

**First Occupancy — Prestigious Office Space on
Rathausstraße - 1,293.54 m²**



Objektnummer: 271546115

Eine Immobilie von Immobilienaris GmbH

Zahlen, Daten, Fakten

Art:	Büro / Praxis
Land:	Österreich
PLZ/Ort:	1010 Wien, Innere Stadt
Nutzfläche:	1.293,54 m ²
Terrassen:	2
Heizwärmebedarf:	C 67,11 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A+ 0,64
Kaltmiete (netto)	35.557,12 €
Kaltmiete	39.191,97 €
Betriebskosten:	3.634,85 €
USt.:	7.838,39 €

Ihr Ansprechpartner

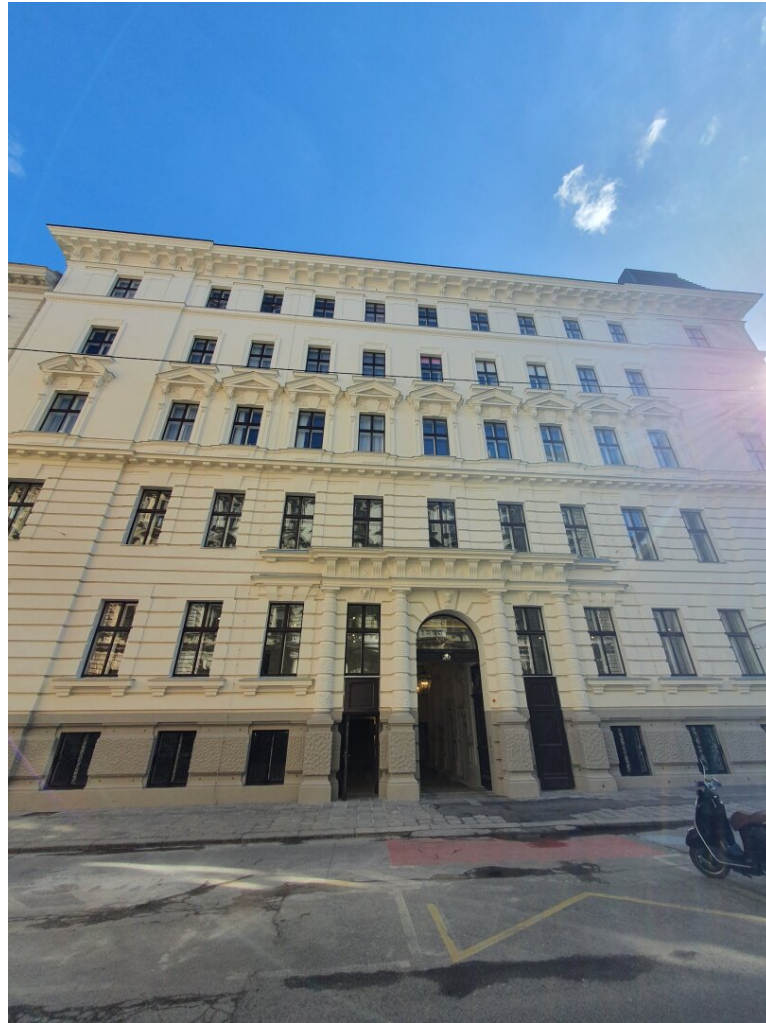


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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.

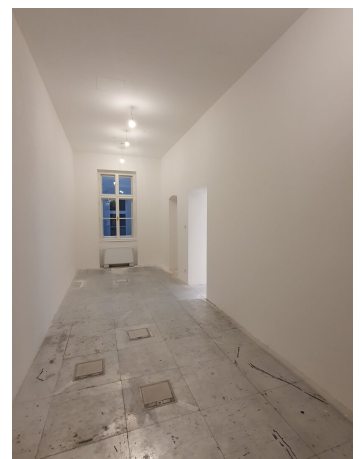




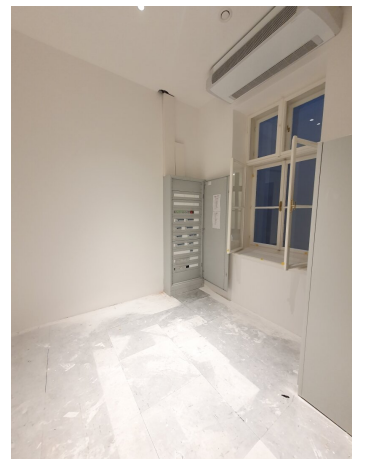


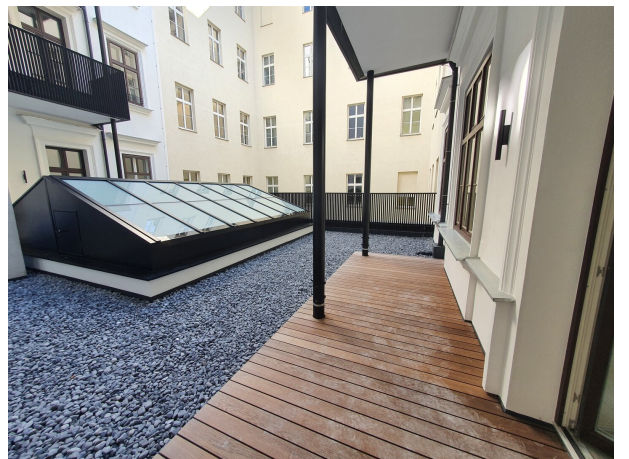






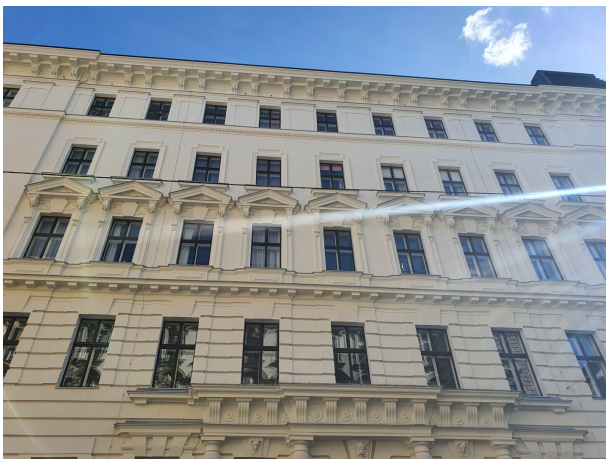


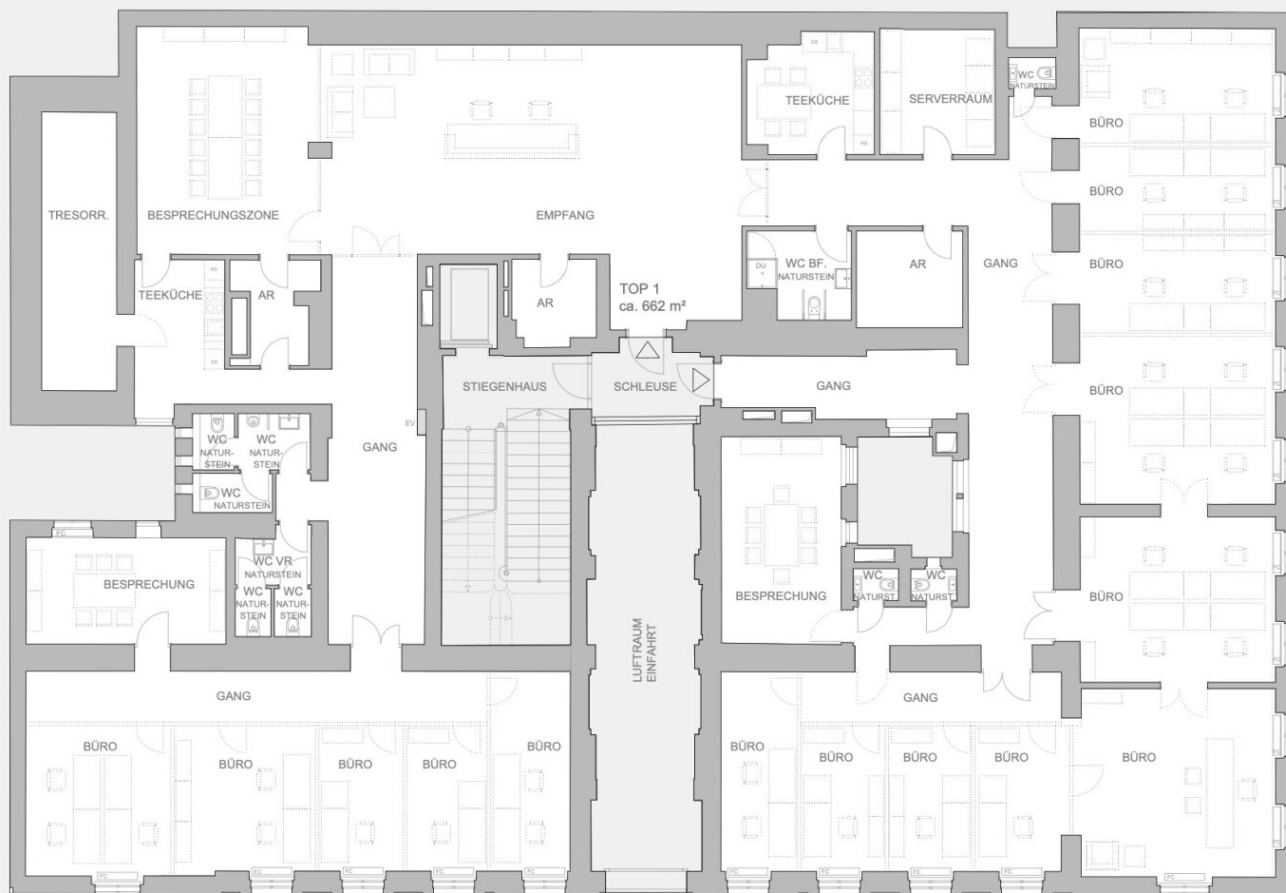














LEGENDE:



Objektbeschreibung

An exceptional first-occupancy office space is now available for lease in a prime and highly prestigious location on Rathausstraße, just moments from Vienna City Hall, Schottentor and the University of Vienna.

Situated in one of Vienna's most established business environments, the property benefits from outstanding infrastructure and excellent public transport connections. Numerous cafés, restaurants, and everyday amenities are conveniently located within walking distance, offering an ideal balance between professional functionality and urban lifestyle.

The office space impresses with generous dimensions, abundant natural light, and a refined architectural character. Its flexible layout allows for a wide range of workspace concepts — from open-plan offices to individually partitioned workspaces, executive offices, or meeting areas tailored to specific operational needs.

Combining representativeness, adaptability, and a highly sought-after city-centre address, this property presents an excellent opportunity for companies seeking a distinguished and future-oriented working environment in Vienna.

For further information or to arrange a viewing, please do not hesitate to contact us.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <500m

Krankenhaus <1.000m

Kinder & Schulen

Schule <500m

Kindergarten <1.000m

Universität <500m

Höhere Schule <500m

Nahversorgung

Supermarkt <500m

Bäckerei <500m
Einkaufszentrum <1.500m

Sonstige

Geldautomat <500m
Bank <500m
Post <1.000m
Polizei <500m

Verkehr

Bus <500m
U-Bahn <500m
Straßenbahn <500m
Bahnhof <500m
Autobahnanschluss <3.000m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap