



**1090 Wien
Simon-Denk-Gasse 4-6/1/R01**

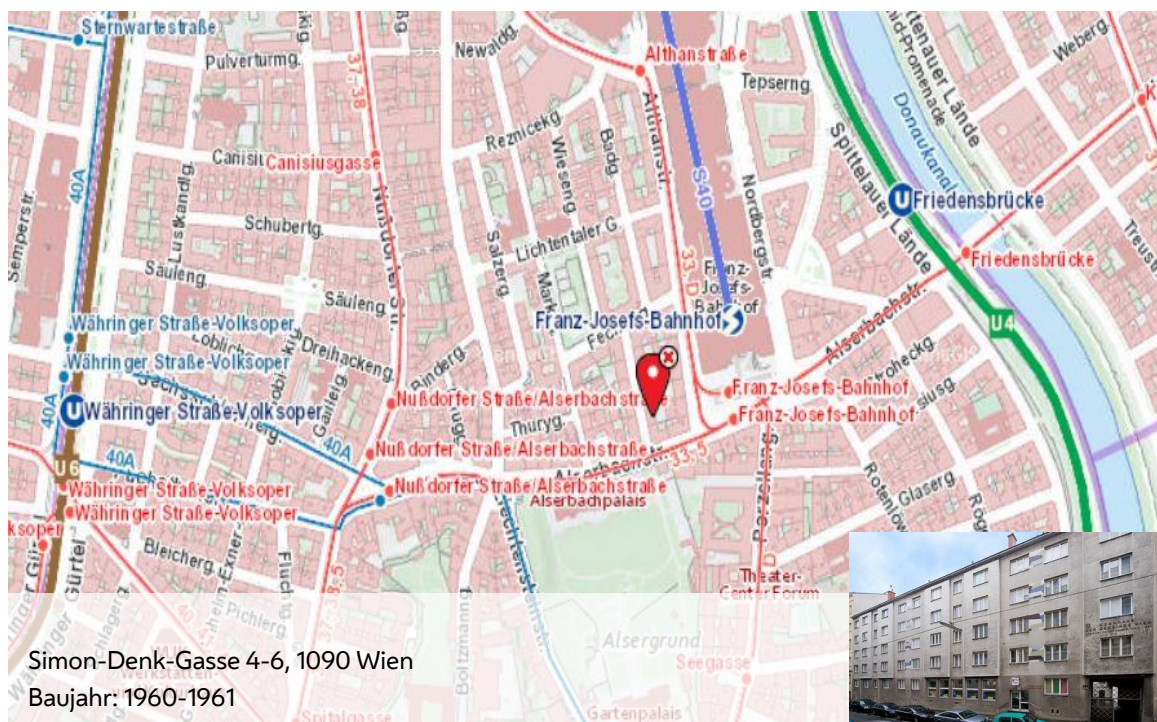
Objektnummer	0609338-001 R01
Objektart	Büro
Größe	125,17 m ²
Mietzins	ca. 1.830,-EUR
Heizung	Gas



Zur Vermietung gelangt ein straßenseitiges Objekt im Erdgeschoss der 1961 erbauten Wohnhausanlage. Eine Heizung (Gas) ist verfügbar. Das Mietobjekt ist über fünf Stufen erreichbar.

Der **Mietzins** beträgt voraussichtlich:

Monatliche Miete	1.185,36 EUR
Betriebskosten	336,71 EUR
Umsatzsteuer	304,41 EUR
Gesamt	1.826,48 EUR



DETAILBESCHREIBUNG

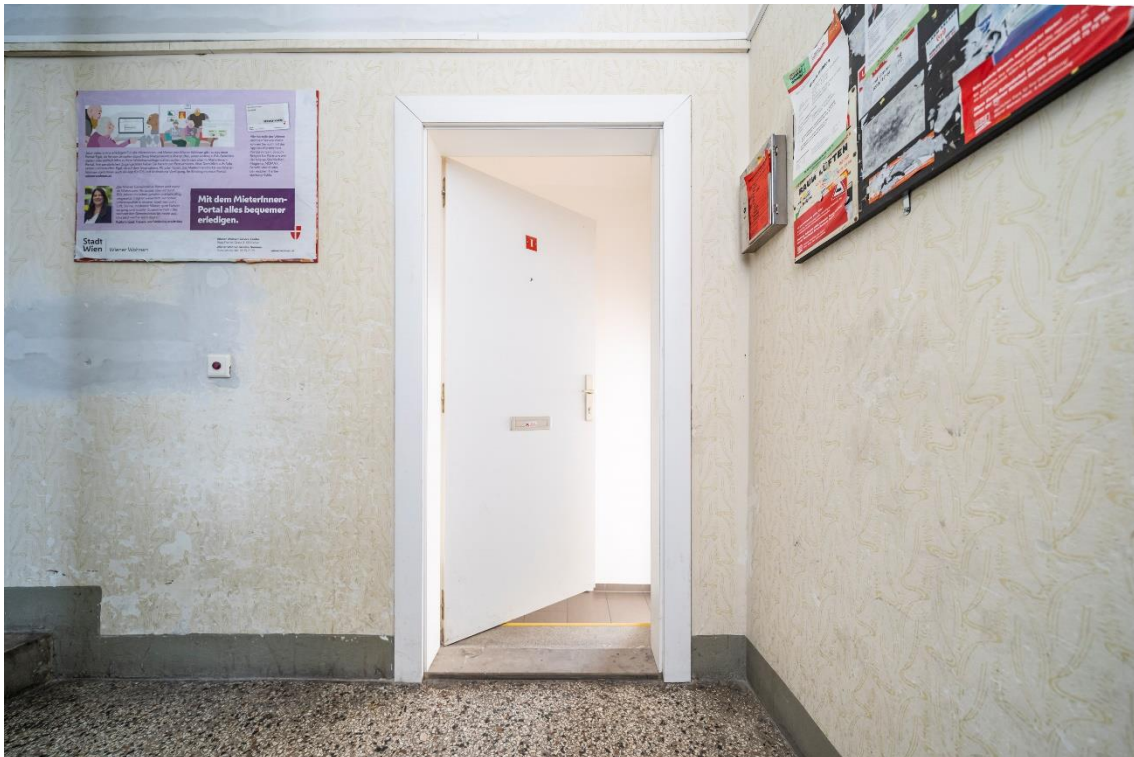
Vorhandene Räume:

- 3 Räume
- 2 Vorräume
- 2 WC

Außenbereich:



Eingangsbereich:



Vorraum 01:





Raum 01:

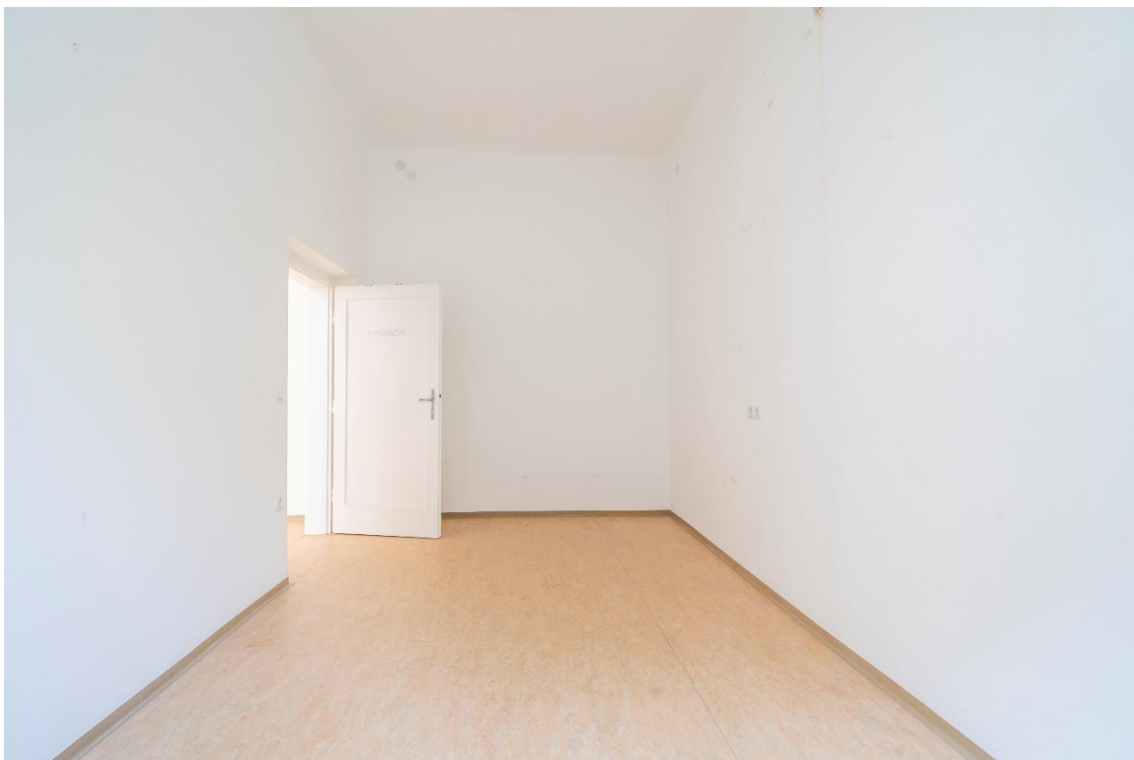




Raum 02:



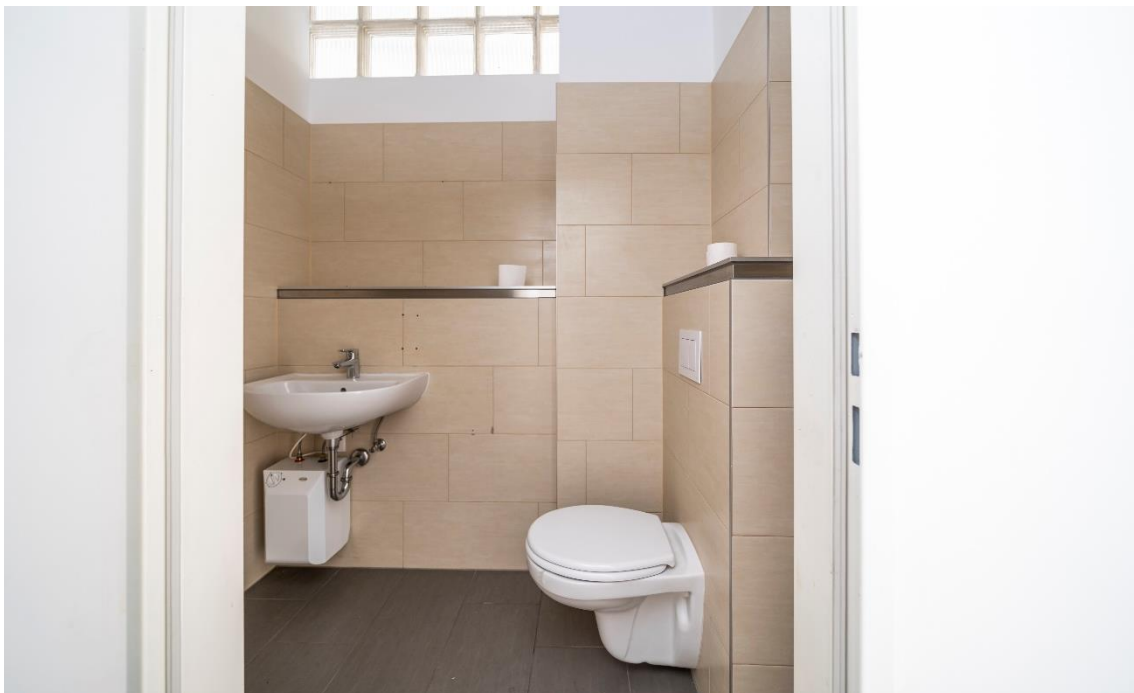
Raum 03:



Vorraum 02:



WC 01:



WC 02:



**Ihr Geschäftslokal oder
Magazin im Gemeindebau**
Wiener Wohnen
GewerbekundInnenbetreuung
Rosa-Fischer-Gasse 2,
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Telefon 05 75 75 75
wienerwohnen.at

The floor plan shows a building layout with the following details:

- Rooms and Dimensions:**
 - RAUM 01:** 46.85m², RH=3.27m
 - RAUM 02:** 50.85m², RH=3.27m
 - RAUM 03:** 12.65m², RH=3.26m
 - VORRAUM 01:** 6.17m², RH=2.46m
 - VORRAUM 02:** 3.43m², RH=3.30m
 - WC 01:** 2.15m², RH=3.30m
 - WC 02:** 3.04m², RH=3.27m
- Entrances and Exits:**
 - TOP R01:** Main entrance at the top center.
 - DL 84:** Door leading from RAUM 01 to the entrance area.
 - DL 85:** Door leading from RAUM 03 to the entrance area.
 - DL 80:** Doors leading from the restrooms and storage areas into the main rooms.
- Windows and Balconies:**
 - AL 163:** Windows on the top wall of RAUM 01.
 - AL 151:** Windows on the bottom wall of RAUM 02 and RAUM 03.
 - AL 40:** Windows on the left wall of VORRAUM 01.
- Dimensions:**
 - Overall Width:** 1000 (top) and 1036 (bottom).
 - Overall Height:** 475 (left) and 462 (right).
 - Room Widths:** 78, 925, 268 (bottom).
 - Room Heights:** 41, 475, 57 (right).
- Other Features:**
 - North Arrow:** Located in the bottom left corner.
 - Level Markers:** +0.00, +0.17, +0.19, +0.15, +0.16, +0.17, +0.18, +0.19.
 - Door Symbols:** DL 80, DL 84, DL 85, DL 199, DL 201, DL 207, DL 208, DL 210, DL 211, DL 212, DL 213, DL 214, DL 215, DL 216, DL 217, DL 218, DL 219, DL 220, DL 221, DL 222, DL 223, DL 224, DL 225, DL 226, DL 227, DL 228, DL 229, DL 230, DL 231, DL 232, DL 233, DL 234, DL 235, DL 236, DL 237, DL 238, DL 239, DL 240, DL 241, DL 242, DL 243, DL 244, DL 245, DL 246, DL 247, DL 248, DL 249, DL 250, DL 251, DL 252, DL 253, DL 254, DL 255, DL 256, DL 257, DL 258, DL 259, DL 260, DL 261, DL 262, DL 263, DL 264, DL 265, DL 266, DL 267, DL 268, DL 269, DL 270, DL 271, DL 272, DL 273, DL 274, DL 275, DL 276, DL 277, DL 278, DL 279, DL 280, DL 281, DL 282, DL 283, DL 284, DL 285, DL 286, DL 287, DL 288, DL 289, DL 290, DL 291, DL 292, DL 293, DL 294, DL 295, DL 296, DL 297, DL 298, DL 299, DL 300, DL 301, DL 302, DL 303, DL 304, DL 305, DL 306, DL 307, DL 308, DL 309, DL 310, DL 311, DL 312, DL 313, DL 314, DL 315, DL 316, DL 317, DL 318, DL 319, DL 320, DL 321, DL 322, DL 323, DL 324, DL 325, DL 326, DL 327, DL 328, DL 329, DL 330, DL 331, DL 332, DL 333, DL 334, DL 335, DL 336, DL 337, DL 338, DL 339, DL 340, DL 341, DL 342, DL 343, DL 344, DL 345, DL 346, DL 347, DL 348, DL 349, DL 350, DL 351, DL 352, DL 353, DL 354, DL 355, DL 356, DL 357, DL 358, DL 359, DL 360, DL 361, DL 362, DL 363, DL 364, DL 365, DL 366, DL 367, DL 368, DL 369, DL 370, DL 371, DL 372, DL 373, DL 374, DL 375, DL 376, DL 377, DL 378, DL 379, DL 380, DL 381, DL 382, DL 383, DL 384, DL 385, DL 386, DL 387, DL 388, DL 389, DL 390, DL 391, DL 392, DL 393, DL 394, DL 395, DL 396, DL 397, DL 398, DL 399, DL 400, DL 401, DL 402, DL 403, DL 404, DL 405, DL 406, DL 407, DL 408, DL 409, DL 410, DL 411, DL 412, DL 413, DL 414, DL 415, DL 416, DL 417, DL 418, DL 419, DL 420, DL 421, DL 422, DL 423, DL 424, DL 425, DL 426, DL 427, DL 428, DL 429, DL 430, DL 431, DL 432, DL 433, DL 434, DL 435, DL 436, DL 437, DL 438, DL 439, DL 440, DL 441, DL 442, DL 443, DL 444, DL 445, DL 446, DL 447, DL 448, DL 449, DL 450, DL 451, DL 452, DL 453, DL 454, DL 455, DL 456, DL 457, DL 458, DL 459, DL 460, DL 461, DL 462, DL 463, DL 464, DL 465, DL 466, DL 467, DL 468, DL 469, DL 470, DL 471, DL 472, DL 473, DL 474, DL 475, DL 476, DL 477, DL 478, DL 479, DL 480, DL 481, DL 482, DL 483, DL 484, DL 485, DL 486, DL 487, DL 488, DL 489, DL 490, DL 491, DL 492, DL 493, DL 494, DL 495, DL 496, DL 497, DL 498, DL 499, DL 500, DL 501, DL 502, DL 503, DL 504, DL 505, DL 506, DL 507, DL 508, DL 509, DL 510, DL 511, DL 512, DL 513, DL 514, DL 515, DL 516, DL 517, DL 518, DL 519, DL 520, DL 521, DL 522, DL 523, DL 524, DL 525, DL 526, DL 527, DL 528, DL 529, DL 530, DL 531, DL 532, DL 533, DL 534, DL 535, DL 536, DL 537, DL 538, DL 539, DL 540, DL 541, DL 542, DL 543, DL 544, DL 545, DL 546, DL 547, DL 548, DL 549, DL 550, DL 551, DL 552, DL 553, DL 554, DL 555, DL 556, DL 557, DL 558, DL 559, DL 560, DL 561, DL 562, DL 563, DL 564, DL 565, DL 566, DL 567, DL 568, DL 569, DL 570, DL 571, DL 572, DL 573, DL 574, DL 575, DL 576, DL 577, DL 578, DL 579, DL 580, DL 581, DL 582, DL 583, DL 584, DL 585, DL 586, DL 587, DL 588, DL 589, DL 590, DL 591, DL 592, DL 593, DL 594, DL 595, DL 596, DL 597, DL 598, DL 599, DL 600, DL 601, DL 602, DL 603, DL 604, DL 605, DL 606, DL 607, DL 608, DL 609, DL 610, DL 611, DL 612, DL 613, DL 614, DL 615, DL 616, DL 617, DL 618, DL 619, DL 620, DL 621, DL 622, DL 623, DL 624, DL 625, DL 626, DL 627, DL 628, DL 629, DL 630, DL 631, DL 632, DL 633, DL 634, DL 635, DL 636, DL 637, DL 638, DL 639, DL 640, DL 641, DL 642, DL 643, DL 644, DL 645, DL 646, DL 647, DL 648, DL 649, DL 650, DL 651, DL 652, DL 653, DL 654, DL 655, DL 656, DL 657, DL 658, DL 659, DL 660, DL 661, DL 662, DL 663, DL 664, DL 665, DL 666, DL 667, DL 668, DL 669, DL 670, DL 671, DL 672, DL 673, DL 674, DL 675, DL 676, DL 677, DL 678, DL 679, DL 680, DL 681, DL 682, DL 683, DL 684, DL 685, DL 686, DL 687, DL 688, DL 689, DL 690, DL 691, DL 692, DL 693, DL 694, DL 695, DL 696, DL 697, DL 698, DL 699, DL 700, DL 701, DL 702, DL 703, DL 704, DL 705, DL 706, DL 707, DL 708, DL 709, DL 710, DL 711, DL 712, DL 713, DL 714, DL 715, DL 716, DL 717, DL 718, DL 719, DL 720, DL 721, DL 722, DL 723, DL 724, DL 725, DL 726, DL 727, DL 728, DL 729, DL 730, DL 731, DL 732, DL 733, DL 734, DL 735, DL 736, DL 737, DL 738, DL 739, DL 740, DL 741, DL 742, DL 743, DL 744, DL 745, DL 746, DL 747, DL 748, DL 7

TOPOGRAFIE LT. MRG	
Vorraum 01	6,17 m²
Vorraum 02	3,43 m²
WC 01	2,15 m²
WC 02	3,04 m²
Raum 01	46,88 m²
Raum 02	50,85 m²
Raum 03	12,65 m²
Gesamtnutzfläche	125,17 m²

Es besteht kein Rechtsanspruch. Alle Angaben ohne Gewähr.
Objektnummer 0609338-001 R01