

# Moderne Bürofläche



## Description

On the ground floor of a semi-detached building this well structured office is available for rent. With the space of 463,40 m<sup>2</sup> the office offers the following rooms: 7 spacious office rooms, 2 showrooms, a meeting room and a tea kitchen, an archive, a storage room and toilets. Through the huge windows the office becomes a bright property full of light. Several underground garage places belong to the building and also in front of the building the visitors and clients have enough space for parking.

Running costs: net € 2,89/m<sup>2</sup>

5020 Salzburg,

Office Rental Fee (m<sup>2</sup> / month)

-

Service Charge: -

Available Office Space :

**463 m<sup>2</sup>**

Min. Office Space for Rent: -

5020 Salzburg,

Available Office Space:

**463 m<sup>2</sup>**

## Spatial Data

**Office Building Category:** A category

**Building Status:** Exist

**Office Space in Total :** 463 m<sup>2</sup>

**Available Office Space :** 463 m<sup>2</sup>

**Rentable Offices :** -

**Min. Office Space for Rent :** -

**Add-on Factor:** -

7 parking places for the clients  
underground garage places can be additionally rented for €  
70,00/month.

## Description of Location

The office building is located on the banks of the river Salzach, very close to the city centre, in a frequented location with view into the green area, the Salzach and also the fortress Hohensalzburg. The connection to the public transportation links is guaranteed through a bus stop in the front of the building. The historical centre of the city of Salzburg can be reached in a few minutes walking time. The infrastructure is also very good with banks, hotels, supermarkets, restaurants, gas stations, schools nearby. For a relaxing lunch break you can go to take a walk at the banks of the Salzach.

## Services

- ✓ Boutiques
- ✓ Restaurant
- ✓ Public transport accessibility

## Specifications

Technical details

- ✓ Attractive design of common areas
- ✓ Fire-safety system
- ✓ Alarm system
- ✓ Social rooms
- ✓ Carpeting

**Occupancy Rate:** -

---

## Financial Information

**Office Rental Fee:** -

---

**Service Charge:** -

---

**Min. Rental Period:** -

---

**Financial Guarantee:** 3 month

---

[Rent Calculator »](#)

## Parking

Type of Parking	Spaces	Parking Fee
Surface Parking	-	-
Underground	-	-

