

IMMOFINANZ opens the myhive Ungargasse and continues its growth plans with this innovative and flexible office concept

In the Ungargasse in Vienna's third district, IMMOFINANZ has opened a further Austrian myhive office building at a central location and set high, innovative standards for the design of modern office solutions on the Vienna real estate market. The building covers 17,200 sqm of modern office and community rooms combined with perfect infrastructure and wide-ranging services and is optimally suited, in particular, to meet the needs of smaller and medium-sized companies. A flexible space offering, hotel-inspired design and service as well as a lively community are the key elements. The following video provides an inside view of the new office and flexible service world of myhive: <https://www.youtube.com/watch?v=Rrk3Xi16YJU>

At the new myhive location in the Ungargasse, close to the first district, a 15-month refurbishment project led to the development of office units ranging from 150 to 5,000 sqm. A total of EUR 13 million was invested in the new office complex to produce flexible working areas for modern companies of all sizes. The offering ranges from individual desks in a shared office to separate units and specially designed offices with their own entrance. The hotel atmosphere which is characteristic of the myhive concept was created through a distinct design and high-quality furnishings as well as all-round service for tenants.

Prime flexible offices with added value

IMMOFINANZ not only served as the developer and landlord on this project but has set new myhive standards for flexible office solutions with added value. Katrin Gögele-Celeda, Country Manager in Austria, explained: *"Our innovative office concept is focused on the individual needs of our tenants. We rely on maximum flexibility, all-inclusive service and an active community because we are convinced that personal contact and the interaction with colleagues are important for a company's innovation and productivity. With myhive, our customers find flexible office space to meet their individual needs as well as hotel-type services and a lively community."*

The modern office is flexible

Flexible leases and areas allow tenants to expand or reduce office space or individual workplaces on a short-term basis. The mymembership covers all services with a monthly fee and gives tenants the option to quickly rent meeting rooms or individual workstations via app. *"We combine high-quality coworking areas with the advantages of a modern headquarters that offers spacious areas, all-round service and excellent infrastructure"*.

An additional community element are the regular online and offline events organised by the community managers, which support the exchange of ideas and experience between tenants. IMMOFINANZ's all-inclusive offering also includes separate, exclusive tenant lounges and a concierge service which can organise everything from flowers to massages. *"In that way, our tenants can concentrate on their core business", summarised Goegele-Celeda.*

The myhive app serves as an exclusive platform for communication between members and also allows users to manage everything via smartphone: access, bookings, networking, events, payments and much more.

Best infrastructure and modern community services

The name of this innovative IMMOFINANZ office brand is derived from the English word "beehive" and underscores the idea of a lively working environment and a dynamic community with a wide range of opportunities to exchange information and ideas during the daily office routine. The interactive working environment is

supported, above all, by expansive und attractively designed common rooms and exterior areas. From a variety of restaurants, fitness rooms, garages with power outlets for e-cars, lockers and showers to conference and event areas – a myhive includes everything to make tenants' lives easier and/or to strengthen their communication with each other.

myhive Ungargasse – working with perfect connectivity

This fully refurbished building in Vienna's third district is fully occupied, but additional areas are still available for short-term rental in the coworking section. An IT hub has developed here – more than 70 per cent of the current tenants come from this branch. Offices from 150 to 5,000 sqm are available for rent, some even with their own terrace. Two other products round out the offering: "mydesk" for individual workplaces in the shared office section and "myroom" for the spontaneous rental of separate offices. Users benefit from the same all-round service as the tenants in larger areas. For maximum flexibility, the short-term reduction or expansion of rented space is possible at this location in the Ungargasse. A modular office layout with standardised fittings and a separate partitioning system allows for adaptations to meet tenants' individual needs.

In addition to the open-air Rochus market in Vienna's third district, the area also includes also numerous shops for everyday needs as well as cafés, bars and restaurants. The offices are easily reached via auto or with public transportation via the U3 underground line. The central location is also optimal for bicycle or e-bike travel, and an underground garage guarantees inner city parking for visitors and tenants. Workplaces and offices are available immediately, and a mydesk individual workplace in a shared office can be rented starting at EUR 390 per month for the first four months.

For additional information, including a 3-D tour, see: <https://myhive-offices.com/en/locations/ungargasse>

On myhive

With the international myhive office brand, IMMOFINANZ has introduced innovative office concepts that meet tenants' needs. The myhive offices have excellent infrastructure with room for communicative and lively interaction between the tenants. The community managers also organise tenant exchanges between the different locations. In addition to Vienna, 22 office buildings in six European capitals (Vienna, Bratislava, Budapest, Bucharest, Prague and Warsaw) are currently united under the myhive brand.

On IMMOFINANZ

IMMOFINANZ is a commercial real estate group whose activities are focused on the retail and office segments of seven core markets in Europe: Austria, Germany, Poland, Czech Republic, Slovakia, Hungary and Romania. The core business covers the management and development of properties, whereby the STOP SHOP (retail), VIVO! (retail) and myhive (office) brands represent strong focal points that stand for quality and service. The real estate portfolio has a value of approx. EUR 4.9 billion and covers more than 210 properties. IMMOFINANZ is listed on the stock exchanges in Vienna (leading ATX index) and Warsaw. Further information under: <http://www.immofinanz.com>

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