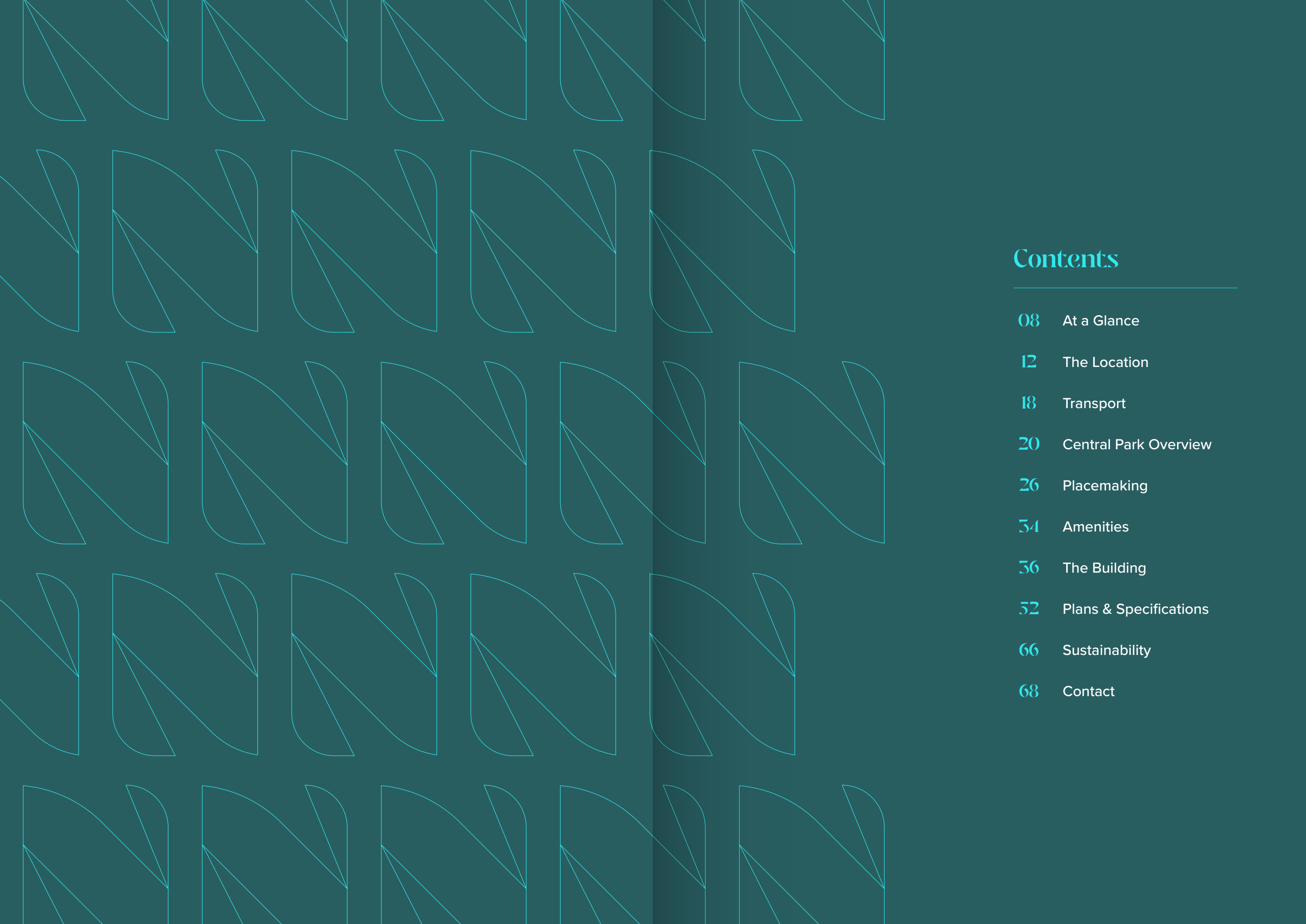


B U I L D I N G



CENTRAL PARK





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More than just a place to work.



At a glance

19,312 sq. m
207,883 sq.ft

The first phase of the Building N development at Central Park, Leopardstown, Dublin 18



PREMIUM LOCATION

Central Park is one of Dublin's most prestigious offices and residential campuses



EXCELLENT AMENITIES

There is an abundance of amenities located on site and nearby including gyms, golf courses, restaurants, cafes, childcare and more



A VIBRANT COMMUNITY

The Building N development will offer numerous new placemaking initiatives and will benefit from the Live Work Grow programme to create a sense of community for all occupiers



EASILY ACCESSIBLE

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



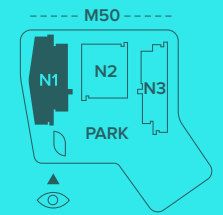
THE NEXT GENERATION

Building N1 will provide an additional 207,883 sq.ft to the existing 1 million sq.ft at Central Park



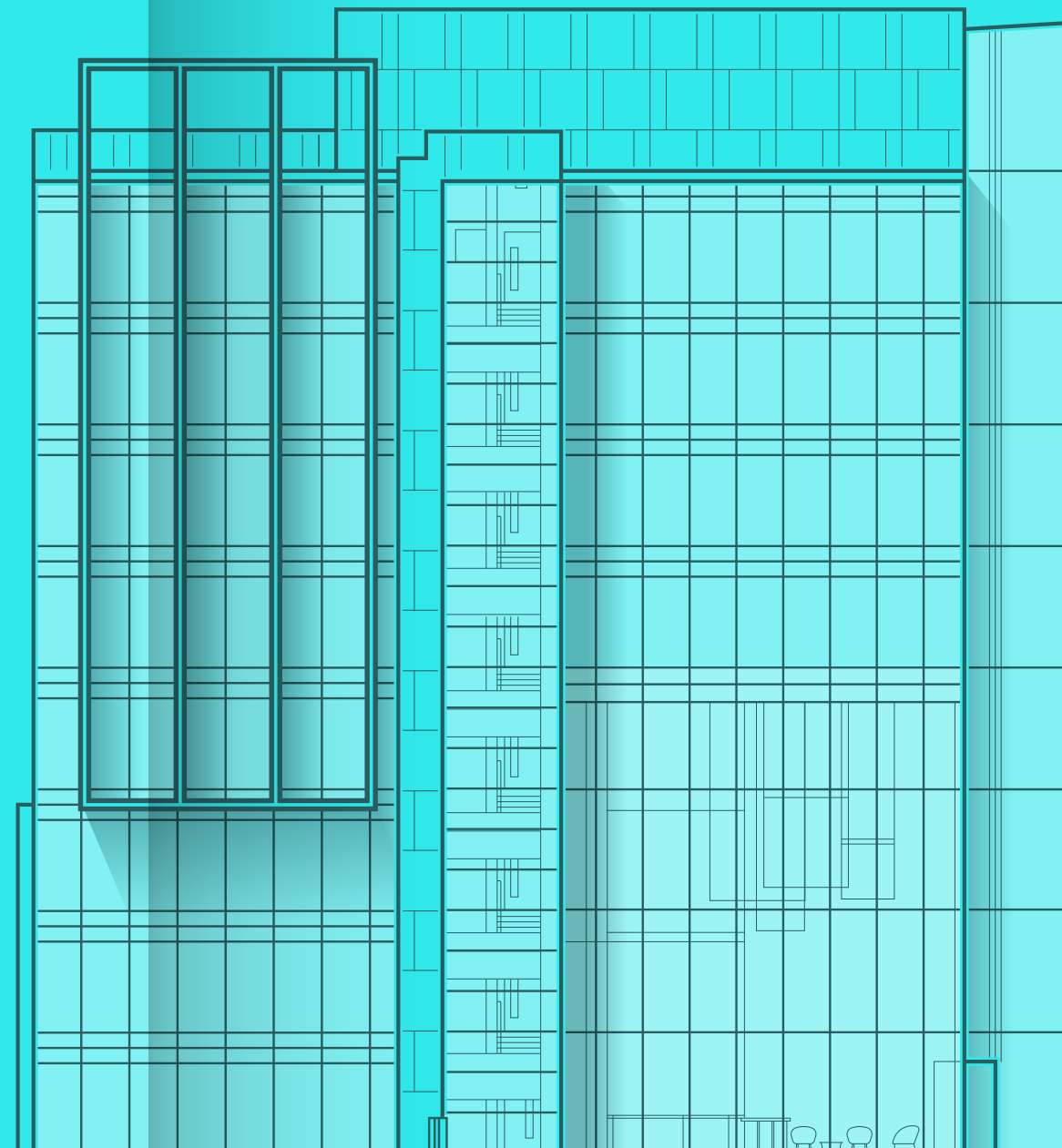
A BALANCED LIFESTYLE

The buildings will overlook a new one-acre landscaped park as well as a shared wellness pavilion



BUILDING N1
NORTHEAST ELEVATION

SCENIC LIFT



QUADRUPLE HEIGHT RECEPTION

ROOF LEVEL

278 sq. m / 2,992 sq. ft

7TH FLOOR

2,380 sq. m / 25,619 sq. ft

6TH FLOOR

2,380 sq. m / 25,619 sq. ft

5TH FLOOR

2,380 sq. m / 25,619 sq. ft

4TH FLOOR

2,380 sq. m / 25,619 sq. ft

3RD FLOOR

2,186 sq. m / 23,529 sq. ft

2ND FLOOR

2,186 sq. m / 23,529 sq. ft

1ST FLOOR

2,186 sq. m / 23,529 sq. ft

GROUND FLOOR

2,203 sq. m / 23,714 sq. ft

GARDEN LEVEL

1,032 sq. m / 11,106 sq. ft

UNDERGROUND CARPARK

190 spaces



Creating the
perfect work-life
balance overlooking
a one-acre park



The Location



Central to business from the Dublin Mountains to Dublin Bay.

CENTRAL
PARK



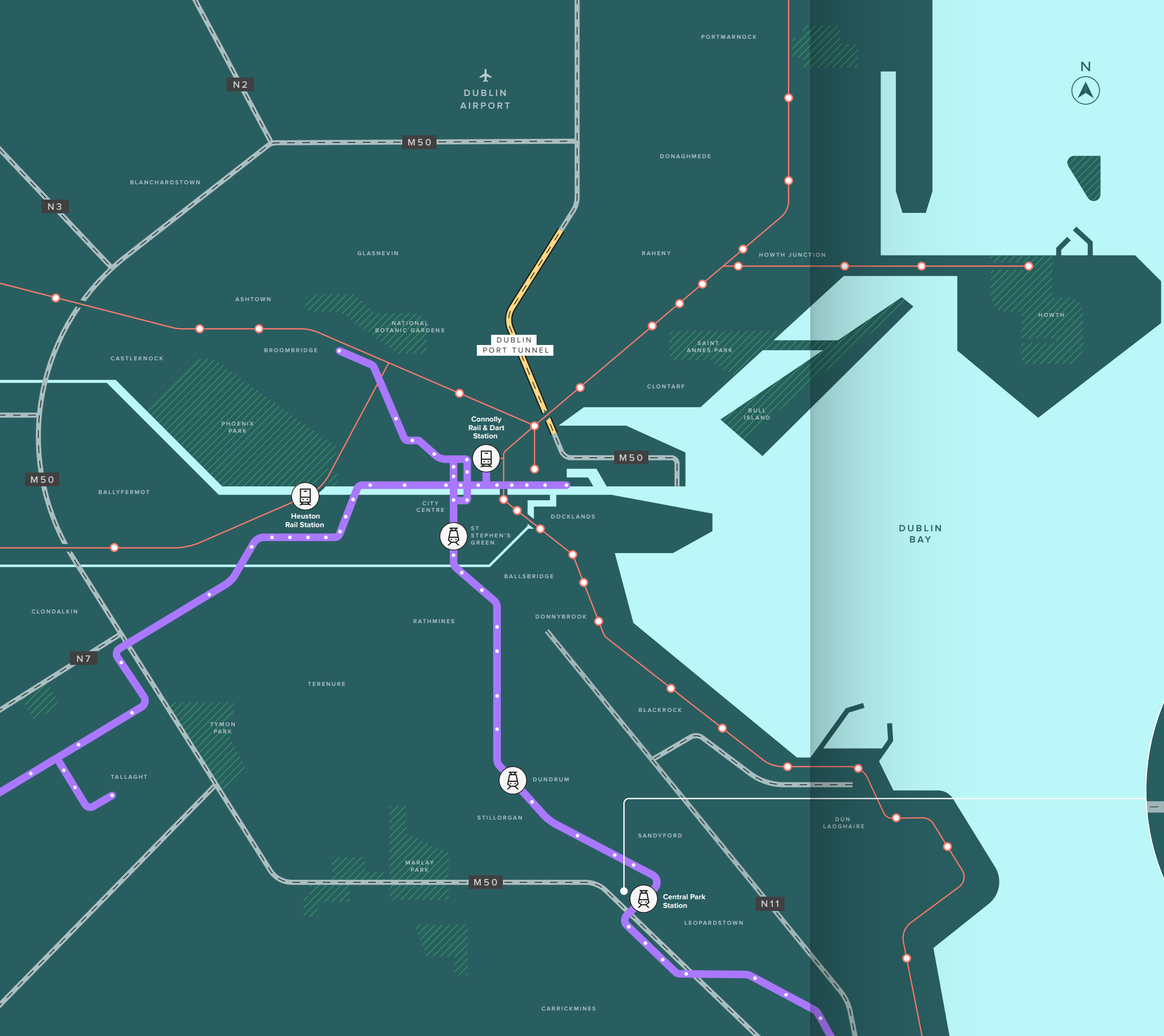


Building N1, Central Park

Central Park is located approximately 10km 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 considered 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 on site, 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



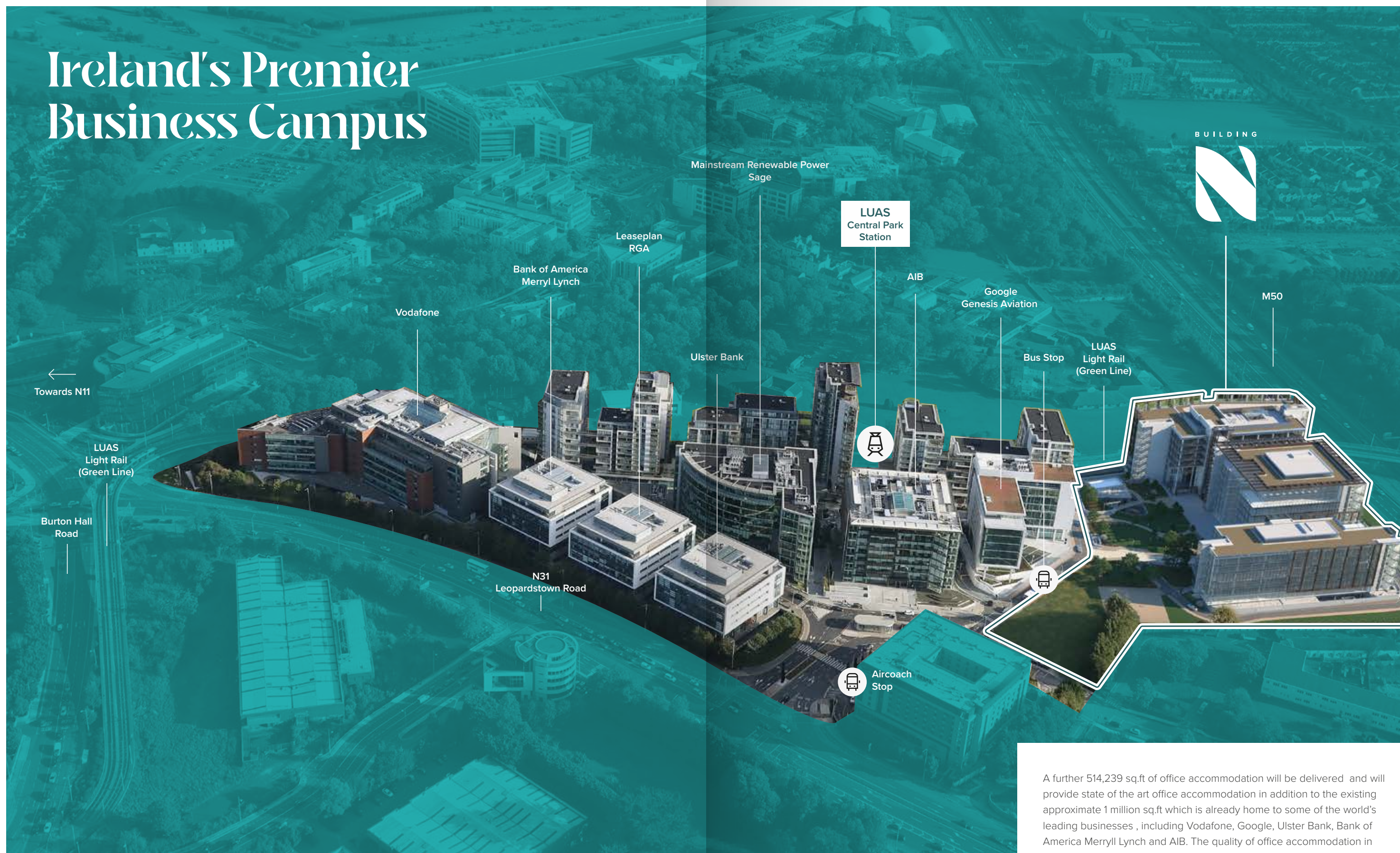
St. Stephen's Green
25 mins



Central Park Overview



Ireland's Premier Business Campus



A further 514,239 sq.ft of office accommodation will be delivered and will provide state of the art office accommodation in addition to the existing approximate 1 million sq.ft which is already home to some of the world's leading businesses, including Vodafone, Google, Ulster Bank, Bank of America Merrill Lynch 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. In conjunction with the office accommodation, a LWG (Live Work Grow) Wellness pavilion of 1,700 sq.ft will be delivered which will be available for the benefit of the Park employees.

A true sense of community

For years Central Park has been focused on bringing people together through a range of community events and experiences.

The new addition of the stunning landscaped garden facing Buildings N1, N2 & N3 will provide more opportunities for larger community gatherings.





Placemaking



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

The campus includes a mix of office accommodation and residential apartments. The amenities located in the campus include retail offerings such as restaurants & cafes providing a vibrant and lively campus for all occupiers.





A substantial investment was made to create an attractive and sustainable environment to work and live in

Some of the initiatives include tree planting, public wi-fi and the addition of striking landmarks such as the 'Metropolis' sculpture, as well as a comprehensive wayfinding system.



Finding your way

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.



Live Work Grow

In 2015 the Live Work Grow initiative was introduced to Central Park, transforming a professional working environment into a warm welcoming community by finding different ways to bring people together.

Live Work Grow runs a wide range of activities from wellness and fitness classes during the day, networking events and social experiences keeping the community connected.

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 can meet, rest and lunch.





The Live Work Grow events help in creating a vibrant and lively sense of community for all occupiers.





Amenities

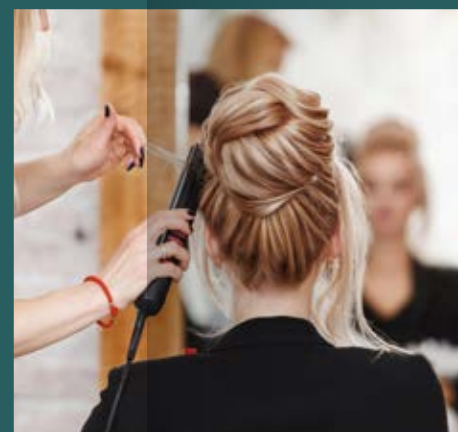
Central Park is well served by retail and leisure facilities with numerous amenities located in the park and also in the surrounding areas, including:

ON-SITE

- Clayton Hotel
- Baan Thai Restaurant
- Munchies Sandwich Bar
- Centra Convenience Store
- Art of Coffee
- Freshii
- 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



On-site brands include:

freshii The Art of Coffee Baan Thai Centra



The Building



N1

N2

N3

The development

The Building N is a phased development consisting of three office buildings, N1, N2 & N3 as well as a one-acre landscaped park

Building N is located within the Central Park business campus in Leopardstown and is the latest part of the overall masterplan which was granted initial planning permission in 1999. Central Park has been steadily developed over the intervening 23 years in accordance with the original permission and high-quality pedestrian and public spaces amendment permissions and now contains a mixture of office, apartments, hotel, creche, and retail, including a restaurant building.

A double level basement car park, with multiple access points, extends beneath the entire site.

The Building N site is located at the southern end of Central Park, it is connected to the southwest by the M50 and to the southeast by the LUAS line and the Leopardstown Park Hospital beyond. The northeast boundary of the site is formed by an existing access road that serves the adjacent apartments and offices which will provide access to the proposed development.



A Premium Grade A office development,
including a one-acre stunning public garden.

N1

N2



Building N1

Building N1, under construction, is the first phase of the Building N development and will offer a total 19,312 sq. m (207,883 sq.ft) GIA.

The proposed development consists of three separate, or potentially interconnected, office buildings: N1, N2 and N3 which step in height across the site. The arrangement, form and appearance of the three buildings are designed to present a cohesive and coherent overall composition while at the same time providing individual character and identity to each building. The office accommodation is located across 9 floors, from garden to roof level.

The buildings face onto a large new landscaped park which will provide varied and extensive public amenity and civic space for the residents, tenants and visitors to Central Park. The entrances to the buildings are congregated around a shared entry plaza which is accessed through the new park.

The development also includes a wellness pavilion over a shared lower ground and basement car park. The layout of the buildings is designed to allow provision for the planned new road link along the western boundary of the site, adjacent to the M50.

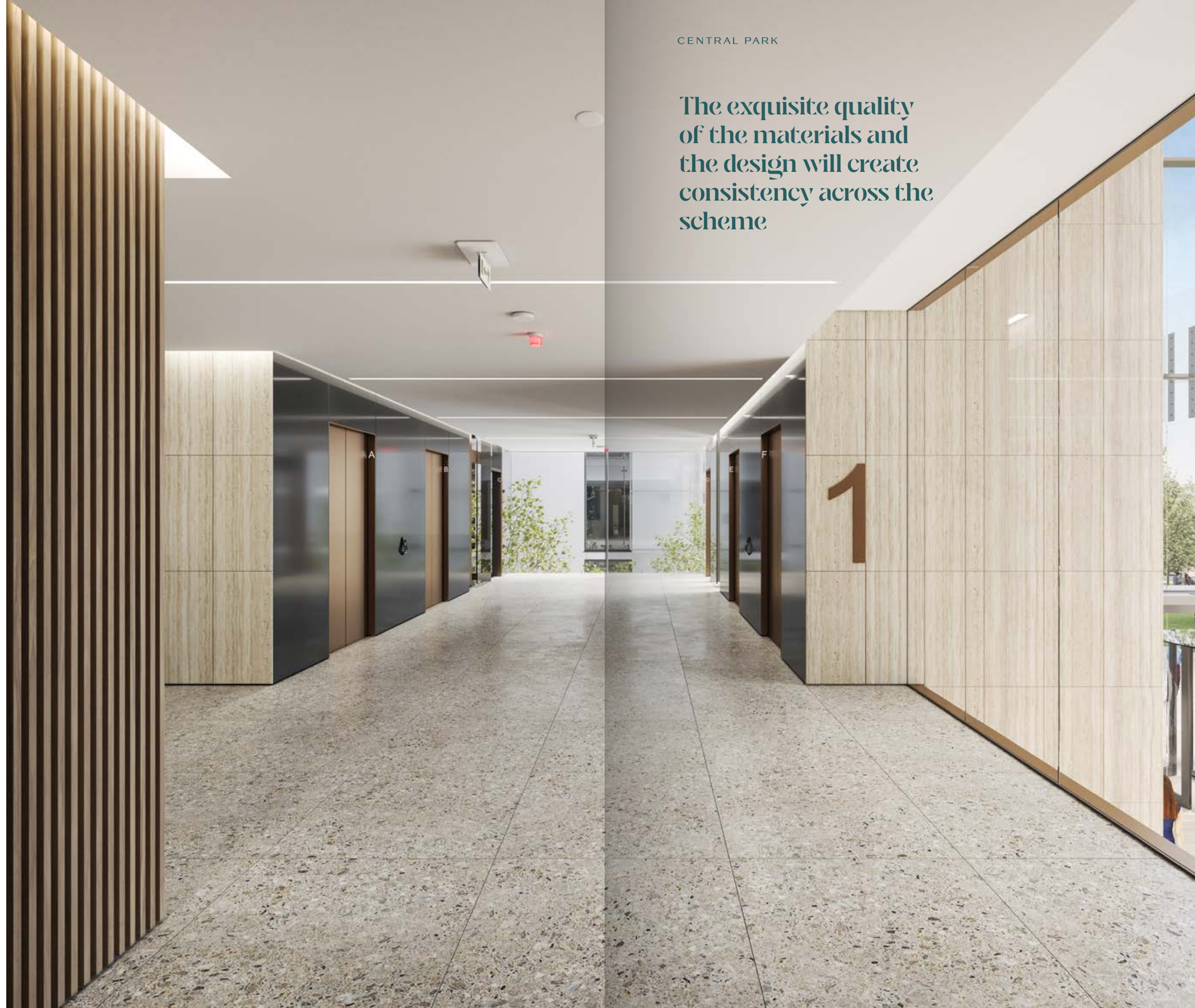


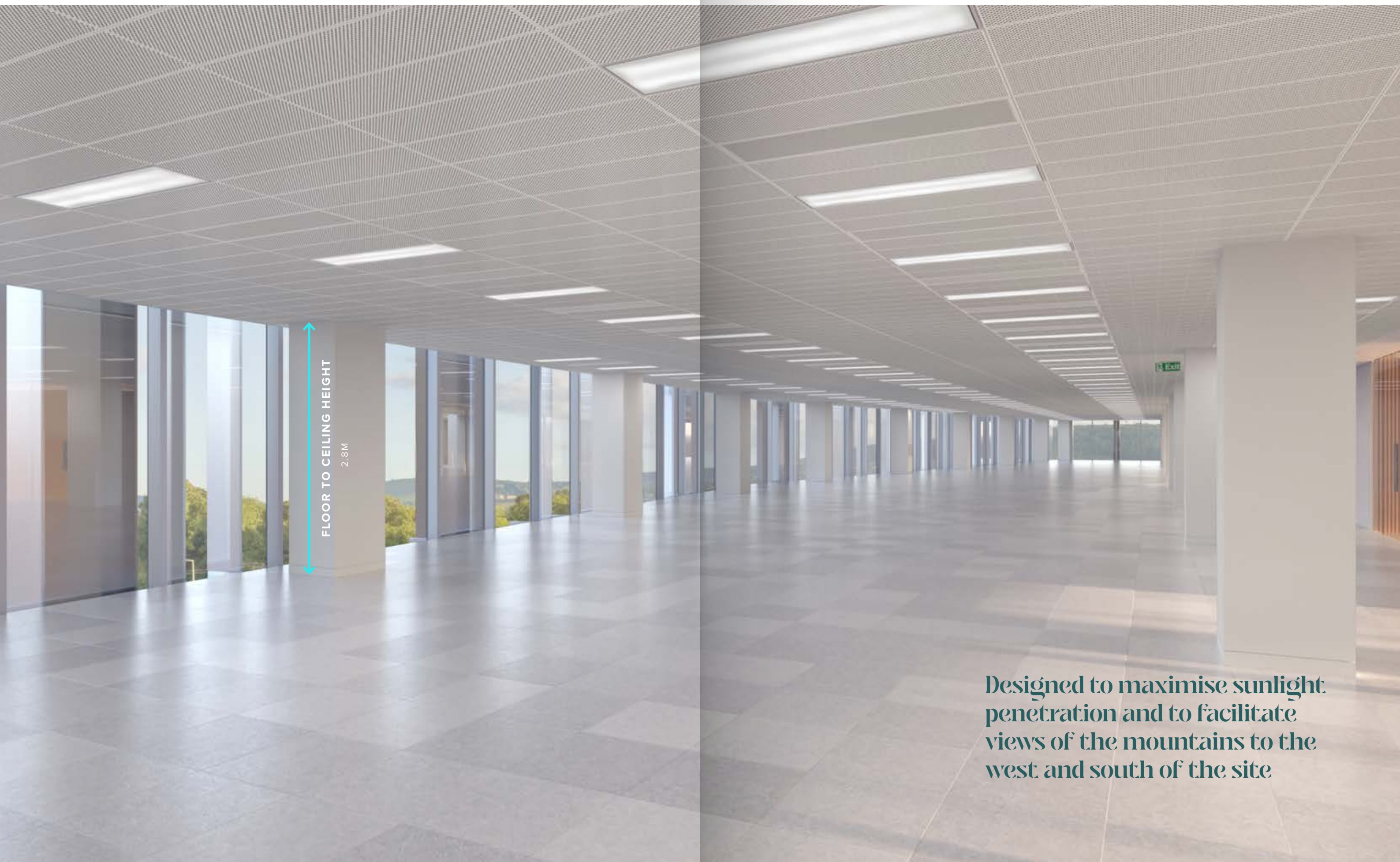
Building NI will boast
a breathtaking ~~triple~~
height reception





The exquisite quality
of the materials and
the design will create
consistency across the
scheme





FLOOR TO CEILING HEIGHT

2.8M

Designed to maximise sunlight penetration and to facilitate views of the mountains to the west and south of the site



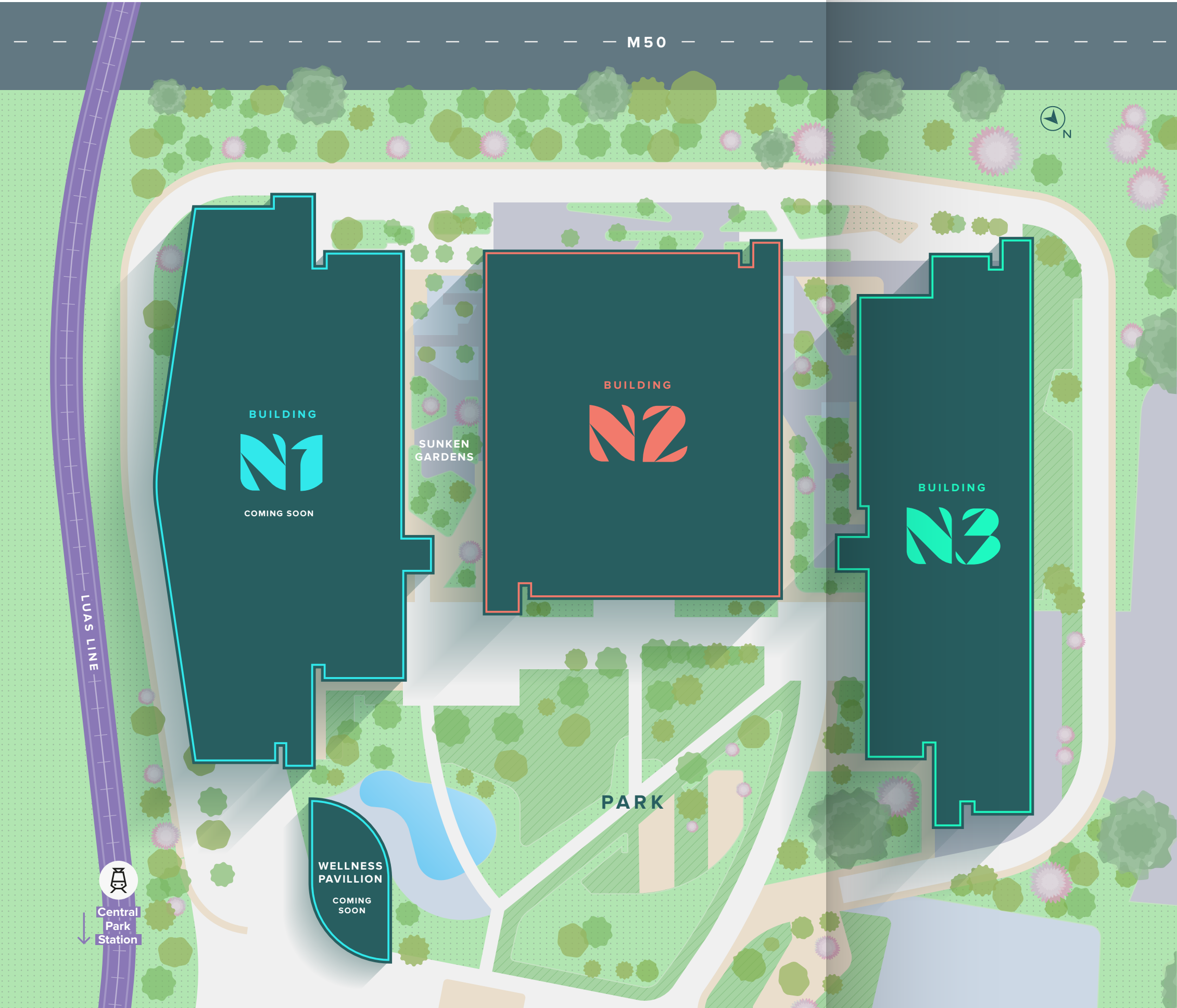
Uninterrupted
views from the
communal roof
garden, extending
to 2,992 sq. ft



Plans & Specifications



Masterplan



Schedule of accommodation

BUILDING

Floor	GIA sq m	GIA sq ft
Lower Ground	1,032	11,106
Ground	2,203	23,714
First	2,186	23,529
Second	2,186	23,529
Third	2,186	23,529
Fourth	2,380	25,619
Fifth	2,380	25,619
Sixth	2,380	25,619
Seventh	2,380	25,619
Roof	278	2,992
Total*	19,312	207,883

* Includes a pro-rata reception area

BUILDING (PROPOSED)

Floor	GIA sq m	GIA sq ft
Garden Level	1,956	21,054
Ground	2,070	22,281
First	1,941	20,893
Second	1,941	20,893
Third	1,941	20,893
Fourth	1,941	20,893
Fifth	1,941	20,893
Sixth	1,750	18,837
Seventh	1,446	15,565
Roof	-	-
Total	16,927	182,202

BUILDING (PROPOSED)

Floor	GIA sq m	GIA sq ft
Garden Level	1,221	13,143
Ground	1,765	18,998
First	1,644	17,696
Second	1,765	18,998
Third	1,765	18,998
Fourth	1,765	18,998
Fifth	1,652	17,782
Total	11,577	124,615

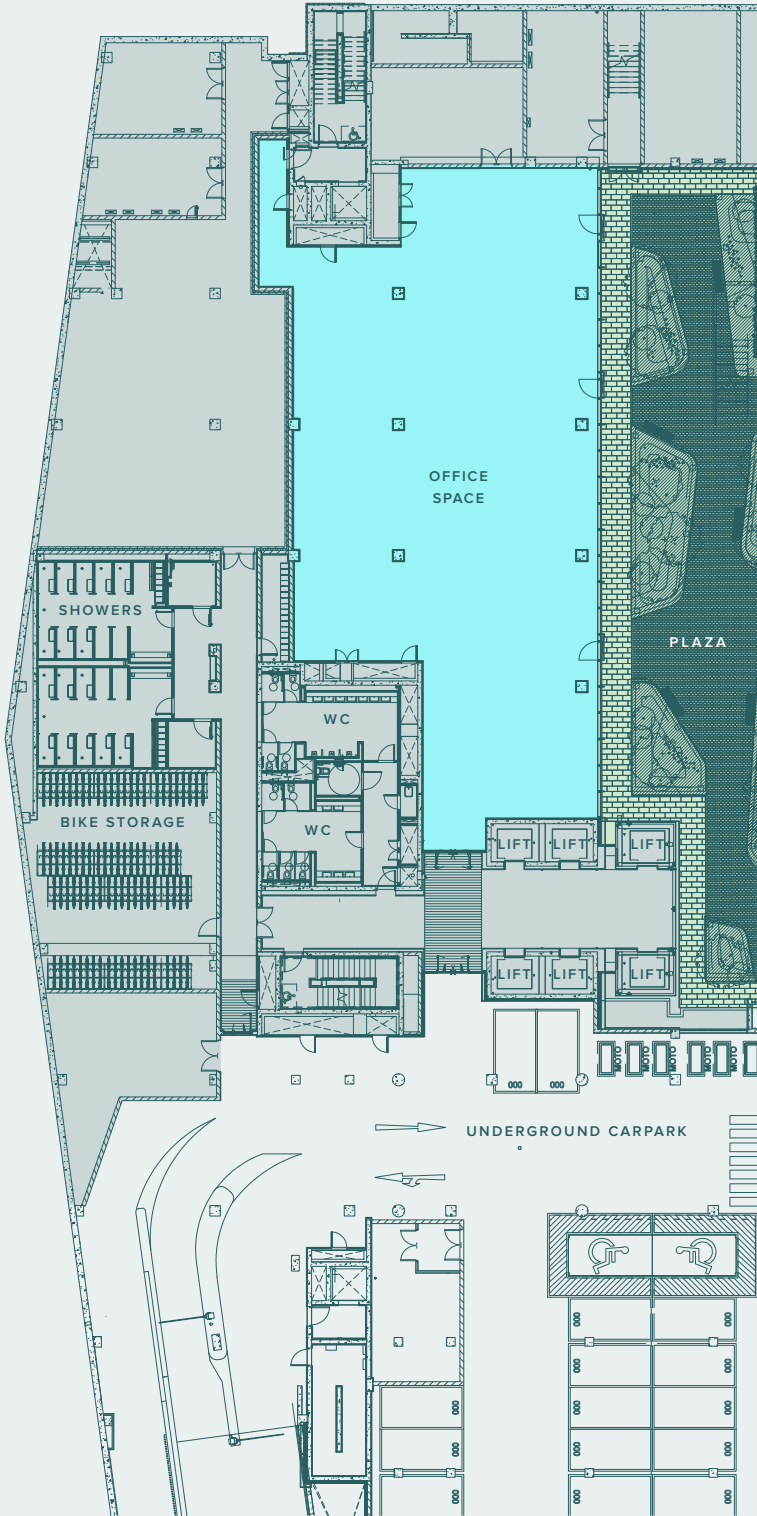


Floor Plans

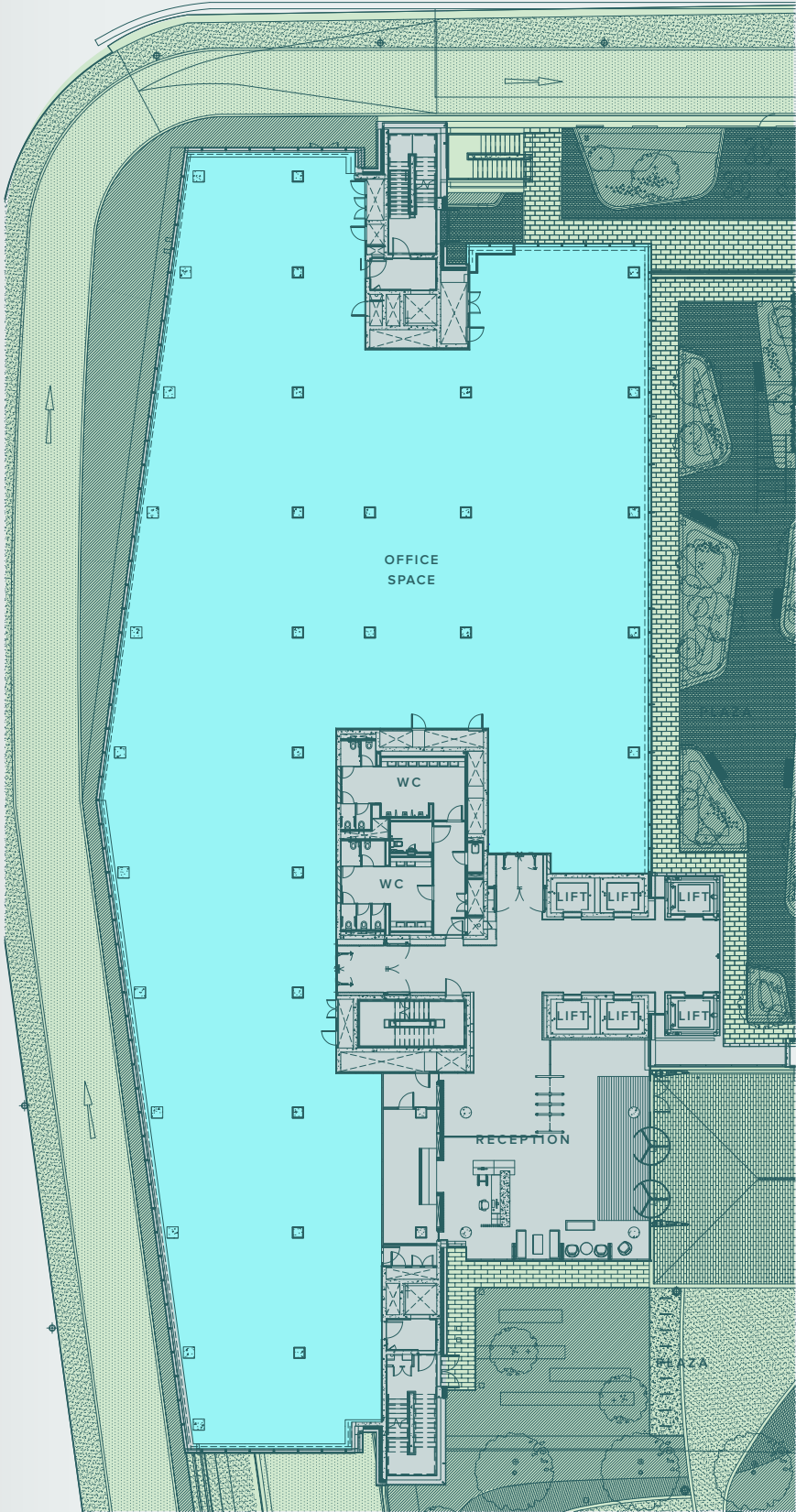
BUILDING **N1**

GARDEN LEVEL

1,032 SQ. M
11,106 SQ. FT



Not to scale. For illustrative purposes only.



GROUND FLOOR

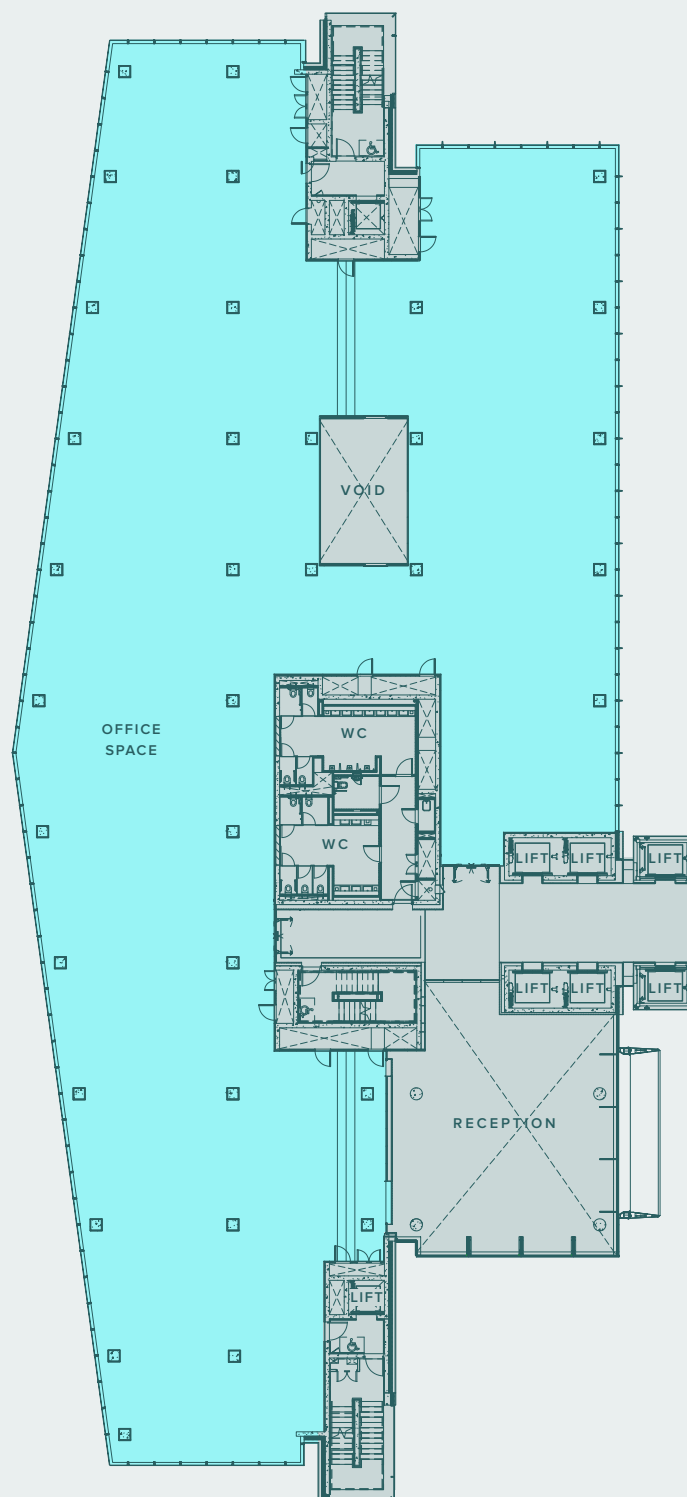
2,203 SQ. M
23,714 SQ. FT

Not to scale. For illustrative purposes only.



FLOORS 1-3

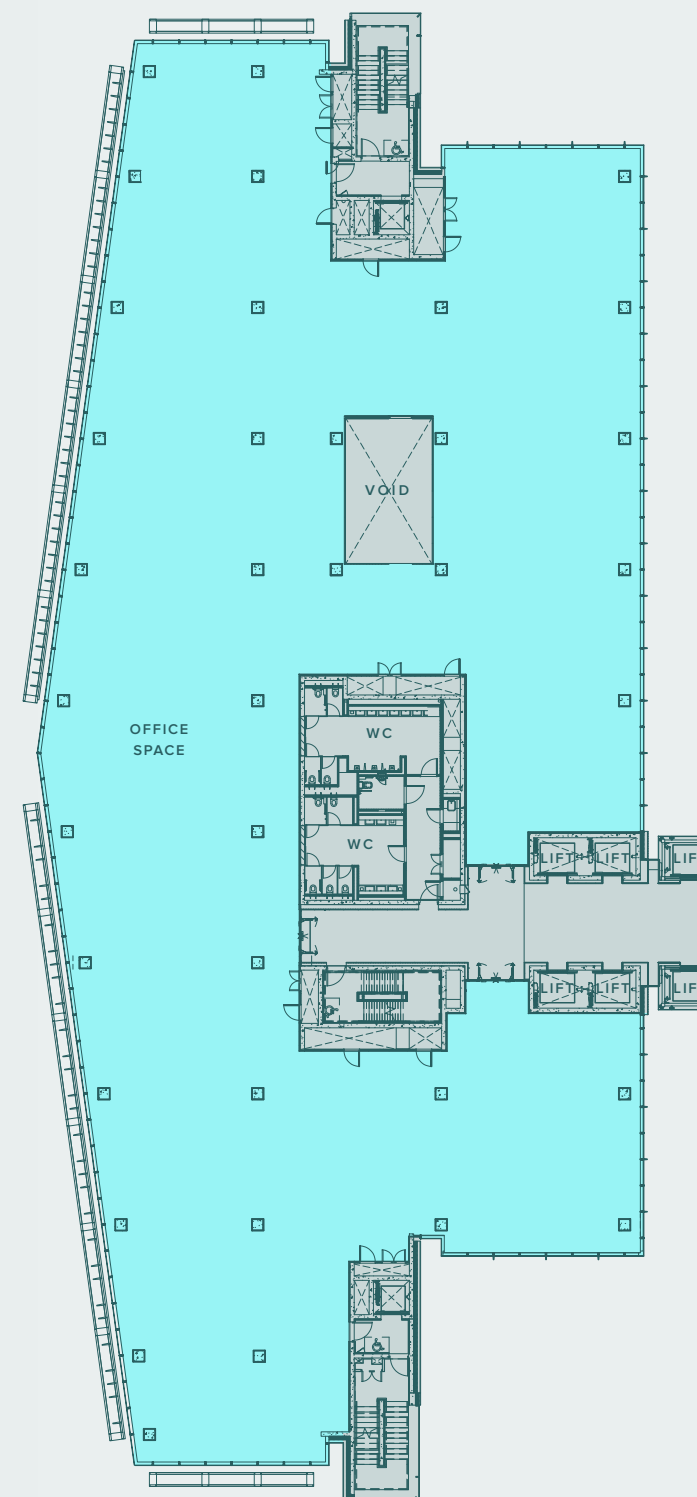
2,186 SQ. M
23,529 SQ. FT



Not to scale. For illustrative purposes only.

FLOORS 4-7

2,380 SQ. M
25,619 SQ. FT

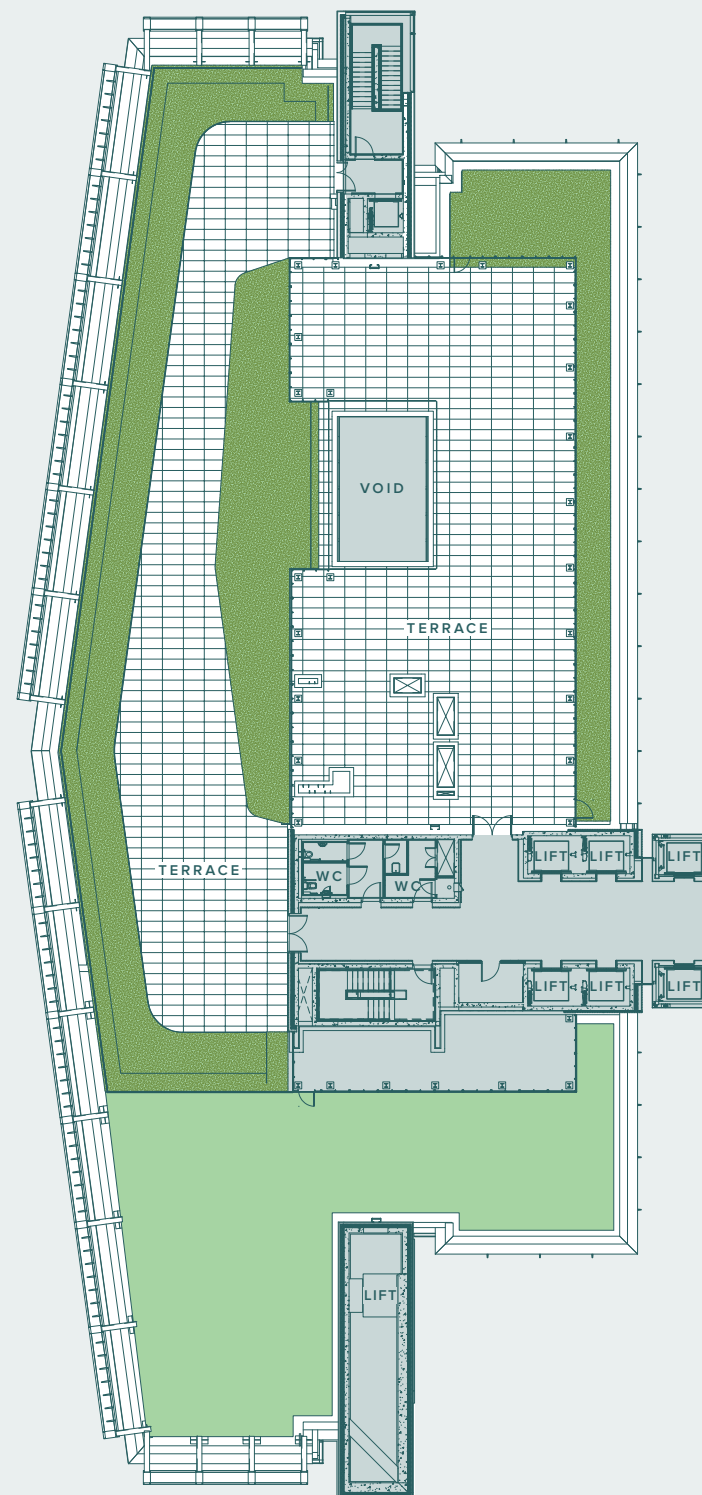


Not to scale. For illustrative purposes only.



ROOF LEVEL

278 SQ. M
2992 SQ. FT



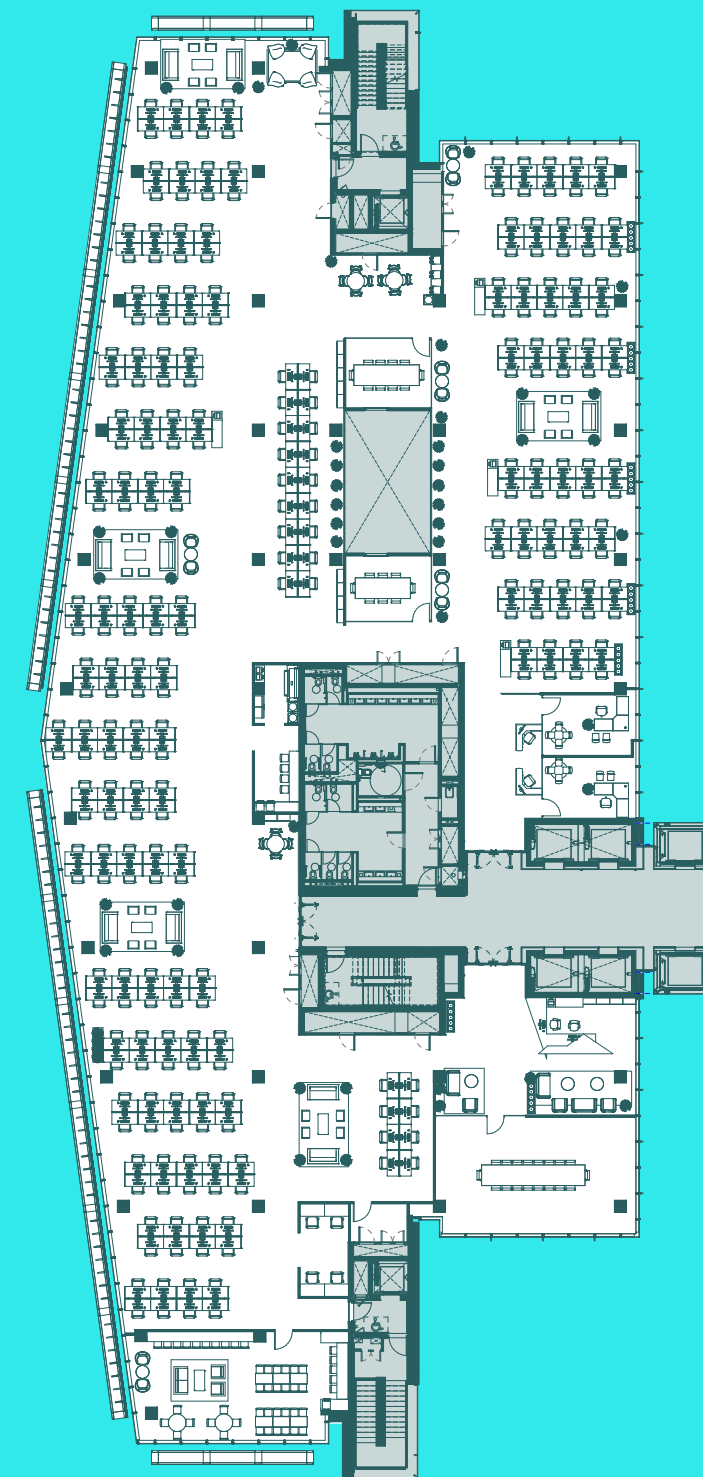
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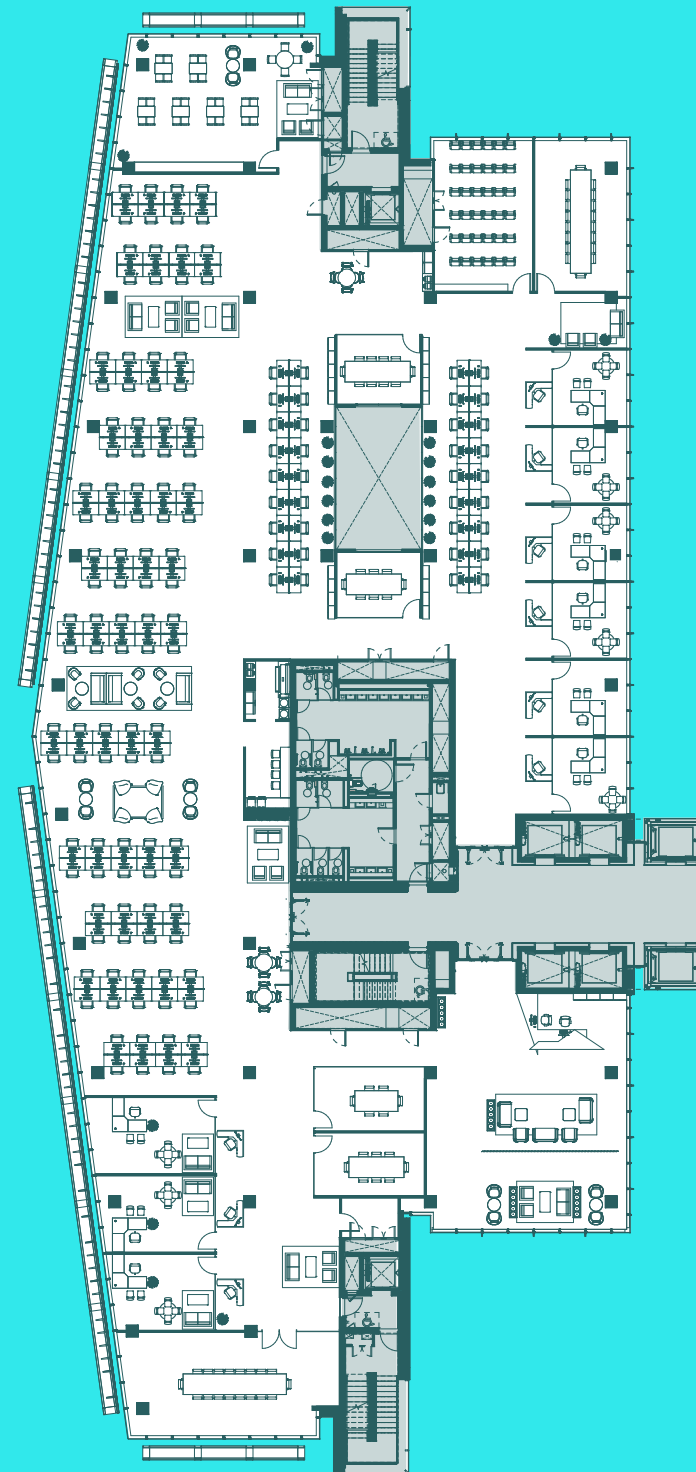
Space Plans

FINANCIAL LAYOUT

DESCRIPTION

334	Open Plan
	Workstations
3	Breakout
1	Canteen
2	Coffee Station
2	Hotdesk
	Workstations
2	Informal Meeting
1	Meeting Room 8ppl
1	Meeting Room 10ppl
1	Board Room
2	Offices
1	Printer Room
6	Printer Station
1	Reception 2ppl
1	Storage Room
1	Waiting Area

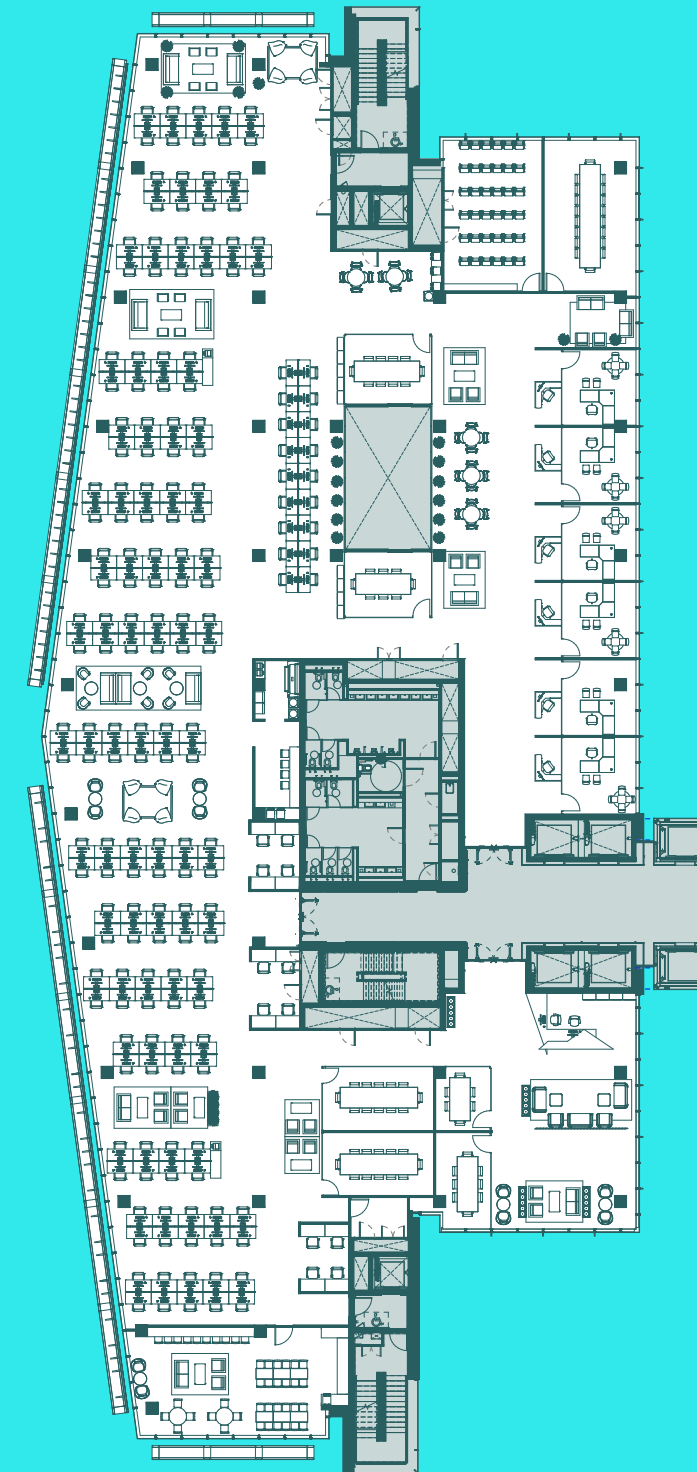




CORPORATE LAYOUT

DESCRIPTION

- 3 CEO's Assistants Workplaces
- 6 Assistants Workplaces
- 192 Open Plan Workstations
- 1 Board Room
- 7 Breakout
- 1 Canteen
- 3 CEO's Offices
- 1 Coffee Station
- 2 Hotdesk Workstations
- 3 Informal Meeting
- 1 Meeting Room 6ppl
- 2 Meeting Room 8ppl
- 1 Meeting Room 10ppl
- 1 Meeting Room 18ppl
- 6 Offices
- 1 Printer Room
- 4 Printer Station
- 1 Reception 2ppl
- 1 Seminar Room
- 1 Storage Room
- 1 Waiting Area

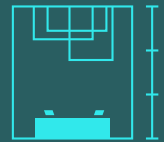


TMT LAYOUT

DESCRIPTION

- 6 Assistants Workplaces
- 196 Open Plan Workstations
- 9 Breakout
- 1 Canteen
- 2 Coffee Stations
- 4 Hotdesk Workstations
- 3 Informal Meeting
- 1 Meeting Room 6ppl
- 2 Meeting Room 8ppl
- 1 Meeting Room 10ppl
- 2 Meeting Room 12ppl
- 1 Meeting Room 18 Ppl
- 6 Offices
- 3 Printer Station
- 1 Reception 2ppl
- 1 Seminar Room
- 1 Waiting Area

Specifications



Quadruple height reception



Feature scenic lifts



Large reception areas



190 secure basement car park spaces (N1), 479 total



20 EV spaces (N1), 50 total



120 basement bicycle storage spaces (N1), 300 total, plus 250 external spaces for staff and visitors



Raised access floors



Suspended ceilings



2.8m clear floor to ceiling height



Highly efficient floor plates



Four pipe fan coil air conditioning



Ample showers and locker facilities



Premium amenities



LED lighting



Wellness Centre



Shower Room



Restrooms

Sustainability

- The project is targeting a LEED Gold certification
- Development on brownfield reduces the environmental footprint of the building.
- The location and facilities of this building will enable significant reductions of transportation related scope 3 emissions of the occupant, via:
 - Walking connection (<5 min walk) to various public transit, amenities, and large residential areas.
 - Provision of bicycle parking (68 for visitors and 238 for occupants across the Block N campus) and showers to encourage cycling.
 - Provision of Electric Vehicle charging points for 20 vehicles (N1) and 50 in total. Furthermore, smart charging technology in EV chargers installed in N1 will allow for the building to participate in energy demand control programmes which will reduce stress on the grid and contribute to a decarbonised electricity grid.
- Site assessments were carried out for the project to inform the design process, limiting any unnecessary impact on the site ecology, hydrology and soils.

- Site ecological value improved by regenerating over 25% of the site (previously a carpark) with native, drought tolerant vegetation, including pollinator gardens.
- Green roofs covering all extent of free space on roofs serve the triple purpose of improving site ecology, reducing impact on storm drainage systems, and reducing heat island effect that is typical of highly densely developed areas.
- Water efficient sanitaryware fittings achieve a 35% reduction from the baseline building in anticipated water consumption (over 4,000,000 litres per year).
- Extensive energy and water metering allows for operational monitoring and optimisation of energy and water using systems.
- A robust third party commissioning and verification structure is in place to ensure all HVAC, hot water, lighting and control systems operate as efficiently as possible.
- A combination of energy efficiency measures achieve a >40% energy savings from the baseline building. Examples of these are improved Uvalues, ventilation heat recovery, fan efficiency, increased air tightness, multipurpose heat pumps, optimised lighting design, hot water demand reductions among others.

- The environmental impact of refrigerants is minimised via:
 - Use of waterbased heating and cooling distribution system, thus significantly reducing the refrigerant quantity compared to a conventional VRF system.
 - Use of new refrigerants with significantly less Global Warming Potential (70% less than standard 410A).
- Procurement strategy favours construction products with verified environmental, healthrelated, and responsible supply chain credentials vs. standard products.
- A running target of >75% construction and demolition waste diversion from landfill established. End destination of waste is recorded and interrogated. This is above typical requirements for office developments.
- An increased fresh air supply rate (12 l/s/person, vs. 10 l/s/person to meet building regs.) ensures a healthier indoor environment, and a degree of flexibility in the maximum occupancy of spaces.
- Natural ventilation designed in main entry lobby which operates based on acceptable CO2 concentrations in the air, generate additional energy and carbon savings vs. conventional mechanically ventilated system.

- Entry mat systems cover a minimum travel distance of 3m on all entrances from ground floor and basement. This is proven to achieve better air quality by preventing particles being tracked by people walking into the building.
- Careful consideration to air balancing and sealing of areas expected to contain chemicals (such as cleaner closets), to prevent VOCs or strong odours reaching occupied areas.
- >50% of the site area is developed to be recreational and pedestrian oriented area, a large fraction of it will vegetated.
- A test fit out demonstrates that >75% of all occupied area achieves high quality views.

Target Certifications





Contact

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Target BER



Learn more at

BuildingN.ie

CENTRAL PARK

centralpark.ie

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 \$13 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.

Disclaimer: These particulars are issued by CBRE and Knight Frank on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only; they are given in good faith and are believed to be correct, and any intending purchaser / tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser / lessee shall be liable for any VAT arising on the transaction. Neither CBRE or Knight Frank nor any of their employees have any authority to make or give any representation or warranty in respect of this property. All Plans are indicative and not to scale.

BUILDING



CENTRAL PARK

CBRE



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