

BLOCK 3013 LAKE DRIVE



AT A GLANCE

Facts and figures about
3013 Lake Drive

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THE BUILDING

Modern office buildings in the heart
of Citywest.

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THE OFFICE

Three floors of modern office
space extending to 22,582 sq.ft

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THE CAMPUS

Block 3013 is home to global occupiers including Phoenix Towers, Bausch Health & Ideal Standards.

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THE LOCATION

Adjacent to the N7 giving you direct access to the M50 within minutes.

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YOUR NEIGHBOURS

Citywest is home to over 130 international companies.

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FINE GRAIN PROPERTY

3013 Lake Drive, Citywest Business Campus, Dublin 24



AT A GLANCE



25 mins from



25 mins from



75 Car spaces
available



Raised access
floors



Shower Facilities



Target BER A3



7 min walk to Luas
Red Line



LED Light fittings



Citywest
Shopping Centre



Direct access to
N7 & M50



Ample lunch
amenities including
Avoca & Citywest
Shopping Centre



New VRF air
conditioning
system.

ACCOMMODATION SCHEDULE

FLOORS	SQ.M	SQ FT
Ground	660	7,103
First	665	7,160
First (Block A)	316	3,400
Second	458	4,929
Total	2,098	22,582

FINE GRAIN PROPERTY

3013 Lake Drive, Citywest Business Campus, Dublin 24



THE BUILDING

Block 3013 is a superb, modern, 3-storey office building, spanning a total of 2,098 sq.m (22,582 sq.ft). The building features an upgraded landlord specification, providing partially fitted spaces ready for immediate occupation.

The building will have an A3 BER rating following extensive upgrade works to include a new air conditioning system throughout.

The ground floor offers 660 sq.m of office space, complete with a fully fitted kitchenette and a reception area.

The first and second floors provide 665 sq.m and 458 sq.m of bright and spacious floor plates with a brand new CAT A specification.

The bright and efficient floor plates will appeal to all occupiers, offering flexibility due to their rectangular shape. The new landlord specification includes raised access floors, air conditioning, suspended ceilings, and LED light fittings.



FINE GRAIN PROPERTY

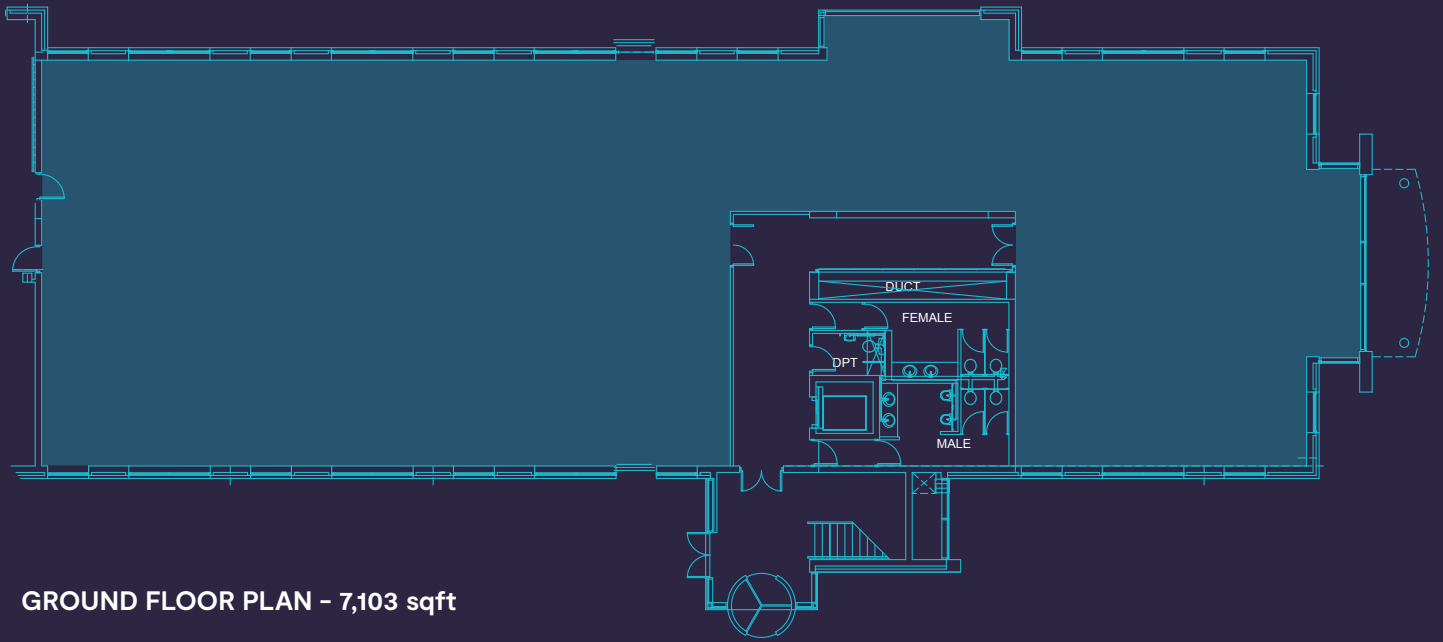
3013 Lake Drive, Citywest Business Campus, Dublin 24



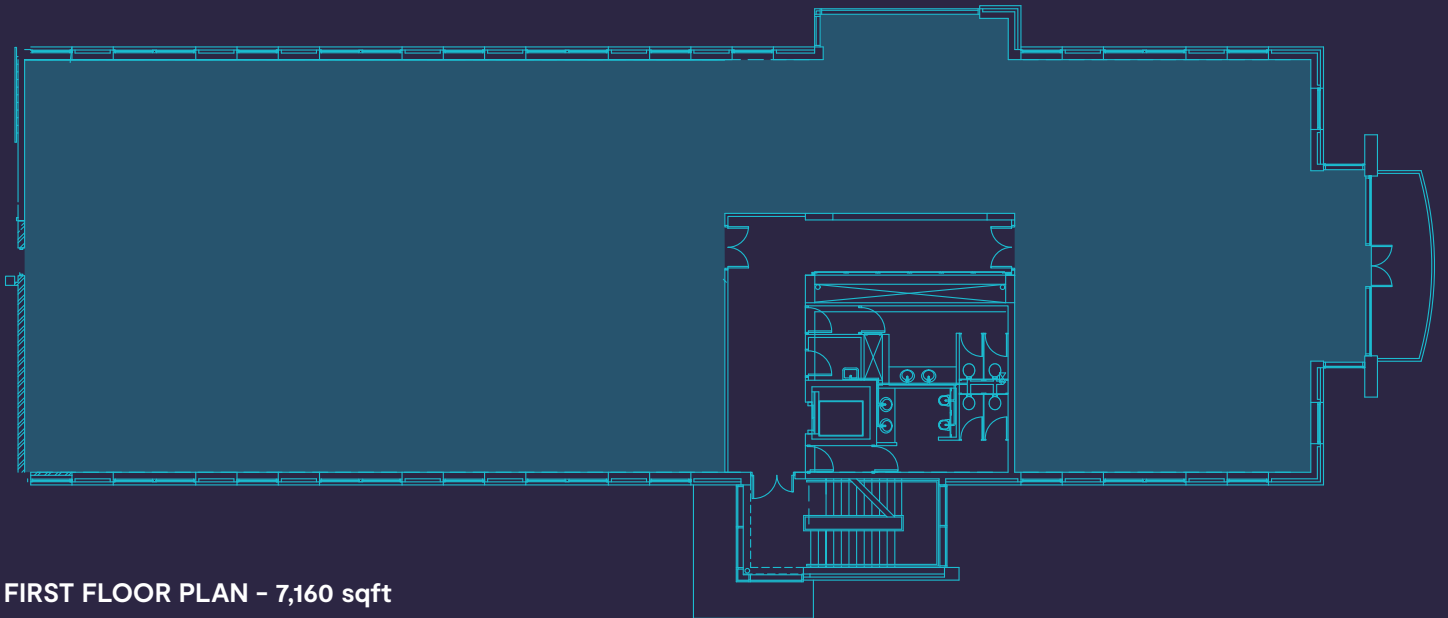


FINE GRAIN PROPERTY

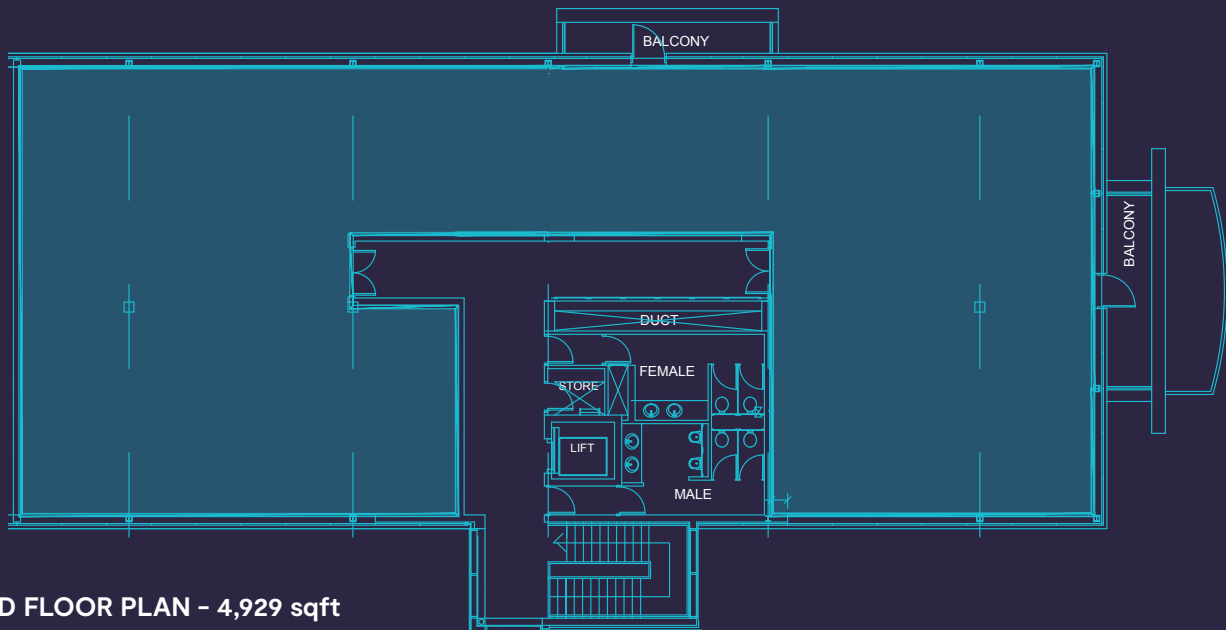
3013 Lake Drive, Citywest Business Campus, Dublin 24



GROUND FLOOR PLAN - 7,103 sqft



FIRST FLOOR PLAN - 7,160 sqft



SECOND FLOOR PLAN - 4,929 sqft

THE OFFICES

Size

- Up to 19,192 sq.ft available
- Rectangular shaped floor plate

Interior features

Raised access floors with carpets

Suspended ceilings

LED light fittings

Wired for power and data

Air conditioning (New system to be installed)

Shower facility

Lift

Ample car parking spaces

Kitchenette on the ground and second floor

Meeting rooms

Performance

Target BER 

New air conditioning system

Energy efficient LED Lighting

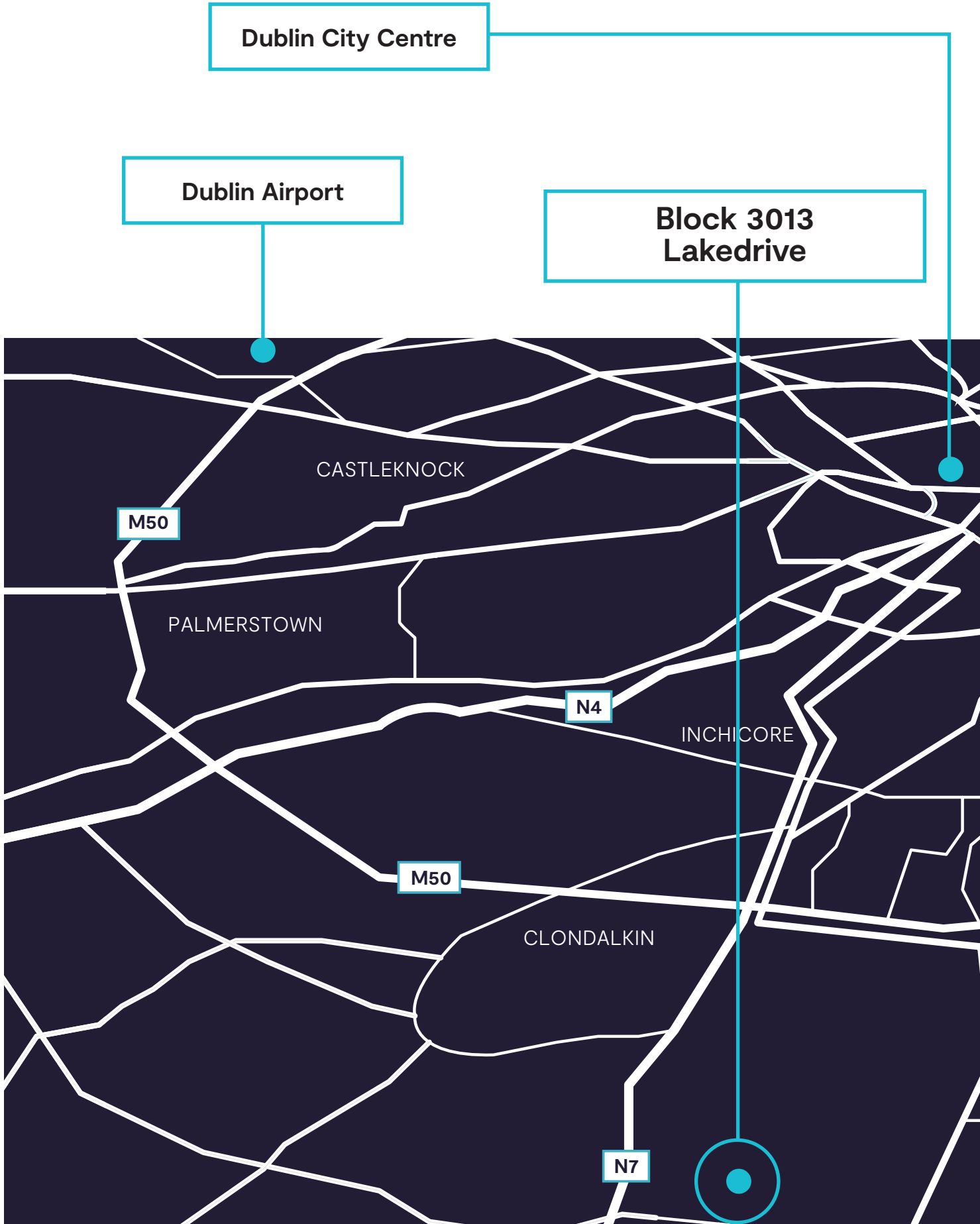
THE CAMPUS

Welcome to Block 3013 Lakedrive, located in the prestigious Citywest Business Campus in Dublin 24. This prime business hub hosts some of Ireland's most prominent international companies, including Roche, Aspen Pharma, Glanbia, Schneider Electric, UPS, Sisk, Colgate, and Bausch Healthcare. These companies have chosen Citywest to expand their presence in Ireland and continue to invest in the campus for their future growth.

Citywest is a purpose-built business campus, meticulously designed to meet the needs of commercial occupiers. It offers a variety of amenities, robust infrastructure, and excellent public transport links, providing direct access to Dublin City Centre.

- 1 1,000,000 sq.ft of Commercial Space
- 2 130 International Companies
- 3 25 mins Drive to City Centre
- 4 25 min Drive to Dublin Airport





Please note: The map is not to scale and for illustrative purposes only.

THE LOCATION

Block 3013 Lakedrive is strategically situated within the Citywest Business Campus, one of the most accessible locations in Dublin. Citywest boasts a proven track record of attracting world-leading companies and is home to 130 international and national occupiers.

Ideally positioned adjacent to the N7, Block 3013 is just a 5-minute drive from the M50 and a 25-minute drive to both Dublin City Centre and Dublin Airport.

The campus is well-served by the Red Luas line and numerous bus routes to and from the city centre.

Block 3013 Lakedrive offers an excellent array of amenities, including a superb selection of shops and restaurants. The nearby Citywest Shopping Centre features a gym, pharmacy, barbers, post office, Dunnes Stores, butchers, and more. Food and beverage options for staff include Avoca, McGettigan's Cookhouse, Chopped, Dunnes Stores, Eddie Rocket's and Baked.



YOUR NEIGHBOURS







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ABOUT

FINE GRAIN PROPERTY

Fine Grain Property is an Irish-owned international commercial real estate investor and operator. Its business park property portfolio across Ireland comprises more than 1.2 million square feet of commercial real estate, and hosts more than 65 international and domestic clients.

Fine Grain Property's experienced team in Ireland seeks to build success for clients by enabling great workplace communities, which in turn help employers to attract and retain highly educated employees in Ireland, consistently the fastest-growing economy in Europe. Fine Grain Property delivers workplace solutions for its clients' real estate needs, allowing them to focus on their business.

For more information, visit
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CITYWEST BUSINESS CAMPUS, DUBLIN 24