

Repräsentatives Bürohaus in Alturfahr nahe des Linzer Rathauses



Objektnummer: 5738/2489

Eine Immobilie von Reisetbauer Immobilien GmbH

Zahlen, Daten, Fakten

Art:	Büro / Praxis - Bürohaus
Land:	Österreich
PLZ/Ort:	4040 Linz
Nutzfläche:	972,50 m ²
Bürofläche:	972,50 m ²
Terrassen:	1
Garten:	14,49 m ²
Kaltmiete (netto)	10.211,00 €
Kaltmiete	10.560,46 €
Miete / m²	10,50 €
Betriebskosten:	349,46 €
USt.:	2.087,35 €
Provisionsangabe:	

3 Bruttomonatsmieten zzgl. 20% USt.

Ihr Ansprechpartner



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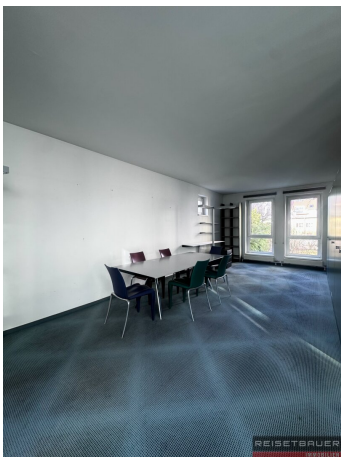




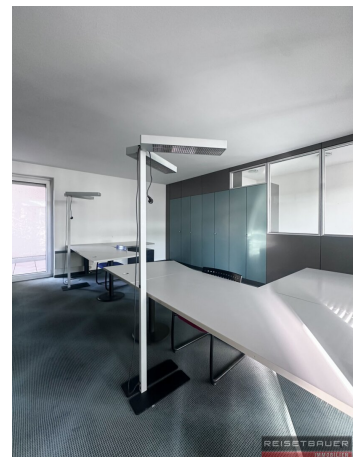




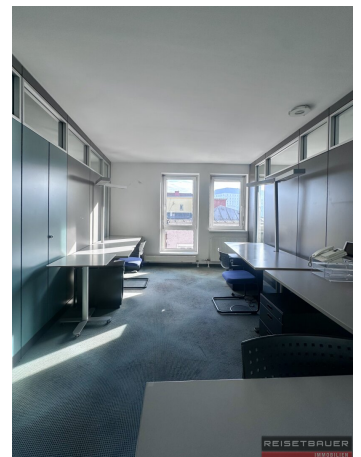
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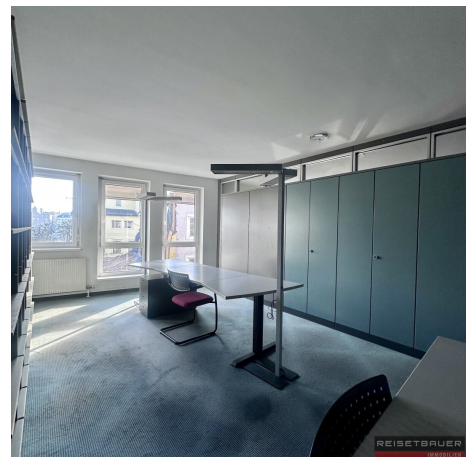


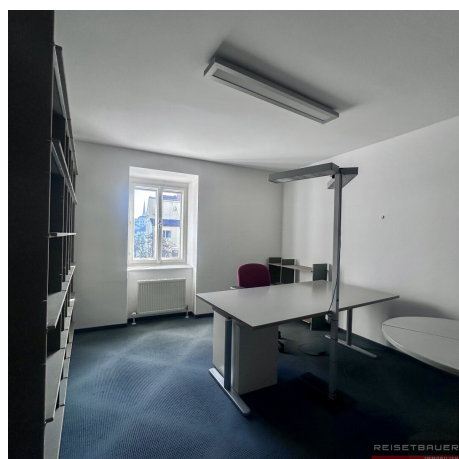
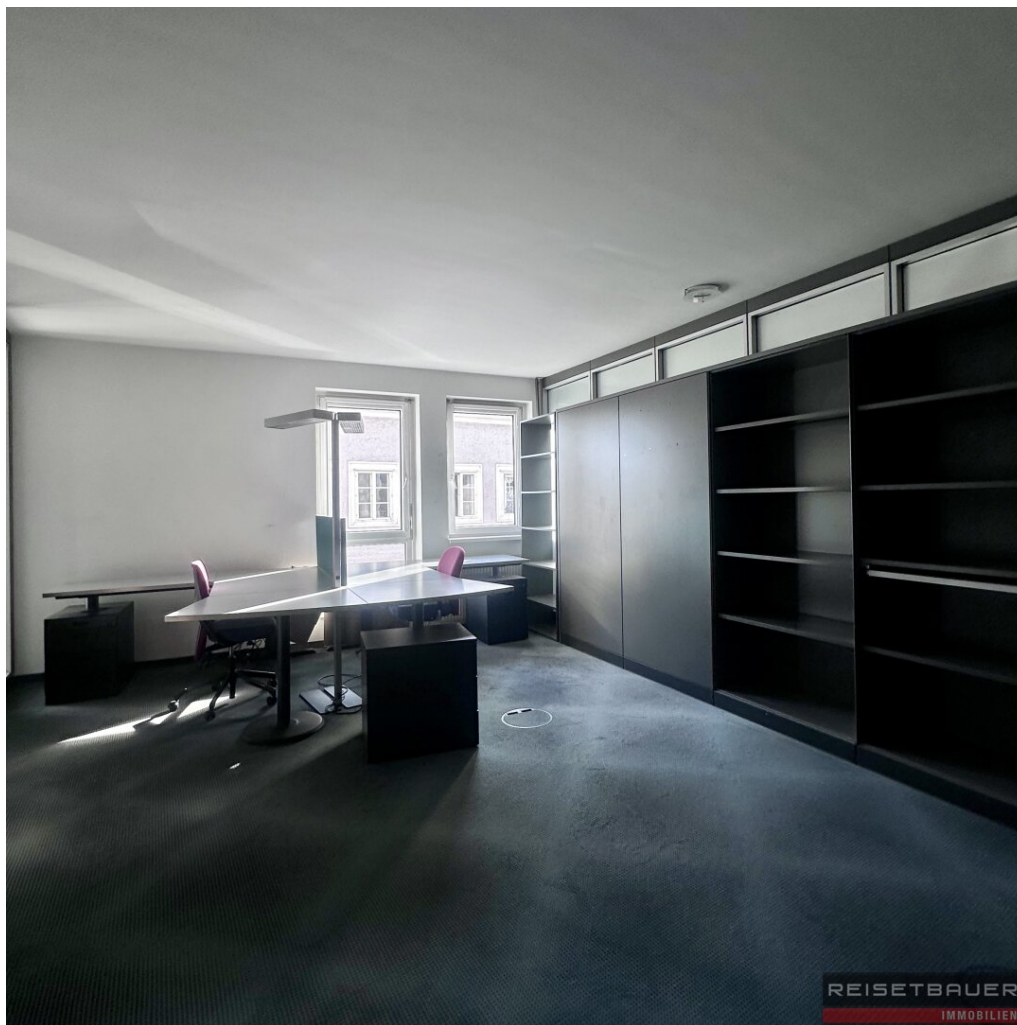
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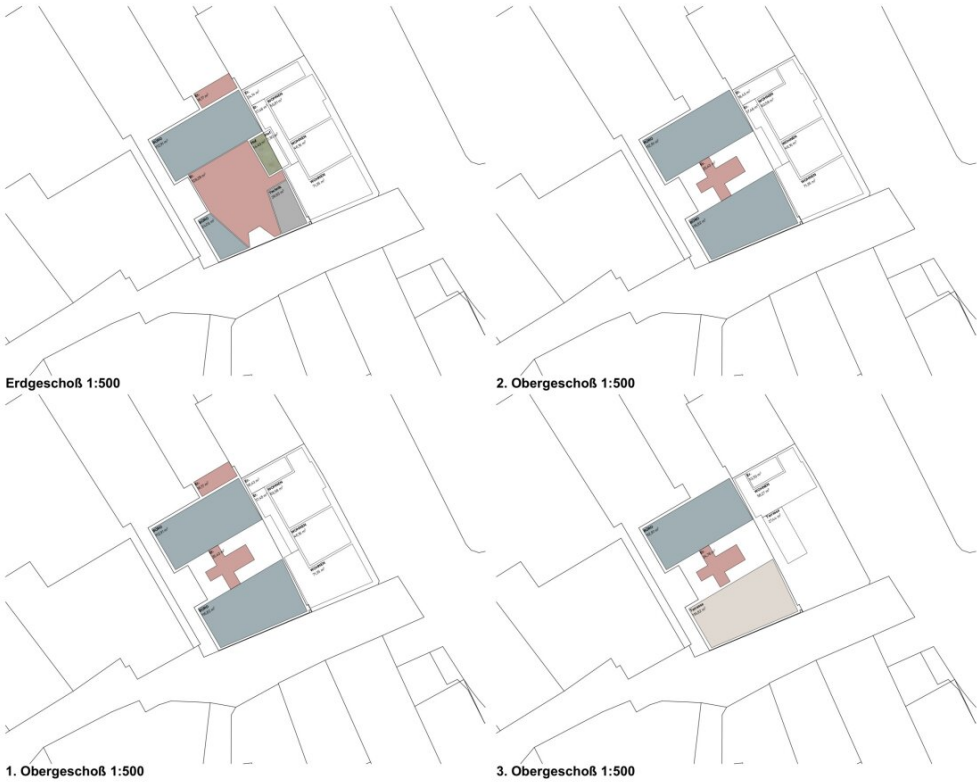
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Flächenaufstellung Ottensheimer Straße 30		
Raumkategorie	Ursprungsgeschoss	Name
Bürofläche		
	Erdgeschoß	136,96
	1. Obergeschoß	229,73
	2. Obergeschoß	229,73
	3. Obergeschoß	112,81
		709,33 m²
Erschließung		
	Erdgeschoß	14,43
	1. Obergeschoß	43,60
	2. Obergeschoß	25,43
	3. Obergeschoß	24,76
		236,24 m²
Grünfläche		
	Erdgeschoß	14,43
		14,49 m²
Nebenfläche		
	Erdgeschoß	25,93
		26,93 m²
Terrassenfläche		
	3. Obergeschoß	116,82
		116,82 m²
		1103,81 m²

30.09.2024

The floor plan shows a complex building layout with several distinct areas:

- Left Wing:** Includes a 'DINING-HALL' with a circular table, a 'BUFFET' area, and a 'KITCHEN' with a 'KITCHEN' label. There are also 'LOKAL' (local) rooms and a 'GARD.' (garden) area.
- Central Wing:** Features a large 'BURO' (office) area, a 'Hof' (courtyard) area, and a 'Technik' (technical) room.
- Right Wing:** Contains several 'WOHNEN' (living) areas and a 'Hof' (courtyard) area.
- Other Labels:** 'Er.' (entrance), 'NA' (north arrow), 'WC D', 'WC H', 'WC E', 'WC F', 'WC G', 'WC I', 'WC J', 'WC K', 'WC L', 'WC M', 'WC N', 'WC O', 'WC P', 'WC Q', 'WC R', 'WC S', 'WC T', 'WC U', 'WC V', 'WC W', 'WC X', 'WC Y', 'WC Z', 'WC AA', 'WC AB', 'WC AC', 'WC AD', 'WC AE', 'WC AF', 'WC AG', 'WC AH', 'WC AI', 'WC AJ', 'WC AK', 'WC AL', 'WC AM', 'WC AN', 'WC AO', 'WC AP', 'WC AQ', 'WC AR', 'WC AS', 'WC AT', 'WC AU', 'WC AV', 'WC AW', 'WC AX', 'WC AY', 'WC AZ', 'WC BA', 'WC BB', 'WC BC', 'WC BD', 'WC BE', 'WC BF', 'WC BG', 'WC BH', 'WC BI', 'WC BJ', 'WC BK', 'WC BL', 'WC BM', 'WC BN', 'WC BO', 'WC BP', 'WC BQ', 'WC BR', 'WC BS', 'WC BT', 'WC BU', 'WC BV', 'WC BW', 'WC BX', 'WC BY', 'WC BZ', 'WC CA', 'WC CB', 'WC CC', 'WC CD', 'WC CE', 'WC CF', 'WC CG', 'WC CH', 'WC CI', 'WC CJ', 'WC CK', 'WC CL', 'WC CM', 'WC CN', 'WC CO', 'WC CP', 'WC CQ', 'WC CR', 'WC CS', 'WC CT', 'WC CU', 'WC CV', 'WC CW', 'WC CX', 'WC CY', 'WC CZ', 'WC DA', 'WC DB', 'WC DC', 'WC DD', 'WC DE', 'WC DF', 'WC DG', 'WC DH', 'WC DI', 'WC DJ', 'WC DK', 'WC DL', 'WC DM', 'WC DN', 'WC DO', 'WC DP', 'WC DQ', 'WC DR', 'WC DS', 'WC DT', 'WC DU', 'WC DV', 'WC DW', 'WC DX', 'WC DY', 'WC DZ', 'WC EA', 'WC EB', 'WC EC', 'WC ED', 'WC EE', 'WC EF', 'WC EG', 'WC EH', 'WC EI', 'WC EJ', 'WC EK', 'WC EL', 'WC EM', 'WC EN', 'WC EO', 'WC EP', 'WC EQ', 'WC ER', 'WC ES', 'WC ET', 'WC EU', 'WC EV', 'WC EW', 'WC EX', 'WC EY', 'WC EZ', 'WC FA', 'WC FB', 'WC FC', 'WC FD', 'WC FE', 'WC FF', 'WC FG', 'WC FH', 'WC FI', 'WC FJ', 'WC FK', 'WC FL', 'WC FM', 'WC FN', 'WC FO', 'WC FP', 'WC FQ', 'WC FR', 'WC FS', 'WC FT', 'WC FU', 'WC FV', 'WC FW', 'WC FX', 'WC FY', 'WC FZ', 'WC GA', 'WC GB', 'WC GC', 'WC GD', 'WC GE', 'WC GF', 'WC GG', 'WC GH', 'WC GI', 'WC GJ', 'WC GK', 'WC GL', 'WC GM', 'WC GN', 'WC GO', 'WC GP', 'WC GQ', 'WC GR', 'WC GS', 'WC GT', 'WC GU', 'WC GV', 'WC GW', 'WC GX', 'WC GY', 'WC GZ', 'WC HA', 'WC HB', 'WC HC', 'WC HD', 'WC HE', 'WC HF', 'WC HG', 'WC HH', 'WC HI', 'WC HJ', 'WC HK', 'WC HL', 'WC HM', 'WC HN', 'WC HO', 'WC HP', 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KONZEPT H Masterplan
Grundrisse EG 200 1:200

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KONZEPT H Masterplan
Grundrisse 1.OG 200 1:200

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KONZEPT H Masterplan
Grundrisse 2.OG 200 1:200

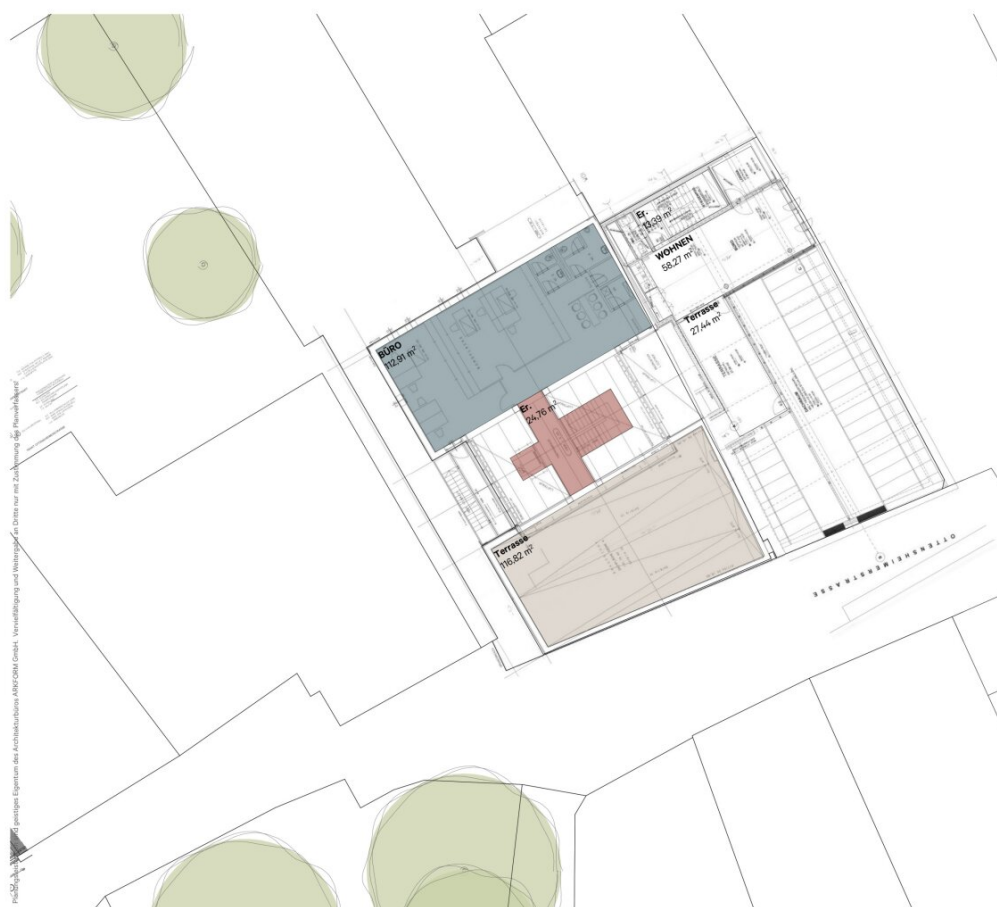
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KONZEPT H Masterplan
Grundrisse 3.OG 200 1:200

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Objektbeschreibung

Das Bürohaus erstreckt sich über vier Etagen und umfasst eine Gesamtnutzfläche von ca. 972 m², die sich flexibel nutzen lässt. Ein weitläufiges, lichtdurchflutetes Foyer bildet den Eingangsbereich des Gebäudes und schafft eine beeindruckende Atmosphäre.

Das Gebäude teilt sich wie folgt auf:

Erdgeschoss: ca. 308 m²

1. Obergeschoss: ca. 271 m²

2. Obergeschoss: ca. 255 m²

3. Obergeschoss: ca. 138 m²

In den großzügigen Besprechungsräumen im Erdgeschoss und im dritten Obergeschoss lässt sich eine ideale Arbeitsumgebung für Meetings und Präsentationen schaffen. Die Einzel- und Gemeinschaftsbüros in den mittleren Geschossen zeichnen sich durch ihre flexible Gestaltung aus.

Ein besonderes Highlight dieser Immobilie ist die große Terrasse im obersten Stockwerk. Sie umfasst eine Fläche von ca. 117 m² und bietet einen atemberaubenden Blick auf die Linzer Innenstadt und die Donau.

Die Lage des Bürohauses in Alturfahr ermöglicht eine schnelle Verbindung zur Linzer Innenstadt und eine ausgezeichnete Anbindung an den öffentlichen Nahverkehr. Verschiedene Einkaufsmöglichkeiten, Restaurants und Cafés befinden sich in unmittelbarer Nähe, was die Attraktivität des Standorts für Mitarbeiter und Besucher zusätzlich erhöht.

Gerne stehen wir Ihnen für weiterführende Informationen zur Verfügung und laden Sie herzlich ein, einen Besichtigungstermin zu vereinbaren.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <1.000m

Krankenhaus <1.500m

Kinder & Schulen

Kindergarten <500m

Schule <500m

Universität <500m

Höhere Schule <1.500m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <1.000m

Sonstige

Bank <500m

Geldautomat <500m

Post <500m

Polizei <500m

Verkehr

Bus <500m

Straßenbahn <500m

Bahnhof <500m

Autobahnanschluss <1.000m

Flughafen <4.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap