

Description

MULTI - OFFICE OBJECT
in a top location of Puch-Urstein/Salzburg

LUXURY Working & Living
“P r e m i u m” - Infrastructure

Plot:

KG. Thurnberg-56225 / GZ.15869/12/t/6 (BJ.2014)

Address:

Gewerbegebiet Urstein Nord 23, 5412 Puch

In the middle of the established **Puch-Urstein business park** - only a few kilometres **south of the state capital Salzburg** - this extraordinary, free-standing and exclusive **building complex** is located in one of the **most up-and-coming economic regions** in the region.



The property offers a wide range of uses with stylish work, efficient logistics and **upscale living** in its own company apartment or can be used as an executive office and meeting room – and is **ideal for companies** in the **office, health, service or lifestyle sectors**.

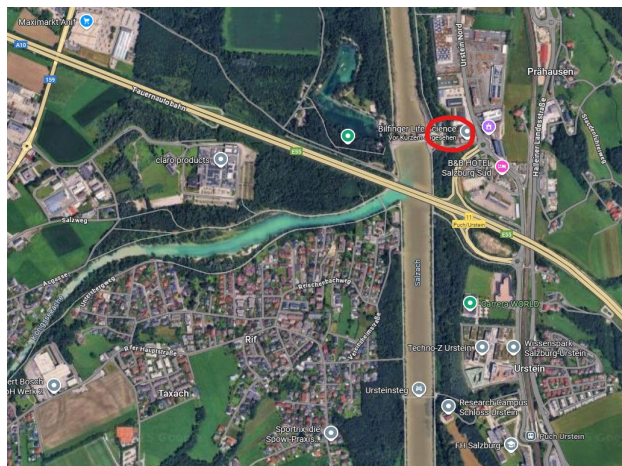
Special highlights at a glance:

1. **710 m²** of high-quality usable space,
2. **85m² showroom** with separate access (internal & external)
3. **13** x light-flooded, separately accessible offices and work rooms, each with its own terrace,
4. **124m²** spacious warehouse (7m height) with truck gate access
5. **19 parking spaces** directly in front of the building.
6. luxurious penthouse - company apartment - office unit with **160 m² roof terrace**
7. Fully automated **access control** in the entrance area, as well as to each individual office/room with chip, code & key
8. Camera surveillance of the entire outdoor area
9. **340 m²** private forest/green area usable up to the stream
10. Directly adjacent cycle path, **20min to the old town of Salzburg**
11. **24h-Tankstelle**, Ping-Pong-Poke **Restaurant**
12. Two hotels with a total of over **180 rooms** next door
13. **"High-end" soundproofing glazing"** - therefore absolute silence!
14. Only **5 minutes** by car to the **state border** (Germany), and directly on the A10 to Italy, Croatia
15. **directly from the owner** - therefore no commissions.

First-class transport connections

The "**MultiOfficeObjekt**" is centrally located in the industrial park, exactly between two junctions of the **A10 Tauern motorway** and is optimally connected **both via the heavily frequented Halleiner Landesstraße** and by **S-Bahn** (within walking distance).

Directly in front of the building entrance is the bus stop "**Puch Urstein (FH)**", where the **regional bus lines 160 and 165** stop - ideal for employees, customers and business partners.



The "**MultiOfficeObjekt**" also convinces with its direct connection to the **Salzach cycle/circular hiking trail**, as well as Salzburg 's old town can be reached along the Salzach in only about 20 minutes by bike.



Strategic view

Due to the **advertising space** in the attic on the motorway side as well as with approx. **30m² of the building area** at the entrance, the building also offers **excellent advertising value** and **high visibility** – a clear advantage for companies with public traffic or brand presence.

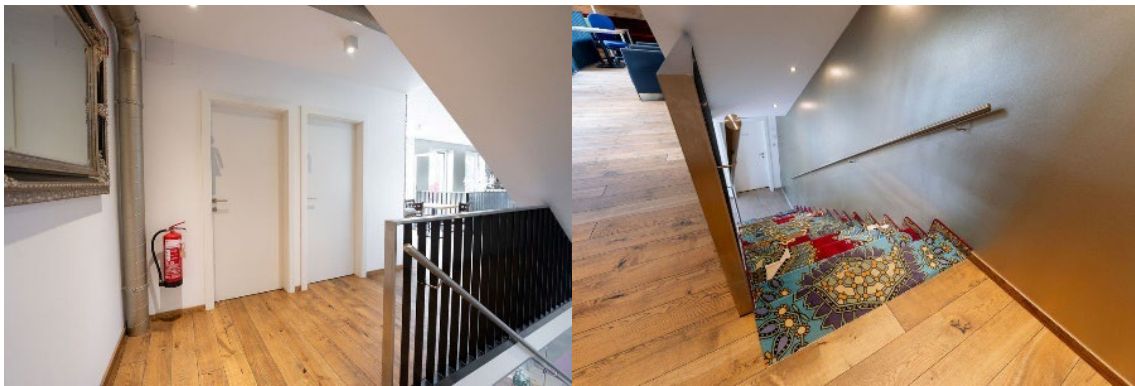
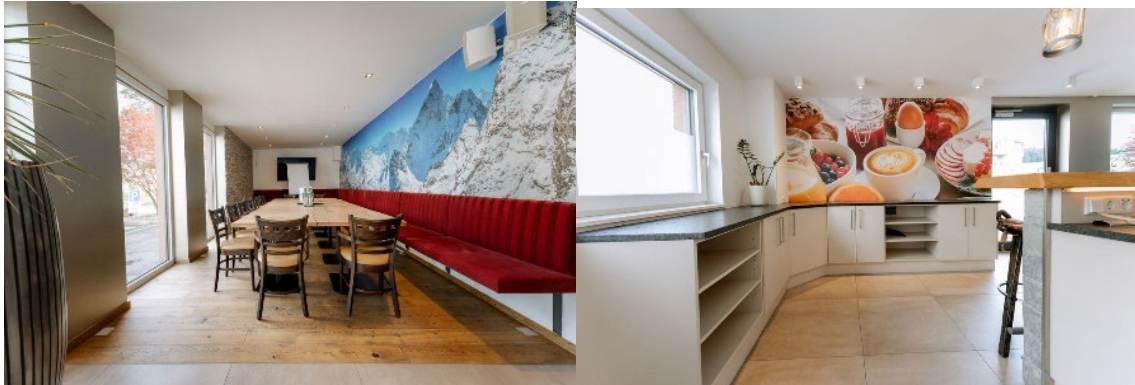
Flexible building concept with representative office

The clearly structured, modern building extends over four floors and offers up to **13 x independent units** with areas between **32m² and 172m²**.
An individual room layout – ideal for growing companies or the **combination of several types of use** (e.g. office, practice, exhibition, studio).

SHOWROOM: Space for encounters

On the ground floor and via the staircase to the mezzanine floor of the building, there is a **representative 85m² showroom** with an integrated meeting room as well as a catering unit as a café with **an external entrance** – a place where employees, customers and partners can meet informally and in a relaxed and professional manner.





Whether it's a short meeting, lunch or coffee break:

The property offers all companies access to a social, open area for exchange and connection – complemented by a spacious **90 m² roof terrace** for communal use.



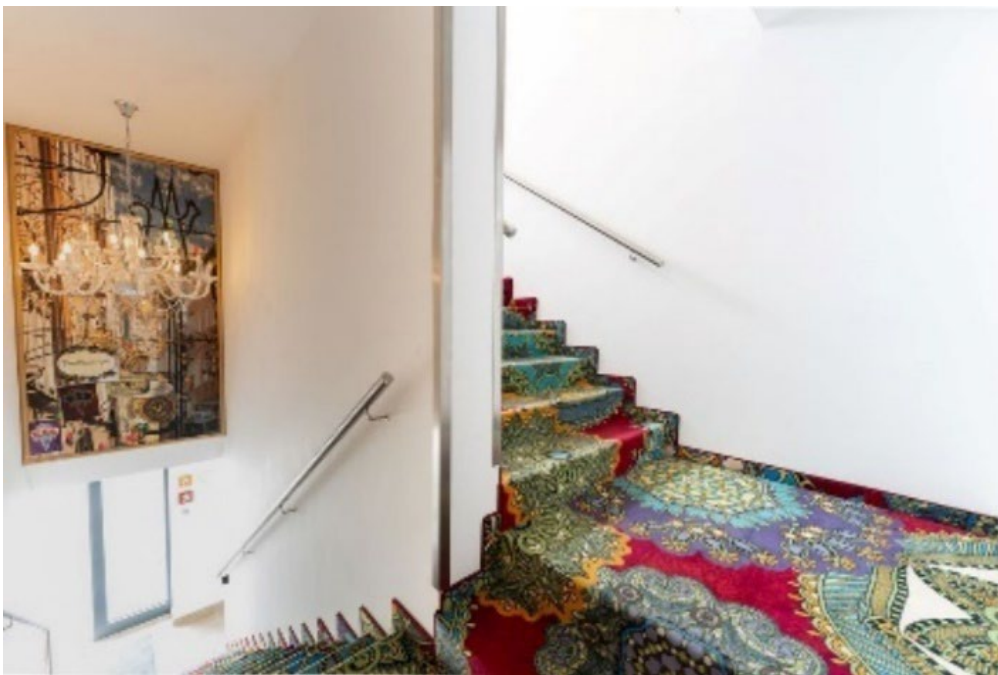
Ideal for the following target groups:

Boutique agencies & start-ups looking for a representative, convertible business location with room for growth.

Lifestyle-oriented female entrepreneurs, for example in the area of concept stores, showrooms or wine lounges, as well as artists in the studio and gallery who want to combine design, location and public image.

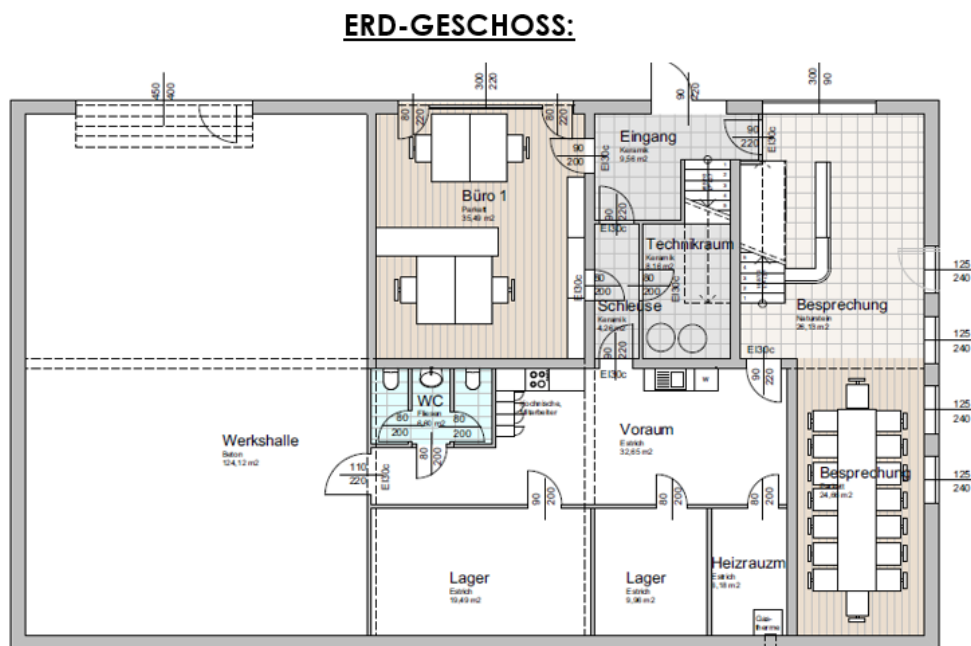
Visionary private investors and discerning privateers who want to realise a high-quality living and working concept with long-term development potential – including the possibility of using generous storage or garage space as a stylish presentation area for an exclusive collection of up to ten collector's vehicles.

International buyers, close to the German border as well as to the Alps and tourist centers (Italy, Croatia) appreciate, as well as value representation and quality of recreation.



1. Ground floor plan 307m² - Functional & representative

The ground floor of the multi-office property offers a perfect combination of office, warehouse, factory hall and representative showroom and meeting area – well thought-out and equipped to a high standard.



Room layout ground floor at a glance:

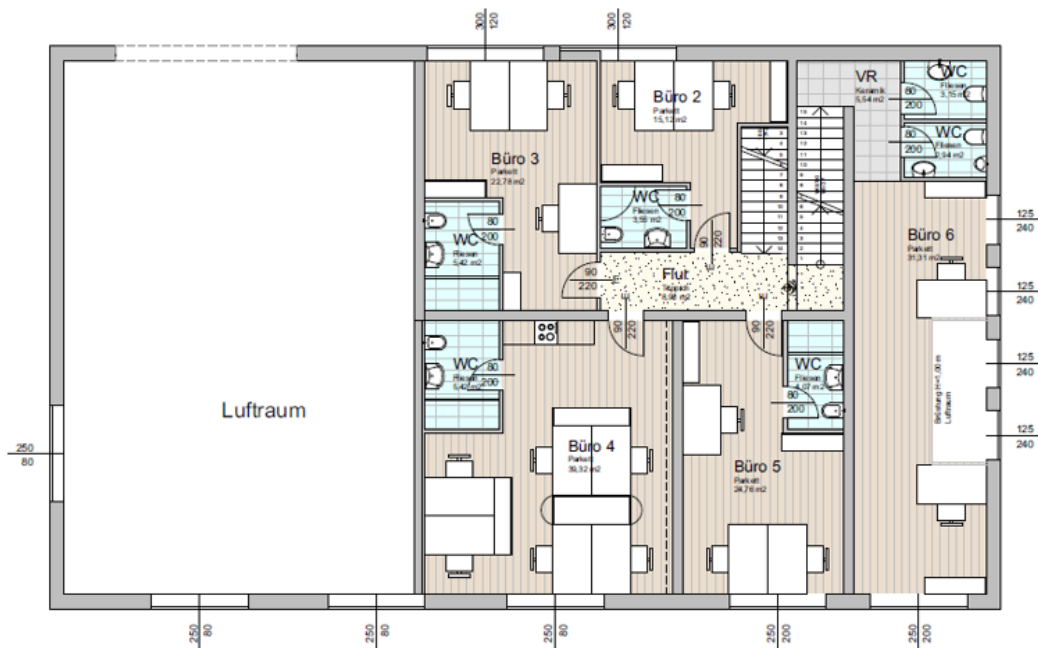
1. Office/Room 1 – **35.49 m²**
2. Showroom / meeting room (large) – **54.64 m²** with direct entrance/exit to the parking lot.
3. Factory hall – **124.12 m²**, flexibly usable for production, warehouse or studio – with its own truck access ramp,
4. 3 storage rooms – incl. café kitchen: **19.41 m², 9.38 m² and 6.81 m²**
5. Technical room / lock / heating – central technical area
6. WC facility – barrier-free with two separate units
7. Vestibules & connecting corridors – efficient access to all areas



2. Mezzanine floor plan 163m² - office space with comfort

The mezzanine floor impresses with spacious, light-flooded office units, separately accessible sanitary facilities and a clear, functional room layout – ideal for individual or team offices, consultation rooms for law firms or medical practices.

ZWISCHEN-GESCHOSS:



Room layout mezzanine at a glance:

Office/Room 2 – 18.67 m²

Office/Room 3 – 28.20 m²

Office/Room 4 – 44.74 m² with integrated kitchenette

Office/Room 5 – 28.83 m²

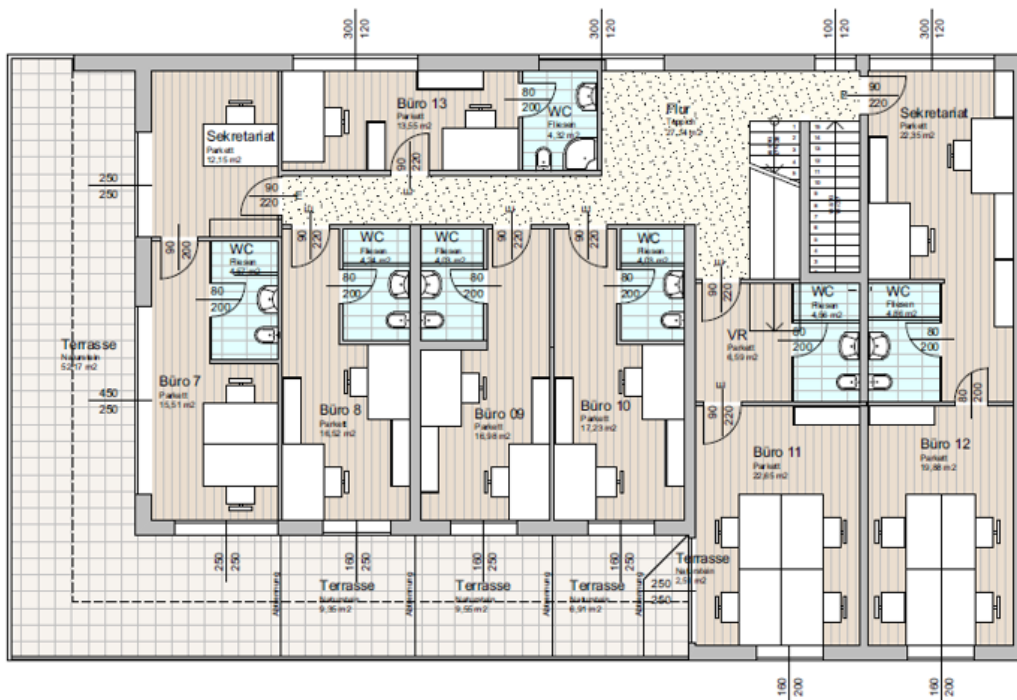
Office/Room 6 – 34.46 m² 1st floor: Staircase via showroom / open meeting area

Hallway & vestibule – central access

3. Floor plan upper floor 203m² – TOP office space with terraces

The upper floor impresses with spacious, light-flooded office units, **separately accessible terrace area** and a clear, functional room layout - ideal for individual or team offices, consultation rooms or medical practices.

OBER-GESCHOSS:

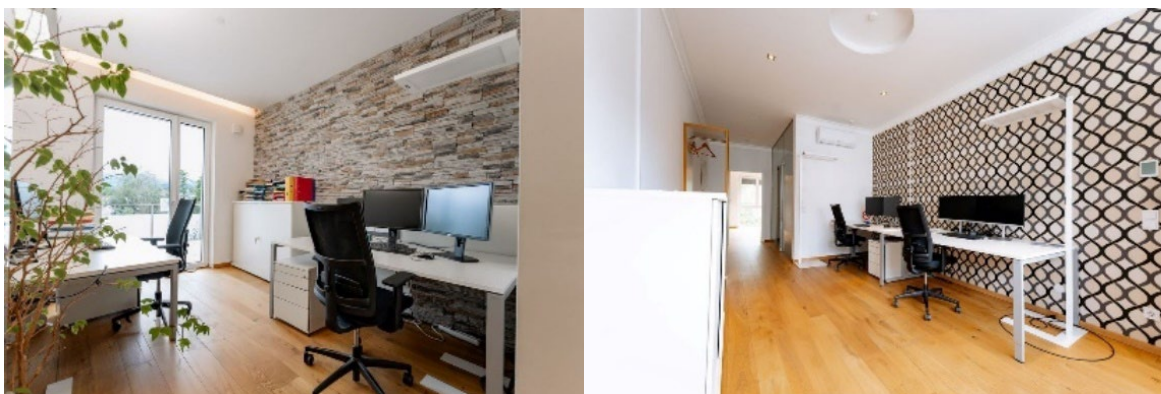
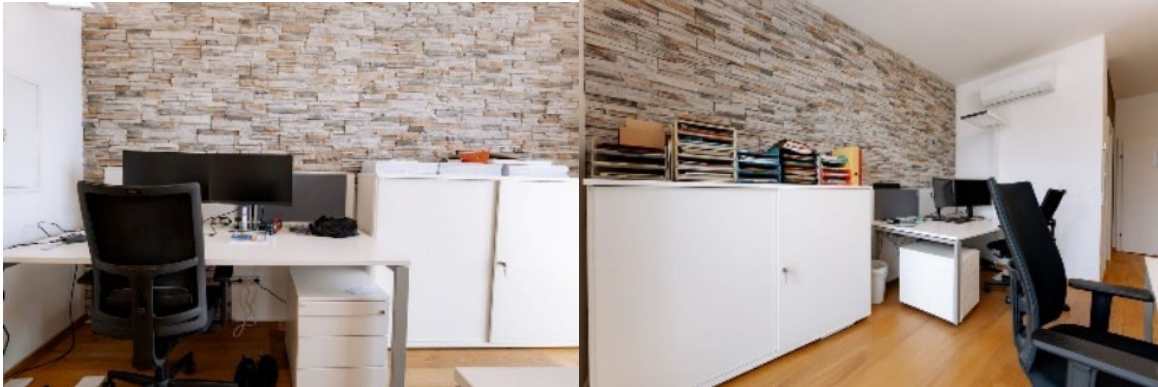


Room layout upper floor at a glance:

1. Office/Room 7 – **32.23 m²** L-terrace all around
2. Office/Room 8 – **20.76 m²** with terrace
3. Office/Room 9 – **21.01 m²** with terrace
4. Office/Room 10 – **21.26 m²** with terrace
5. Office/Room 11 – **33.80 m²** with terrace
6. Office/Room 12 – **47.09 m²**
7. Office/Room 13 – **13.55 m²**
8. Hallway & vestibule – central **area for waiting room/lounge.**

Special features on the upper floor:

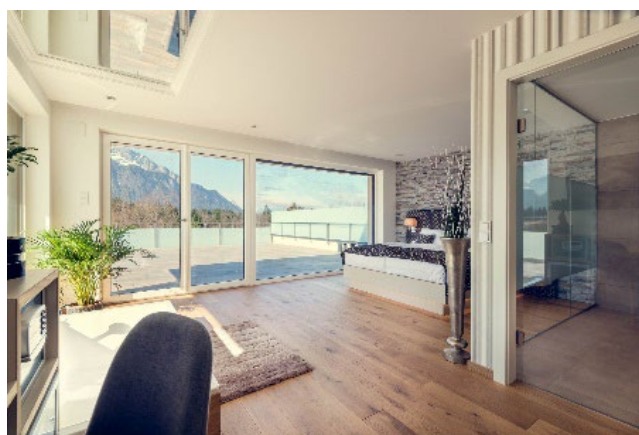
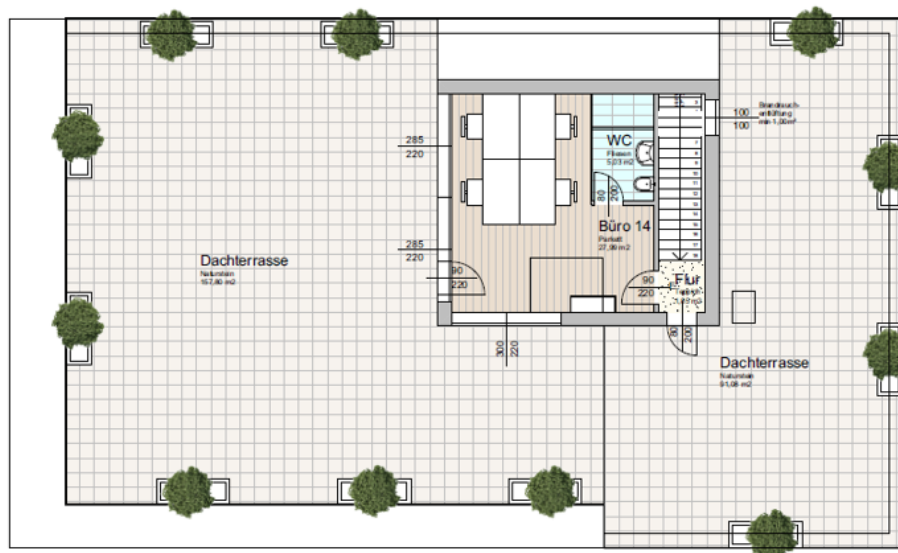
1. **6 toilet units integrated into the offices (also lockable if not desired) on this floor**
2. **Pleasant room sizes between approx. 21–47 m²**



4. Floor plan attic 35m² – penthouse office with 160 m² roof terrace

The attic is the architectural and functional highlight of the building. With an exclusive individual office or meeting room or "penthouse with private sanitary facilities as a so-called associated company apartment" and a surrounding roof terrace, it opens up space for leadership, creative work or upscale customer service - with a spectacular view and maximum privacy!

DACH-GESCHOSS:



Attic room layout _at a glance:

Office/room 13 – **33.02 m²** (penthouse/company apartment **160m² terrace**)

1. Access via central staircase with hallway
2. Roof terraces with a total area of around **240 m²**
3. Office & meeting room & penthouse as a so-called company apartment with associated **south-west terrace: 160.40 m²**
4. General Terrace northwest: **68.42 m²**
5. Ideal for business events, break areas or private retreats, representative effect with a view over the industrial area and into the countryside
6. Surrounding panoramic view, highest floor – completely independent & quiet
7. Ideal for management, management, therapy room or studio



Business and education location with a strong future:

Bilfinger, Liebherr, Scania, Center of Visions, and many other innovative companies are already on site.

At the same time, the immediate proximity to the **Salzburg University of Applied Sciences – Urstein Campus** and the adjacent **Urstein Knowledge Park** with its start-up focus and competence centres ensures excellent recruiting potential for the future.



Technical equipment & energy efficiency:

The multi-office property meets the latest technical and energy requirements:

1. **Air conditioning in all rooms, individually controllable via room thermostat**
2. **Low-temperature underfloor heating with high-quality solid wood floors and designer carpet**
3. **Each room/office with its own bathroom/WC, lockable separately**
4. **Integrated ceiling lighting**
5. **Cat 6/7 IT cabling, ideal for high-speed IT**
6. **Salzburg AG Gas Central Heating**
7. **Energy efficiency: HWB 52.00 | fGEE 0.57**

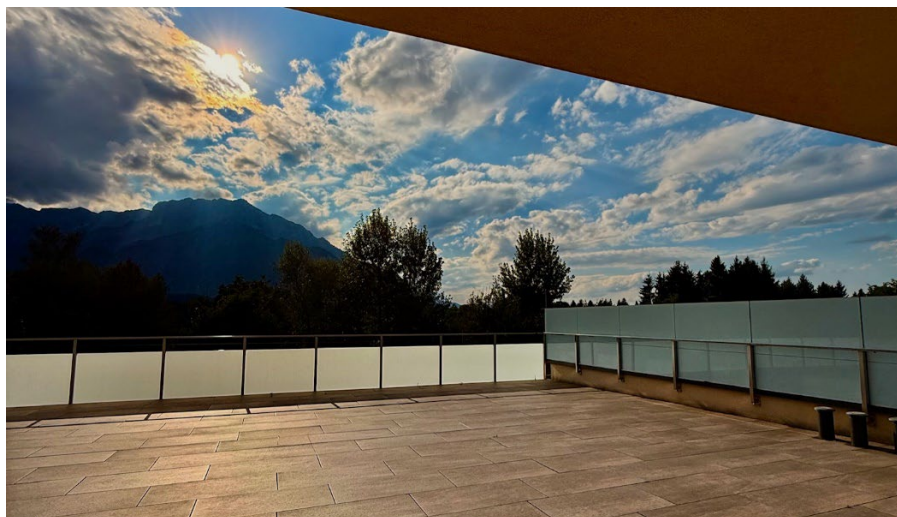
This location combines **visibility, infrastructure, connectivity and quality of life** – **a rare combination** that makes this property an ideal location for future-oriented companies and investors.

Availability

The premises will be **available** from **1 January 2026** – ready for occupancy, high-quality equipment and ready for the next generation of modern company locations.

Price and detailed information

Purchase price: €1.680.000,-



**... I look forward to your interest as well as a viewing on site with you... **

Mr. Gerhard Fischer

