GROUND FLOOR

FULLY FITTED

GROUND FLOOR AT BUILDING G

CENTRAL PARK

LEOPARDSTOWN, DUBLIN 18

AHEAD OF THE CURVE

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AT A GLANCE

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.

FULLY FITTED SPACE

NEW LEASE DIRECT FROM THE LANDLORD

FLEXIBLE LEASE TERMS AVAILABLE

EXCELLENT CONNECTIVITY VIA TRAM, BUS AND MOTORWAY

OCCUPIED BUILDING RECEPTION AND LOUNGE AREA

ACCESS TO GYM, CINEMA AND EVENT FACILITIES

SHOWER FACILITY, LOCKERS AND DRYING AREA

SECURE BASEMENT CAR AND BIKE PARKING

FOUR PIPE FAN COIL AIR CONDITIONING

CAT 6 CABLING

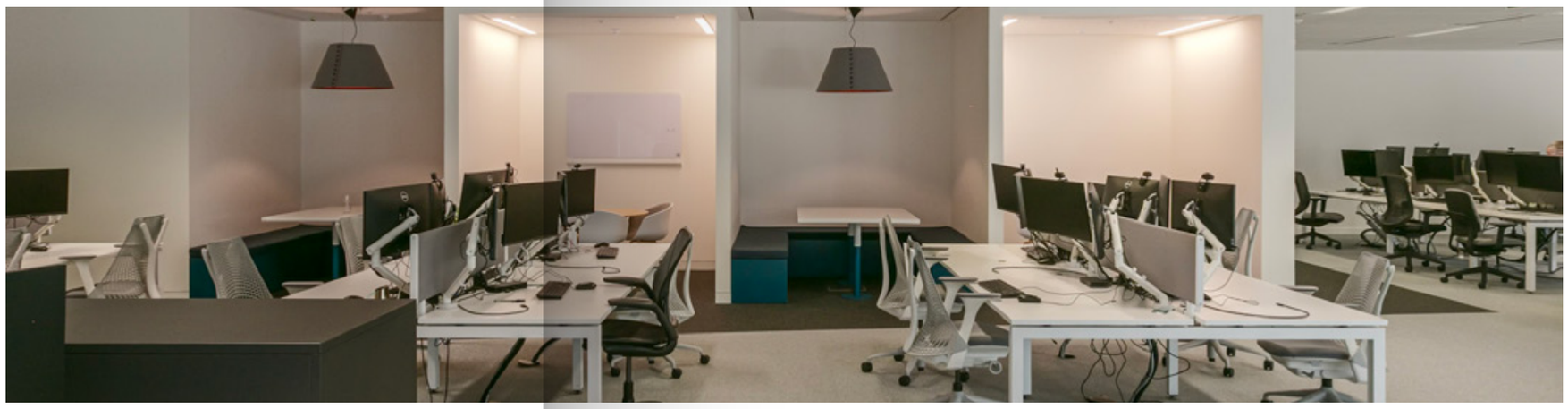
MODERN OFFICE LIGHTING

RAISED ACCESS FLOOR

TURN-KEY SPECIFICATION

SUPERB
COLLABORATION
SPACES THROUGHOUT

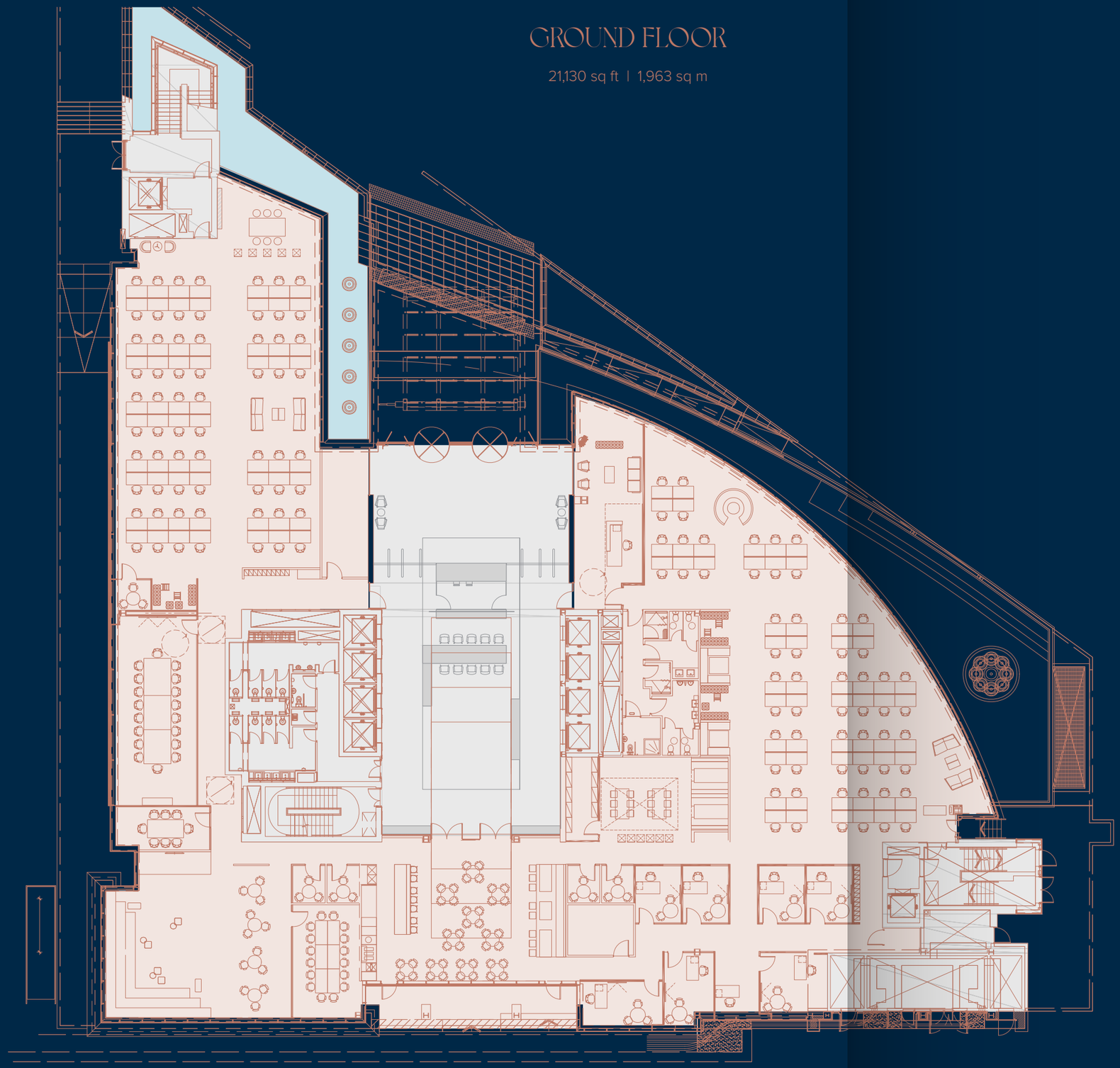
FULLY FURNISHED
TO INCLUDE IT
EQUIPMENT



EXCEPTIONAL
MEETING ROOM
AND CONFERENCE
FACILITIES IN SITU

GROUND FLOOR

21,130 sq ft | 1,963 sq m

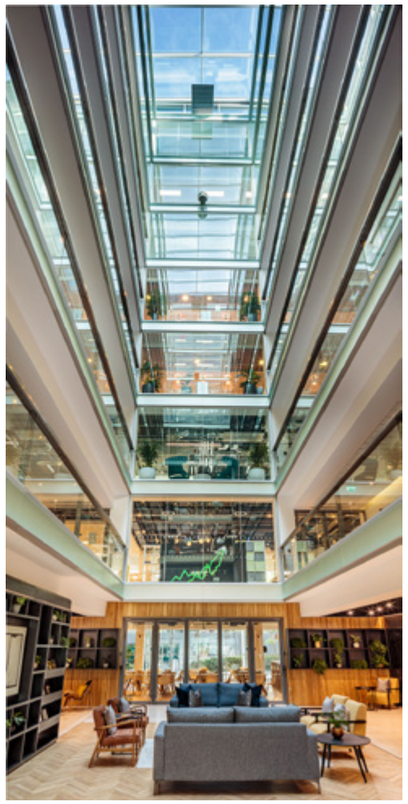


OCCUPIER READY

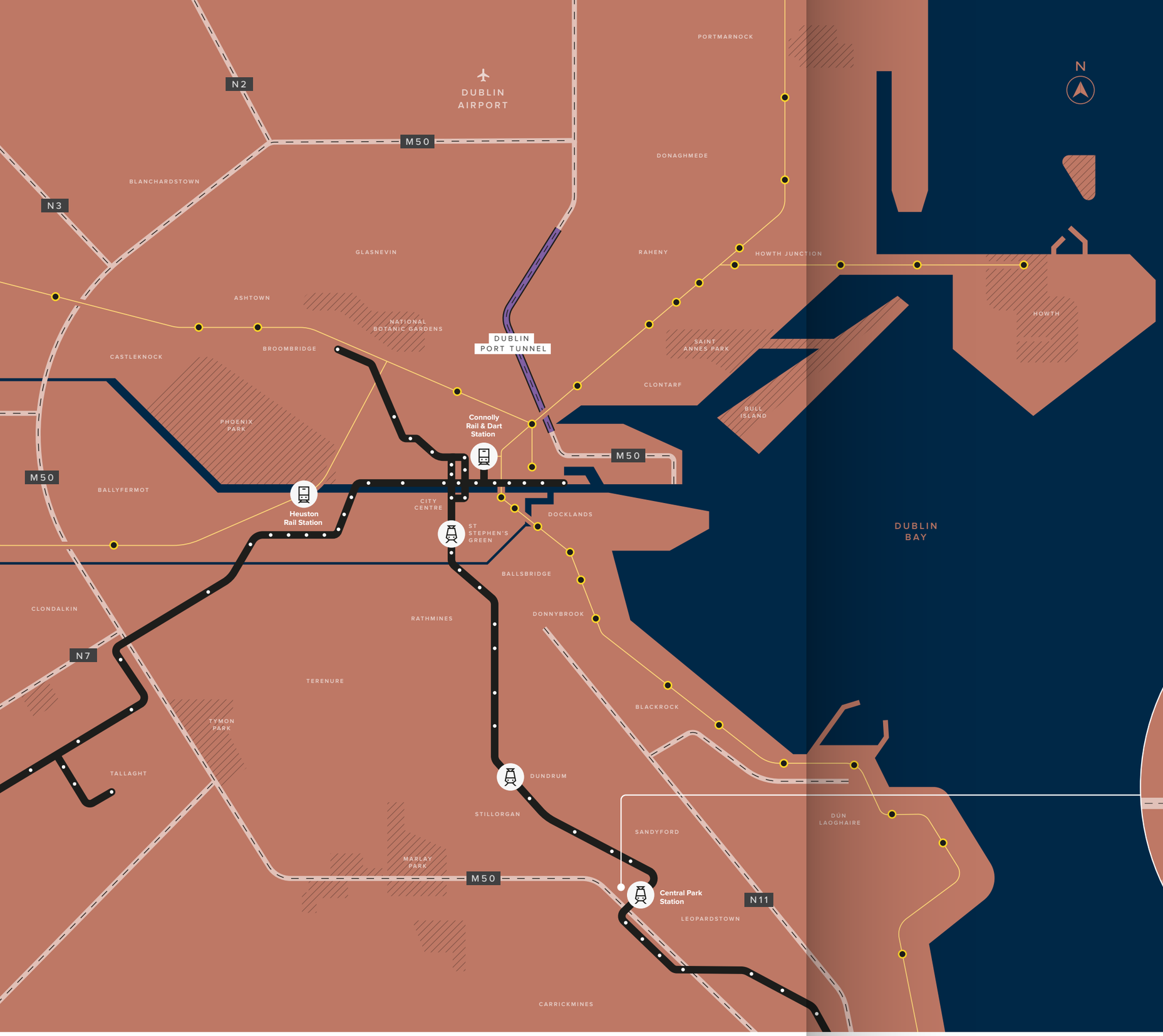
- X122 Open Plan Desks
- X2 Boardrooms/ Large Meeting Rooms
- X6 Meeting Rooms
- X7 Cellular Offices
- X5 Huddle Rooms
- Townhall Space
- Canteen Facility
- Comms Room
- Dedicated Reception Area

IMPRESSIVE BUILDING & OCCUPIER FACILITIES

The building benefits from a unique design with a curved façade, each floor is focused around the central atrium, keeping occupier wellness and flexibility in mind.



CENTRAL PARK OVERVIEW



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	Carrickmines	Central Park	Sandyford	Dundrum Town Centre	St. Stephen's Green
14 mins	10 mins		3 mins	10 mins	25 mins

AMENITIES

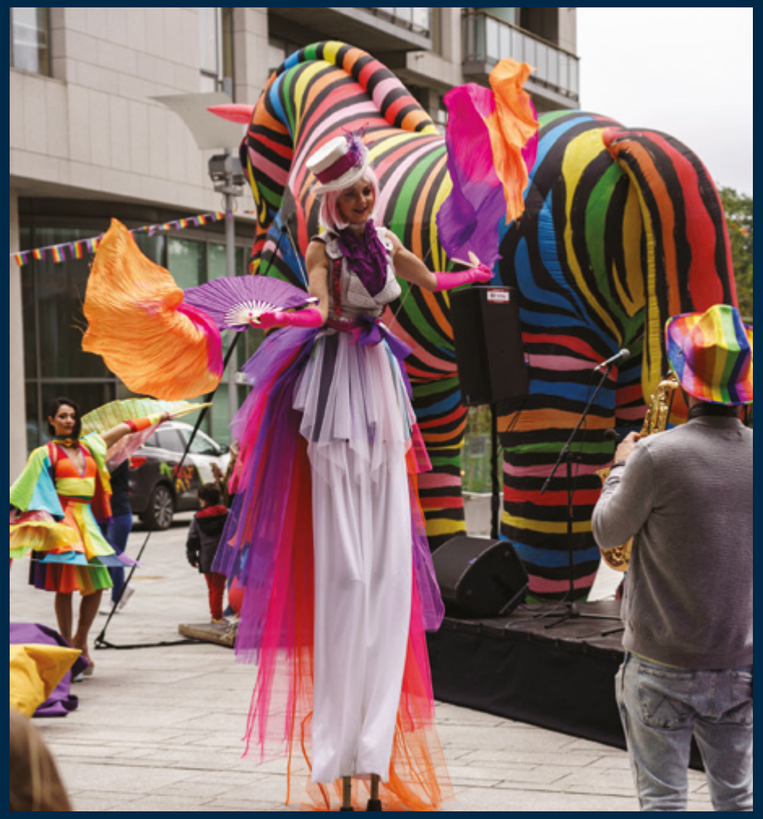
Central Park is well served by retail and leisure facilities with numerous amenities located in the park and also in the surrounding areas, including:

On-site

- Clayton Hotel
- Sasta by the City
- Munchies Sandwich Bar
- Centra Convenience Store
- Art of Coffee
- Simply Beauty
- Red Bean Roastery

In close proximity

- Westwood Leisure Centre
- Leopardstown Racecourse and Golf Course
- Foxrock Golf Club
- Dundrum Town Centre
- Beacon South Quarter
- Dunnes Stores



LIVE WORK GROW

More than just a professional work environment, Central Park is also a warm and welcoming community that brings people together, thanks to our Live Work Grow programme.

At Central Park, your employees have access to many exciting events, talks, workshops, classes, clubs and networks that the Live Work Grow programme has to offer.

High-quality business parks are rare, especially business parks that foster genuine communities. That's what makes Central Park Leopardstown unique.

Live Work Grow is a Central Park initiative that transforms a professional working environment into a warm, welcoming community by finding creative ways to bring people together.

From wellness and fitness classes during lunchtime to after-work social nights and networking events, Live Work Grow offers a variety of activities to help the community connect. The concierge team is also available to take care of life's small tasks, like organizing dry cleaning or booking taxis, to reduce daily stresses.

The team at Live Work Grow are constantly developing and rolling out new initiatives and events to make the Park an even more rewarding place in which to live and work

LWG.ie

CONTACT

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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.

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