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CUBE





Iconic Grade A office building offering an **exceptional opportunity** for occupiers

The Cube offers a blend of Grade A finishes, with large open plan spaces complemented by eco friendly upgrades to create an exceptional modern working environment. Available space ranges from 9,000 - 22,000 sq ft per floor.

THE BUILDING

The Building gets its name from its iconic shape. It consists of a 5 storey 100,000 sq. ft. Grade A office building with basement car parking.

Built of concrete frame construction clad with a mix curtain wall system of high performance glazing, Kingspan aluminium pressings interspersed with aluminium double glazed windows, the front of the building is "set off" by bespoke Portuguese limestone and granite slabs.

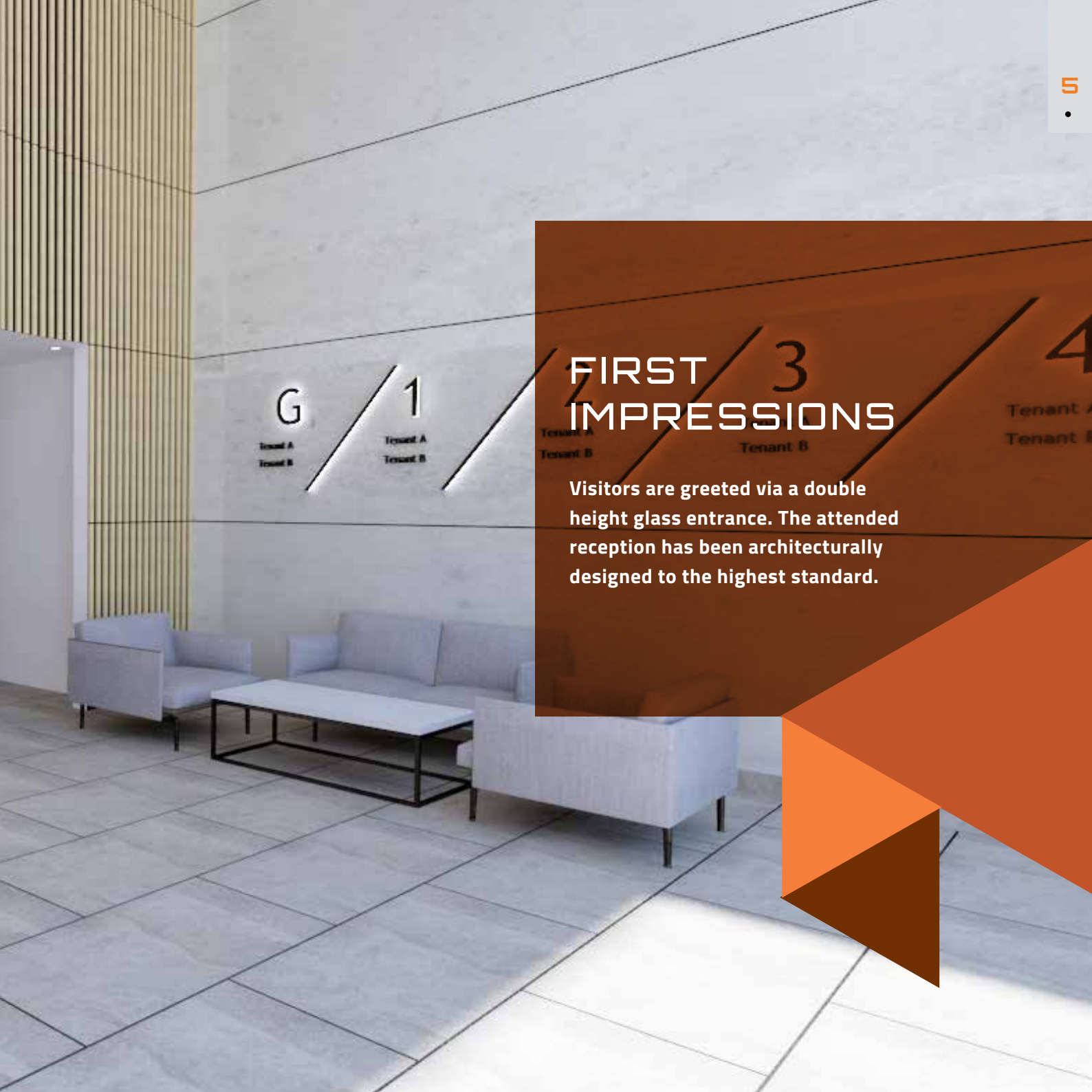






FIRST IMPRESSIONS

Visitors are greeted via a double height glass entrance. The attended reception has been architecturally designed to the highest standard.







A photograph of a modern building's courtyard. The courtyard is a central outdoor space at ground floor level, surrounded by a building with large windows and balconies. The courtyard is filled with lush greenery, including a tall, dense green wall on the left side and several wooden planters containing various plants. Outdoor seating is visible, consisting of white chairs and dark tables. The overall atmosphere is bright and airy, with natural light filtering through the building's structure.

NATURAL LIGHT THROUGHOUT

The building is built around a centralised external courtyard at ground floor level which provides natural light to the centre of the floor plates. Each floor has external balconies offering outside space overlooking the courtyard.



SPECIFICATIONS

Environmental/ Sustainability

The Cube is fitted with state of the art environmentally friendly equipment to include:



- Rain Water Harvesting system to provide drinking water quality for use throughout the building. This service reduces the tenants' water costs substantially, and is expected to produce 3,800 m³ p.a. of useable water (enough for 25 homes p.a.)
- 80 PV Solar panels to generate electricity which is consumed to power the common areas including the lifts and car park lighting.
- Electric Car Charging points
- Bike Repair workstation
- 85 Basement carparking spaces
- Bike/Motor Bike Parking
- The building is designed to target **A3 BER** rating

Internal

- 3 Kone lifts service all floors through central lift shaft
- Suspended ceilings with Lug recessed LED 600 x 600 panels, providing an average of 500 Lux on each floor, along with ceiling tiles to conceal above ceiling electrical installations.

- Recessed floor boxes containing two twin sockets and a twin data point shall be provided at a rate of one per 10sq. metres within a raised access floor.
- Heat recovery/ventilation shall be provided to all internal spaces by means of VAM heat recovery units supplying fresh air and extract. Fresh air design is based on a volume of 10 litres/second per person.
- A VRV AC system provides heating and cooling on each floor, with each floor having its own central Daikin itouch controller.
- Floor to Ceiling heights 2.6m (allowing for raised access floors and suspended ceilings).

Exterior

The Cube is clad with a combination of full height glazed aluminium curtain walling system, Kingspan Optima cladding, and terracotta tiled finish. The front of the building is finished with a contrast of different colour Portuguese limestone and Granite slabs.





- A** O'Callaghan Redevelopment site
- B** The Elysian
- C** One Albert Quay
- D** Navigation Square

- E** City Hall
- F** South Mall
- G** Bus Station



LOCATION

Cork Docklands

The Cube is located on Monahan Road within the Cork Docklands on the south side of the river. It is located between the city centre and the newly redeveloped Pairc Ui Caoimh and soon to be developed Marina Park.

The building sits on a prominent site within easy walking distance of the city centre along a tree lined road. Large office developments such as Navigation Square and One Albert Quay are located on the western end of Monahan Road while Citco are located on the eastern side of the Cube.

The City Hall is 0.8 miles from the property. The property is serviced by major bus route and offers easy access to both motorist and cyclists.

Investment & Key Sectors

WHY CORK?



150 FDI COMPANIES ARE LOCATED IN CORK AND EMPLOY OVER 35,000 PEOPLE IN THE REGION



STRONG TRACK RECORD OF SUCCESSFUL INTERNATIONAL INVESTMENT AND RE-INVESTMENT



STRONG MULTINATIONAL CLUSTERS IN ICT, IFS, PHARMA, LIFE-SCIENCES, CYBERSECURITY, ENERGY & MARINE



CORK IS HOME TO OVER 60 OVERSEAS TECH COMPANIES, EMPLOYING 14,000 PEOPLE IN THE REGION



LIFE SCIENCES CLUSTER SPANS THE PHARMACEUTICAL, BIO-PHARMA & MEDICAL DEVICE SECTORS

Competitiveness



30% LOWER RESIDENTIAL RENTAL COSTS IN CORK COMPARED TO DUBLIN



23% LOWER COST OF LIVING IN CORK BASED ON CHILDCARE AND RENTAL COSTS



60% OF PEOPLE IN CORK GET TO WORK IN 30 MINUTES



APPROXIMATELY 10% LOWER SALARY COSTS IN CORK ON AVERAGE FOR SELECTED ROLES VS. DUBLIN



LESS THAN 50% FOR THE PRICE OF AN EQUIVALENT OFFICE RENTAL COMPARED TO DUBLIN



8 OF THE WORLD'S TOP 10 PHARMACEUTICAL COMPANIES HAVE OPERATIONS IN CORK



OVER 50 GLOBAL TECHNOLOGY COMPANIES IN BOTH MANUFACTURING AND SERVICES



IDEALLY SITUATED BETWEEN THE MARKETS OF ASIA-PACIFIC AND AMERICAS



MULTIPLE EMEA OPERATIONS WITH FUNCTIONS FROM SUPPLY CHAIN TO SALES, TECHNICAL SUPPORT & FINANCE



AGRI-FOOD EXCELLENCE AND LOCAL, ARTISAN FOOD CLUSTER



APPLE WAS CORK'S FIRST FDI TECH INVESTOR IN 1980 AND THE COMPANY NOW EMPLOYS AROUND 6,000 PEOPLE IN CORK. IT HAS A HIGHER PERCENTAGE OF REMOTE WORKERS IN IRELAND THAN ALMOST ANY OTHER BIG TECH COMPANY AND MORE THAN 90 NATIONALITIES WORK AT APPLE IN CORK. 53 LANGUAGES ARE SUPPORTED ACROSS 147 COUNTRIES.



IRELAND'S SECOND CENTRE FOR COMPANIES EMPLOYED IN INTERNATIONAL FINANCIAL SERVICES



THE TEAM



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We are Cork.

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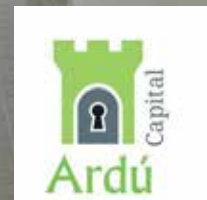
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