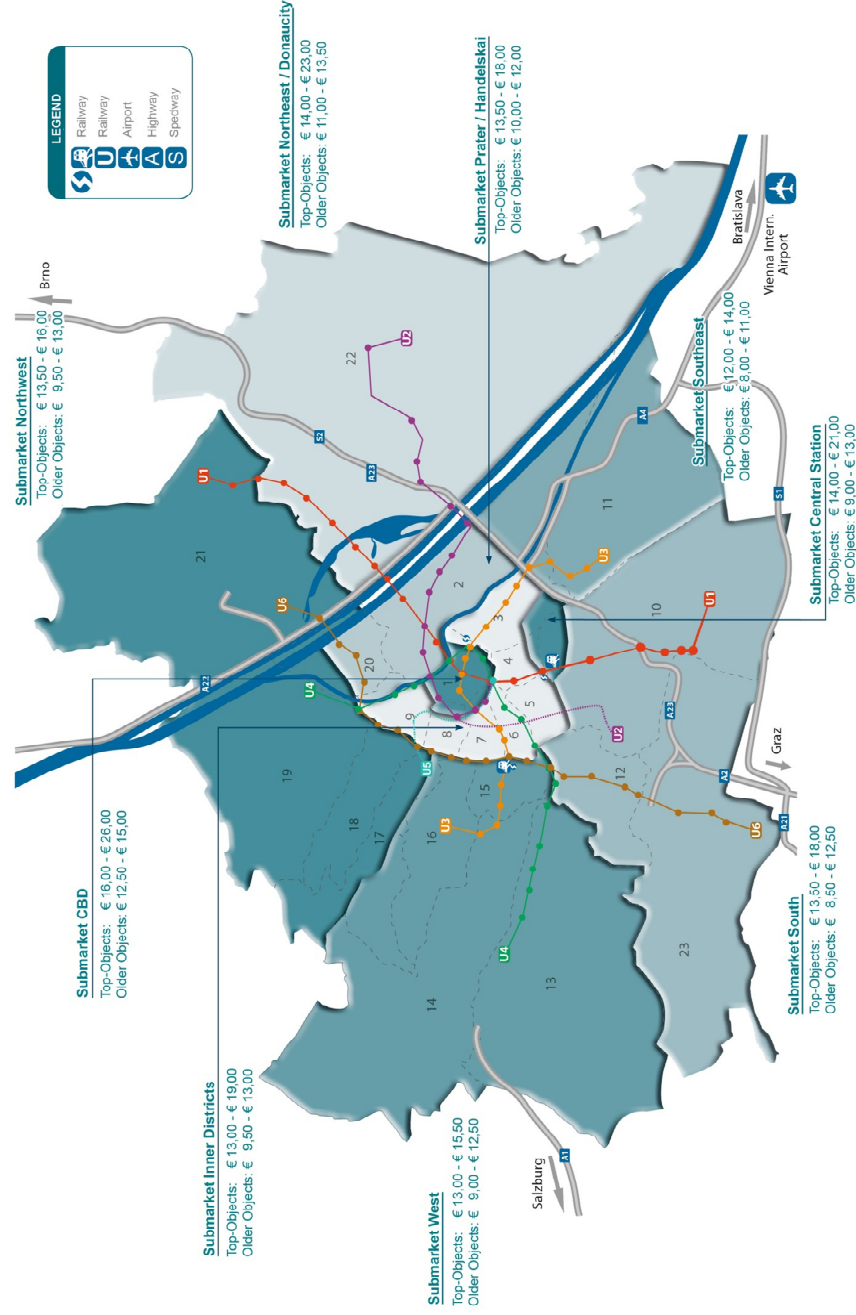




# SUBMARKETS VIENNA



## CBD

The CBD includes the 1<sup>st</sup> district of Vienna and the area directly adjoining Wien Mitte and the Schwarzenbergplatz. Along the Ringstrasse which surrounds the 1<sup>st</sup> District, there are magnificent historical buildings, and numerous luxury hotels.

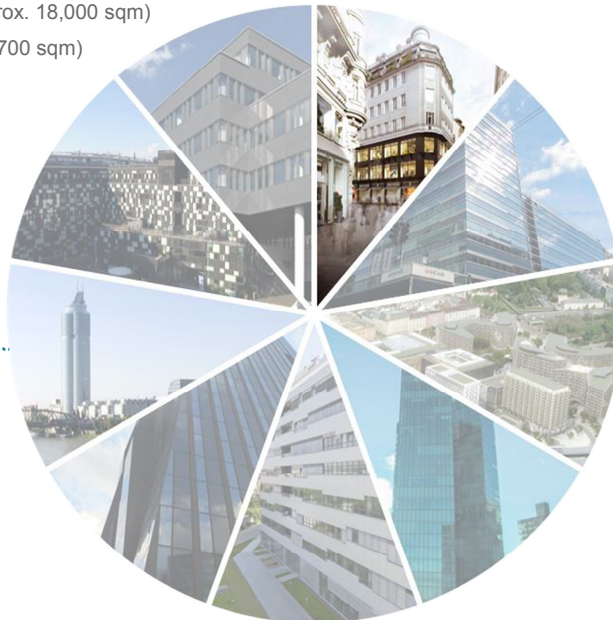
The district is generally characterized by mixed use and older restored historical buildings. The mixed use buildings include some office buildings, many luxury hotels and a lot of classic apartments. An important feature of the first district is that most of the objects are listed as historical monuments.

The most expensive retail locations in the city are located in the CBD, especially in the Kohlmarkt, Graben and Kärntner Strasse.

The largest modern office building of the CBD is the „Wien Mitte“, located on the southern border of the 1<sup>st</sup>, within the 3<sup>rd</sup> district. In addition to office space, the property also accommodates the largest inner-city shopping center, and includes a total of approx. 61,700 sqm of office space and approx. 30,300 sqm of retail space.

### Significant Buildings:

- 1010, Fleischmarkt 1 (approx. 15,000 sqm)
- 1010, Goldenes Quartier (approx. 10,000 sqm)
- 1010, Gauermanngasse 2-4 (approx. 8,500 sqm)
- 1010, Rengasse 5 (approx. 3,500 sqm)
- 1030, Haus an der Wien (approx. 18,000 sqm)
- 1030, Wien Mitte (approx. 61,700 sqm)



## Inner districts

The inner districts have no coherent submarket, but are rather characterized by their mixed use. Areas within this sub market, such as Mariahilferstrasse and Landstrasser Hauptstrasse have a number of modern office buildings, and have also become the main retail streets outside the CBD.

The highest rents are achieved in the Mariahilferstrasse.

### Significant Buildings:

- 1020, Galaxy Tower, (17,800 sqm)
- 1040, Bureau am Belvedere, (approx. 12,600 sqm)
- 1040, City Star (approx. 12,500 sqm)
- 1090, Vienna Poli Center (approx. 2,500 sqm)



## Submarket Central Station

Situated around the newly reconstructed Vienna Central Station are located a number of newly constructed office buildings, which include the LX2 and the Erste Campus. Further office buildings will be realized, and will include, for example QBC or THE ICON VIENNA.

The new submarket is located in the northern part of the 10<sup>th</sup> district and is directly adjacent to the Gürtel or the 4<sup>th</sup> district. There is a very good public transport connection by the subway and the railway.

### Significant Buildings:

1100, Quartier Belvedere, QBC (approx. 80,000 sqm)\*

1100, THE ICON VIENNA, (approx. 74,200 sqm)\*

1100, Erste Campus (approx. 117,000 sqm)

1100, LX 2 (approx. 17,000 sqm)

\*...Project



## Submarket South

The submarket South is mainly focused along the Wienerbergstraße and Euro Plaza in the 12<sup>th</sup> district, together with Wienerberg (Twin Tower Business Park Vienna) in the 10<sup>th</sup> district. It also includes the 23<sup>rd</sup> district which is characterized primarily by industrial but with a growing number of newly constructed office buildings. Modern offices include for example the Silo phase 1. Phase 2 is expected to be realized in the next few years.

The 6<sup>th</sup> and final phase of the successful Euro Plaza was completed in early 2017. The final phase will consist of 12,000 sqm. In Business Park Vienna, the existing buildings are currently being refurbished to a high standard.

### Significant Buildings:

1100, Business Park Vienna (approx. 100,000 sqm)

1100, Vienna Twin Tower (approx. 70,000 sqm)

1120, Euro Plaza 1 – 5 (approx. 210,000 sqm)

1120, Euro Plaza Bauphase VI (approx. 12,000 sqm)

1120, InnoPlaza (16,500 sqm)\*

1230, Silo Offices (approx. 12,000 sqm)

1230, Silo 2+3 (approx. 20,000 sqm) \*

\*...Project



## Submarket East (3<sup>rd</sup> and 11<sup>th</sup> District)

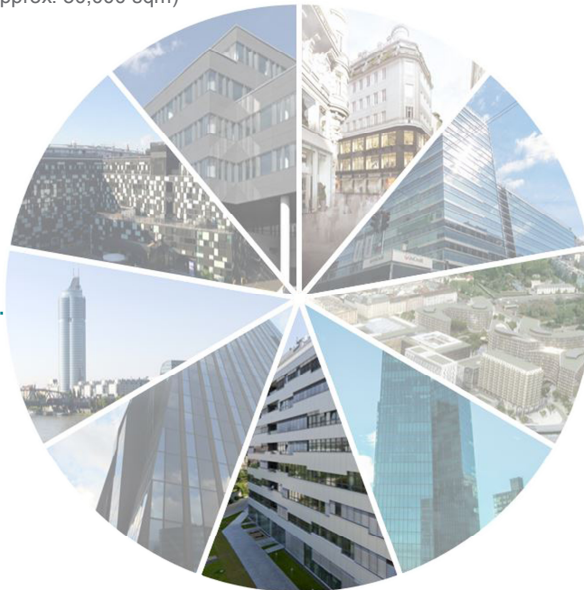
The Vienna submarket east is situated between the center of Vienna and the eastern city border. To the east of Vienna is located the international airport Wien-Schwechat, which is a main factor why this part of the market is benefiting.

The office buildings have mainly developed along the underground line U3. In addition to the office campus TownTown, Gasometer and St.Marx, the projects ViE and Trllple will be realized by 2018 – 2020.

### Significant Buildings:

- 1030, Orbi Tower (approx. 28,000 sqm)
- 1030, Doppio Offices (approx. 7,500 sqm)
- 1030, GATE 2 (approx. 31,000 sqm)
- 1030, Trllple \*
- 1030, Marxbox (approx. 10,500 sqm)
- 1030, Marxquadrat (approx. 50,000 sqm)
- 1030, MGC Office Park (approx. 50,000 sqm)
- 1030, TownTown (approx. 128,000 sqm)
- 1030, QBIK (approx. 12,200 sqm)
- 1030, ZRS Rennweg (approx. 13,500 sqm)
- 1030, ViE, (13,500 sqm)
- 1110, Marximum (approx. 40,000 sqm)
- 1110, Office CampusGasometer (approx. 50,000 sqm)

\*...Project



## Submarket Northeast | Donau City

The Donau City is characterised by the many office and residential towers, which over the past 22 years have been developed.

In 2014, the DC Tower 1 was completed and officially opened with approximately 66,000 sqm. This tower, with a total height of 250 m, is now 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:

- 1210, Florido Tower (approx. 36,000 sqm)
- 1220, Andromeda Tower (approx. 35,000 sqm)
- 1220, Forum Donaustadt (approx. 20,000 sqm)
- 1220, DC Tower 1 (approx. 44,000 sqm)
- 1220, IZD Tower (approx. 63,000 sqm)
- 1220, Saturn Tower (approx. 57,000 sqm)
- 1220, Tech Gate (approx. 54,000 sqm)



## Submarket Prater | Danube

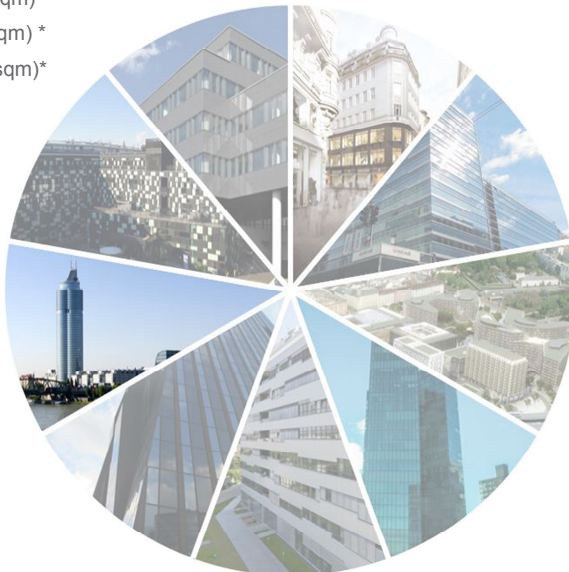
The submarket Prater borders the northern edge of the first district. It includes the office axis Lassalle Street, the Praterstern, Nordbahnstraße and Dresdner Straße, as well as the area around the Viertel Zwei and Vienna Congress Center in Prater. Currently is the Austria Campus between Lassallestrasse and Nordbahnstrasse with 200,000 sqm under construction. This is where modern office complexes are created in which, among other things, the Austrian Headquarter of UniCredit Bank Austria will cover more than half of office space 2018.

The office project Viertel Zwei has developed in to a very good submarket in recent years and are fully leased with almost a 100 % letting. This submarket has evolved to an important location mainly through the underground extension of the U2 line and the establishment of the new University of Economics and also close proximity to the city center. The project Messecarree will extend the range in this submarket until 2018.

Furthermore, in this area of Vienna there are significant office buildings along Handelskai. Above all, here is the Millennium Tower, as well as the objects Rivergate and Catamaran.

### Significant Buildings:

- 1020, Austria Campus (approx. 200,000 sqm)\*
- 1020, Viertel Zwei (Total approx. 92,000 sqm)
- 1020, Denk Drei (approx. 21,500 sqm)
- 1020, Catamaran (approx. 40,000 sqm)
- 1020, Green Worx (approx. 19,000 sqm)
- 1020, Messecarree (approx. 4,600 sqm) \*
- 1020, Smart Office (approx. 60,000 sqm)\*
- 1200, Millenium Tower (43,000 sqm)
- 1200, Rivergate (approx. 50,000 sqm)
- 1200, Big Biz (58,000 sqm)
- \*...Project



## Submarket West

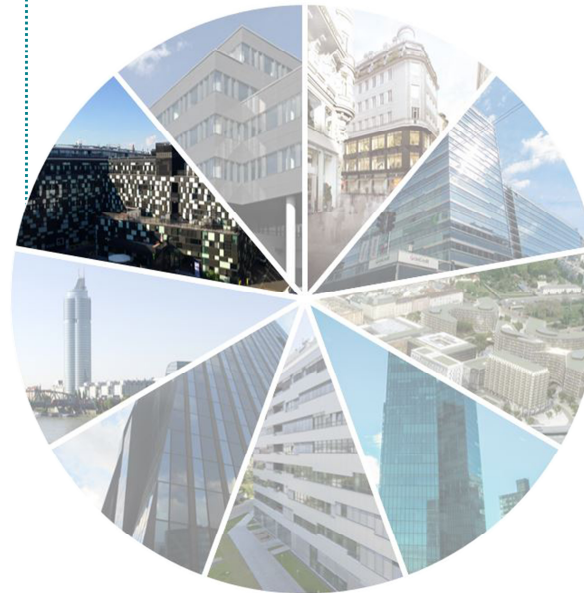
The submarket West is not known for having any established office location. The office buildings are located primarily along the artery roads and in mixed use areas. Public transport is well served by the metro line U4.

The most prominent office buildings are the two phases of Forum Schönbrunn. In the 15<sup>th</sup> District the office properties are located around the Railwaystation West.

Due to the direct proximity to the inner districts, as well as the ideal public transport access (train, subway U3 and U6) the highest rents for the submarket West can be obtained here.

### Significant Buildings:

- 1120, Forum Schönbrunn 1 + 2 (approx. 31,000 sqm)
- 1140, Bergmillergasse (approx. 8,000 sqm)
- 1140, Wirtschaftspark Breitensee (approx. 6,000 sqm)
- 1150, BahnhofCity Wien West (approx. 13,000 sqm)



## Submarket Northwest

The submarket northwest includes the 19<sup>th</sup> district is also one of the most popular residential districts. Along the Danube Canal from Heiligenstadt to Spittelau has also developed into a good location for office and commercial buildings. Well known office projects include the Skyline, space2move and Kay29. The existing two components of the property space2move are to be extended by a further phase.

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.

### Significant Buildings:

- 1190, Kay 29 (approx. 7,500 sqm)
- 1190, Skyline (approx. 16,000 sqm)
- 1190, space2move A+B (approx. 26,000 sqm)
- 1190, space2move C (approx. 20,000 sqm)
- 1190, Square Puls 1 (approx. 30,700 sqm)

