

Rental rates and conditions

Site and focus

Lakeside Science & Technology Park is located directly on the campus of Alpen-Adria-University Klagenfurt as a joint project of the Republic of Austria, the government of Carinthia and the provincial capital City of Klagenfurt.



The park is a site for regional and international technology companies which are focused on one of the following sectors:

- information and communication technology
- telematics and transportation telematics
- complementary and advanced technologies

Premises are leased exclusively to companies focused in these sectors.

Rental rates B01-B10

Net rental rates according to the rented area are:

up to 200 m ²	€ 13.20 per m ²
from 200 to 500 m ²	€ 12.90 per m ²
over 500 m ²	€ 12.60 per m ²

Kitchen provision..... € 0.40 per m²

Rental rates B11|12, B13 and B15

Net rental rates according to the rented area are:

up to 200 m ²	€ 14.20 per m ²
from 200 to 500 m ²	€ 13.90 per m ²
over 500 m ²	€ 13.60 per m ²

Kitchen provision..... € 0.40 per m²

Rented floor space calculation

Monthly rent is based on the area of the leased property according to the mutually prepared handing over protocol.

The rented floor space per tenant is calculated as follows:

Rented floor space = 100% of net usable floor space within
the leased area
+ 50% of the terrace floor space allocated to
the leased area
+ pro-rated, general useful functional and
auxiliary rooms (e.g., server room, kitchen,
reception area, meeting and lounge areas)
from the stairway door
+ pro-rated, toilet and utility tub areas in the
stairway
+ pro-rated, functional and auxiliary rooms
outside the office area (e.g., trash room,
building plant and engineering center and
rooms)

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Lease agreement preparation fee

The tenant bears the cost of the preparation of the lease agreement and all costs associated with its execution | implementation including all charges, taxes, and fees, in particular all legal fees, according to the Austrian Fee Act.

We charge the tenant a flat-rate of:

Rented floor space up to 200 m ²	€ 200.00
Rented floor space up to 500 m ²	€ 300.00
Rented floor space from 500 m ²	€ 500.00

Operation facilities permit

Lakeside Park has a general operating permit. If an individual permit is required for particular plant and equipment, the tenant must obtain such approval itself. The tenant is responsible for any costs associated therewith.

Incidental costs and public charges

The tenant is proportionally responsible for all management costs, operating costs and running public charges.

Currently a net payment on account of € 4.00 | m² (B01-10), € 4,20 (B11|12) resp. € 3,50 (B13) is charged.

Rental term

The minimum term (where both parties waive the right to terminate) is three years. Unleased space in our park is open floor space which can be divided at the tenant's wish. Once a tenant has decided upon a particular part of a building, we take care of erecting dividing walls and the tenant can plan and order an individualized interior. Tenants have the opportunity to use the same planning office and builders as Lakeside Park at the same conditions. Whatever the tenant decides, we ask that the activity be coordinated with the civil engineering office that we have hired for project management.

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