

## CONTACT



### Mag. Elena Garanina, MA

Mobile : +43 664 303 40 64  
 e-mail : [elena.garanina@immotrading.at](mailto:elena.garanina@immotrading.at)  
 company : ImmoTrading GmbH  
 address : 1010 Wien, Kärntner Ring 5-7  
[More objects from this agent](#)



## BASIC DATA

object number: **3056/1090**  
 object type: **Office**  
 state: **Steiermark**  
 address: **8020 Graz**  
 total costs: **€ 399.-**  
 Effective area: **approx. 8.00 - 200.00 m²**

## DESCRIPTION

### OFFICE FOR RENT IN GRAZ

This office spaces are located near the main train station of Graz, on the edge of the urban development project "Smart City". In this modern district, there is a great infrastructure with gastronomy, pharmacies and local suppliers in close proximity. In the immediate vicinity of the main train station, a new streetcar line will pass by from 2022. Easily accessible by public transport, bicycle and car, parking is available in the green zone around the center.

#### General information:

- attractive location in a newly developed part of the city
- professional ambience and equipment
- extensive administrative support
- quick and flexible booking of meeting rooms
- enough working space to be innovative

175 workstations  
 47 offices from 1-8 workstations  
 12 coworking spaces  
 large lounge / business club  
 2 meeting rooms  
 reception Mo-Fr 09:00-17:00

#### Facilities:

- fast fiber optic business internet
- reception team on site
- high quality furniture
- available from November: from 1 to 8 workstations
- coworking immediately from € 260 / month

#### Office options:

- office space / offices: fully equipped offices for teams – for immediat occupation
- coworking: get started immediately, share with other coworkers in a business environment
- virtual office: show presence on site, use office on site if necessary
- membership: stay flexible and work worldwide
- meeting rooms: impress your customers / clients with a great environment
- workplace recovery: continue working directly if your own office is for some time unavailable.

#### Price information:

- coworking offices from € 260 / month
- budget office solution for 2 persons from € 299 / month
- office for up to 5 people from € 380 / month
- own floor from € 387 / month.

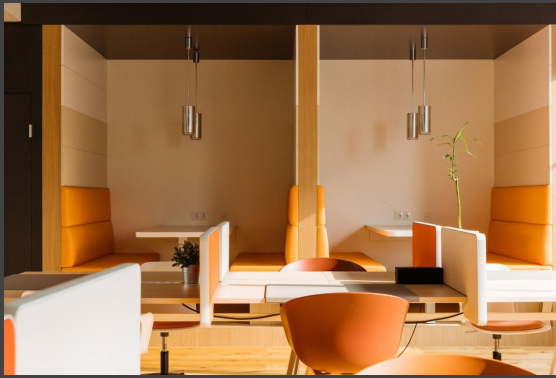
For detailed information on each office option, please do not hesitate to contact us.

Net rent: € 399.-  
total costs: € 399.-

Effective area: approx. 8.00 - 200.00 m<sup>2</sup>

move-in as of: sofort  
condition: very good









1ST LEVEL FLOOR PLAN



2ND LEVEL FLOOR PLAN



4TH LEVEL FLOOR PLAN

**IMMOTRADING GMBH**  
 Kärntner Ring 5-7, 1010 Vienna, Austria  
 +43 664 350 4000  
 office@immotrading.at

Imprint

## CONTACT US:

Name *	<input type="text"/>	
Street, House Nr.	<input type="text"/>	
ZIP, city	<input type="text"/>	<input type="text"/>
Phone *	<input type="text"/>	
E-Mail *	<input type="text"/>	