

FRANCIS

Arbeiten & Mehr
im Althan Quartier



www.francis.at

WORKING IN THE HEART OF VIENNA

6B47
REAL ESTATE INVESTORS

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ZONES AND FURNISHING



URBAN LIVING MADE EASY

FRANCIS: THE PROJECT

Just a few steps out the door in the morning, and you're already at work. An escalator takes you from your office to the plaza floor with its enticing and colourful variety of lunchtime options. After work, you stop off at the in-house fitness centre for a quick workout before grabbing tomorrow's breakfast or the ingredients for an evening cocktail on your balcony. Sounds good, right?

Wishes come true

A brand new district centre – the only one of its kind – is taking shape on the 2.4 hectare site above Vienna's Franz-Josefs-Bahnhof railway station: the Althan Quartier. The site will be home to offices, co-working spaces,

restaurants, shops, businesses, service providers, high-end flats, a hotel and a parking garage.

This sustainable mix covering around 130,000 m² of gross floor space will enable contemporary urban living while keeping the usual back and forth to a minimum. That saves time and energy – and creates exceptional liveability.

The heart of the Althan Quartier is the FRANCIS building complex, which houses the Franz-Josefs-Bahnhof railway station on its ground floor. Two new buildings are being built just to the east of FRANCIS on Nord-

bergstrasse: JOSEPH and SOPHIE – modern, urban living space in one of Vienna's prime locations. The fourth Althan Quartier building is on Althanstrasse and will house a hotel and parking garage.

Three of the four separate Althan Quartier buildings will be connected via a plaza – a shared space and a place where people can relax. The plaza will lead to offices, the JOSEPH residential building, and the neighbouring hotel, while a passage will connect to the garage. The plaza will also be accessible from outside, with walkways leading to Althanstrasse and Nordbergstrasse. For a bit of a holiday feel!



SOPHIE

Leben im
Althan Quartier

JOSEPH

Leben im
Althan Quartier

GARAGE

HOTEL

FRANCIS

Arbeiten & Mehr
im Althan Quartier

FRANCIS

WHERE THE FUTURE BEGINS TODAY

Light, air, sun, fantastic views of the city, and ceilings up to 3.5 metres high give rooms the space and elegance of historic buildings. State-of-the-art building services ensure a comfortable climate for everyone and a high-speed fibre-optic network keeps you connected digitally to the entire world. With eight floors designated for offices and approximately 40,000 m² of usable space, FRANCIS provides centrally located, contemporary office space near the city centre with extra special flair.

Many of the offices have large outdoor spaces, the parking garage has some 660 parking spaces for tenants and visitors, a

fitness centre keeps people active, and meetings are just a short walk from the hotel for guests and visiting business partners.

The unique food hall concept on the floor directly above the railway station is being revitalised with restaurants, cafés, pubs and cool shops. It's the perfect spot for lunch. And at FRANCIS, lunch breaks are what they're meant to be: time to enjoy a meal and relax – minus the long wait times and the rush from the office and back.

Once your work is done, you can meet up for dinner or a drink or pick up fresh food on your way home, even on Sundays.

There's hardly a better starting point for showing friends and business partners the city. FRANCIS is just a few minutes' walk from all of the charming spots they'll have fond memories of later. A leisurely stroll through the Servitenviertel neighbourhood, a cocktail along the Danube Canal, numerous cafés, and small original businesses – there is no shortage of everyday highlights around FRANCIS that make living and working in the Althan Quartier an extra special experience.



ATMOSPHERE AT EVERY TURN

WELCOME TO ALSERGRUND

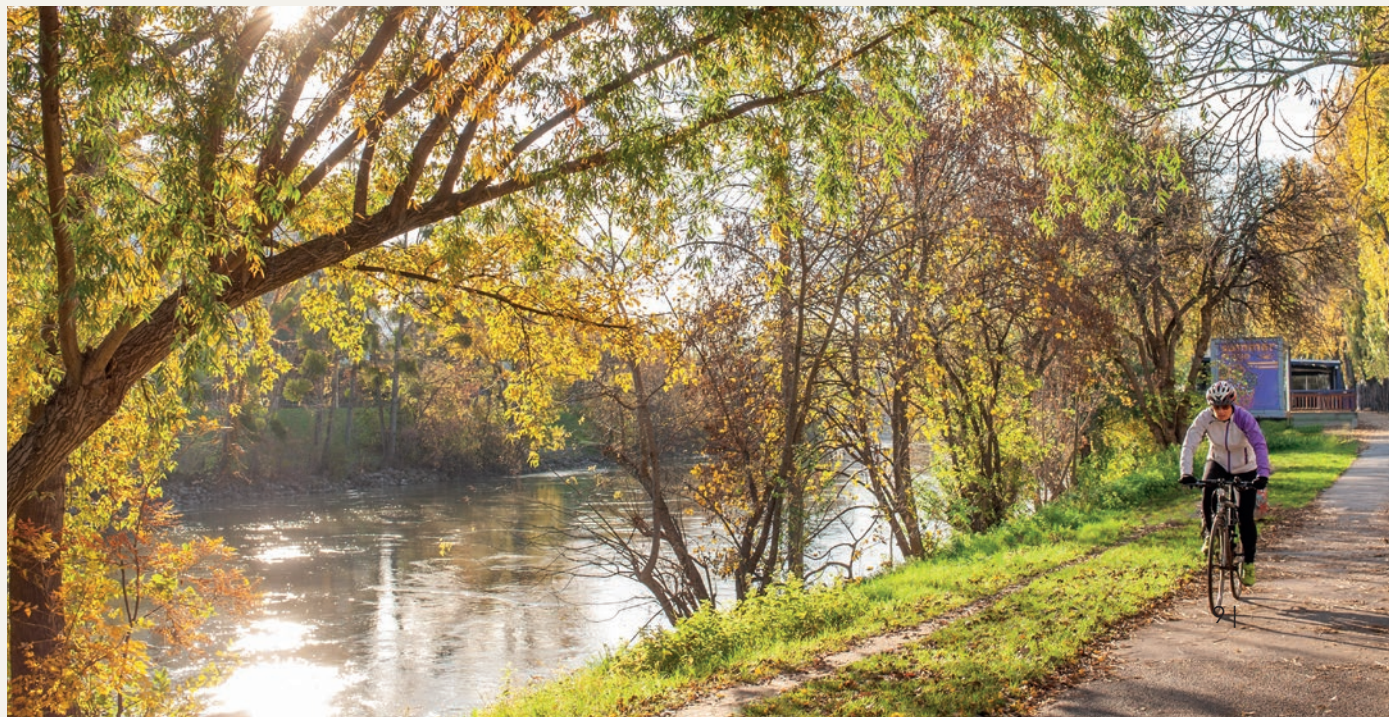
Vienna's 9th district stands out as an especially liveable district with plenty of shops nearby; a mix of trendy spots, perennial cafés, and traditional Viennese restaurants; culture on every corner; an exceptionally high density of educational institutions; and the finest medical care.

Alsergrund is also one of Vienna's most exciting and cosmopolitan districts. Some 43% of its residents are academics and most of the

city's student resident halls are located here. International schools, institutions, pubs and restaurants shape the cityscape of Alsergrund.

In addition to hospitals and universities, the district is also home to a number of other public institutions as well as cultural sites, such as the Volksoper, the Theater am Alsergrund, and a wide range of museums and galleries. The ninth district owes its special

charm not least to its historic sites. A stroll through the Servitenviertel neighbourhood, with its many creative shops and restaurants, is as impressive as a walk through the park around Palais Liechtenstein. For a bit of history, visit the Strudlhof steps – a Jugendstil architectural masterpiece.



URBAN LIVING IN A PRIME LOCATION FRANCIS IS WELL CONNECTED

Vienna's 9th district has exceptional connections through Wiener Linien, Vienna's public transport company. Nine metro stations around the perimeter of the district connect to three lines.

The Wachau Cultural Landscape on UNESCO's World Heritage list and the Waldviertel region are just a short train journey from Franz-Josefs-Bahnhof station. An S-Bahn

commuter train line connects to Tulln, and regional express trains connect to Krems and Gmünd multiple times a day, allowing the Althan Quartier to offer new, attractive options to commuters as well as locals.

As a traffic hub, the railway station also serves as a shopping centre, with supermarkets, drug stores, bakeries, newsagents, restaurants, and fast-food options. FRANCIS

will expand and enhance the food and dining experience with an integrated and modern food market concept.

Whether by metro, tram, car, bicycle or foot, the world is just a few minutes away from FRANCIS.

			
1st district	7 min.	5 min.	25 min.
U4 Friedensbrücke	–	–	3 min.
Vienna Central Station	23 min.	18 min.	–
A22 Donauufer Autobahn	–	8 min.	–
Airport	40 min.	30 min.	–

- 1 Vienna Central Station
- 2 Vienna West Station
- 3 UNO City
- 4 Schönbrunn
- 5 Kahlenberg
- 6 Vienna General Hospital
- 7 Prater
- 8 Wienerberg
- 9 Central Cemetery

- 10 Türkenschanzpark
- 11 Vienna Meidling Station

- A 1st district**
- B U4 Friedensbrücke**
- C Airport**



SITES, SNACKS AND SHOPPING

LIFE IN VIENNA'S 9TH DISTRICT

Welcome to Alsergrund

Vienna's 9th district stands out as an especially liveable district with plenty of shops nearby; a mix of trendy spots, perennial cafés, and traditional Viennese restaurants; culture on every corner; an exceptionally high density of educational institutions; and the finest medical care. It is also one of Vienna's most exciting and cosmopolitan districts. Numerous student residences, international schools, institutions, pubs, and restaurants shape the cityscape of Alsergrund. The district owes its special charm not least to its historic lanes and squares. A stroll through the Servitenviertel neighbourhood makes for fond memories.

Dining at FRANCIS

An innovative food hall concept with restaurants, a wine bar, coffee spots for early birds, lunch options and event catering leaves nothing to be desired – all in line with today's trends toward healthy and simple eating.

With pub gardens and terraces, this level also offers a multi-purpose area where people can not only have a bite to eat, but can also work, study or just relax. And at the end of the workday, it's the perfect place to get together for dinner or a drink or pick up fresh food on your way home, even on Sundays.

Outdoor recreation and relaxation

Alsergrund is no less impressive when it comes to recreation. Sigmund-Freud-Park and the Votivpark, separated only by a road, form the largest contiguous park area in the district. Arne-Karlsson-Park, Liechtensteinpark and a number of other green spaces also provide plenty of opportunities for relaxation outdoors. The Augarten, a large park criss-crossed with shaded avenues, is in the 2nd district but is an easy metro or tram ride away. The Danube Canal promenade offers up a colourful programme, ranging from architectural sites and graffiti art to opportunities to relax along the water. It's also the

place to be in summer with its countless beach bars and trendy spots.

Blumengruß

Whether you want to tell someone you love them or send a friend a smiley to cheer them up, this Blumengruß flower shop can send any message with a unique floral greeting.

CupCakes Manufaktur

The sweetest temptations, from cupcakes to cake pops, are available to go from CupCakes Manufaktur. Enjoy them yourself or give them away... to someone who's especially sweet.

Edelschimmel

This cheese bar in the Servitenviertel neighbourhood has over 80 hand-selected cheeses from Austrian cheesemakers all the way to French and Italian affineurs.



Pastaria

Ottobringgasse
Servitenwirt

POINTS OF INTEREST

SHOPPING

- 1 Billa
- 2 Bipa
- 3 Newsagent
- 4 Drei-Shop
- 5 dm drogerie markt
- 6 denn's Biomarkt
- 7 Armin Center
- 8 Orchide Mode
- 9 Buratino Markt
- 10 Copy09
- 11 Hofer
- 12 Blumengruß
- 13 Ganz secondhand and antique shop
- 14 Spar Gourmet
- 15 Newsagent
- 16 Grocery
- 17 Fahrradkeller bicycle shop
- 18 Enzovelo bicycle shop
- 19 Second Time Around
- 20 Shop VN
- 21 Mekong Asia Food

- 22 Jewellery restoration
- 23 Schwarzwein wine shop
- 24 Humana Second Hand
- 25 dazu Hofladen gourmet shop
- 26 Spar Gourmet
- 27 Bipa
- 28 Canli's Frucht & Co.
- 29 Alsergrund ZOO

DINING

- 30 McDonald's
- 31 Sausage stand
- 32 Franz-Josefs-Stube
- 33 MAST wine bistro
- 34 Aida
- 35 Sasso D'Oro
- 36 Akakiko
- 37 El fuego
- 38 Alsharq Seets & Pastries
- 39 The Golden Harp
- 40 MÔC Vietnamese Eatery
- 41 Doris Home

- 42 LaserMAXX Bar
- 43 Donau Café
- 44 Roter Löwenhof
- 45 Casa Caribena
- 46 Café Mary
- 47 Anker
- 48 Herz Manufaktur
- 49 Zum Hannes
- 50 Stomach
- 51 Rembetiko
- 52 Pramel & the Wolf
- 53 Erich Fechterstüberl-Winkler
- 54 Feuervogel
- 55 Flavors of India
- 56 Ristorante Trattoria Antica
- 57 Kim Chingu
- 58 Althan Stube
- 59 Rado's Gastwirtschaft
- 60 Club 1019
- 61 Carmen & ich
- 62 Zum Reznicek
- 63 Ristorante Luciano
- 64 La Paz
- 65 Pizzeria Daciano

- 66 Pho 33
- 67 Ginger & Spice
- 68 Favvas Gourmet
- 69 blueorange coffe & bagel
- 70 Sports Bar
- 71 Veganista
- 72 Beaver Brewing Company
- 73 MOCCati

BODY & HEALTH

- 74 Kieser Training
- 75 Dentist
- 76 Bahnhof Apotheke chemist
- 77 Doctor's office
- 78 FITINN
- 79 Löwen chemist
- 80 Dentist
- 81 Zum Goldenen Elefanten chemist
- 82 Hubertus chemist

HOTELS

- 83 Hotel Bellevue
- 84 Hotel Mozart
- 85 Vienna Cityflats Liechtenstein
- 86 H+ Hotel
- 87 Mondial Appartement
- 88 KaiserApartments
- 89 Roten Löwen Design-Apartments

SCHOOLS AND NURSERIES

- 90 Kinderwelt von A-Z nursery school
- 91 Butterbrot nursery school
- 92 Z9 youth centre
- 93 Uni Wien Center for Organismal Systems
- 94 Public nursery school
- 95 Institute for Human Sciences

- 96 Erich-Fried-Realgymnasium
- 97 City of Vienna technical college

€ Bank/cash machine

P Parking

Tram

U Metro

Suburban train



FRANCIS

LIGHT, AIR AND SUN OFFICE SPACE THAT'S ADDICTIVE

Making work fun! A glimpse out the window reveals Vienna's fascinating city centre, the outdoor terrace makes for relaxed meetings that go off without a hitch and the in-house fitness centre is the perfect place to let off some steam after a productive workday. And what about your car? It's safely parked in the garage – or at home, as FRANCIS has excellent connections to the public transport network.

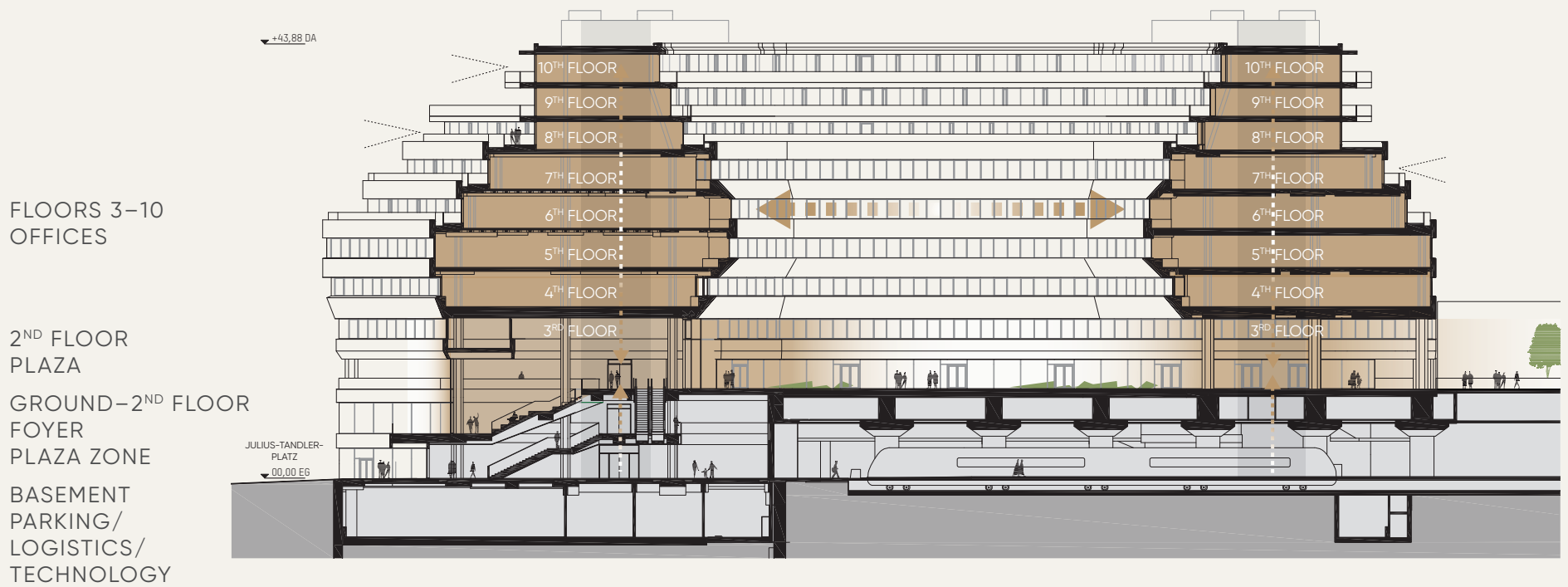
Another special feature of FRANCIS is its oversize office floor plans, which are perfect for tenants that prefer to keep their offices on a single floor. Ceiling heights up to 3.5 metres are just as exceptional as the numerous outdoor terraces on the top floors.

The highlights:

- Approximately 2,600 m² of office space
- Ceiling heights of approximately 3.5 m in the existing building and 2.8 m in the new building
- State-of-the-art lighting, HVAC and technical equipment
- Large outdoor areas from the 6th floor up
- Gorgeous view of Vienna's historic lanes
- Around 660 parking spaces for tenants and visitors in the neighbouring building, connected via the plaza
- Sustainable construction on the office floors already pre-certified (ÖGNI gold* certification)



USAGE CONCEPT



MAKING ROOM FOR CREATIVITY OFFICES WITH A SPECIAL FLAIR

Creativity needs space – and there's more than enough at FRANCIS! Eight floors are available for offices that are large yet near the city centre, combined with food courts, open and shared spaces, a fitness centre, a wide range of shops and new surprises at every turn. With some 40,000 m² of usable office space, FRANCIS is on a scale unmatched anywhere else in Vienna.

With **2,680 m²** to **7,090 m²** of usable space per level, there's plenty of room for creativity.

People need space in order to create and concentrate, even – and especially – at work. Here are two examples of employee space requirements:

Open space office 1

Approximately 1,800 m² of office space
(excluding sanitary facilities)
Approximately 120 workstations
Approximately 15.0 m² per employee

Open space office 2

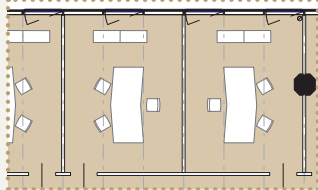
Approximately 2,400 m² of office space
(excluding sanitary facilities)
Approximately 116 workstations
Approximately 20.7 m² per employee



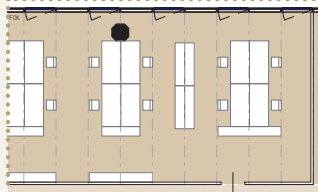
ZONES AND FURNISHING EXAMPLE 5TH FLOOR | SCALE 1:500

WORK ZONE

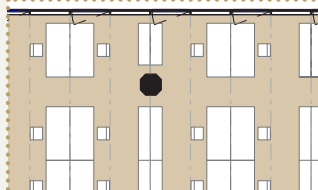
Cubicles



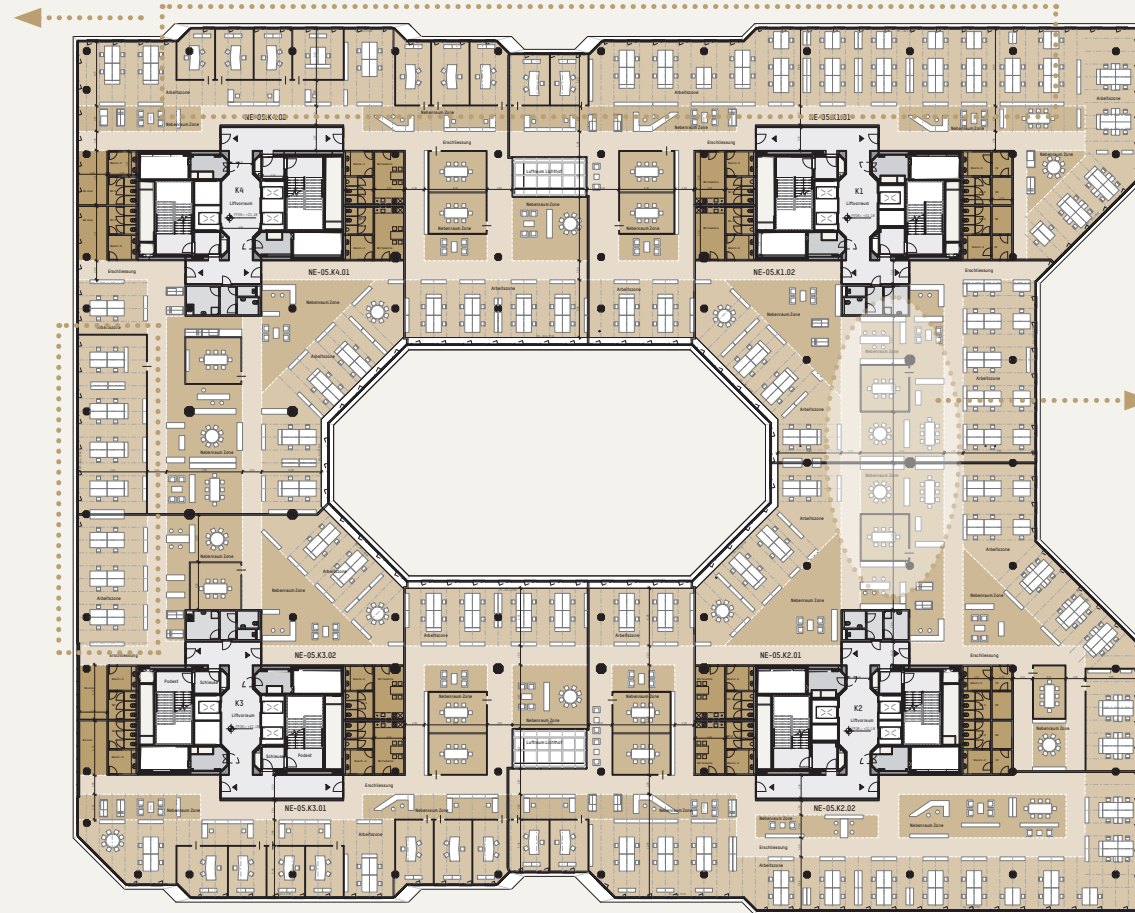
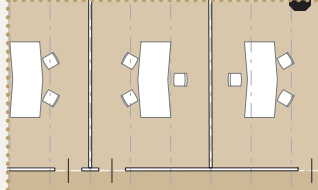
Group office



Open-space office

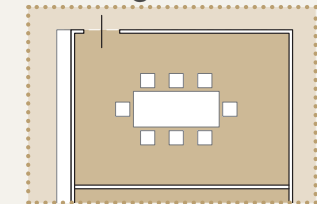


Hybrid office

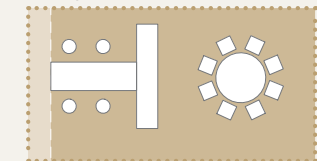


CENTRE ZONE

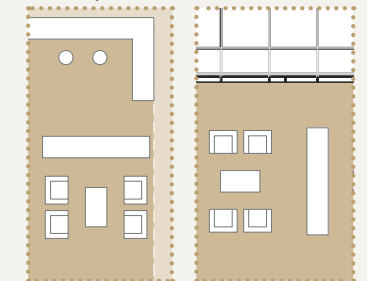
Meeting room



Teamwork/
project zone



Lounge area/
reception



Facade/office grid = 1.35 m

- OFFICE WORK ZONE:** Cubicles, open-space office, group office, "focus box," library
- OFFICE CENTRE ZONE:** Meeting rooms, lounges, reception, project space, etc.
- OFFICE AR ZONE:** Servers, sanitary facilities, kitchenette
- OFFICE HALLWAYS**

FURNISHING EXAMPLE K1, 5TH FLOOR | SCALE 1:200





THE NAME STANDS FOR PRUDENCE

6B47 Real Estate Investors AG is a multi-national real estate developer based in Vienna. It focuses its business activities on Austria, Germany, and Poland. 6B47 Real Estate Investors AG has a current development and listing project volume of some EUR 1.6 billion, making it one of the industry's leading providers in German-speaking Europe. 6B47 Real Estate Investors AG covers all of the crucial value added stages in real

estate projects, from project development and execution to sale.

www.6B47.com

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Schedule a nonbinding consultation. The 6B47 sales team looks forward to meeting with you.

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LEGAL

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