Stylish Working in the 8th District: Newly Renovated Heritage Office – 5-Year Lease

📍 1080 Wien, Proximity: Bennogasse, Albertgasse, Florianigasse, Cafe Hummel

€ 1.815,07 /month







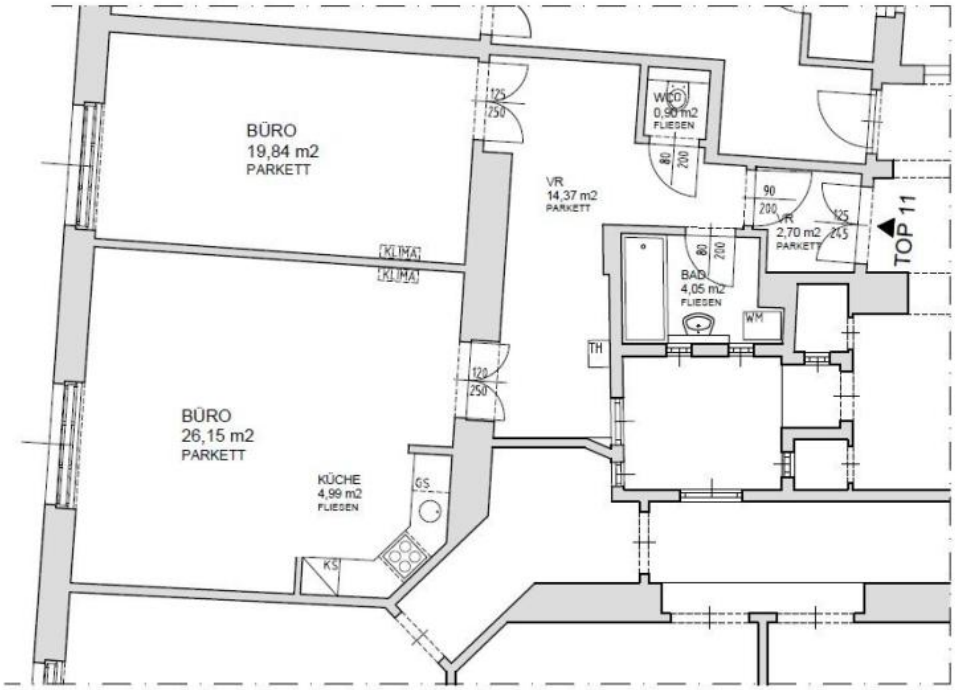








Plans



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About Property

Sophisticated first occupancy in a prime location of the 8th district!

Available immediately, this freshly renovated period-style office is located in a beautifully maintained classic Viennese apartment building (Zinshaus). The premises perfectly combine the timeless charm of high-ceilinged heritage architecture with modern comfort, making it an ideal choice for a law firm, medical practice, or representative corporate office.

The property is situated on the 3rd floor (with elevator access) and features a highly functional layout:

• Central entrance
• one spacious, representative room with open kitchen
• second spacious and bright room
• Small, separate kitchen area (kitchen unit included)
• Modern bathroom with tub
• Separate toilet

Features & Highlights:
• First occupancy after high-end renovation – all rooms in excellent condition
• Classic, high-quality parquet flooring in the workspaces
• elegant tiled floors in the sanitary areas
• Comfortable passenger elevator in the building
• Efficient independent gas heating system

Location & Infrastructure
The office boasts a superb location on Josefstädter Straße, in the immediate vicinity of the renowned Café Hummel, Bennoplatz, Florianigasse, and Albertgasse.
• Local Amenities: Supermarkets, restaurants, bakeries, traditional coffee houses, and everyday shops are within short walking distance right outside your doorstep.
• Public Transport: Excellent connectivity ensures quick commutes across the city via lines U6, 5, 2, 33, and 13A located just around the corner.

Key Facts
• Property Type: Office / Medical Practice / Law Firm
• Net Usable Area: approx. 73 m²
• Rooms: 2
• Availability: Immediate
• Lease Term: Limited to 5 years

Financial Overview
• Net Rent: € 1,350.50
• Gross Rent (excl. operating costs): € 1,620.60
• Operating Costs (gross): € 194.47
• Total Monthly Rent (incl. operating costs & VAT): € 1,815.07 (includes elevator maintenance)
• Deposit: 4 monthly gross rents (€ 7,260.-)
• Brokerage Commission: 3 monthly gross rents plus 20% VAT

Energy Performance Certificate (Energieausweis)
• Heating demand (HWB): 100.1 kWh/m²a (Class D)
• Total energy efficiency factor (fGEE): 2.70 (Class E)

Note: There is an economic close relationship with the owner; the broker acts as a dual broker.

OfficeSpaceVienna, CommercialRealEstate, ExpatsVienna, ViennaOffice, LawFirmVienna, PracticeSpace, HeritageOffice, FirstOccupancy, AltbauOffice, Josefstadt, Vienna8, CafeHummel,

RenovatedOffice, OfficeToLet, ViennaBusiness

General

Propertynumber	11684
Property type	Büro

Costs

net rent	€ 1.350,50
gross rent	€ 1620.6
operating cost	€ 194.47
total rent	€ 1.815,07
Kaution	€ 7260

Keyfacts

Nutzfläche	73m^2
rooms	2
bath	1
WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	100.1
HWB Energieklasse	D
f_{GEE}	2.70
f_{GEE} Energieklasse	E

Lage

Verkehrsanbindung	U6, 5, 2, 33, 13A

Nähe	Bennogasse, Albertgasse, Florianigasse, Cafe Hummel