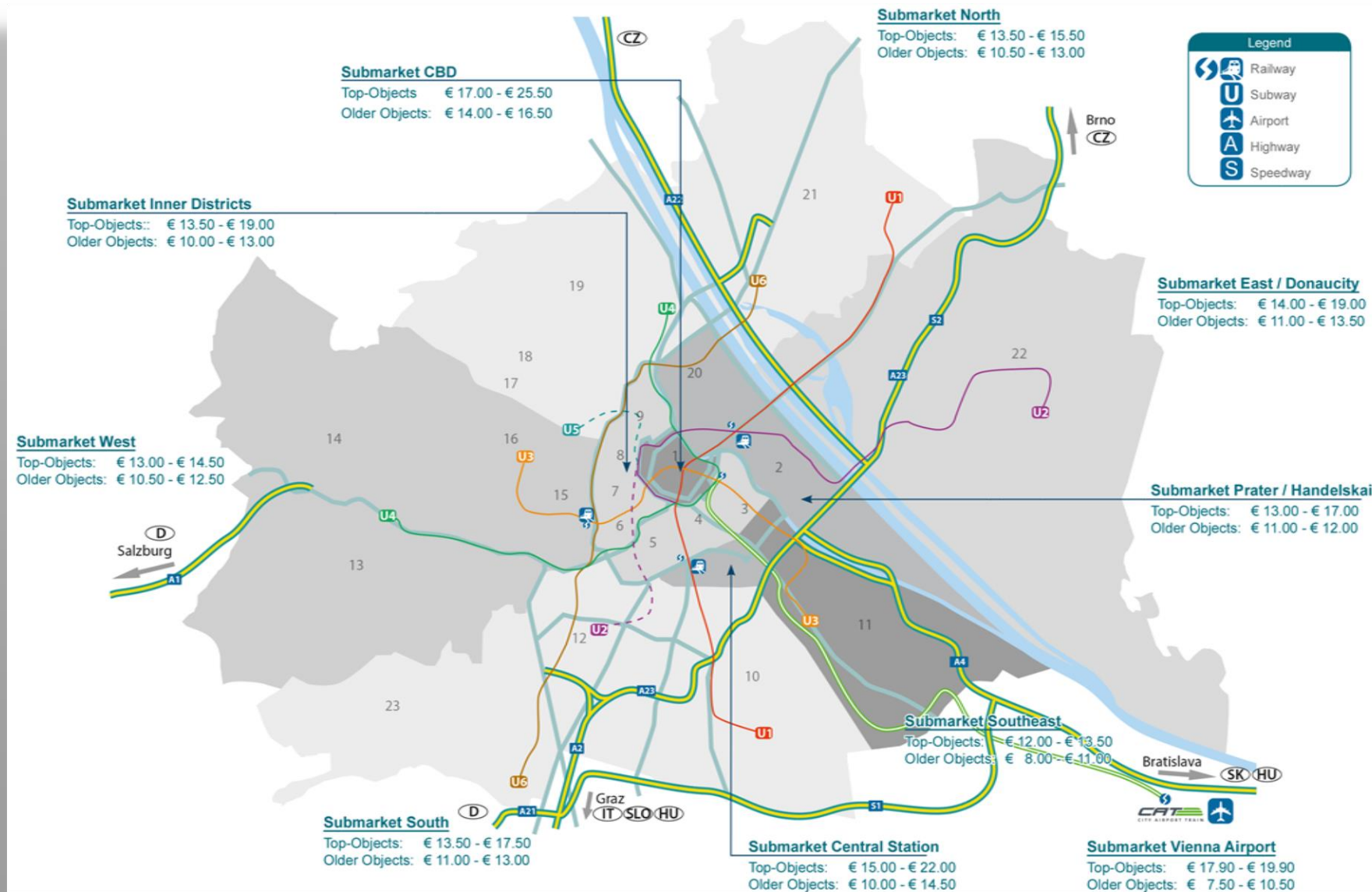




**SUBMARKETS VIENNA**

# VIENNESE SUBMARKETS AT A GLANCE



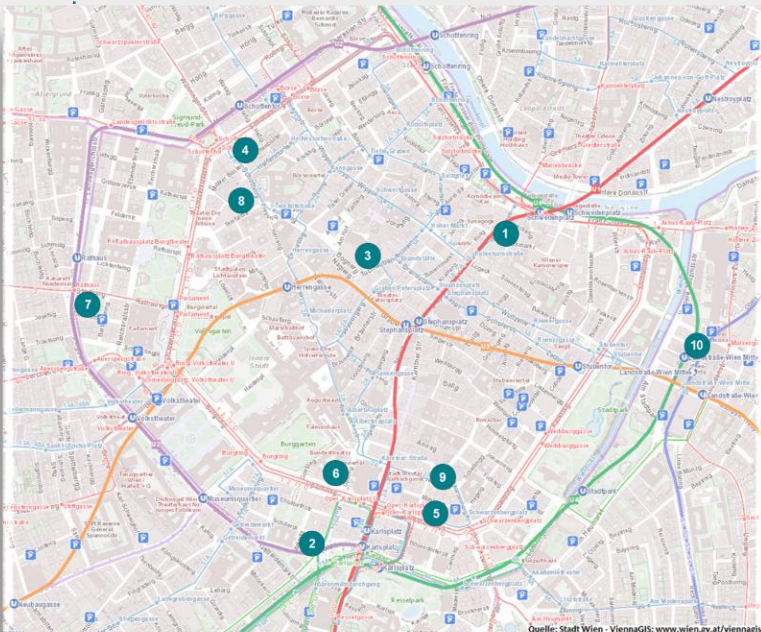
# SUBMARKET CBD

The Central Business District is located in the 1<sup>st</sup> district of Vienna, supplemented by the directly adjacent areas Wien Mitte and Schwarzenbergplatz. The Ringstraße, which surrounds the 1<sup>st</sup> district, is lined with magnificent historical buildings and luxury hotels.

The district is generally characterized by mixed use, you can find here some office buildings, many luxury hotels and also many of the classical Viennese apartment buildings („Zinshäuser“). An important feature of the first district is that most of the buildings are listed as historical monuments.

The most expensive retail locations of the city are also located in the CBD, especially in the Kohlmarkt, Graben and the Kärntner Straße, also known as the “Golden U“.

The largest office building of the CBD is “Wien Mitte“, located in the 3<sup>rd</sup> district, nearby the Ringstraße, at the train station “Wien Mitte“ (CAT City Airport Train). In addition to offices, the building also accommodates the largest inner-city shopping center, called The Mall. In total the property “Wien Mitte“ comprises approx. 61,700 sqm of office space and approx. 30,300 sqm of retail space.



## Significant Buildings:

1. 1010, Fleischmarkt 1 (approx. 15,000 sqm)
2. 1010, Gauermannngasse 2-4 (approx. 8,500 sqm)
3. 1010, Goldenes Quartier (approx. 10,000 sqm)
4. 1010, Haus am Schottentor (approx. 24,500 sqm)\*
5. 1010, Kärntnerringhof (10,300 sqm)
6. 1010, Operngasse 6 (2,000 sqm)\*\*
7. 1010, Rathausstraße 1 (9,000 sqm)
8. 1010, Schreyvogelgasse 2\*\*
9. 1010, Walfischgasse 13 (2,000 sqm)\*\*
10. 1030, Wien Mitte (approx. 61,700 sqm)

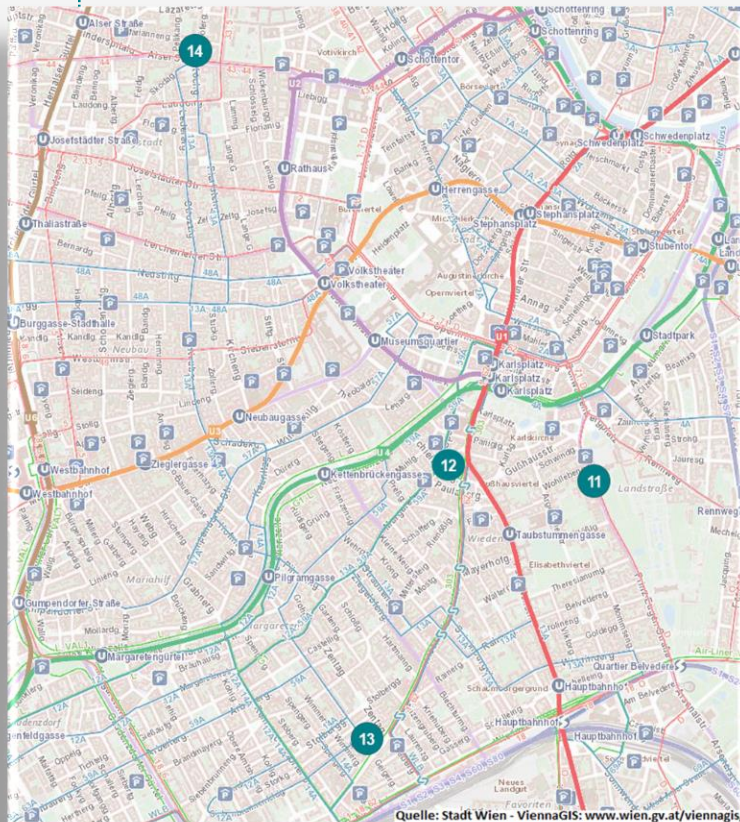
\* ...Project \*\*...general renovation

# SUBMARKET INNER DISTRICTS

The inner districts have no coherent submarket and are also characterized by their mixed use.

Areas within the submarket, such as Mariahilfer Straße (6<sup>th</sup> / 7<sup>th</sup> district) and Landstraßer Hauptstraße (3<sup>rd</sup> district) have numerous modern office buildings and have become the main retail streets outside the CBD.

The highest rents are achieved in the Mariahilfer Straße.



## Significant Buildings:

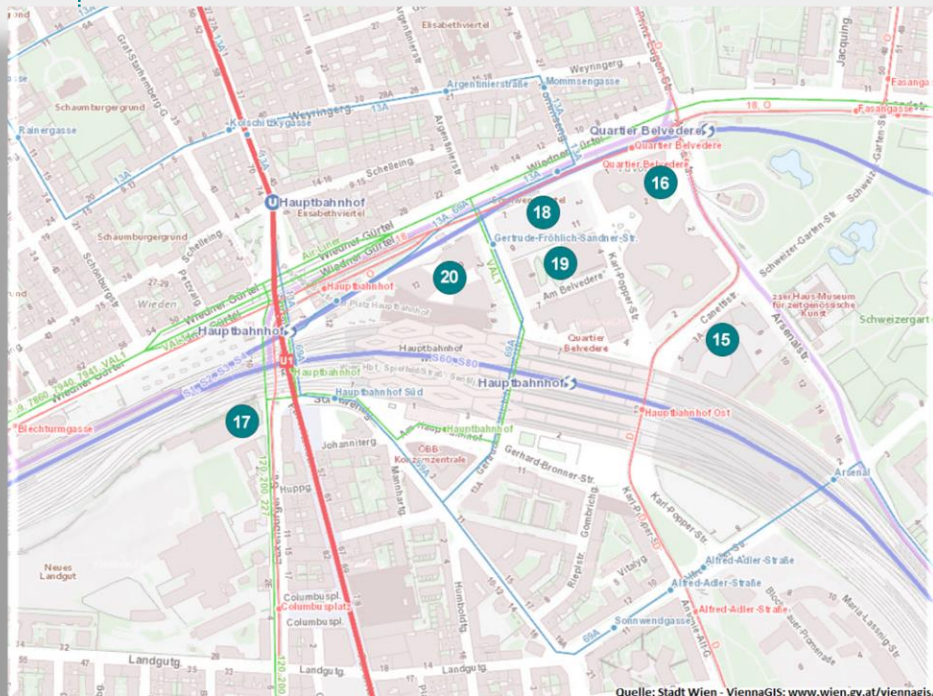
11. 1040, Bureau am Belvedere (approx. 12,600 sqm)
12. 1040, OC4 Operngasse 19-21 (approx. 12,500 sqm)
13. 1050, OC5 Wiedner Hauptstraße 120-124 (12,500 sqm)
14. 1090, Vienna Poli Center (approx. 2,500 sqm)

# SUBMARKET CENTRAL STATION

Numerous modern office buildings are emerging around the new and modern Vienna Central Station. In addition to the existing buildings LX2 and Erste Campus, the THE ICON VIENNA and QBC 3+4 have been constructed. The 1<sup>st</sup> and 2<sup>nd</sup> building phases of QBC will be completed by the end of the year.

This new submarket is located in the northern part of the 10<sup>th</sup> district and is directly adjacent to the Gürtel and the 4<sup>th</sup> district.

The Central Station provides a very good connection due to public transportation to both the city center and the outer districts and to the Vienna International Airport.



## Significant Buildings:

- 15. 1100, Bel & Main (18,000 sqm) \*
- 16. 1100, Erste Campus (approx. 117,000 sqm)
- 17. 1100, LX 2 (approx. 17,000 sqm)
- 18. 1100, Quartier Belvedere, QBC 1+2 (approx. 42,000 sqm) \*
- 19. 1100, Quartier Belvedere, QBC 3+4 (approx. 32,000 sqm)
- 20. 1100, THE ICON VIENNA (approx. 74,200 sqm)

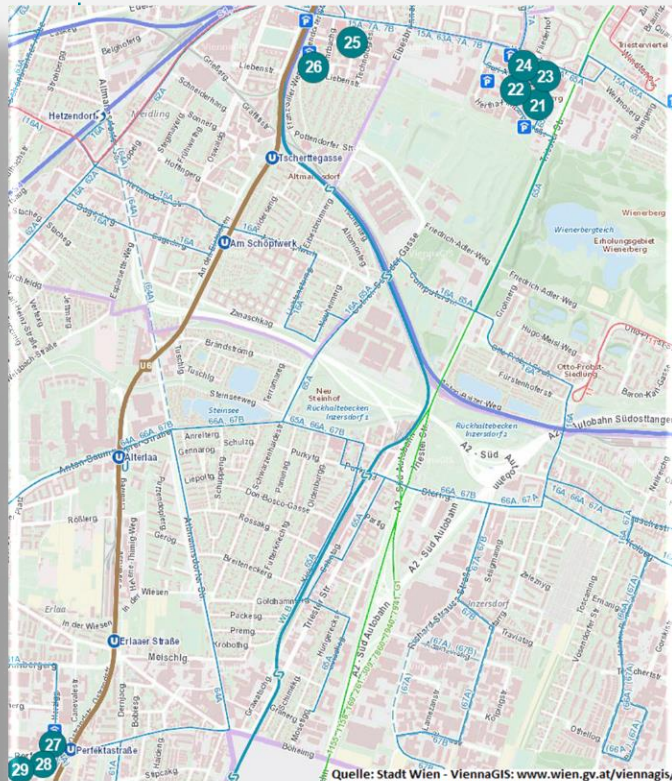
\* ...Project

# SUBMARKET SOUTH

The significant buildings of the submarket south are located in the 10th district, along the Wienerbergstraße and at the Wienerberg (myhive Twin Towers) and also in the 12th district (Euro Plaza). The submarket also includes the 23rd district, which is mainly characterized by industrial used office-storage-production-combinations. The property Silo Offices is the only modern building in this area.

The Euro Plaza is located in the 12th district and has a total space of approx. 230,500 sqm. It is the largest Office Campus in Vienna.

In myhive at the Wienerberg, existing older buildings are being refurbished to provide modern offices.



Quelle: Stadt Wien - ViennaGIS: [www.wien.gv.at/viennagis/](http://www.wien.gv.at/viennagis/)

## Significant Buildings:

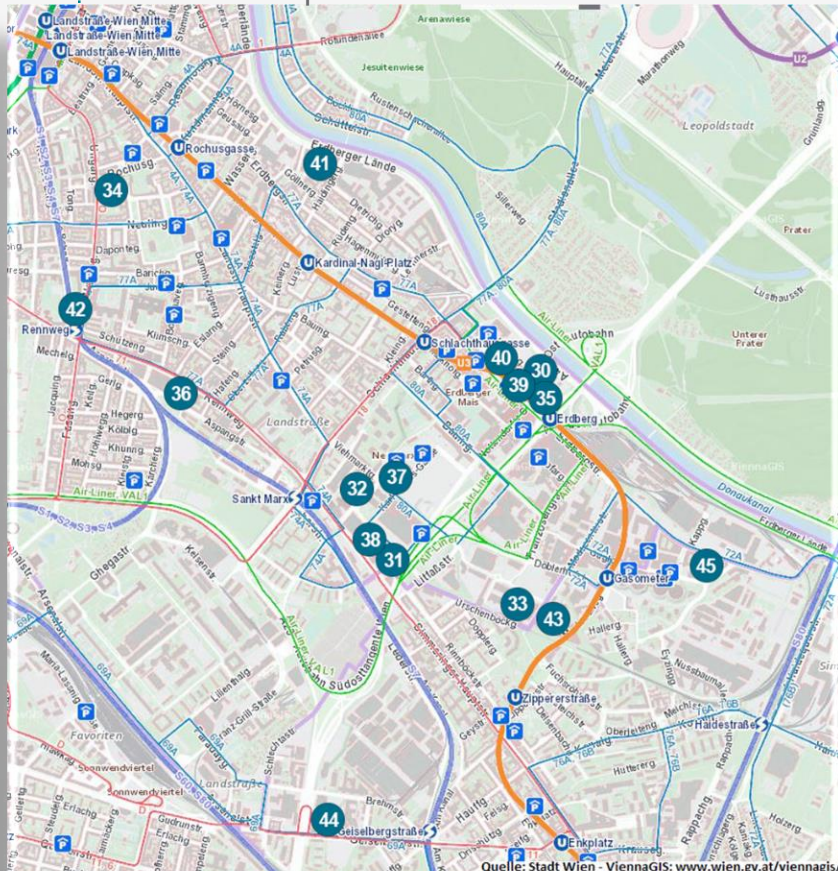
21. 1100, myhive am Wienerberg | CHS 4 (approx. 15,000 sqm)
22. 1100, myhive am Wienerberg | Twin Towers (approx. 64,000 sqm)
23. 1100, myhive am Wienerberg | WBS 3-5 (approx. 15,000 sqm)
24. 1100, myhive am Wienerberg | WBS 7-9 (approx. 10,000 sqm)\*
25. 1120, Euro Plaza (approx. 230,420 sqm)
26. 1120, Inno Plaza (approx. 16,500 sqm)
27. 1230, Silo Next (approx. 9,700 sqm)\*
28. 1230, Silo One (approx. 12,000 sqm)
29. 1230, Silo Plus (approx. 10,500 sqm)

\* ...Project

# SUBMARKET SOUTHEAST

This submarket is situated between the inner districts and the city border in the direction to Schwechat. The Vienna International Airport is also not far from the city border, located near to Schwechat, along the A4 highway, and this greatly benefits the submarket southeast.

The office buildings have mainly developed along the underground line U3. in addition to the established locations such as TownTown, Gasometer and St. Marx, newer projects such as ViE and TrIIIple have recently been completed.



## Significant Buildings:

- 30. 1030, Austro Tower (28,000 sqm)\*
- 31. 1030, Doppio Offices (approx. 7,500 sqm)
- 32. 1030, Marxbox (approx. 10,500 sqm)
- 33. 1030, MGC Office Park (approx. 50,000 sqm)
- 34. 1030, myhive Ungargasse (approx. 7,000 sqm)
- 35. 1030, Orbi Tower (approx. 28,000 sqm)
- 36. 1030, QBIK (approx. 12,200 sqm)
- 37. 1030, Solaris (9,000 sqm)
- 38. 1030, T-Center, (134,000 sqm)
- 39. 1030, TownTown (approx. 128,000 sqm)
- 40. 1030, TrIIIple\*
- 41. 1030, ViE (13,500 sqm)
- 42. 1030, Zentrum Rennweg (approx. 13,500 sqm)
- 43. 1110, Marximium (approx. 40,000 sqm)
- 44. 1110, Office 11 Geiselbergstraße 15-19 (18,400 sqm)
- 45. 1110, Office Campus Gasometer (approx. 50,000 sqm)

\*...Project

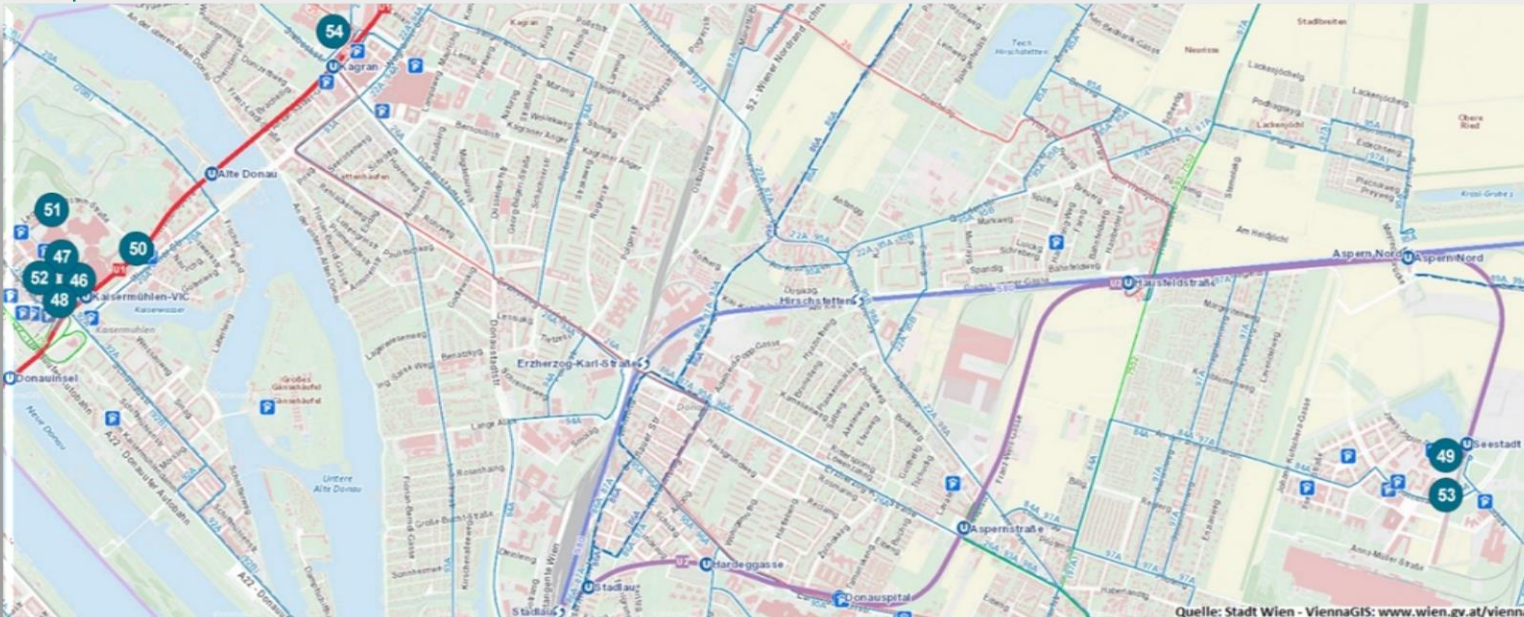
# SUBMARKET EAST | DONAU CITY

The focus of this submarket is predominantly around the Donau City and Seestadt Aspern.

The Donau City is characterized by the uniqueness of the office- and residential-towers, which were developed during the last 25 years.

DC Tower 1 was completed in 2014 and officially opened with approximately 66,000 sqm space and a total height of 250 m, which makes it the tallest building in Vienna.

The submarket benefits from a very good connection to the underground network, proximity to the city center and the direct motorway access and excellent infrastructure.



## Significant Buildings:

- 46.1220, Andromeda Tower (approx. 35,000 sqm)
- 47.1220, Ares Tower (61,000 sqm)
- 48.1220, DC Tower 1 (approx. 44,000 sqm)
- 49.1220, HoHo Wien (approx. 5,200 sqm)
- 50.1220, IZD Tower (approx. 63,000 sqm)
- 51.1220, Saturn Tower (approx. 57,000 sqm)
- 52.1220, Tech Gate (approx. 54,000 sqm)
- 53.1220, Technologiezentrum Seestadt, BT 2 (6,800 sqm)\*
- 54.1220, TWENTYTWO (approx. 26,500 sqm)\*

\*...Project



# SUBMARKET PRATER | HANDELSKAI

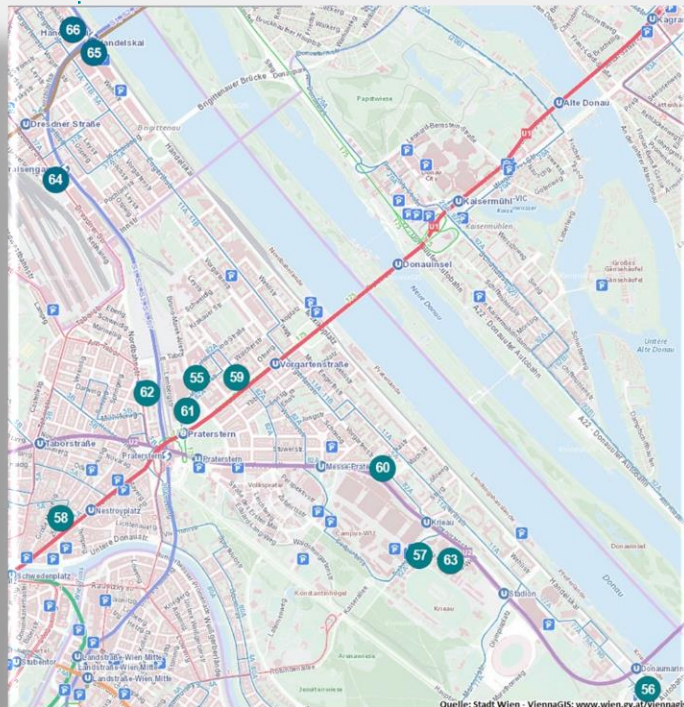


The submarket Prater borders the northern edge of the 1st district. It includes the office axis Lassallestraße, Praterstern, Nordbahnstraße and Dresdner Straße, as well as the area around the Viertel Zwei and the Vienna Congress Center in Prater.

Between Lassallestraße and Nordbahnstraße is situated the recently completed and highly successful Austria Campus, with a total office space of 200,000 sqm.

The offices at Viertel Zwei developed in recent years to an important office location. The submarket has evolved to a meaningful location through the extension of the underground line U2, the establishment of the new University of Economics (Wirtschaftsuniversität Wien) and also the close proximity to the city center.

Other significant office buildings are located along Handelskai, the most important of which are the Millenium Tower, as well as the properties Rivergate and Catamaran.



## Significant Buildings:

- |  |   |
|--|---|
| 55. 1020, Austria Campus (approx. 200,000 sqm) | 61. 1020, Quartier Lassalle (approx. 83,000 sqm)* |
| 56. 1020, Catamaran (approx. 40,000 sqm)       | 62. 1020, Smart Office (approx. 60,000 sqm)*      |
| 57. 1020, Denk Drei (approx. 21,500 sqm)       | 63. 1020, Viertel Zwei (total approx. 92,000 sqm) |
| 58. 1020, Galaxy Tower (17,800 sqm)            | 64. 1200, Big Biz (58,000 sqm)                    |
| 59. 1020, Green Worx (approx. 19,000 sqm)      | 65. 1200, Millenium Tower (43,000 sqm)            |
| 60. 1020, Messecarree (approx. 4,600 sqm)      | 66. 1200, Rivergate (approx. 50,000 sqm)          |

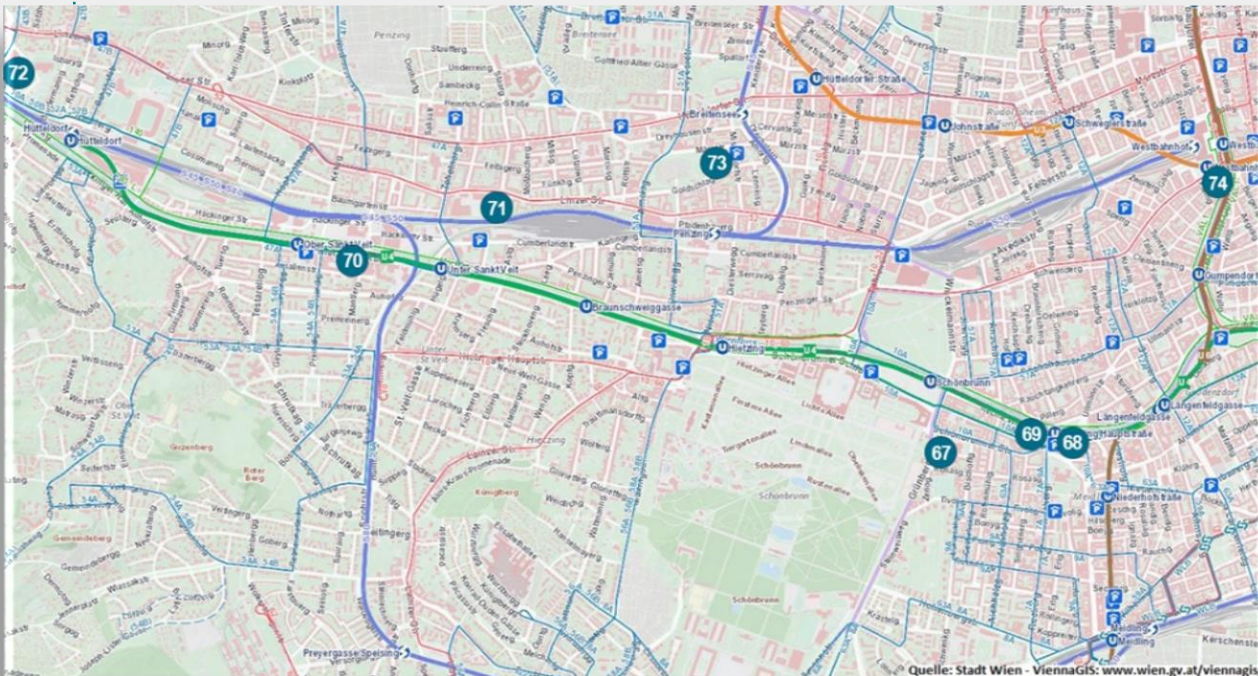
\* ...Project

# SUBMARKET WEST

The submarket West is not known for having any established office location. The office buildings are located primarily along the artery roads in the west. Public transport is well served by the metro line U4.

The most prominent office buildings are the two building phases of Forum Schönbrunn. More office buildings are located along the Hietzinger Kai.

The office buildings at the Westbahnhof (western train station) achieve the highest rents among the submarket west due to the direct proximity to the inner districts and the ideal public transport access (train, subway U3 and U6).



## Significant Buildings:

- 67. 1120, Forum Schönbrunn 1 + 2 (approx. 31,000 sqm)
- 68. 1120, U4-Center (18,200 sqm)
- 69. 1120, Vio Plaza (22,600 sqm)\*
- 70. 1130, Kai West (15,000 sqm)
- 71. 1140, Allianz Campus (11,000 sqm)\*
- 72. 1140, Bergmillergasse (approx. 8,000 sqm)
- 73. 1140, Wirtschaftspark Breitensee (approx. 6,000 sqm)
- 74. 1150, BahnhofCity Wien West (approx. 13,000 sqm)

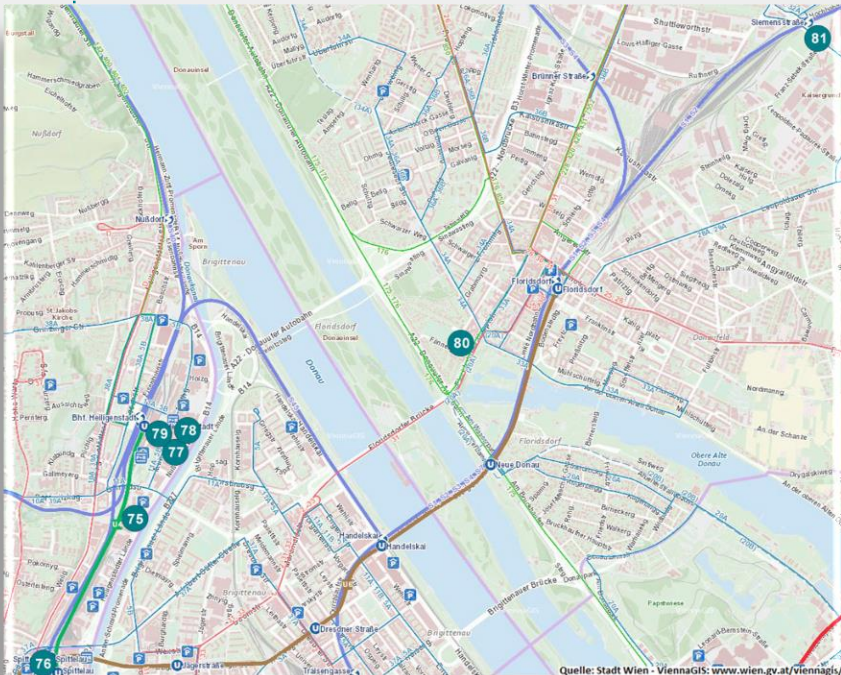
\* ...Project

# SUBMARKET NORTH

The submarket north includes the districts 17 to 19 and 21. The 19th district is one of the most popular residential districts, where numerous embassies can be found.

Office buildings are located in the area between Heiligenstadt and Spittelau, in the Muthgasse and along the Heiligenstädter Lände. Above all, the office buildings Skyline, space2move and Kay29 are important to mention. The office building Square Plus completes the range of this submarket with a 30,700 sqm of space.

The location has a good connection to the city center and is well connected by public transport with the subway line U4 and the station Heiligenstadt. At the station Spittelau there is a Park+Ride garage for commuters.



## Significant Buildings:

- 75. 1190, Kay 29 (approx. 7,500 sqm)
- 76. 1190, Skyline (approx. 16,000 sqm)
- 77. 1190, space2move A+B (approx. 26,000 sqm)
- 78. 1190, space2move C (approx. 20,000 sqm)
- 79. 1190, Square Plus 1 (approx. 30,700 sqm)
- 80. 1210, Florida Tower (approx. 36,000 sqm)
- 81. 1210, TwentyOne (86,000 sqm)\*

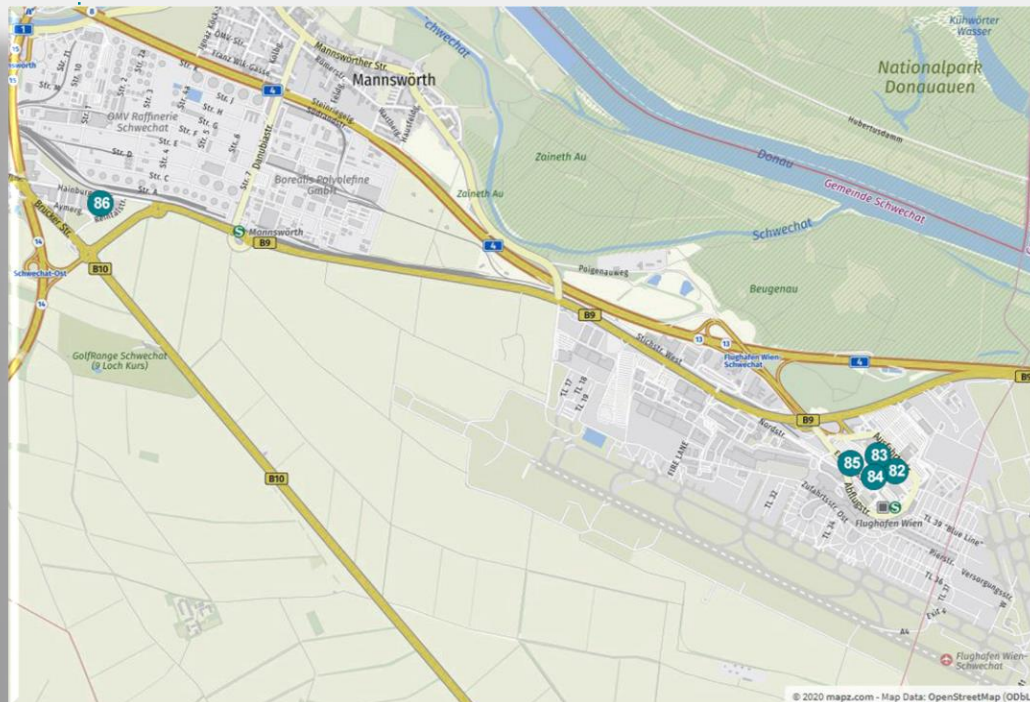
\*...Project

# SUBMARKET AIRPORT

The Vienna International Airport developed in recent years more and more into an important office location.

The submarket is very well connected to the city center and to the Central Station due to public transportation (international trains, CAT City Airport Train and rapid transit).

The location can be reached by car in around 30 minutes from the city center. With the completion of Office Park 4, the Vienna City Airport will have over 90,000 sqm of office space.



## Significant Buildings:

- 82. 1300, Office Park 1 (26,000 sqm)
- 83. 1300, Office Park 2 (20,000 sqm)
- 84. 1300, Office Park 3 (16,000 sqm)
- 85. 1300, Office Park 4 (26,000 sqm)
- 86. 2320, Concorde Business Park (26,000 sqm)