



GROUND FLOOR
FULLY FITTED



GROUND FLOOR AT BUILDING G
CENTRAL PARK

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LIVE WORK GROW

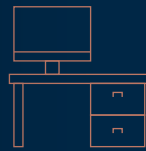
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CONTACT



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

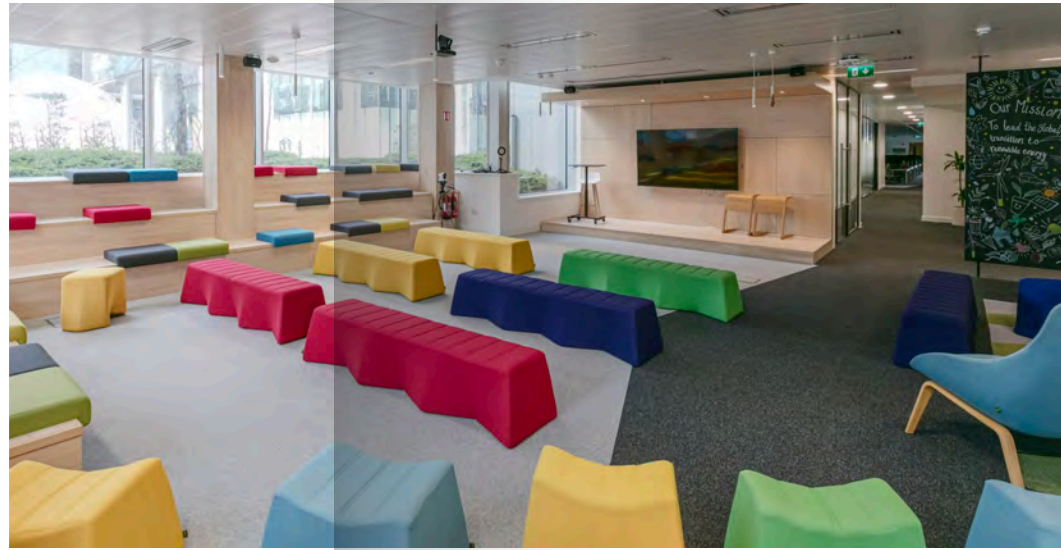


MODERN OFFICE
LIGHTING



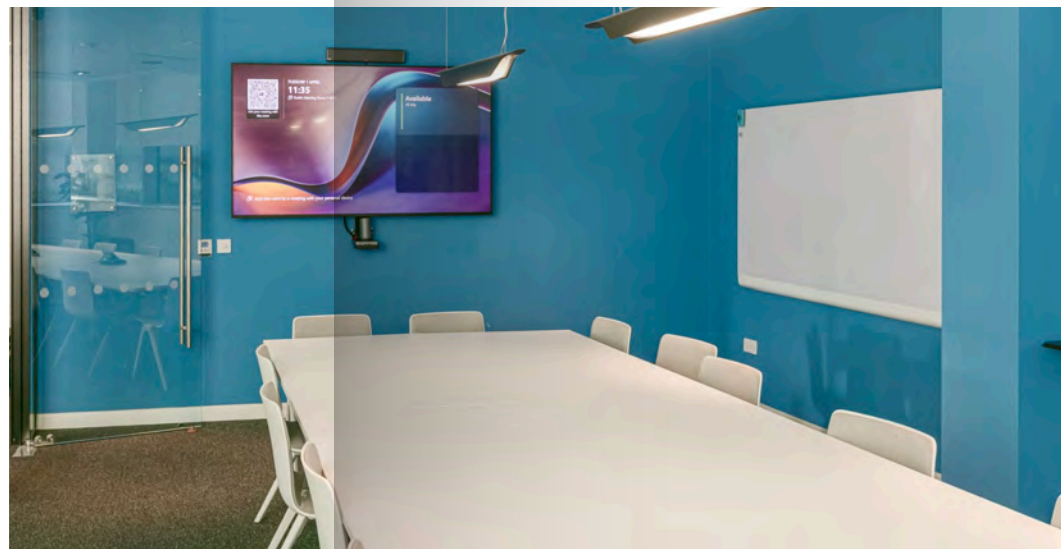
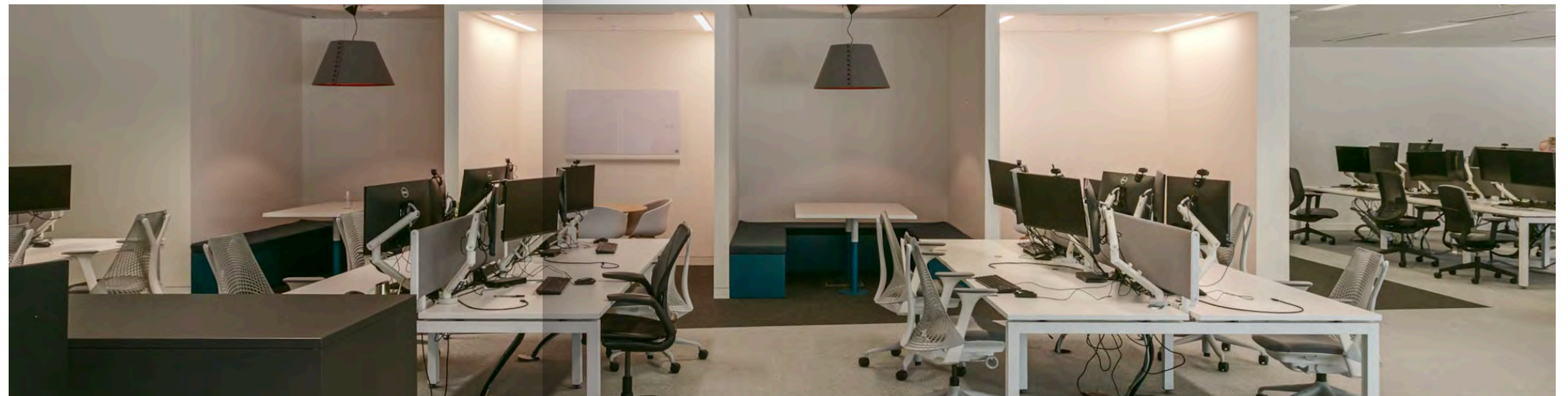
RAISED ACCESS
FLOOR

TURN-KEY SPECIFICATION



SUPERB
COLLABORATION
SPACES THROUGHOUT

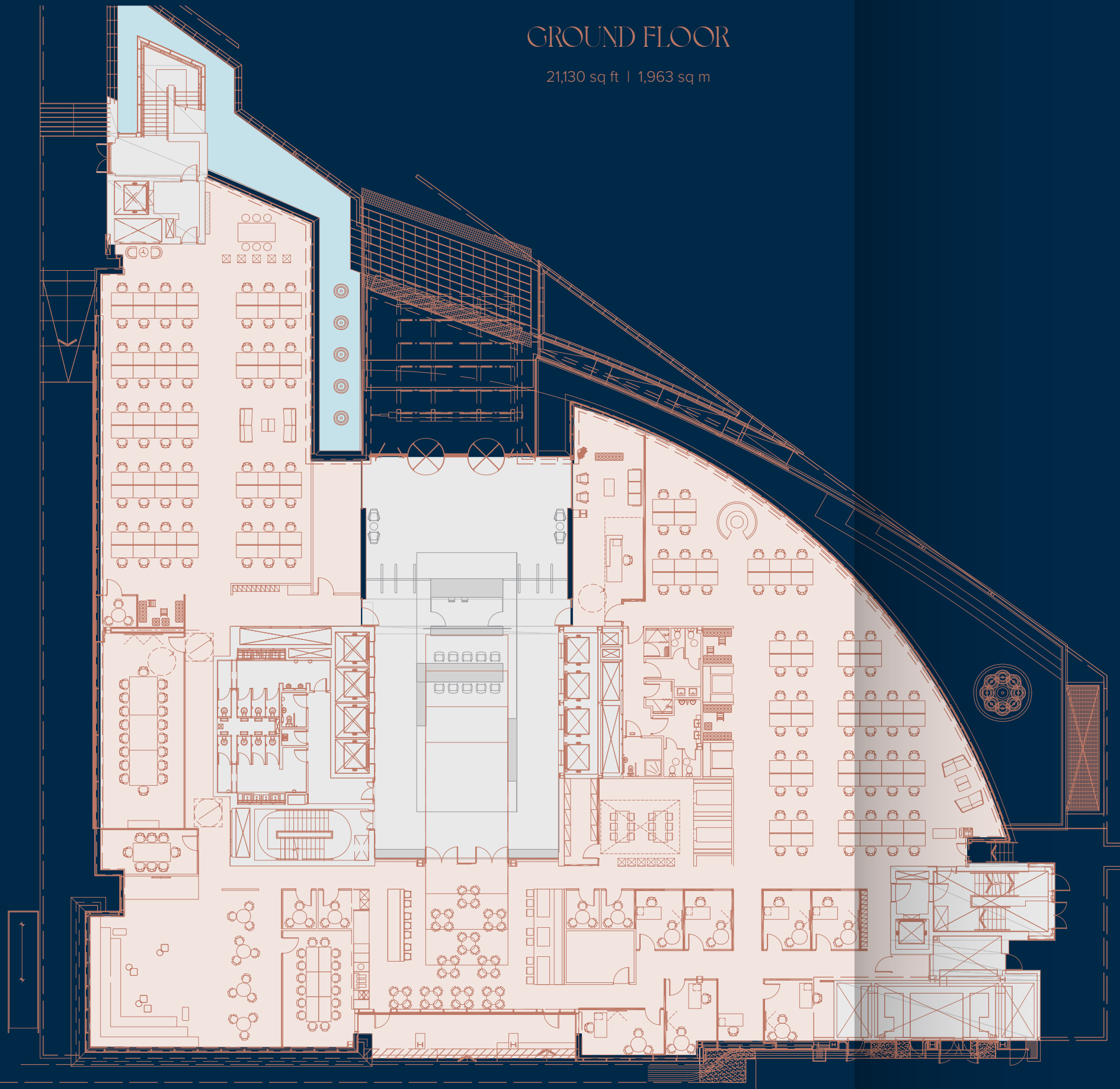
FULLY FURNISHED
TO INCLUDE IT
EQUIPMENT



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

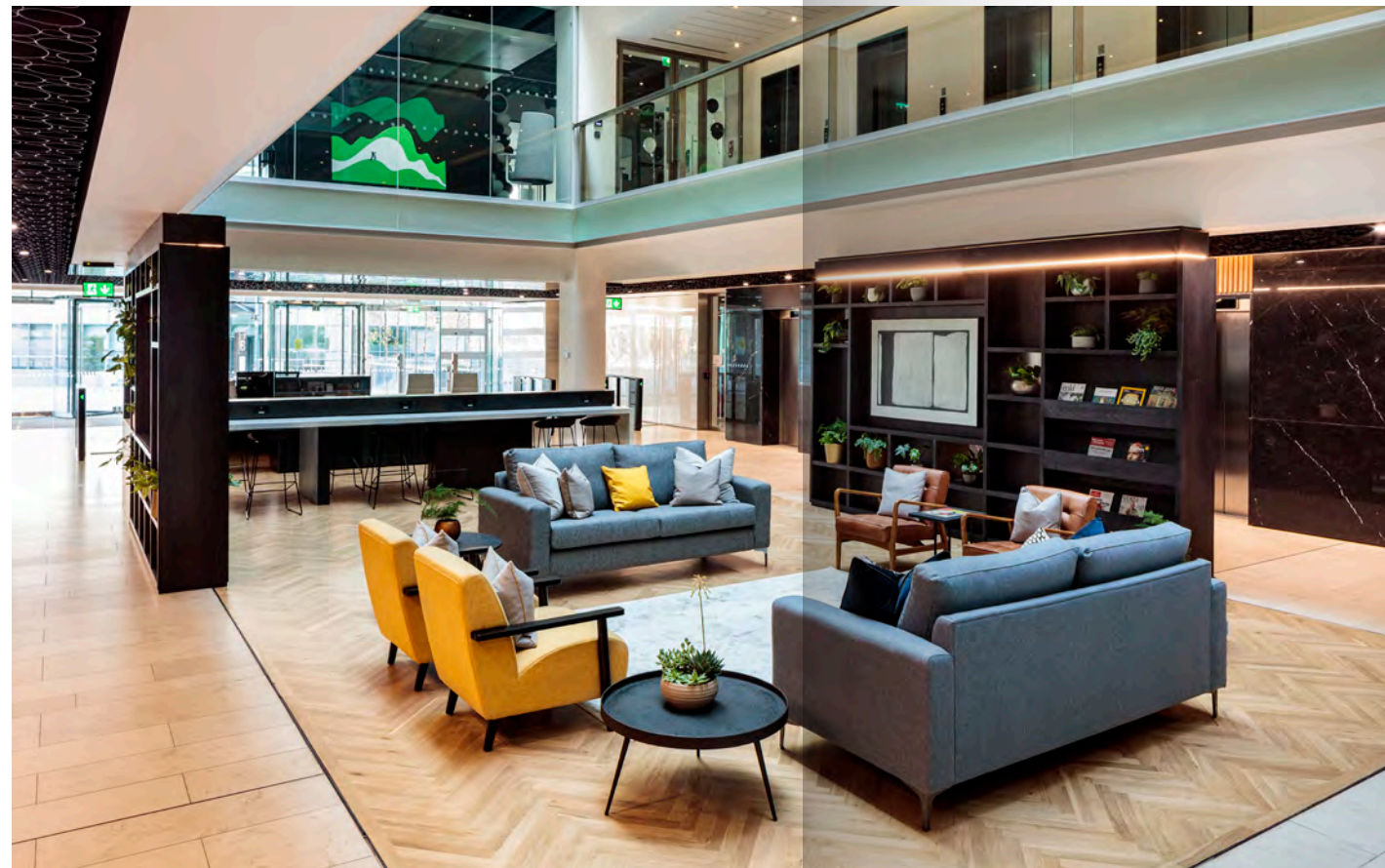
Townhall Space

Canteen Facility

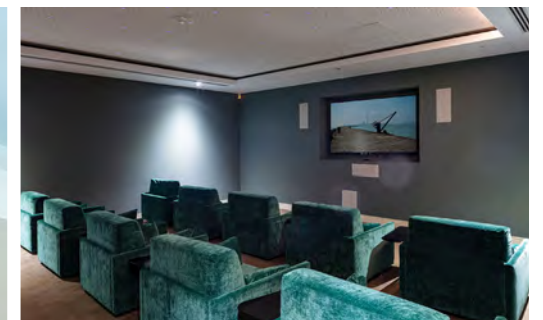
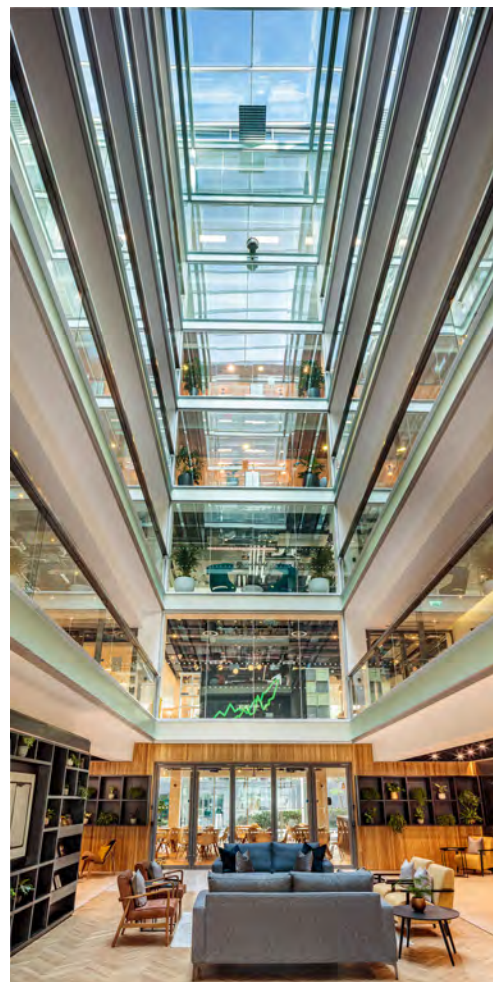
Comms Room

Dedicated Reception Area

IMPRESSIVE BUILDING & OCCUPIER FACILITIES

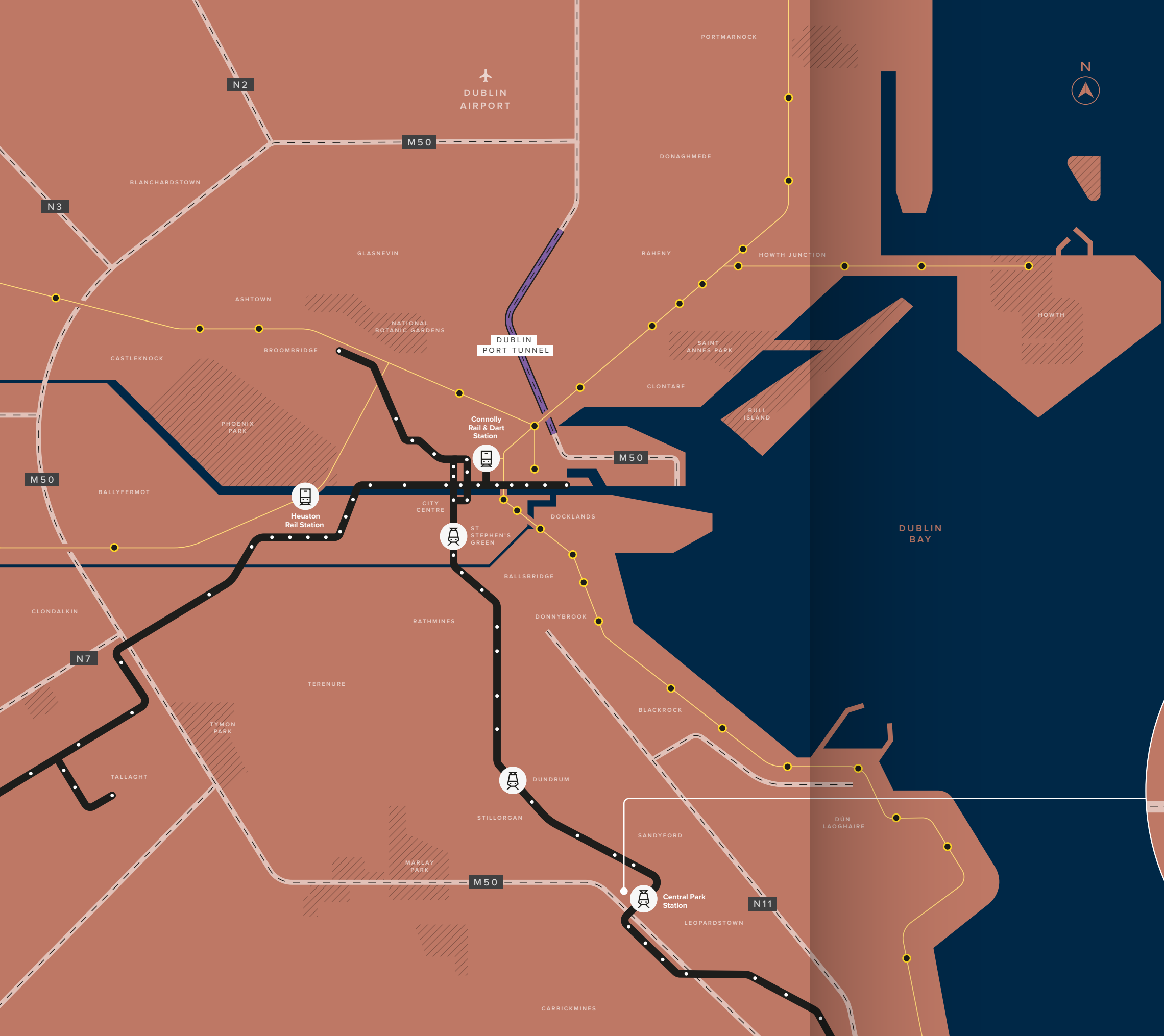


The building benefits from a unique design with a curved façade, each floor is focused around the central atrium, keeping occupier wellness and flexibility in mind.



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
14 mins



Carrickmines
10 mins



Central Park



Sandyford
3 mins



Dundrum Town Centre
10 mins



St. Stephen's Green
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



SÁSTA
by the river

The Art of Coffee

Centra



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

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.





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

CBRE

