

**First Occupancy — Prestigious Office Space on  
Rathausstraße - 1,293.54 m<sup>2</sup>**



**Objektnummer: 271546492**

**Eine Immobilie von Immobilienaris GmbH**

## Zahlen, Daten, Fakten

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

## Ihr Ansprechpartner

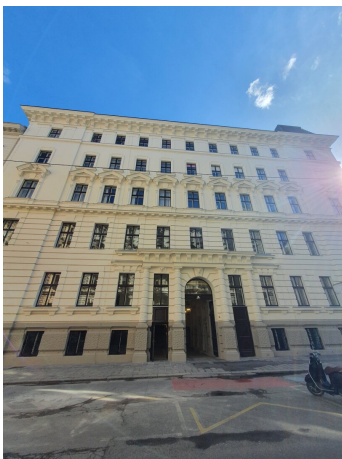


**Mag. Lukas Suk**

Immobilien GmbH  
Rotenturmstraße 17, Top 10  
1010 Wien

T +43 676 7304391

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

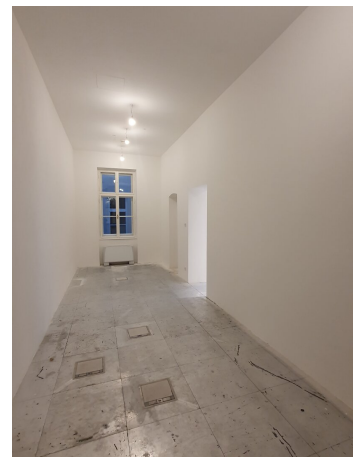




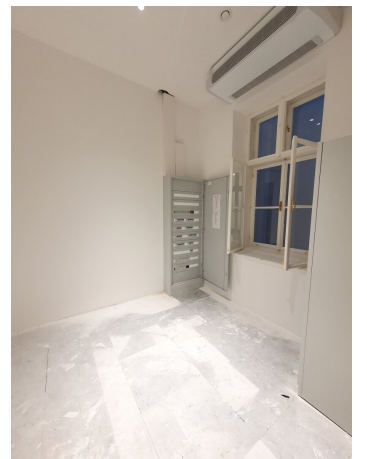


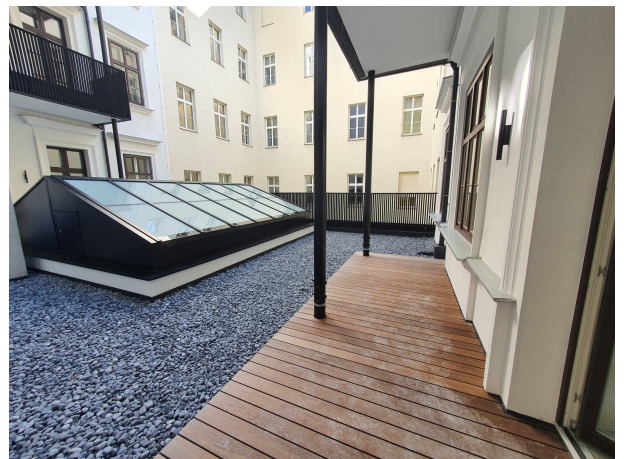






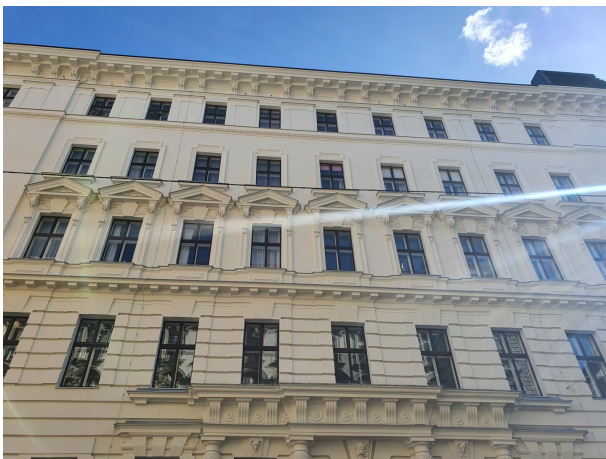


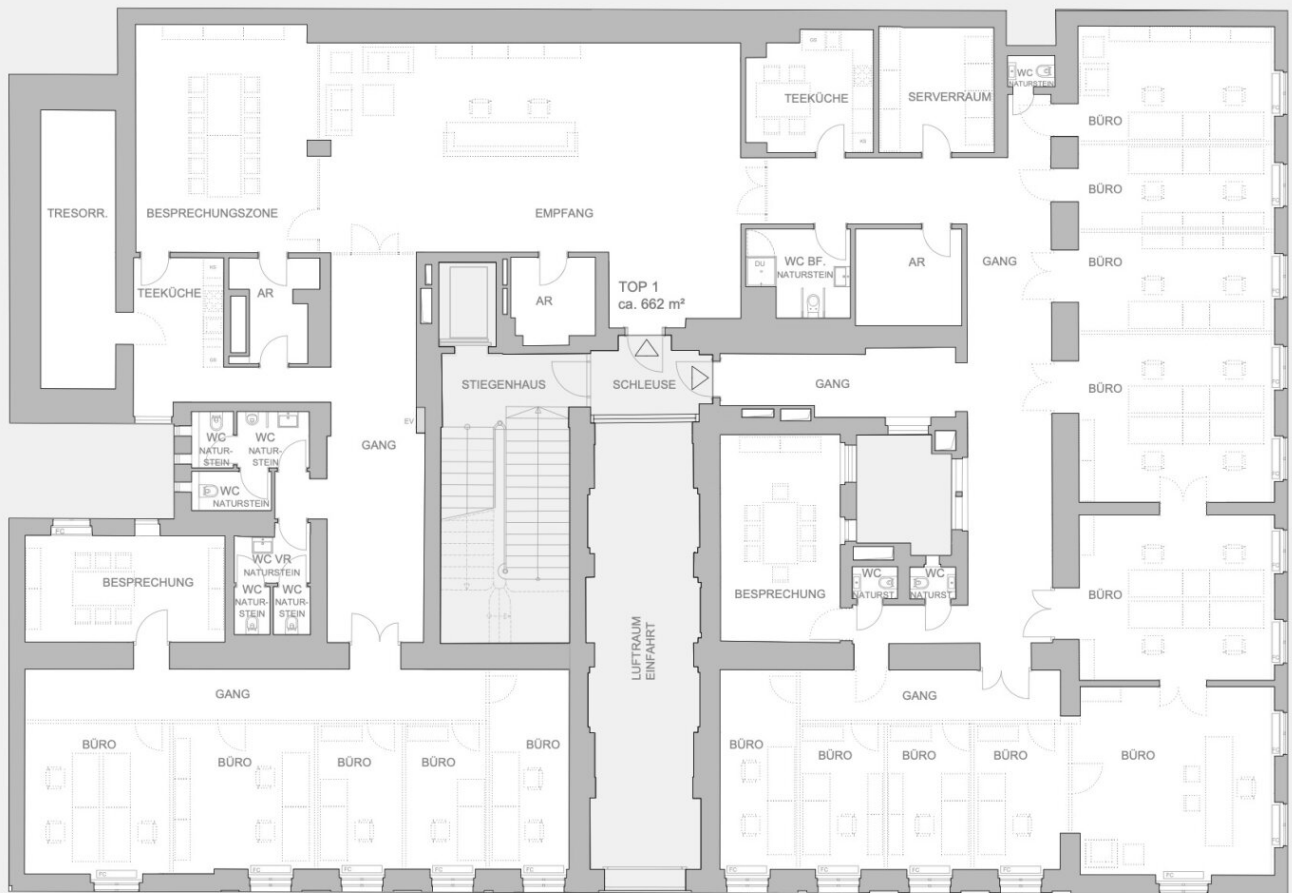














LEGENDE:



## 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 <500m

#### 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