

Visma Labs

BCK Kosice

Finding the right space in downtown of Kosice, with flexible lease terms.



Client Objectives

The renowned Norwegian software company was looking to find a new office location for their new operation in Kosice, Slovakia.

VLK Cresa was engaged to help Visma Labs with the challenging search to find and secure the right office space. The downtown location was a must as all competitors are there. We had to find a space that fitted with their aggressive expansion plan of growing to 3.000 m² within 2 years, however not having to pay for larger than needed space initially.

Results

Eventually we found the right space for Visma Labs in the Business Center Kosice (BCK) office complex, leasing a 630 m² office as a start and negotiating maximum flexibility to fit with their expansion phases to grow periodically by 600-700 m² in each phase. Additionally, Visma Labs can have a continuous block of space in the building if then grow over a certain size. Furthermore if the building cannot provide sufficient amount of space to satisfy their expansion needs, they can terminate their lease after 3 years and move out with no penalty. Besides the flexible lease terms, we managed to negotiate a rent below market level, a higher than standard fit-out contribution from the landlord and above ratio parking spaces, again with the same flexible lease terms.

Visma offers software and services that simplify and digitise core business processes in the private and public sector. The Visma group operates across the entire Nordic region along with Benelux, Central and Eastern Europe. The headquarter is located in Oslo, Norway.



Space

630 m² office with expansion plans to 3.000 m² Business Center, Kosice



Industry Software



Success

Flexible lease terms