>- 4h Meeting Credits</li> <li>- 50 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,-- Total rent savings 24M: EUR 7.200,--</p>



## Equipment Description

Office	Furniture / workstation	Shared Space	Optional Services
Digital access control LAN & WLAN HW firewall VoIP telephone (1x per office) Fully air-conditioned Parquet floor Electric sun protection Openable windows	Desk 180x80 cm (Basic) Roll container Filing Cabinet Swivel chair Conference chair Meeting table 1x Coat rack 1x Dustbin	Welcome Lounge Business Lounge & Tea Kitchens Phone Booth Copy Corner Meeting rooms Albert Hall Conference Storage	Storage on request

\*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?

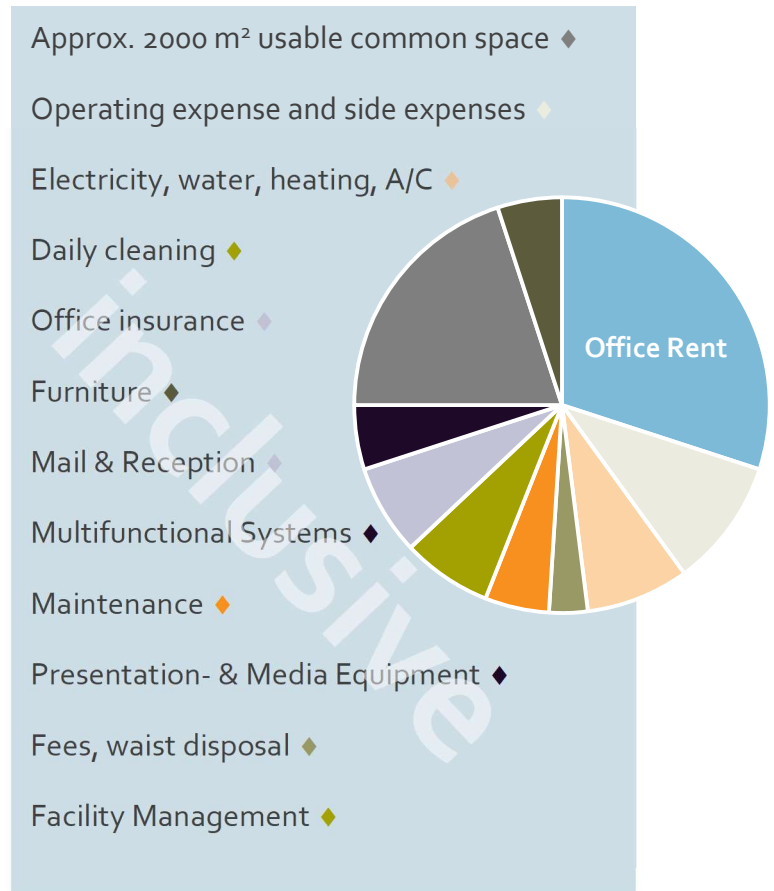
Working in tomorrows Office Hotel. No concerns regarding unplanned expenses or hidden taxes

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 personally.



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