Vienna has historically been a focus for commerce between East and West Europe.

- New supply represents only 1.9% (190,000 square meters) of the total office inventory. Large deals and high turnover in the small and medium-size segments are expected to produce leasing volume in excess of 370,000 square meters in 2007.

- Top rents for high quality office space are €22 per square meter per month; the average rent in Vienna is €11.70 per square meter per month.

- The demand for industrial and warehousing facilities has weakened significantly. Rents have softened to around £5.00 per square meter per month. Owner-occupation is still a dominant feature of the market.

- City centre retail concentrates on three major streets in Vienna, where demand is traditionally very strong, supply is low and rents are at the top level. The city has developed a number of new shopping centers, which have tended to include a range of leisure facilities (multiplex, food courts etc.). Prime rents for unit shops are around €2,400 per square meter per annum.

- Real estate investments with long-term secured rents achieve yields of approx. 5.5%. Properties with medium-term volatility offer permit yields between 6% and 6.25%. Overall, the spread remains wide, predominantly stable, and ranges from approx. 5.5% to 6.9%.