



BUILDING G

CENTRAL PARK

LEOPARDSTOWN, DUBLIN 18



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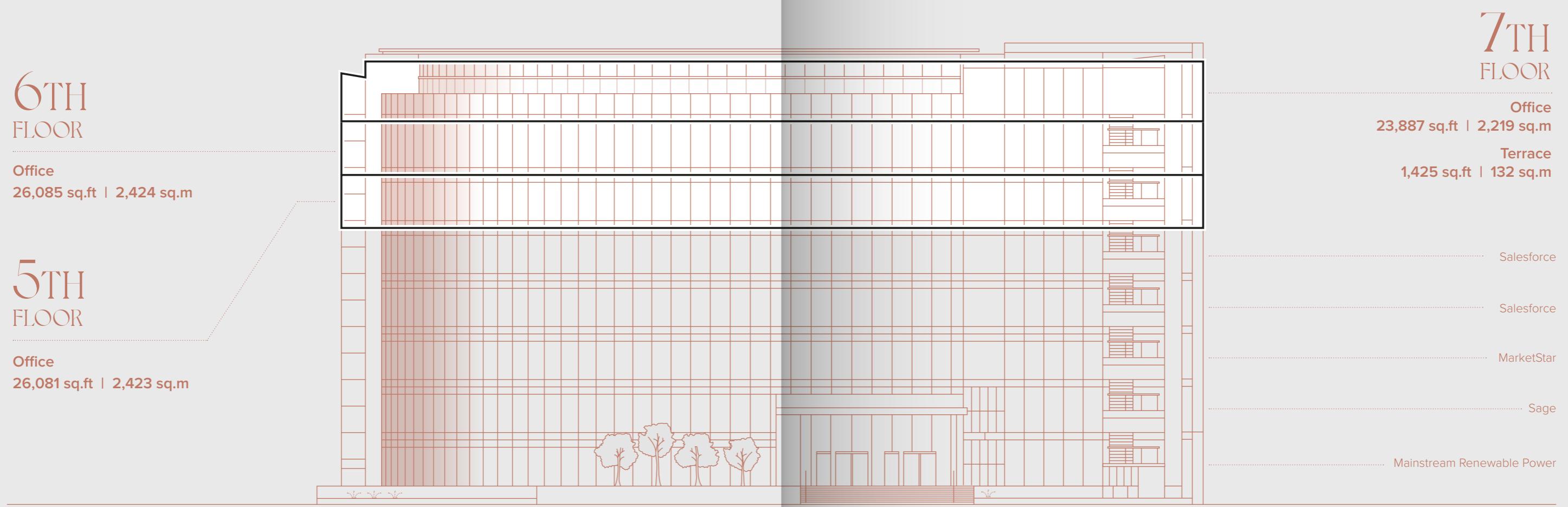
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CONTACT

AT A GLANCE

BUILDING G, CENTRAL PARK

Floors 5, 6 & 7 available immediately



BETTER THAN EVER

Extensive upgrade to Building G's office space, common areas and atrium



PREMIUM LOCATION

Central Park is one of Dublin's most prestigious office & residential campuses



HIGH CONNECTIVITY

Adjacent to the M50 motorway, with a dedicated Green Line Luas Light Rail station, bus stops and ample underground car parking.



EXCELLENT AMENITIES

On-site and nearby amenities include restaurants, cafes, shopping centres, golf courses, childcare and more



A VIBRANT COMMUNITY

Placemaking initiatives combined with Central Park's 'Live Work Grow' programme create a sense of community for occupiers

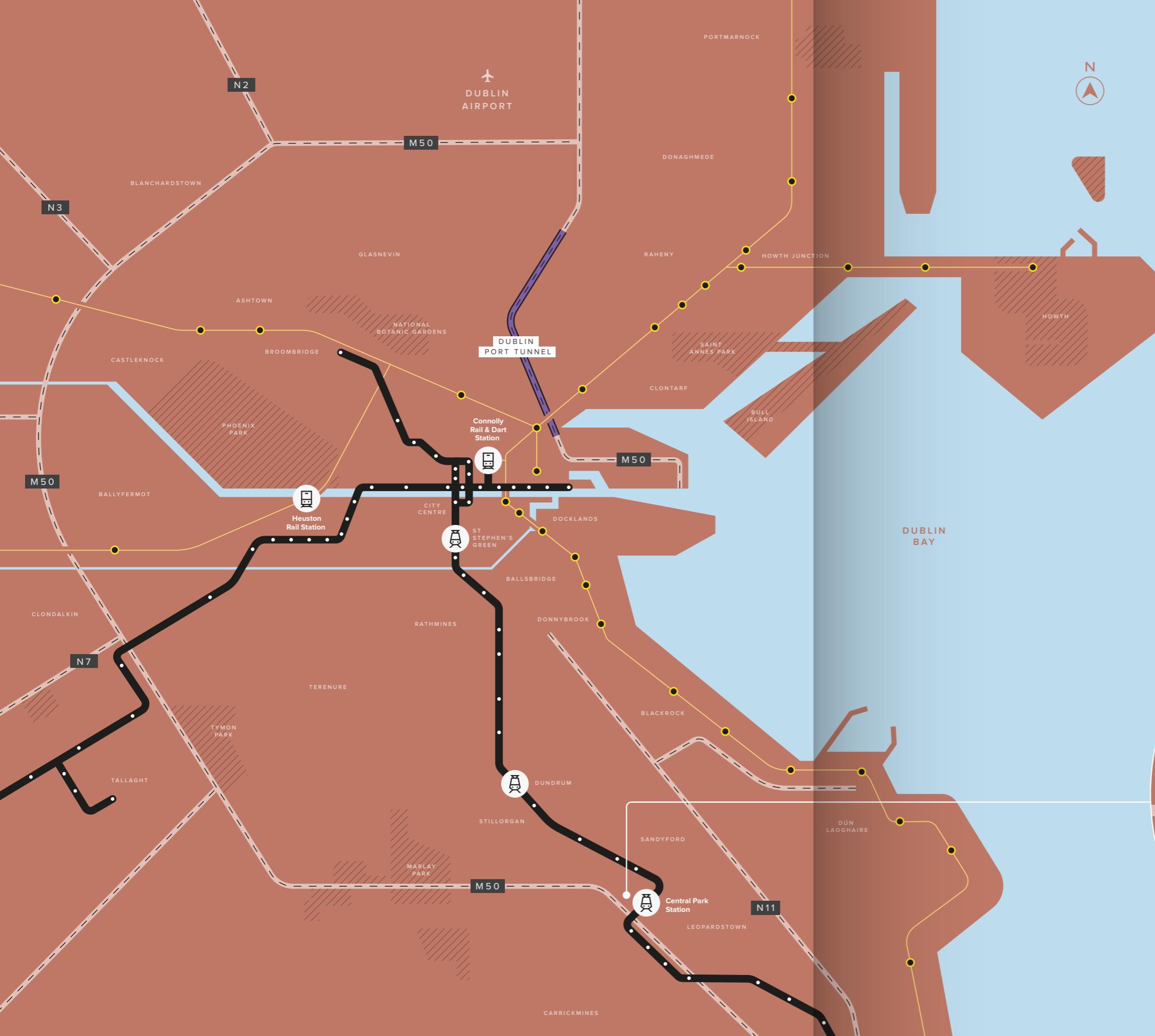
THE LOCATION



Central Park, Leopardstown

Central Park is located approximately 10 km south of Dublin City Centre, situated on the foothills of the Dublin Mountains. Central Park can be easily accessed from all parts of Dublin, including the nearby commuter counties (Meath, Kildare, Wicklow) via the M50 Motorway.

The Central Park Campus is arguably one of the best connected office developments in Dublin. The M50 Motorway provides rapid vehicular access directly to Dublin Airport. In addition, occupiers can avail of the Green Line Luas, connecting them to Dundrum Town Centre and Dublin City Centre.



TRANSPORT

Central Park is the most accessible suburban office campus in Dublin and is served by all major transport links. Central Park also has its own dedicated Luas stop.



Car

Adjacent to the M50 & N11



Luas Light Rail

Dedicated stop on-site (Green Line)



Bus

Shuttle Bus: private shuttle bus on-site serves City Centre & DART Station

Aircoach: dedicated stop on-site, departures every 10 minutes

Dublin Bus: stops at the park providing access to the city centre



Map Legend



Key Train Stations



Key Luas Stations



Luas Light Rail



Irish Rail



Motorways



Dublin Port Tunnel



Dublin Airport

Luas Travel Times



Cherrywood
14 mins



Carrickmines
10 mins



Central Park



Sandyford
3 mins



Dundrum Town Centre
10 mins



St. Stephen's Green
25 mins



Central Park is to embark on the next phase of its continued growth as Dublin's most desirable and sought after office campus. A further 508,000 sq.ft of office development is currently under construction and will provide state of the art office accommodation in addition to its existing 930,000 sq.ft which is already home to some of the world's leading businesses which include Salesforce, Vodafone, Google, Ulster Bank, Bank of America ML, Sage and AIB.

The quality of office accommodation in Central Park is widely acknowledged as "best in class", evidenced by the high quality occupiers already located here.

**Central Park
is more than just
a place to work**

The campus provides the perfect balance between work and social lifestyles.

The campus includes a mix of residential apartments and office accommodation.

The residential component gives the campus a constant level of activity coming to and from Central Park, providing a vibrant and lively campus for all occupiers.



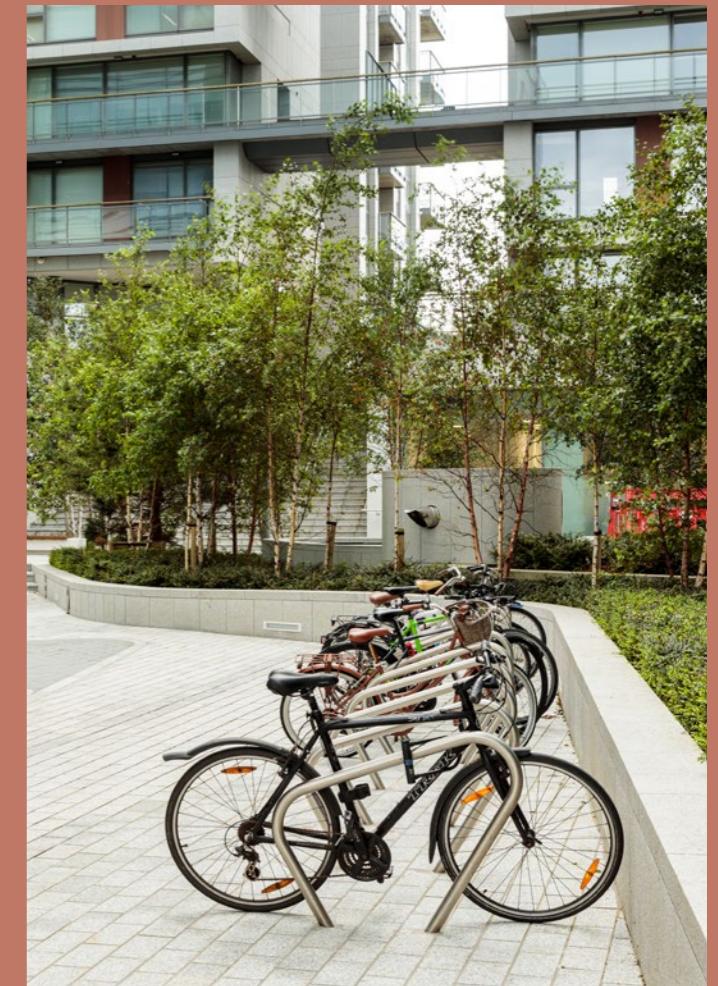


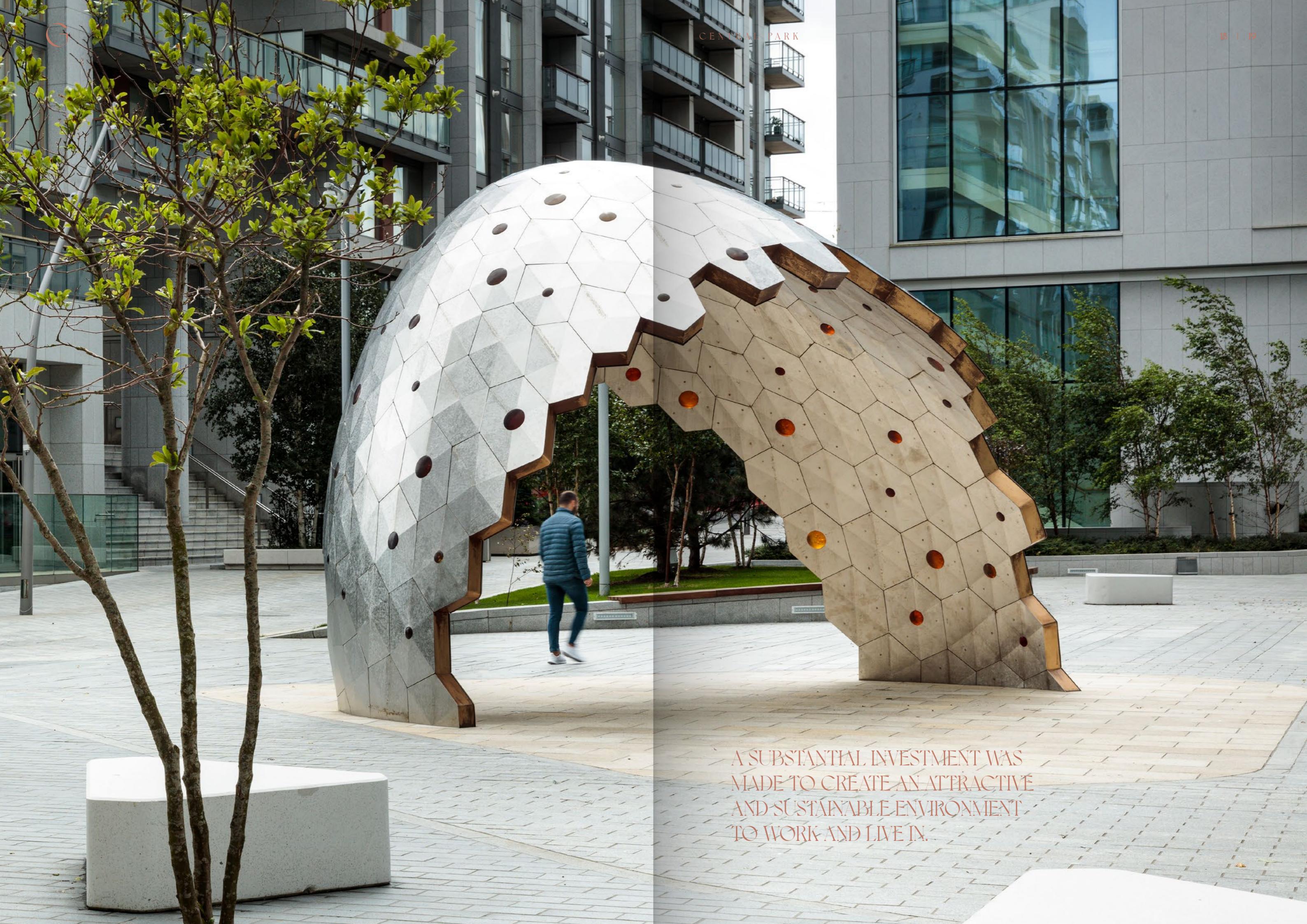
Placemaking

Central Park is committed to creating an attractive and sustainable environment to work and live in. In 2015, the Live Work Grow (LWG) programme was introduced to Central Park, with the sole purpose of transforming the Park's professional work environment into a warm and welcoming community. The programme has helped people working in Central Park to connect, grow and make the most of their time here.

This has been achieved through professionally designed landscaping, seating, signage and a sculpture specially made for the plaza which are all incorporated with the events held on site.

The Metropolis Sculpture by Rachel Joynt and Remco De Fouw emphasised the importance of a gathering place. The integrated seating provides performance space and areas where people could meet, rest and lunch. At the same time, easily understood and visually attractive signage has also added to the sense of place. The most recent installation of public Wi-Fi available outdoors provides yet another incentive to spend more time outdoors, further promoting wellness for all tenants.





CENTRAL PARK

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A SUBSTANTIAL INVESTMENT WAS
MADE TO CREATE AN ATTRACTIVE
AND SUSTAINABLE ENVIRONMENT
TO WORK AND LIVE IN.



Local Amenities

Central Park is well served by retail and leisure facilities with numerous amenities located in the park and also in the surrounding areas, including:

- Clayton Hotel
- Baan Thai Restaurant
- Munchies Sandwich Bar
- Centra Convenience Store
- Art of Coffee
- Freshii
- Simply Beauty
- Westwood Leisure Centre
- Leopardstown Racecourse and Golf Course
- Foxrock Golf Club
- Dundrum Town Centre
- Beacon South Quarter
- Dunnes Stores



Live Work Grow

Live Work Grow is an initiative unique to Dublin's leading suburban office scheme, providing a host of amenities and services to those who are both working and living within Central Park, creating a sense of community within the park. These amenities range from on-site Pilates classes and fitness camps, to a concierge offering services such as drop-off dry cleaning. Live Work Grow provides a base of interaction between all those whom Central Park forms part of their daily life.

More information on liveworkgrow.ie





OPEN SPACES, LIVE PERFORMANCES, EVENTS AND PUBLIC WI-FI ARE SOME OF THE INITIATIVES THAT ENCOURAGE INTERACTION AMONGST RESIDENTS AND EMPLOYEES IN THE PARK.

THE BUILDING

BETTER THAN EVER

Building G offers three floors of fully upgraded accommodation ranging from 23,887 sq.ft to 76,053 sq.ft.

Building G is an 8-storey office building extending to approximately 180,000 sq.ft. (G.I.A), occupying a prominent position in Central Park. The building is currently multi-let and is home to well-known occupiers such as Mainstream Renewable Power, MarketStar Europe, Sage and Salesforce.

The top three floors in Building G can provide accommodation from 23,887 sq.ft to 76,053 sq.ft. All three floors have been completely upgraded along with the lift lobbies, reception, toilets and the atrium area.

The building benefits from a unique design with a curved façade, providing occupiers with excellent views. Each floor is designed around the central atrium, keeping occupier wellness and flexibility in mind.





Remodelled reception area creates a strong first impression, with a mix of modern and contemporary style finishes that set the tone for the rest of Building G. New high-speed entrance gates with key card access included.

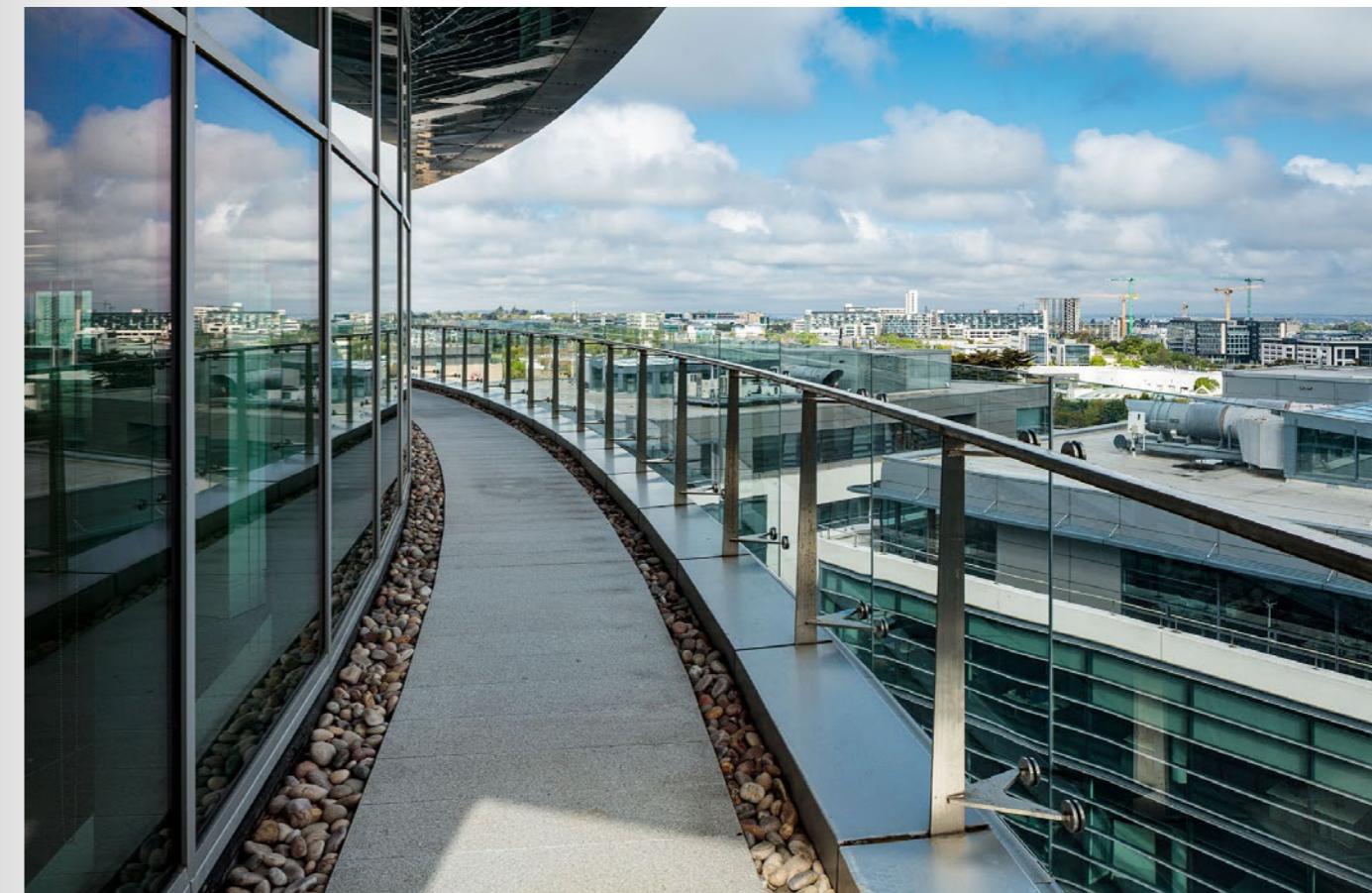


SOPHISTICATION & COMFORT

at the new ground floor seating area.



CENTRAL PARK



FLOOR PLANS

Building G offers three floors of fully upgraded accommodation ranging from 23,887 sq.ft to 76,053 sq.ft.



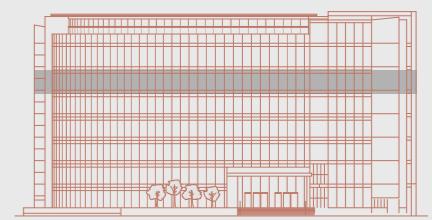
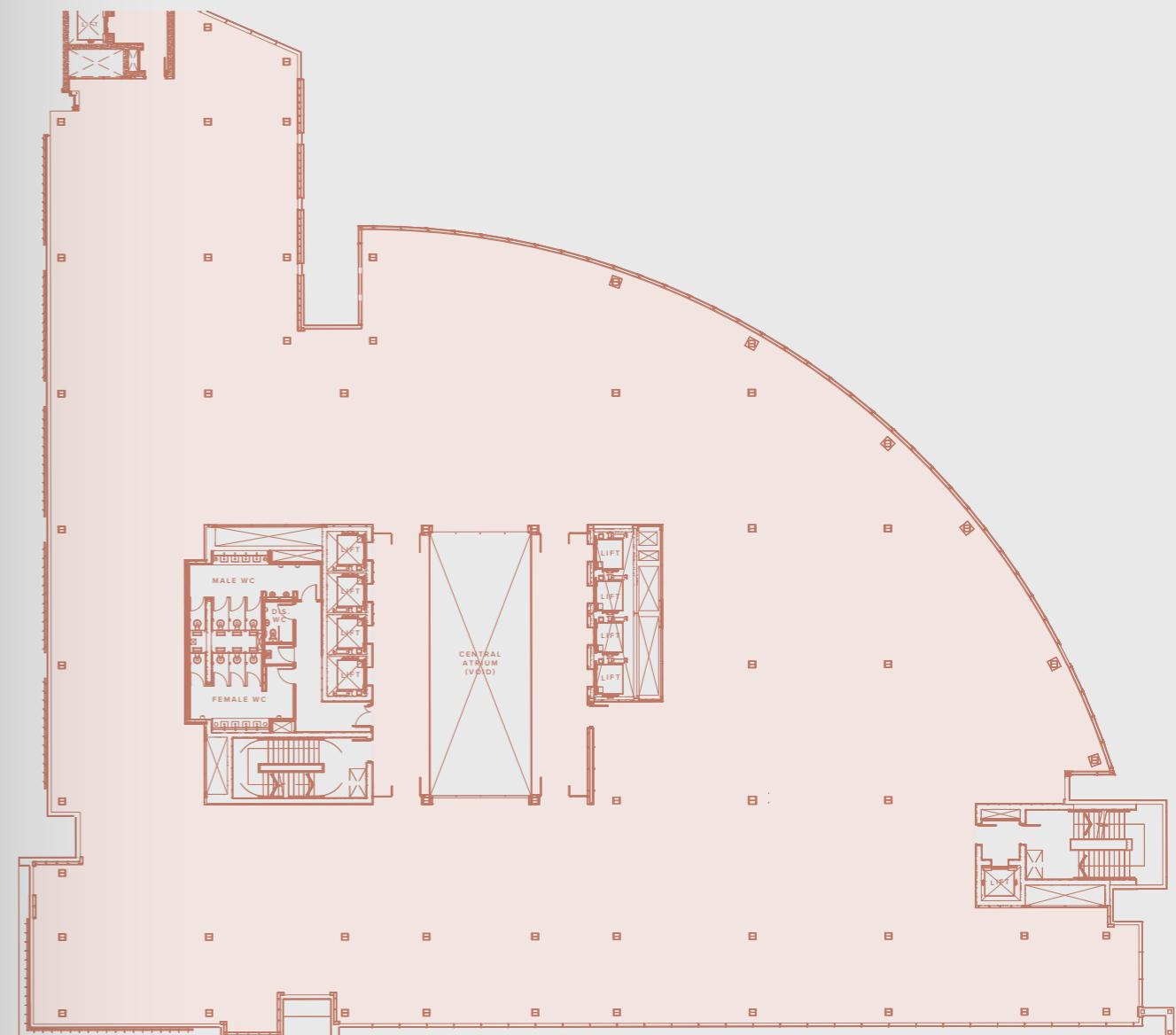
SCHEDULE OF ACCOMMODATION

5th floor	26,081 sq.ft 2,423 sq.m
6th floor	26,085 sq.ft. 2,424 sq.m
7th floor	23,887 sq.ft (2,219 sq.m) with a terrace area of 1,425 sq.ft (132 sq.m)

CENTRAL PARK

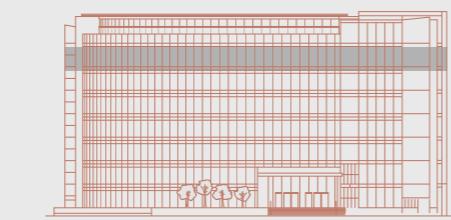
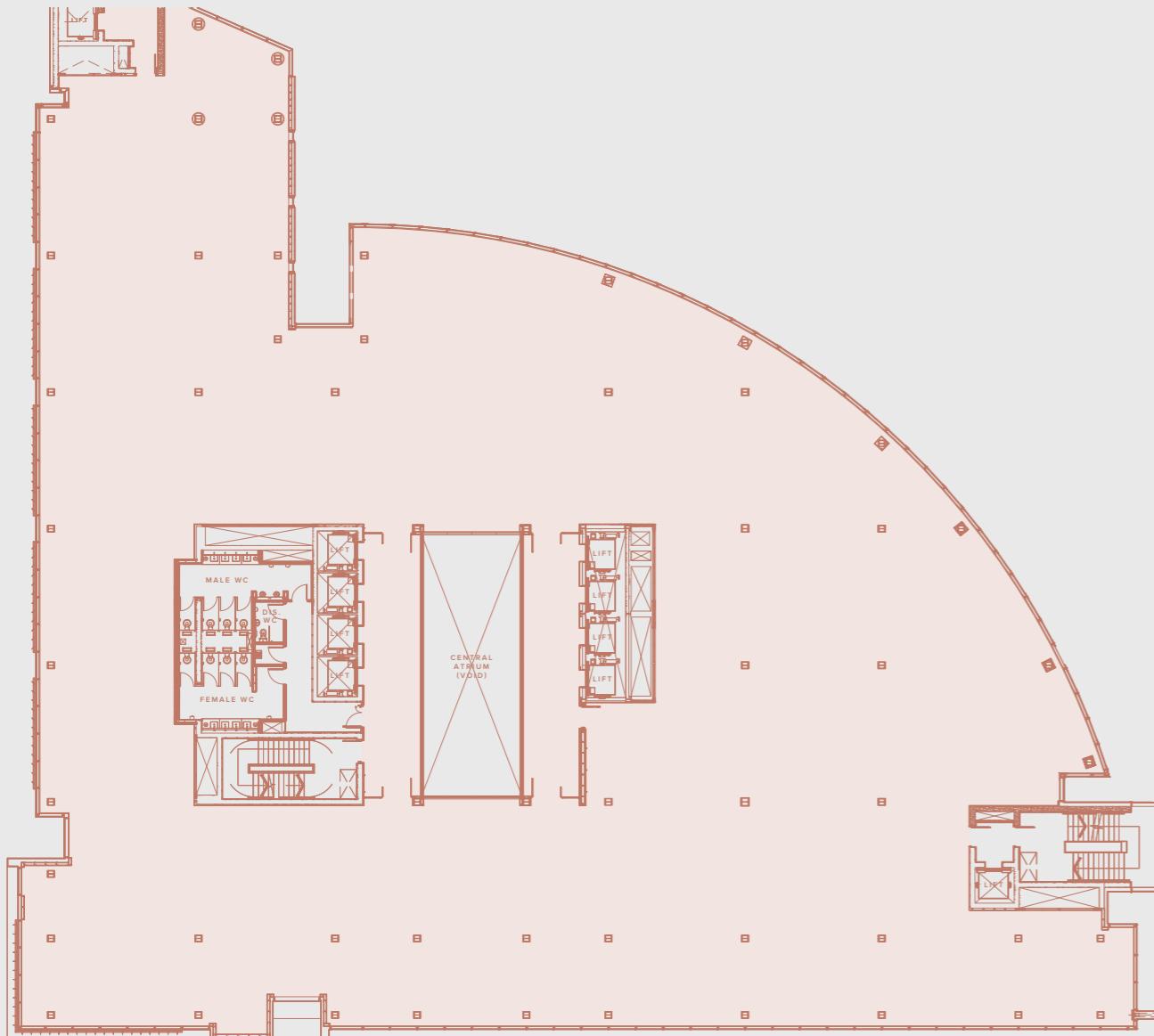
5TH FLOOR

26,081 sq.ft | 2,423 sq.m



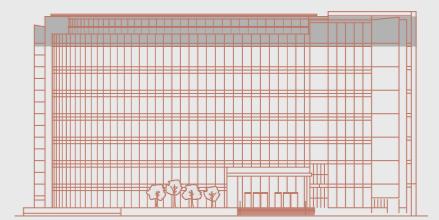
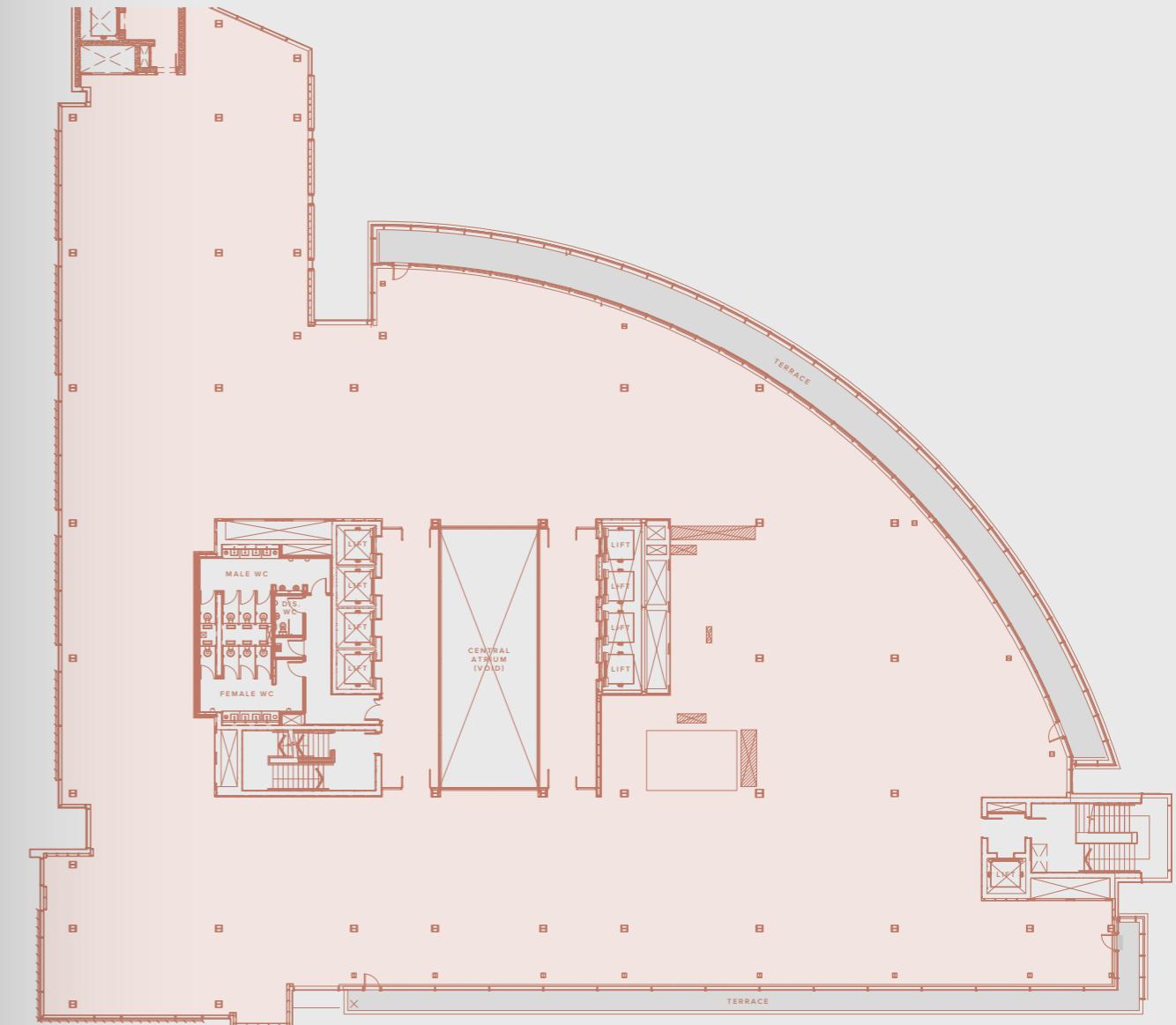
6TH FLOOR

26,085 sq.ft. | 2,424 sq.m



7TH FLOOR

23,887 sq.ft (2,219 sq.m) with a balcony of 1,425 sq.ft (132 sq.m)



CONTACT

Viewing strictly by appointment through
the joint letting agents.

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ABOUT THE LANDLORD

**HENDERSON
PARK**

Henderson Park is a pan-European private equity real estate manager with offices in London, Dublin, Luxembourg, Germany and New York. The firm has \$11 billion of real estate assets under management across Europe, with exposure to the gateway and capital cities of the United Kingdom, Ireland, France, Spain, Germany, Greece, Poland and Portugal.

Henderson Park seeks high-quality assets in prime locations where it can identify potential to unlock or create value through asset management. The firm's current portfolio spans over 17 million sq. ft. and is diversified across the office, logistics, multifamily, student housing, hotel and retail sectors, including a number of active development projects. The firm is committed to a substantial capital investment programme at Central Park to sustain and improve the environment for existing and future tenants.

CENTRAL PARK

buildingg.centralpark.ie

Target BER  **BER B2**

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