

CEOP

Indicative offer

Slávičie údolie 106,
Staré Mesto, Bratislava



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Welcome to CEOP

The administrative building is located on the edge of the city center with quick access to the highway.

It offers flexible offices suitable for companies that prefer a quiet workplace close to nature.

At CEOP you will find modern boutique-style office spaces with plenty of natural light.

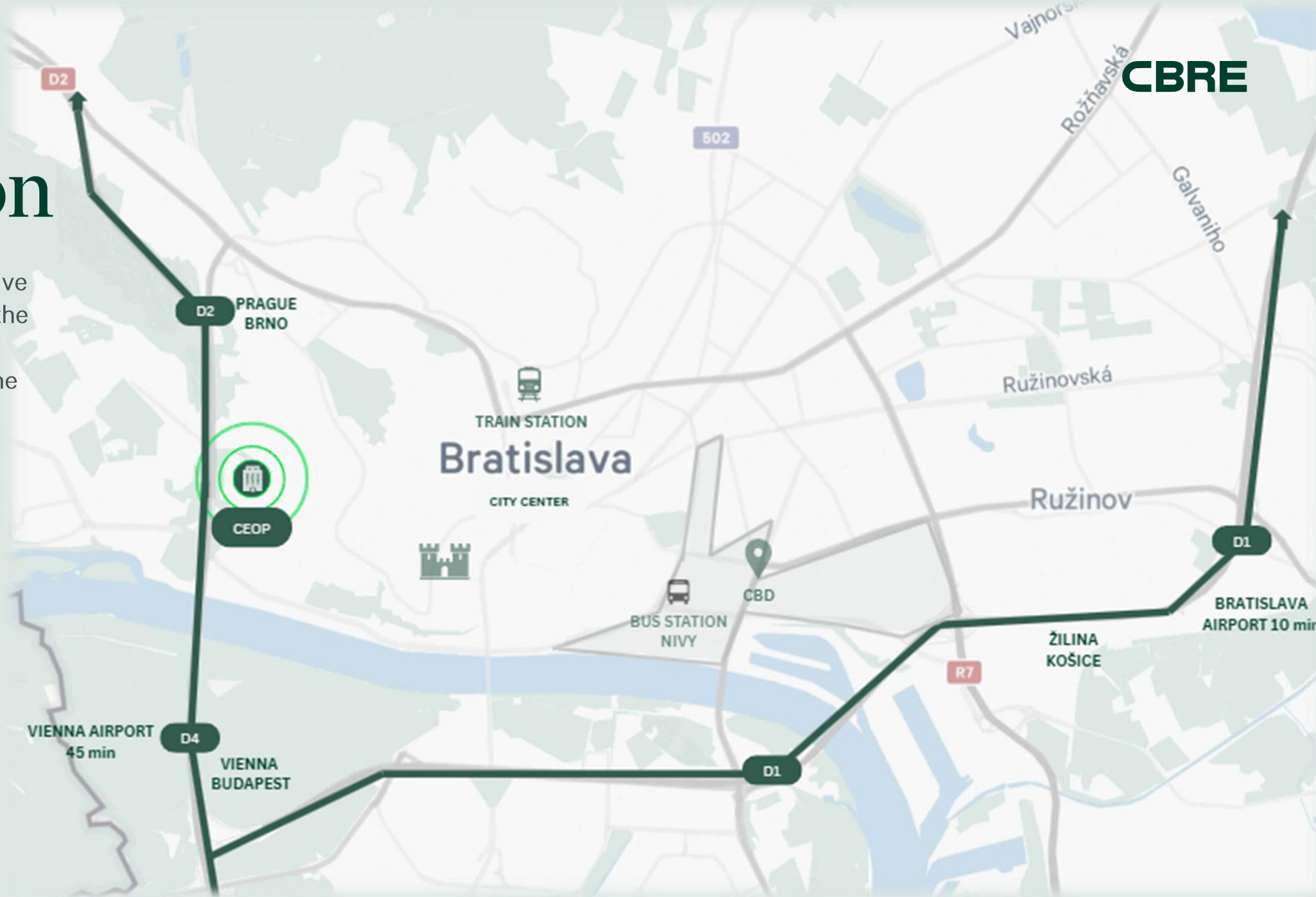


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Location

The CEOP administrative building is located on the edge of the city center with quick access to the highway.

The location of the building also allows for good access to public transport and excellent civic amenities in the area - the Cubicon shopping center is a 10-minute walk or 2-minute drive away.



CBRE



OC Gallery Cubicon –
10 min walk



Direction to the D2 motorway



Mountain park, 5 min by car

CBRE

Nearby services



Public transport – 3 min,
(bus – (32, 37, 192, N29))



Public transport – 3 min,
bus – (39,31)



Restaurants: Mlynská Koliba,
DoNčos, Fresh UTD, Bufet
Dráčik, King Kebap, FIITFOOD.



Parking



Idyla Café & Restaurant.



Parking



Direction to the D1 motorway
and the city center



ričova

Mlynská dolina

Slávičie údolie

Entrance

Entrance

Exit

Exit



CBRE

Technical specifications



Year of construction

2006



Total building area

4 800 sqm



Total office area

4 800 sqm



Typical floor size

933 sqm



Add-on factor

0.00 %



Clear height

2.70 m



Heating

2-pipe wall-mounted unit
with fan



Cooling








2-pipe wall-mounted
unit with fan



Floors

Raised floors

Building standard

	Ratio of Underground parking spaces	1:50
	Security 24/7	Yes
	Reception	Yes
	Openable windows	Yes
	Dividable premises	Yes, From 100 sqm
	Good visibility of the building	Yes
	Parking for visitors	Yes



Available units

3rd floor

**Total office area**

933 sqm
Block A + Block B

**Availability**

Immediately

**Rental period**

24 months

**Rent for
sqm/mth**

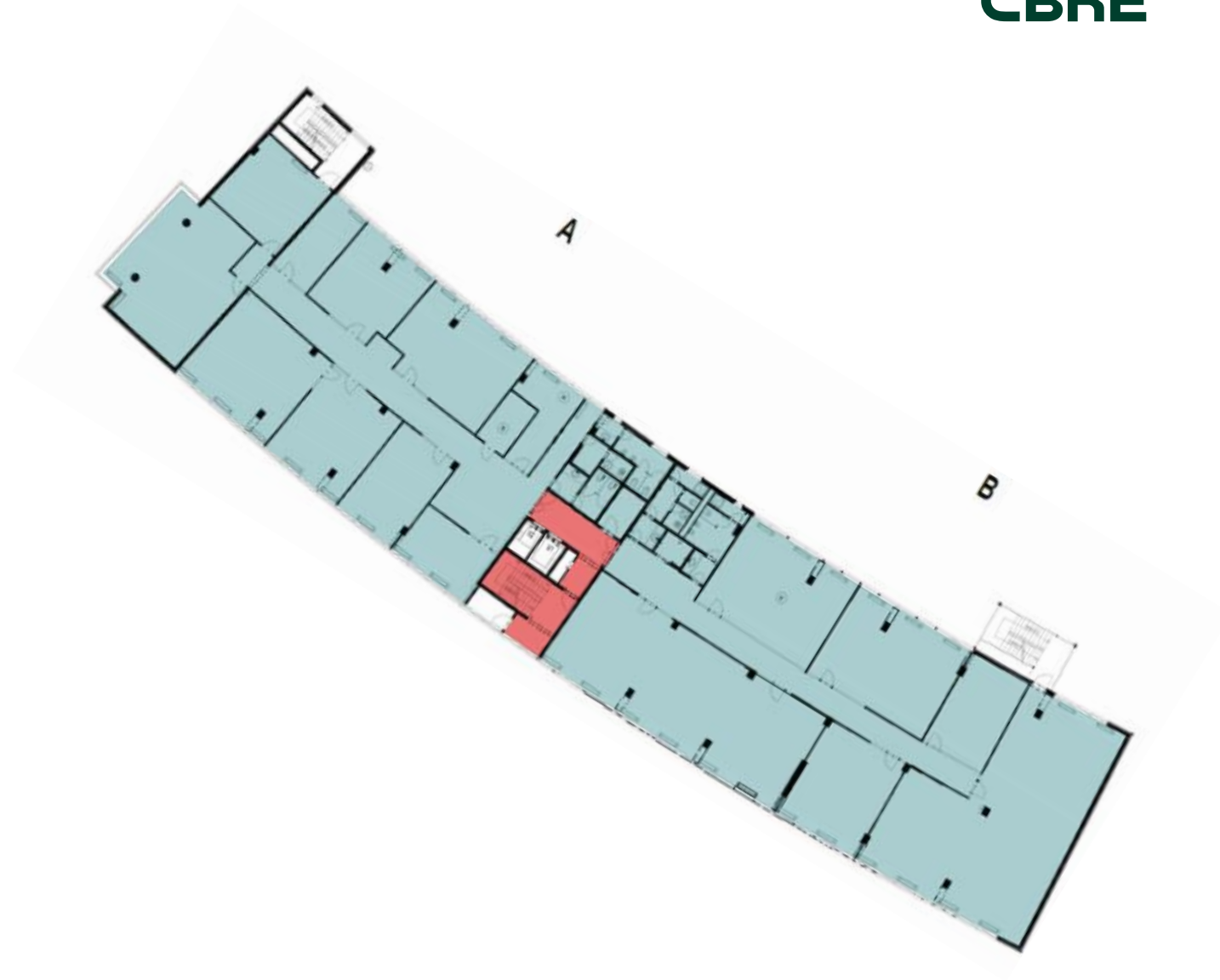
€ 11.00 – 13.00

**Service fees
sqm/mth**

€ 5.35

**Parking rent
place/mth**

€ 65 - 85



Available units

5th floor

**Total office area**

345 sqm
+ terrace 33 sqm

**Availability**

February/March 2026

**Rental period**

24 months

**Rent for
sqm/mth**

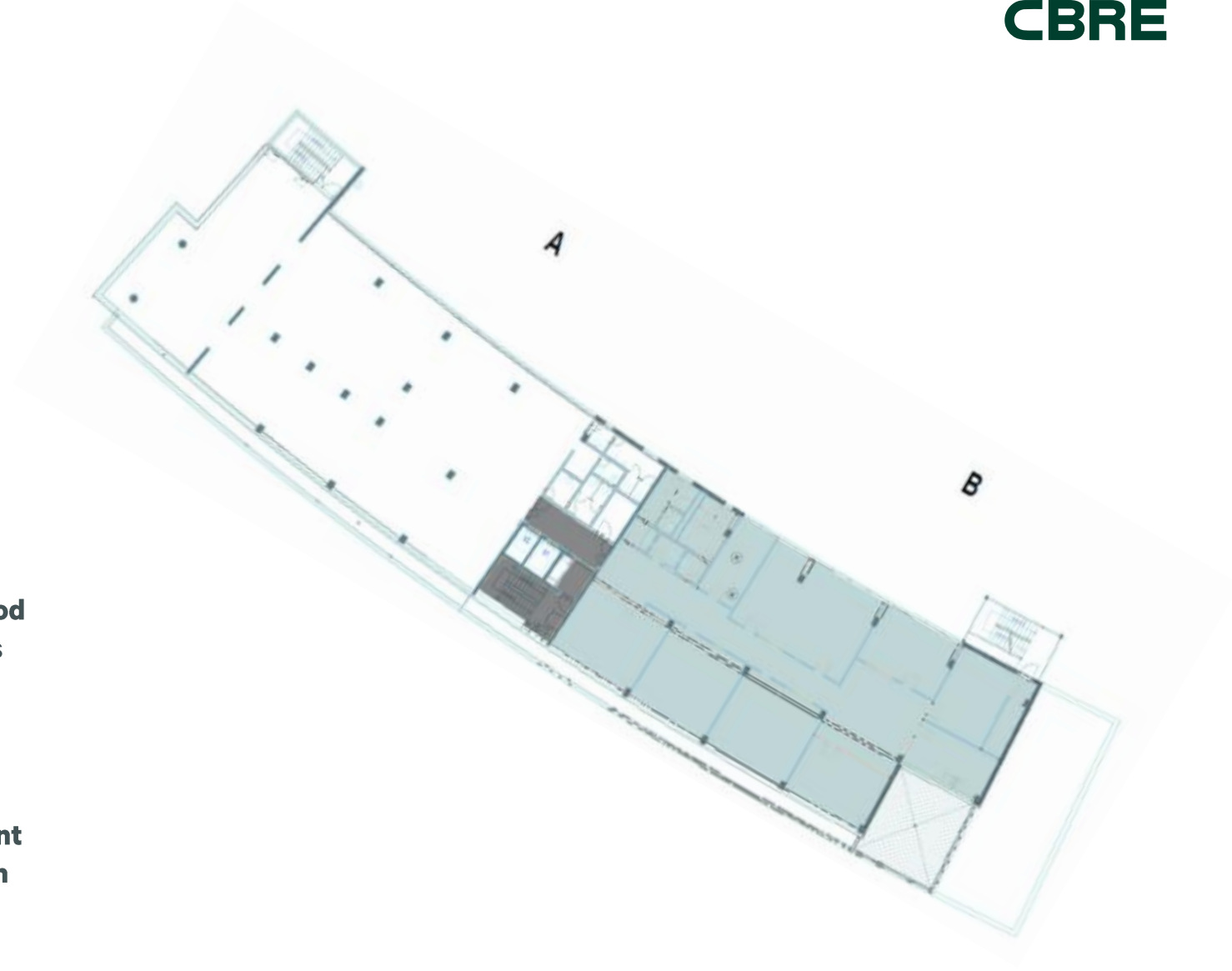
€ 11.00 – 13.00

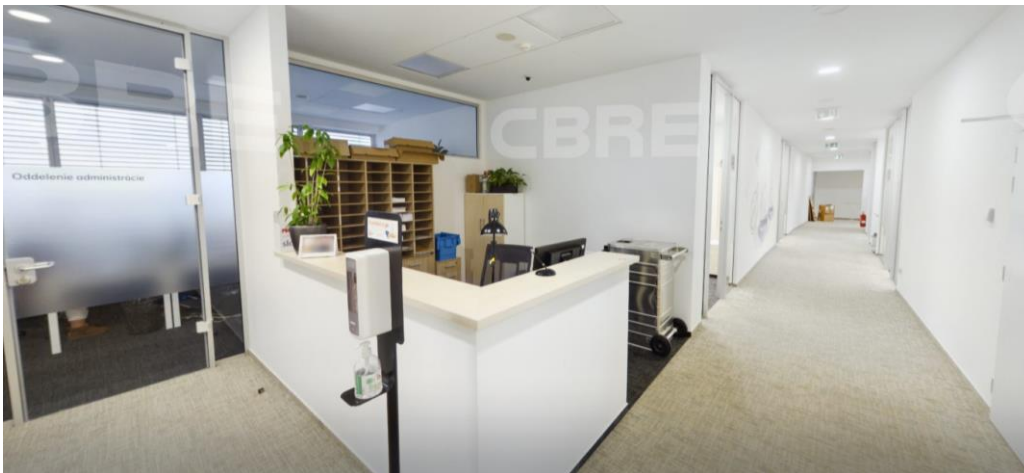
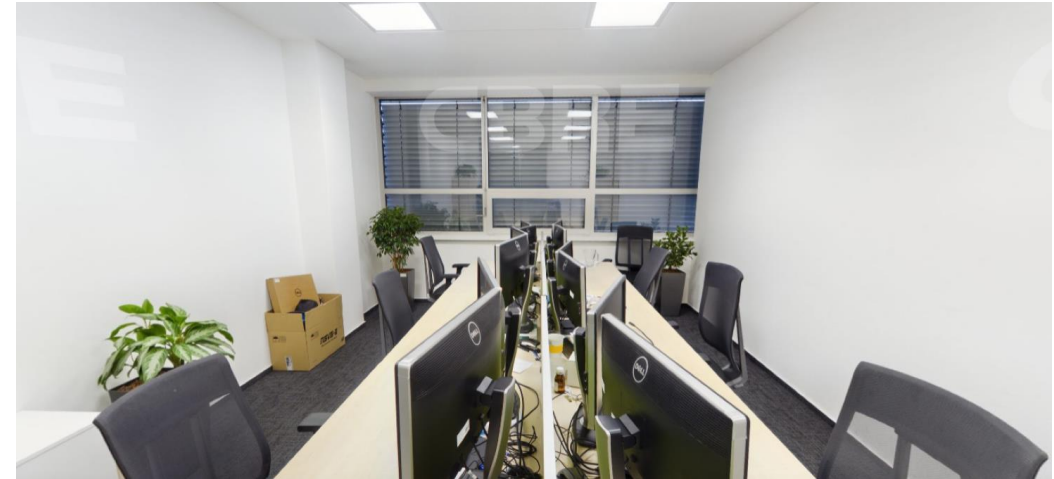
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place/mth**

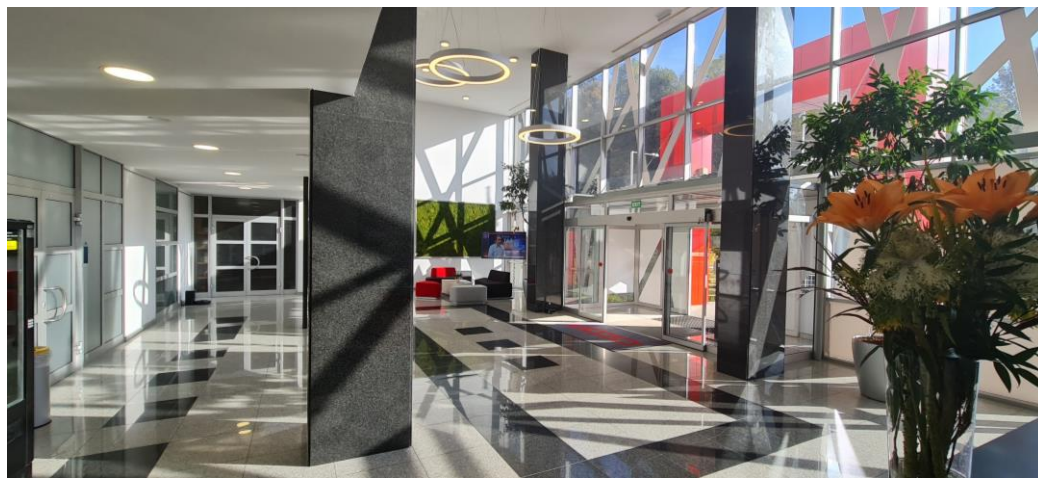
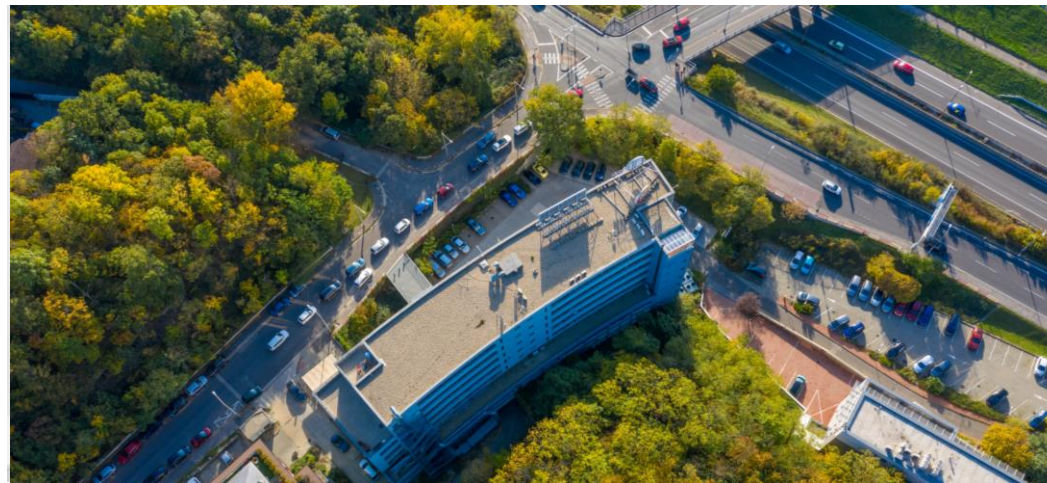
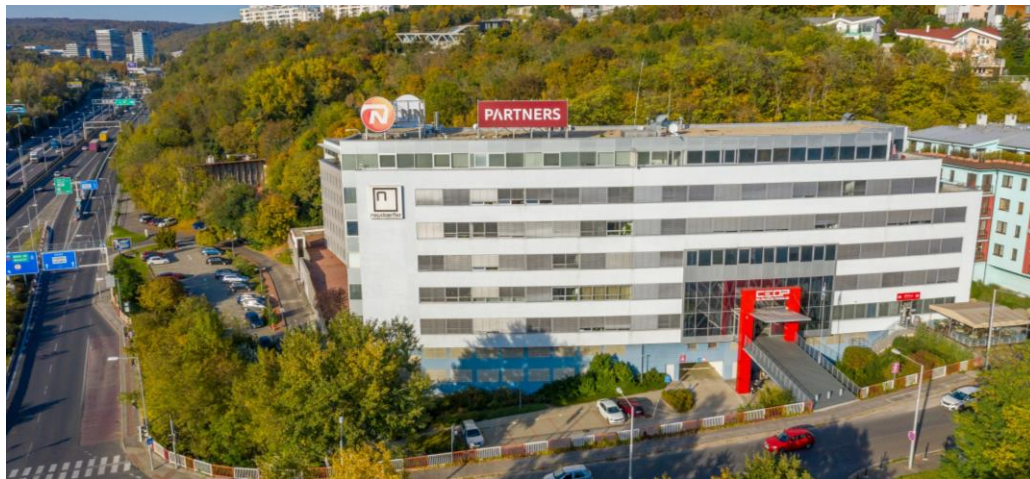
€ 65 - 85



Gallery - offices on the 3rd floor

Rental conditions

Minimum rental length	24 months
Required rent per m2/month	11.00 – 13.00 €/sqm/mth + VAT
Parking space rental	65 - 85 €/Underground parking space/mth + VAT
Common operating costs	5.35 €/sqm/mth + AT + own consumption
Start of the lease	3 rd floor immediately 6 th floor February/March 2026
Indexation	Annually according to HICP
Deposit	3 mths rent including service charge and VAT
Rent free period	TBA
Payments	Quarterly



Contact



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