



## Rental Offer

Location **QUARTIER BELVEDERE CENTRAL 3**  
Am Belvedere 8, 1100 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  
Managing Director  
[michael.graf@youroffice.at](mailto:michael.graf@youroffice.at)

### QUARTIER BELVEDERE CENTRAL 3

Am Belvedere 8  
1100 Wien



- Roof-Top Boutique-Offices next to the Central Station
- High-end equipment & carpet double floor
- High Speed Internet & WLAN
- Exclusive Meeting- & Conference rooms with a roof terrace
- Close to the very center of Vienna
- Prinz-Eugen-Straße/ Schwarzenbergplatz accessible by foot
- Permanent parking spaces and visitors' parking spaces
- Excellent public traffic connections (Trains, Buses, etc.)
- Various restaurants and cafés on-site
- Prestigious 4&5\* hotels next door



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

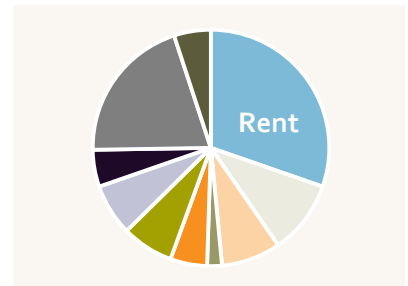
Office	Rental Space	Description	Configuration	Rent per month	Remarks	Special-Price
	<b>Team Office Plus</b> with 6-8 workstations	Elegant, bright Team Office on the 8th floor of QBC 3; spacious corner office with large window fronts; fully equipped with modern office furniture and openable windows; high quality parquet floor; latest technology standards; telephone booths for private calls; access to inviting coffee- and lounge areas; fully serviced	<ul style="list-style-type: none"> <li>- 6-8 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>- Noise protection</li> <li>- Carpet floor</li> <li>- Digital room Control bus-system</li> <li>- Sunscreens</li> </ul>	<b>€ 5.390,--*</b>	<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>	<b>*€ 5.090,--</b>

*\*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 (3 % 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 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“ 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 ♦

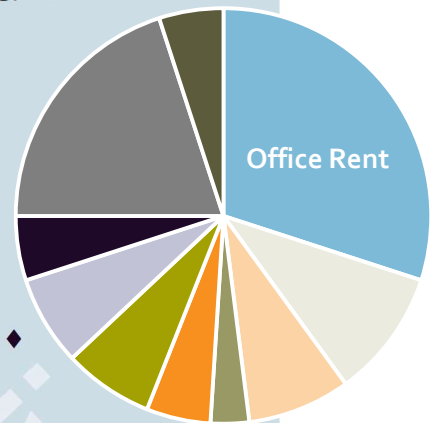
Multifunctional Systems ♦

Maintenance ♦

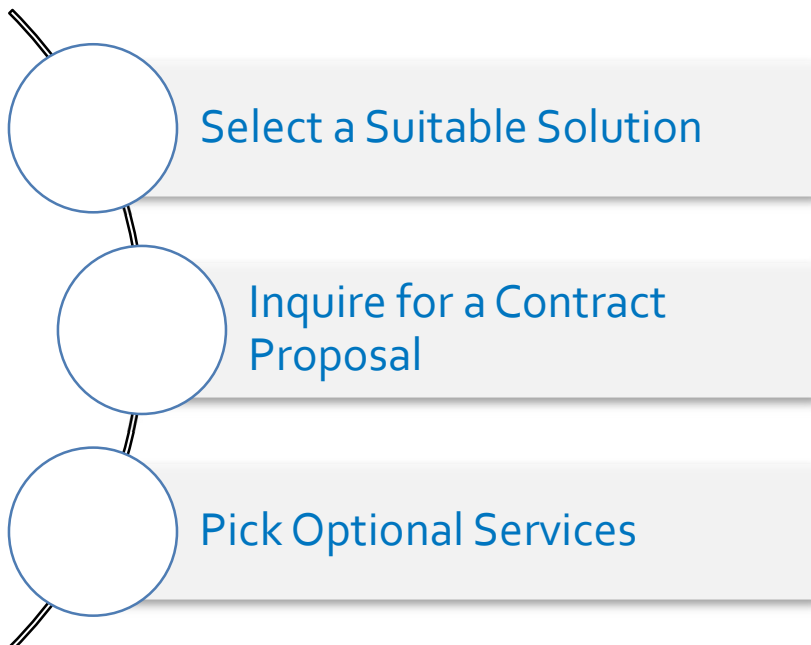
Presentation- & Media Equipment ♦

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