

CONTACT



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BASIC DATA

object number: **3056/1100**
 object type: **Office**
 state: **Wien**
 address: **1110 Wien, Simmering**
 total costs: **€ 550.-**
 Effective area: **approx. 16.00 - 140.00 m²**

DESCRIPTION

OFFICES IN 11TH DISTRICT OF VIENNA

Are you looking for an ideal work solution? Then we have the perfect solution for you at Vienna's 11th district. Regardless of whether it is a team or individual office, we will find the perfect solution for your individual needs.

Location / infrastructure

The business city center is in the middle of Vienna's 11th district.

Above all, the proximity to the motorway (St. Marx exit) and the airport (approx. 15 minutes by car) is ideal if you prefer short distances.

The city center can be reached just as quickly by public transport such as tram 71 and the metro line U3.

This business center is part of a business location where companies from the pharmaceutical, personnel services, advertising and other industries operate. Various hotels, restaurants and cafes are easily accessible on foot.

The entire center offers 3 meeting rooms for up to 80 people!

The so-called membership area is fully air-conditioned and offers enough space for breaks between meetings. Another plus is the in-house underground car park, which protects against the weather conditions depending on the season. If desired, a parking space can be rented for a monthly cost of € 120 (net).

Your selectable options

- * Office Space: Fully equipped office for 1 workstation
- * Coworking: Office use with other coworkers, perfect for connecting
- * Virtual Office: Show presence on site in office or meeting rooms if necessary
- * Membership: stay flexible and still work professionally worldwide
- * Meeting rooms: flexible booking
- * Workplace recovery: continue working immediately if your own office is not available

Floor solution

- * 2nd floor - own area:

Enough space for the implementation of your very personal dream office divided into 2 rooms, which offers space for up to 25 workplaces.

Features:

All-inclusive managed office
 all BK, electricity; heating, air conditioning, cleaning
 Fast fiber optic business internet
 Reception team on site
 High quality furniture
 security
 24/7 access

Costs: € 4,215 net month / 24 months commitment / 140 m2 (including services plus around 400 m2 of general space)

- * 5th floor - own area:

Enough space for the implementation of your very personal dream office divided into 3 rooms, which allows up to 7 workplaces

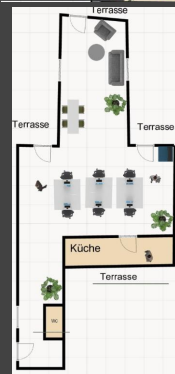
Net rent:	€ 550.-
total costs:	€ 550.-
tenant commission:	3 MM plus 20% VAT

Effective area:	approx. 16.00 - 140.00 m ²
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move-in as of:	sofort
furniture:	compl. furnished
condition:	very good
noise:	low – none noise

Air conditioning: preinstalled; **Sun Protection:** outside; **Location:** City centre; **Features:** DV cabling, tea kitchen, furnished, Openable windows, Access system; **Public transport:** Subway, Tram, Bus





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