

LEOPOLD QUARTIER

OBERE DONAUSTRASSE 23-29, 1020 WIEN





Smart Office Living in the Heart of the City

Urban. Sustainable. Flexible.

The LeopoldQuartier combines nature and urban living with a new work-and-wellbeing concept. The exclusive Rooftop Office Suites offer breathtaking views of Vienna's city center, state-of-the-art architecture, sustainability, and flexible solutions for businesses of all sizes. Located just a five-minute walk from the first district, near the Danube Canal and Augarten, the quarter boasts a central location, excellent subway connections & quick access to the airport. Dining options, an in-house supermarket, & the vibrant offerings of the surrounding area complement the comprehensive hospitality concept, featuring e-mobility, concierge services, conferencing, & office support – ideal for businesses seeking an inspiring work environment.

Premium location in the heart of Vienna

Various culinary offerings

Augarten Park and Wettstein Park on the doorstep

City center within walking distance

Adjacent to the trendy Karmeliter district

In-house supermarket

Hotels and serviced apartments of all categories

Excellent transport connections



Technical Features

At the end of 2025, *YOUR OFFICE* will open its new flagship location, combining sustainability, comfort, and user experience. With five targeted certifications, including DGNB Gold and Greenpass, the site sets new standards while providing a productive work environment with a feel-good factor.

Timber-hybrid construction

Geothermal energy & photovoltaic systems

ESG & EU taxonomy compliant

Advanced access control & cyber-security architecture

Enhanced soundproofing in office & meeting rooms

Room-specific climate control with 2–6x air exchange

Electric, external sunshades

Wi-Fi | Redundant Gigabit fiber-optic connectivity

Structured Cat7 cabling & server room

4K hybrid & collaboration technology

Electrically height-adjustable sit/stand desks



Coworking
Spaces



Switchboard
Operation



Access
Control



Presentation
Equipment



Shopping



Highspeed
Internet



Wifi



Assistance
Services



Managed
Frontdesk



Sports &
Leisure



Restaurant
Bar Cafe



Mail
Service

The new way of work to fall in love with



Amenities and Comfort

The innovative office concept offers flexible solutions for 2 to 60 people, combining the advantages of traditional office leasing with those of serviced and flex offices. Smart technologies and flexible space configurations enable tailored designs without compromising brand identity or security. Highlights such as rooftop offices with wooden elements, EV charging stations, meeting areas, business lounges, and terraces overlooking Vienna create a workspace that blends comfort, productivity, and a feel-good atmosphere.



High-end office suites ranging from 15 to 1,000 m²

Rooftop offices with stunning views

12 meeting & conference rooms

Serviced business lounges with beverages & snacks

Bike storage rooms with showers

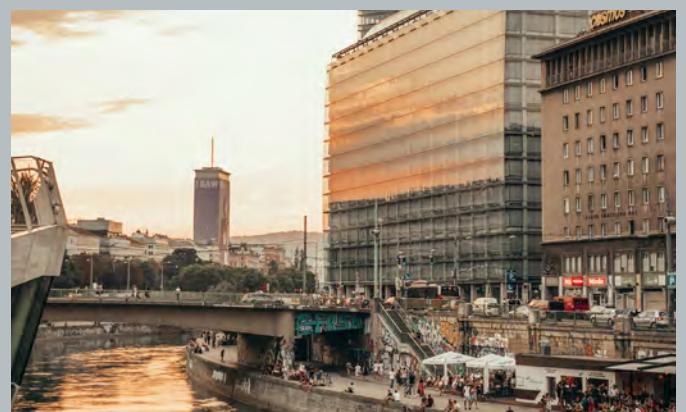
Lobby reception area with concierge services

Phone booths and silent rooms

Copy corners and technology zones

Direct access to attractive terrace spaces

EV charging stations in the underground parking garage





PHARMACY

- 1 Augarten Pharmacy
Untere Augartenstraße 13, 1020

TRANSIT

- 2 Roßauerlände
Underground: U4
- 3 Obere Augartenstraße
Tram: 1, 2
- 4 Schottenring
Underground: U4
- 5 Taborstraße
Underground: U2
Tram: 2
- 6 Nestroyplatz
Underground: U1
- 7 Praterstern
Bahnhof / Trainstation
Underground: U1, U2
Trains: ÖBB

SUPERMARKET

- 8 Spar
Obere Donaustraße 23, 1020
- 9 Penny Markt
Rembrandtstraße 29, 1020
- 10 Billa
Malzgasse 8, 1020

CAFE

- 11 La Merceri
Berggasse 25, 1090
- 12 Cafe LIEBEN WIR
Gonzagasse 5, 1010
- 13 KAFFEIN
Stoß im Himmel 3, 1010
- 14 Goldener Papagei
Praterstraße 17, 1020

RESTAURANTS

- 15 Stomach
Seegasse 26, 1090
- 16 Gasthaus Rebhuhn
Berggasse 24, 1090
- 17 Zum Friedensrichter
Obere Donaustraße 57, 1020
- 18 Pizza Mari
Leopoldsgasse 23A, 1020
- 19 Skopik & Lohn
Leopoldsgasse 17, 1020
- 20 Spelunke
Taborstraße 1, 1020
- 21 Augenweide
Ob. Donaustraße 97-99, 1020

HOTELS

- 22 Hotel Radisson
Ob. Donaustraße 61, 1020
- 23 Anantara Palais Hansen Hotel
Schottenring 24, 1010
- 24 Hilton Vienna
Schottenring 11, 1010
- 25 Sofitel Vienna Stephansdom
Praterstraße 1, 1020

LEOPOLD QUARTIER

Whatever happens, we've got you covered.



Enterprise Solutions

Follow the trend of Managed Business Services! We take responsibility for your internal services. Our flexible Managed Business Services decrease your costs and increase your service level at the same time.

Flexible Offices with Flexible Terms

Ready-to-use workspaces that grow with you. Services that ease your workload. In our fully furnished & serviced rental offices, you'll find your perfect work environment. Productive, functional, & yet as cozy as home. Whether it's a prestigious branch in the heart of Vienna, comfortable and quiet offices at Quartier Belvedere, high-tech campus offices at Wienerberg, or the Danube Tower feeling in the north of Vienna – at *YOUR OFFICE*, you focus on your core business while we take care of your office infrastructure and your employees' well-being.

- Flexible office expansion (15 to 1,000 m²)
- Investment & commission-free
- Daily terminable contracts available
- In-house parking at all locations
- Reception/front desk & call handling
- Concierge, meeting service & community host
- Mail service, IT support & accounting (on demand)
- Service app and member portal with booking system
- Exclusive membership package for your entire team

Business Continuity

YOUR OFFICE is supporting a seamless operation of your company –also in the case of emergency. Our Business Continuity Concept is enabling you to move into your backup-office within a few hours. Moreover, we provide for the prompt recovery of your IT and office infrastructure.

Your advantages at a glance

Uninterruptible business processes

Maintenance of operation

Procurement of backup hardware

Server- and system recovery

Avoiding labour bottlenecks

Fast recovery of IT and office infrastructure.
