



## Rental Offer

Location **ALBERT HALL**  
Albertgasse 35, 1080 Wien

(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.



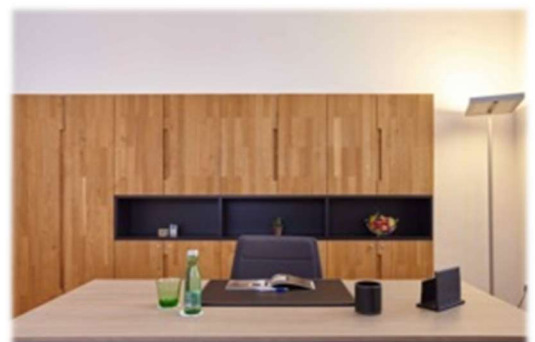
Mag. Michael Graf  
Managing Director  
[michael.graf@youroffice.at](mailto:michael.graf@youroffice.at)

## ALBERT HALL

Albertgasse 35  
1080 Wien



- 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
- Various hotels and restaurants nearby
- Comprehensive Business & Concierge Services



## Your inquired Office-Solution (All-inclusive)

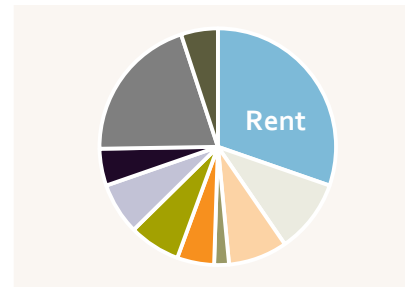
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price
H4+H5	<b>Team Office</b> with 5-6 workstations ( <i>office combination</i> )	Attractive Team Office consisting of 2 offices in stylish design; internal connecting door with staircase; fully furnished with modern office furniture; high-quality parquet floor and plenty of storage space thanks to noble built-in furniture; access to great and inviting Kitchen and Lounge-area	<ul style="list-style-type: none"> <li>- 5-6 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</li> <li>- Parquet floor</li> <li>- Sunscreens</li> </ul>	€ 4.690,--*	<ul style="list-style-type: none"> <li>- All-inclusive</li> <li>- 8h Local Meeting-Credits</li> <li>- 150 Printing Credits</li> <li>- Selection of Beverages</li> </ul>	*€ 4.290,--

\*Price per month and excl. VAT. / Special price valid for a 12 or 24 months contract duration with an option of prolongation for further 12 or 24 months (5 % prolongation discount of the list price). After 24 or 48 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



Online Access & Mobile Apps



Contracts for daily cancellation available



Fully insured



Global Office Services



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. 2000 m<sup>2</sup> usable common space ♦

Operating expense and side expenses ♦

Electricity, water, heating, A/C ♦

Daily cleaning ♦

Office insurance ♦

Furniture ♦

Mail & Reception ♦

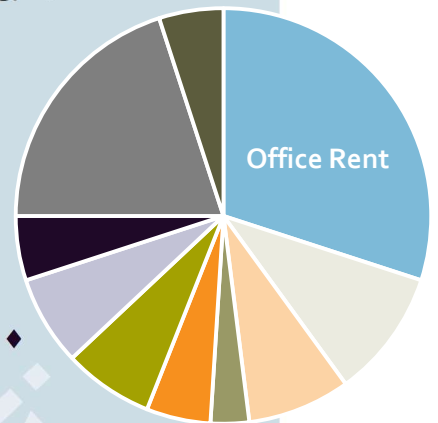
Multifunctional Systems ♦

Maintenance ♦

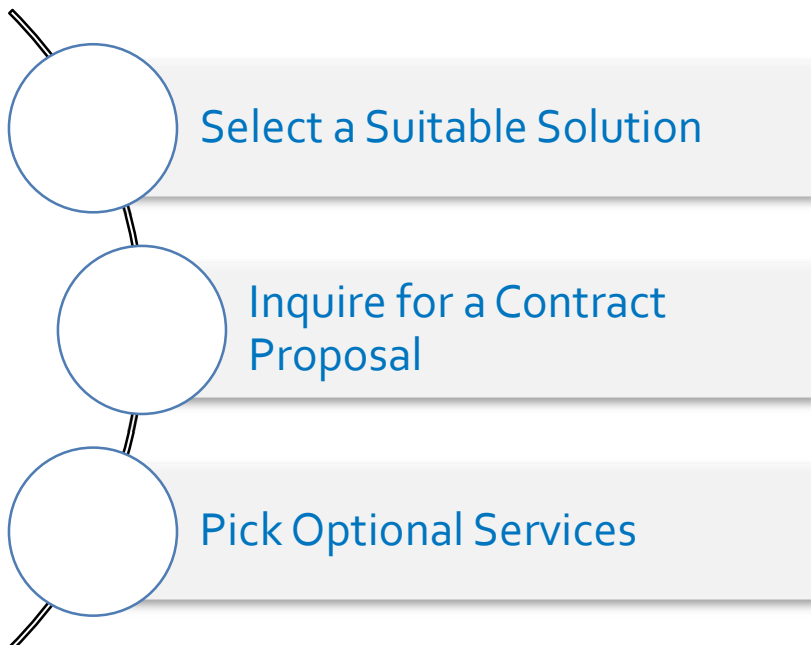
Presentation- & Media Equipment ♦

Fees, waist 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