

# YOUR IDEAL LOCATION



## IT-Center

The IT-Center office building has been an economic hub at Softwarepark Hagenberg since 2002. State-of-the-art equipment and flexible office spaces are available to tenants of this modern building.



### FACTS

- Modern, high-quality office units with air-conditioning
- 2,700 m<sup>2</sup> of office space
- Office units between 20 m<sup>2</sup> and 400 m<sup>2</sup>
- 350 m<sup>2</sup> of storage area for tenants
- Central atrium with a cafeteria suitable for communication and presentation purposes
- Seminar and conference rooms with modern equipment and cutting edge video conferencing system
- Underground parking with e-charging infrastructure

### RENTS

- all amounts net of VAT
- Rent EUR 10.70 / m<sup>2</sup>
- Utility costs and air conditioning costs EUR 3.95 / m<sup>2</sup>
- Heating EUR 0.50 / m<sup>2</sup>
- Rent of storage area EUR 4.73 / m<sup>2</sup>
- Underground parking EUR 49.00 / month
- Outdoor parking EUR 19.00 / month

### BENEFITS

- Start-up program with on-site coaching & consulting
- High-speed data network
- Exterior window blinds system
- Locker room facilities including showers in the lower level



*Subject to change*