

ONE

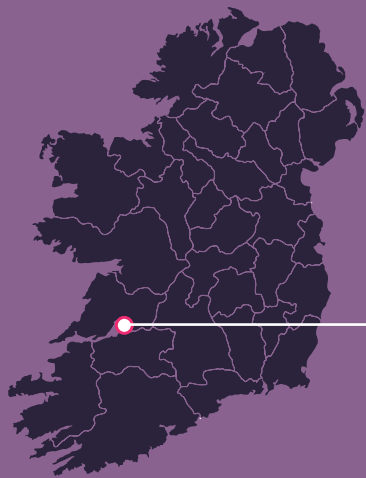
AIRPORT AVENUE

GAT  WAY
W  ST

**AT SHANNON
FREE ZONE**

shannon COMMERCIAL
PROPERTIES





SHANNON
AIRPORT

LOCATE & GROW AT SHANNON, IRELAND

Shannon's enviable geographic location on the western tip of Europe, combined with the Irish Government's consistent 'Business Friendly' policy approach results in the Shannon Free Zone being one of the world's leading locations for international business.

The SFZ (Shannon Free Zone) is the base for **clusters of ICT, Medical Device, Financial Services, Manufacturing, Engineering and Distribution companies**. Companies in the SFZ include **Dell EMC, Intel, AerCap, GECAS, Lufthansa Technik, GE Sensing**.

The **largest Aviation/Aerospace cluster in Ireland** is in the SFZ with **over 50 companies employing almost 2,000 people**.

192,000 sq ft of office, manufacturing, warehousing and distribution **to be developed at SFZ from 2017**

Adjacent to Shannon Airport with daily direct links to USA, Europe & the UK



PEOPLE

- Ireland is **no. 1 for availability of skilled people**
- Ireland is the **only English speaking country in the Eurozone**
- 52% of 25-34 year olds have **higher level education qualifications**
- **Unrivalled experience** in legal, tax and accounting

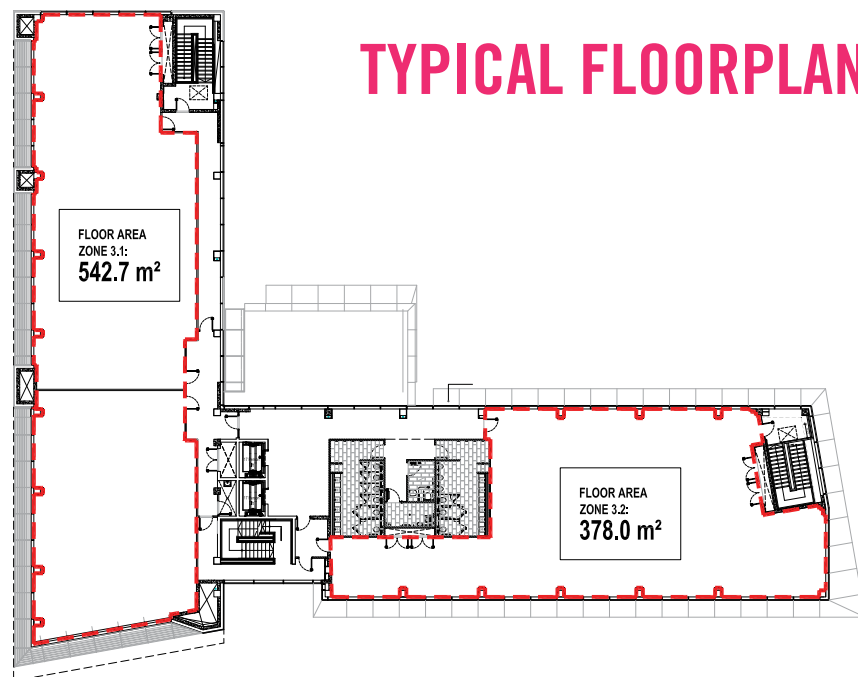
LIFESTYLE

- **Located on Ireland's stunning west coast.**
Within an hour of leaving the office you can surf the waves or play golf of Ireland's leading golf courses.
- **Commercial rents 60% cheaper than the equivalent in Dublin and house prices significantly lower** than the east coast average.
- The region is home to two prestigious **two prestigious universities and world class technical colleges**.
- The region features the **River Shannon and Lough Derg** on the eastern boundary and the **Cliffs of Moher and golden beaches** on it's western front.
- A **highly developed, uncongested infrastructure** linking Shannon to Limerick, Galway, Cork and Dublin.

ONE | AIRPORT AVENUE

POSITION FOR GLOBAL SUCCESS

TYPICAL FLOORPLAN



- Over **55,000 SQ FT OF FLOOR SPACE** over 4 floors
- Approximately **250 ALLOCATED CAR PARK SPACES**
- Floor plates are designed for **MAXIMUM EFFICIENCY** and versatility
- **GENEROUS FLOOR TO CEILING HEIGHTS** in excess of 3.0m
- **PANORAMIC GLAZING** giving bright and **OPEN WORKSPACES**
- Can accommodate in excess of **500 OCCUPANTS**
- Can facilitate **SINGLE AND MULTIPLE TENANT OCCUPANCIES** per floor
- **EASY ACCESS TO NATIONAL PRIMARY ROAD NETWORK.**
- **FLEXIBLE FLOOR PLATES** designed around a central core
- Clear span open plan office suites with **NO INTERNAL COLUMNS**
- **FULLY AIR CONDITIONED** • **LEED GOLD CERTIFICATION**
- **ENERGY MANAGEMENT SYSTEM**, manages, monitors and optimises building services systems
- **RAISED ACCESS FLOORING** throughout
- **SECURE** Entrance Lobby area and Reception
- **GLAZED CURTAIN WALLING SYSTEM** framed by Polished Jet Black Granite



ONE | AIRPORT AVENUE

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**shannon COMMERCIAL
PROPERTIES**



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SHANNON FREE ZONE WEST



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GATEWAY
WEST

