

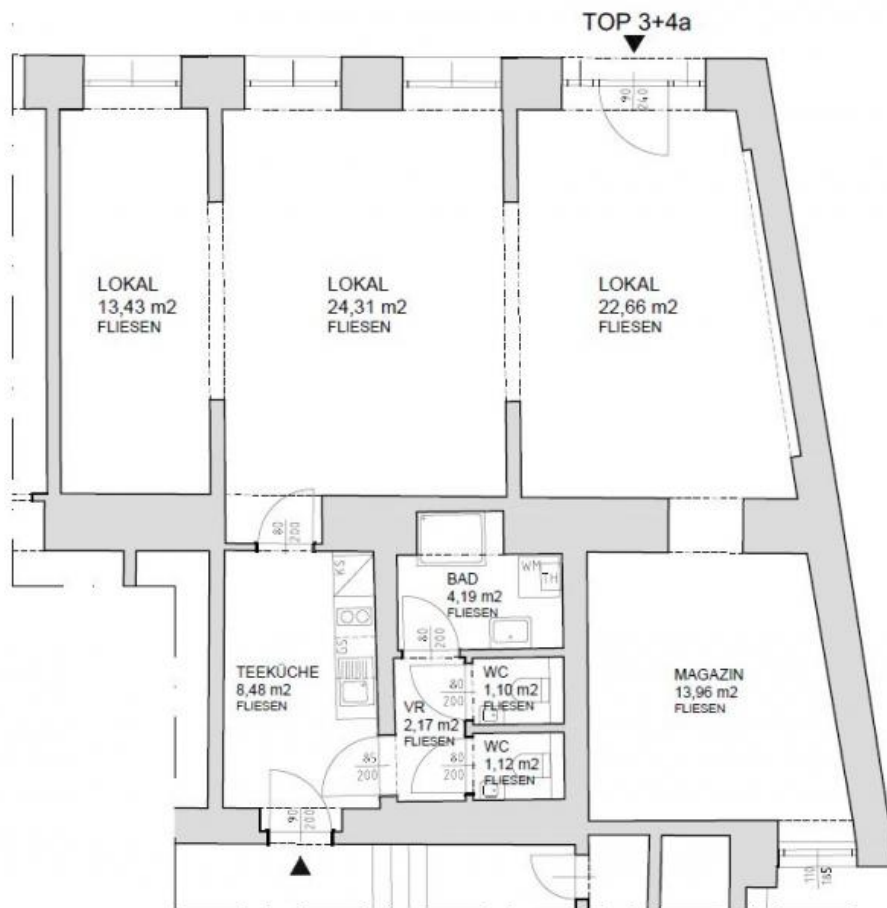
First Occupancy After Renovation: Modern Commercial Space / Office on Porzellangasse (1090 Vienna)

📍 1090 Wien, Proximity: Porzellangasse, Glasergasse, Franz Josefs Bahnhof

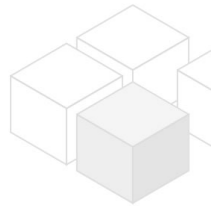
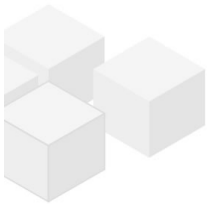


€ 2.518,80 /month

Plans



About Property



Perfect for bringing creative business ideas to life, as a prestigious showroom, or a modern office space: This newly renovated commercial premises (first occupancy!) is located on the ground floor of a charming classic Viennese building ("Altbau") in a prime location of the 9th district – directly on the vibrant Porzellangasse, just a short walk from the beautiful Liechtensteinpark.

The property stands out with its wide street-front facade and large windows, ensuring excellent visibility, high foot traffic, and plenty of natural daylight.

IMPORTANT NOTE: The lease is limited to a duration of 5 years. Use for gastronomy/restaurants is strictly NOT permitted (NO GASTRO)

Layout & Features

The total usable area of approx. 91 m² is perfectly divided into:

- Main Space (approx. 60 m²): Spacious retail or workspace area with direct street access and large display windows.
- Kitchenette: Fully equipped, featuring a highly practical second entrance.
- Storage Room (approx. 13 m²): Ideal for inventory or archive storage.
- Restrooms: 2 separate toilets and a separate shower room.

Premium Amenities:

- High-quality tiled and parquet flooring
- Modern independent floor heating (Energy class: D / HWB 123)
- Brand-new, mint condition throughout

Location & Infrastructure

Porzellangasse in Vienna's 9th district (Alsergrund) is renowned as one of the area's most charming and economically thriving shopping streets. The vibrant surrounding neighborhood offers an outstanding infrastructure with numerous shops, restaurants, and supermarkets, ensuring excellent local foot traffic.

Public Transport (Within a few minutes' walk):

- Tram lines: D, 5, 33
- Subway: U4
- Regional Train Station: Franz-Josefs-Bahnhof

Key Figures & Financials

- Total Rent (gross): € 2,518.80 / month (including operating costs and 20% VAT)
- Net Rent: € 1,828.40
- Operating Costs (gross): € 324.72
- Deposit (Kaution): 4 gross monthly rents (€ 10,075.-)
- Commission (Provision): 3 monthly rents plus 20% VAT
- Lease Term: 5 years (limited/befristet)
- Availability: Immediately
- Energy Performance: HWB 123 kWh/m²a (Class D)

Legal Notice: The agent acts as a dual agent. Legal fees and contract fees apply according to Austrian statutory regulations.

For further information or to schedule a viewing appointment, please feel free to contact us!

TAGS: Commercial space, Office Vienna, Shop for rent, 1090 Vienna, Alsergrund, Porzellangasse, First occupancy, Showroom, Retail space, Studio, Agency, Display window, Premium location

General

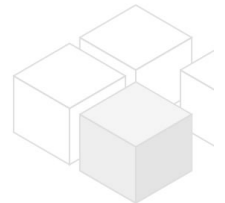
Property number	11834
Property type	Büro

Costs

net rent	€ 1.828,40
gross rent	€ 2194.08
operating cost	€ 324.72
total rent	€ 2.518,80
Kaution	€ 10075

Keyfacts

living area	91.42m ²
rooms	2
bath	1
WC	2
Property age	Altbau
condition	sehr gut
Available from	Sofort
Contract type	befristet



Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	123
HWB Energieklasse	D

Lage

Verkehrsanbindung	D, U4, 33, 5
Nähe	Porzellangasse, Glasergasse, Franz Josefs Bahnhof