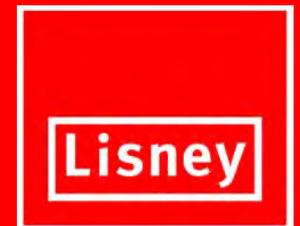


Making Great Working Places in Dublin

James Nugent





European Cities Monitor

Essential factors for locating a business	Dublin ranking
Easy access to markets, customers or clients	28
Availability of qualified staff	30
The quality of telecommunications	25
Transport links with other cities and internationally	25
Value for money of office space	15
Cost of staff	14
Availability of office space	7
Languages spoken	16
Ease of travelling around within the city	26
The climate governments create for business through tax policies or financial incentives	1

Source: Cushman & Wakefield / Lisney

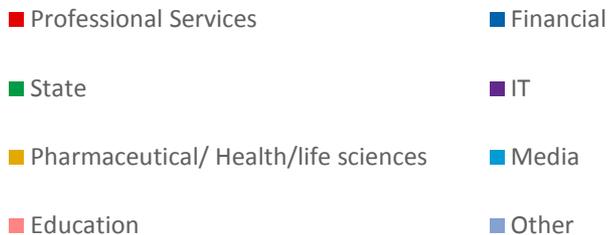
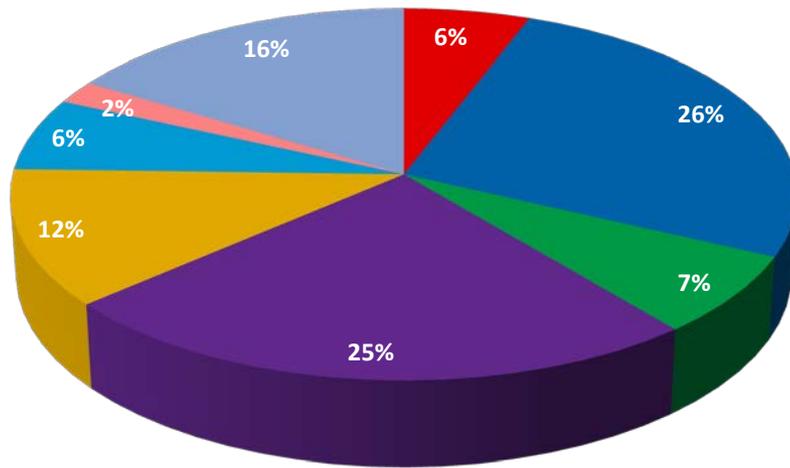
Global Competitiveness Index

Competitiveness Pillar	Ireland's ranking
Institutions	23
Infrastructure	29
Macroeconomic environment	118
Health & primary education	12
Higher education & training	22
Goods market efficiency	13
Labour market efficiency	17
Financial market development	115
Technological readiness	17
Market size	56
Business sophistication	22
Innovation	23

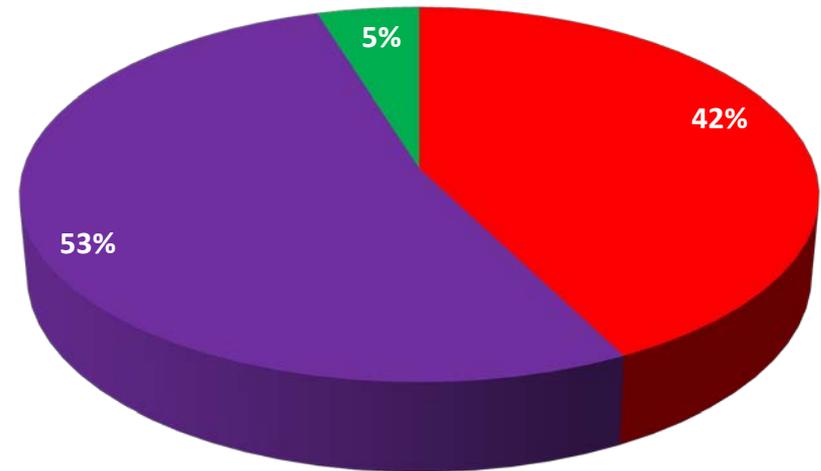
Source: World Economic Forum

Office Take-Up Q1 – Q3 2012

By Sector



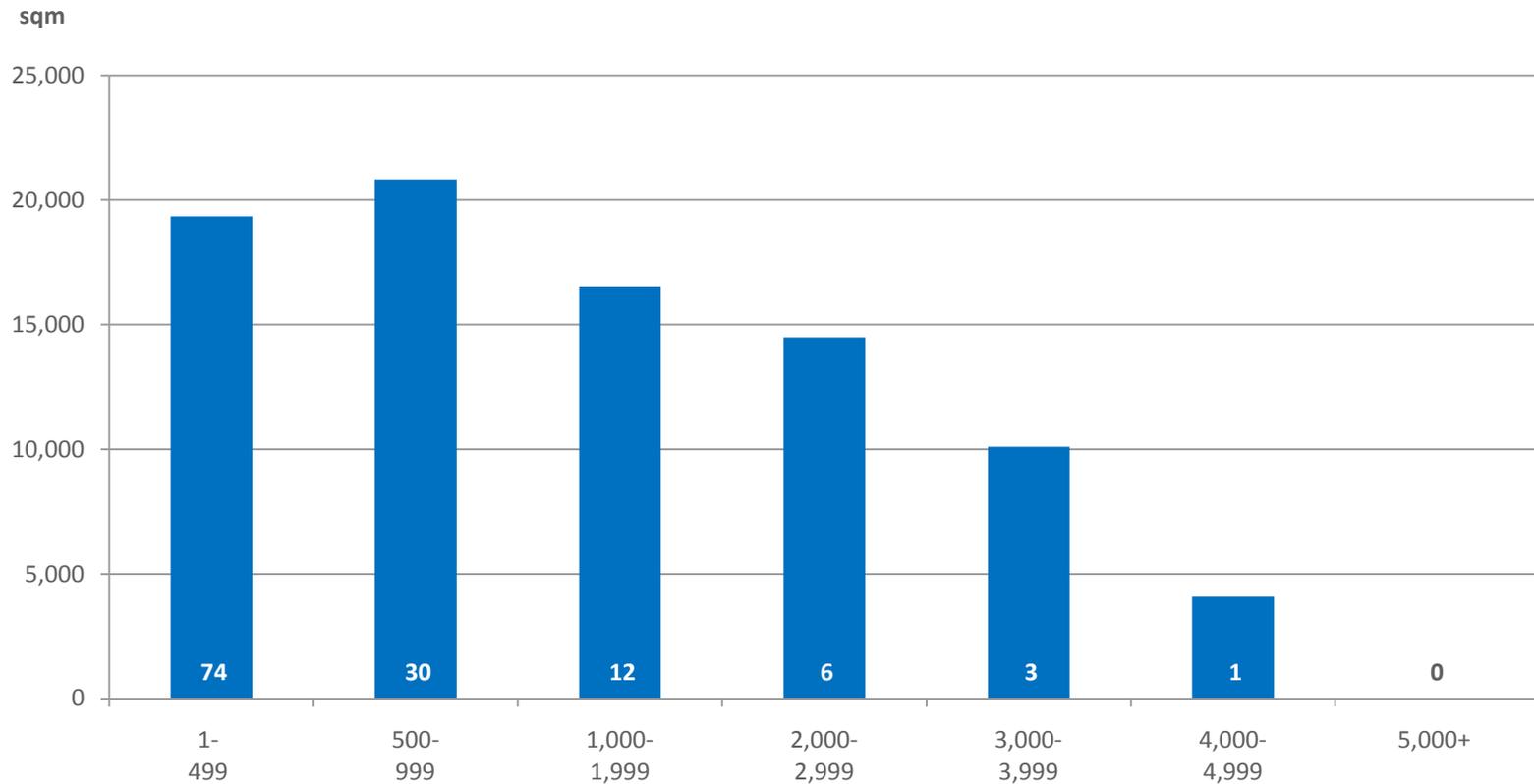
By Grade



Source: Lisney Research

Office Take-Up Q1 – Q3 2012

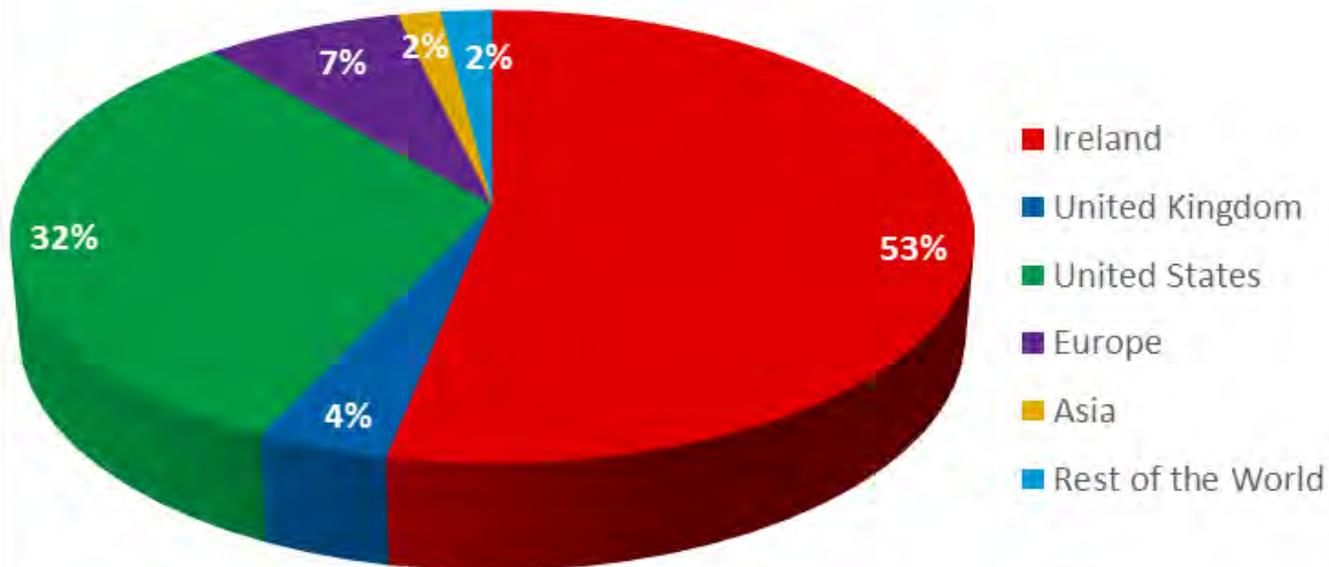
By Size & No. of Transactions



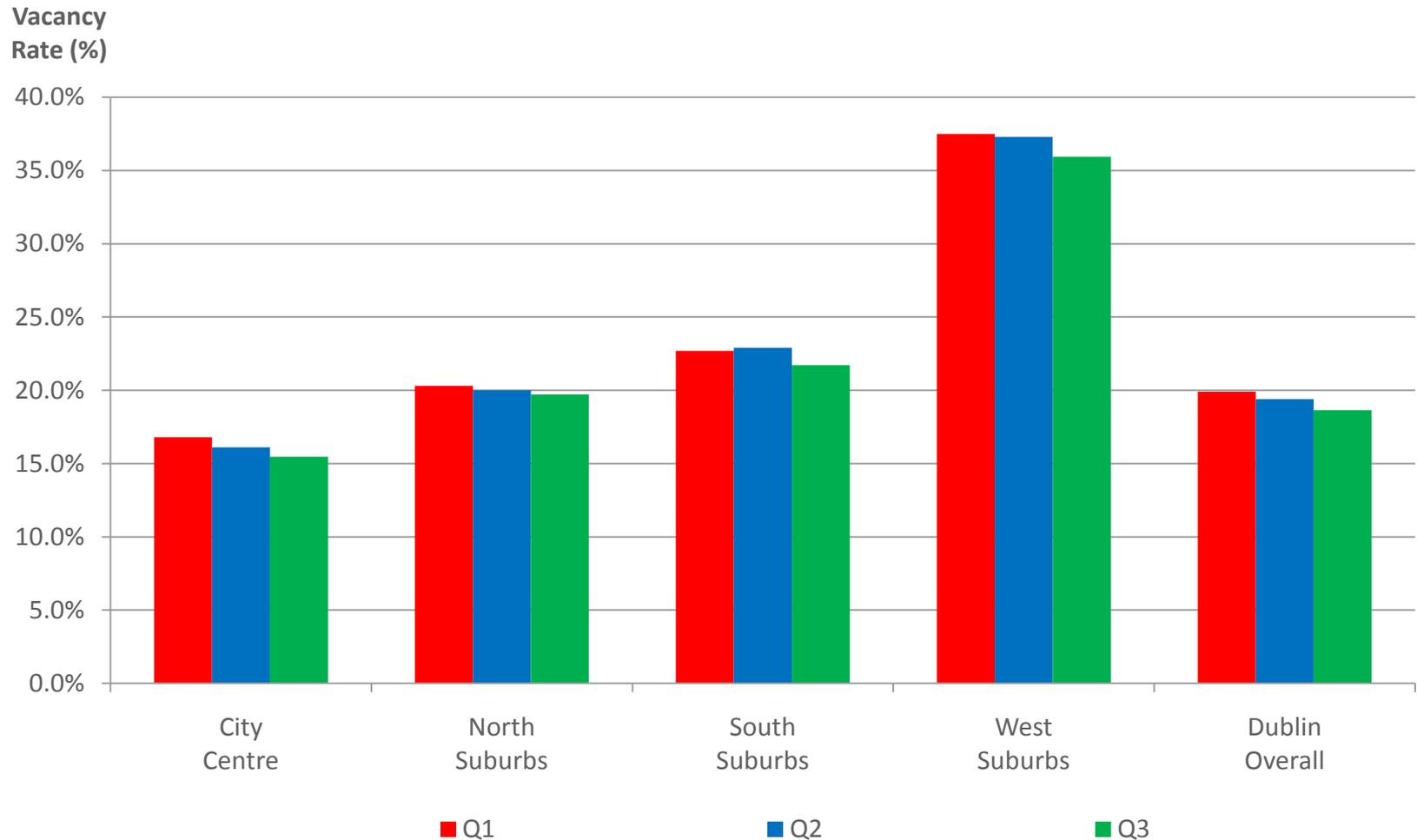
Source: Lisney Research

Dublin Office Take-Up 2011

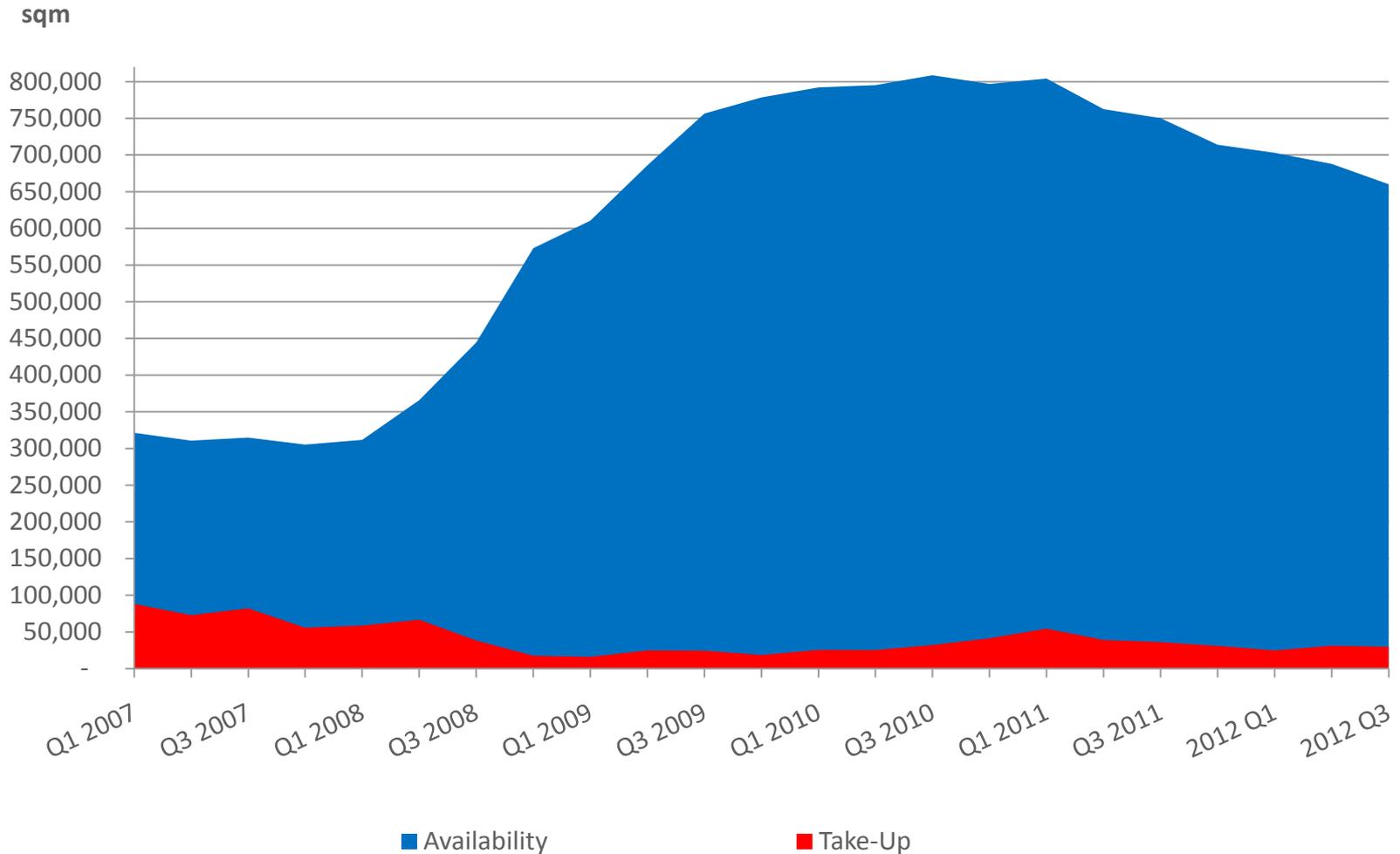
Origin of Occupier



Dublin Office Vacancy Rates 2012

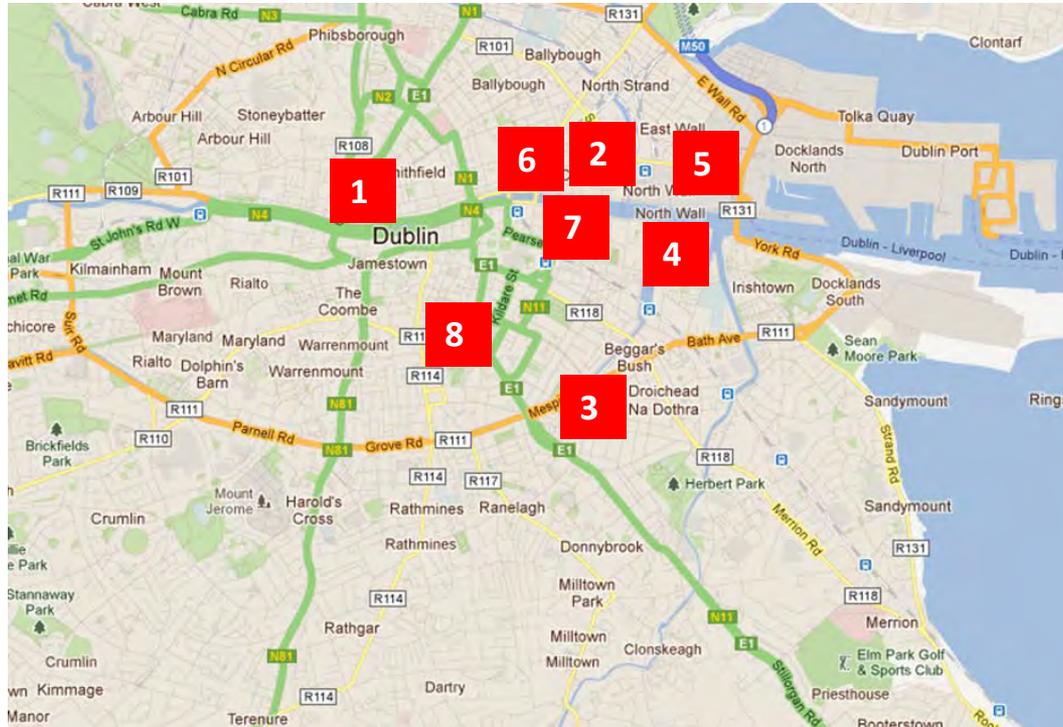


Dublin Available Office Space



Dublin City Centre Availability

> 90,000 sq ft



1. Kings Building, D7
16,631 sqm



2. The Beckett, D3
16,631 sqm



3. 1 Burlington Plaza, D4
12,000 sqm



4. 5 Grand Canal Sq, D2
11,200 sqm



5. Point Village, D1
8,860 sqm



6. International House, D1
9,400 sqm



8. Park Place, D2
16,580 sqm

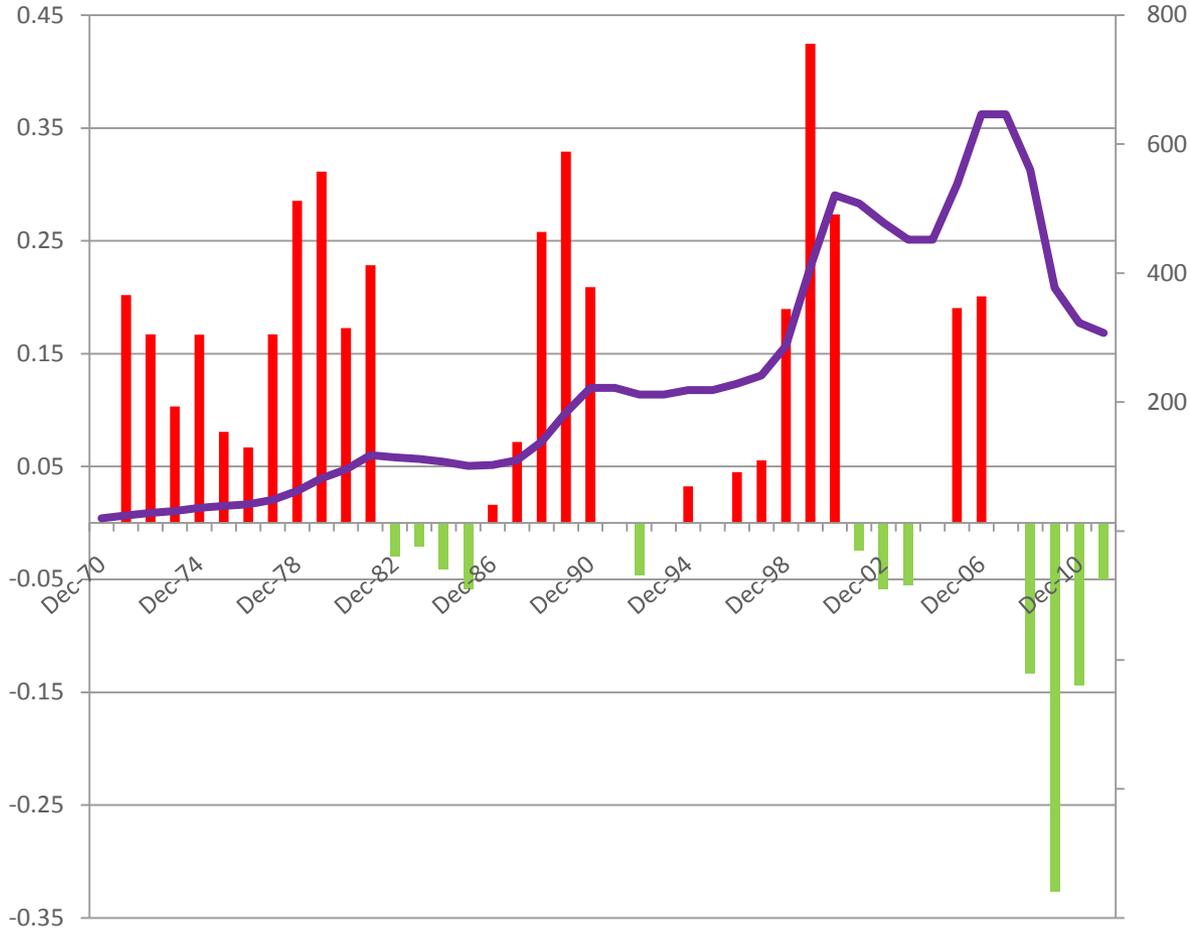


7. Cumberland House, D2
8,859 sqm

Rents

Annual %
Change

Rent
€ psm



	Rent € psm
City Centre (D 2/4 Prime)	€307 (€28.50 psf)
City Centre (D 2/4 Secondary)	€178 (16.50 psf)
Suburban (Prime)	€118 - €145 (€11 - €13.50 psf)
IFSC	€194 (€18 psf)

Source: Lisney Research

Large Corporate Occupiers

- Size requirements
- Options
- IDA viewpoint
- Experience
- Clusters
- Personal safety / on-street activity

The Google logo, featuring the word "Google" in its signature multi-colored font (blue, red, yellow, blue, green, red) with a trademark symbol.The LinkedIn logo, consisting of the word "LinkedIn" in a bold, black, sans-serif font, with the "in" part enclosed in a blue square.The Facebook logo, featuring the word "facebook" in a white, lowercase, sans-serif font centered within a solid blue rectangular background.The Amazon logo, with the word "amazon" in a bold, black, lowercase, sans-serif font, and a curved orange arrow underneath it pointing from the letter 'a' to the letter 'z'.

Building Design

Façade



Lobbies / Reception



Toilets



Building Design

Location

Cherrywood Science & Technology Park is located just off the M1 approximately 12km south east of Dublin city centre. The park is also immediately adjacent to the final section of the M50 which is due to be completed in 2005 and will connect Dublin Airport with Cherrywood. This is a central location opposite the new M50 toll interchange and is highly accessible to south county Dublin as well as Wicklow and Wexford.

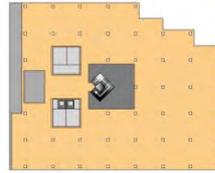
Cherrywood has established itself as a popular location for corporate occupiers to relocate to and is unique in that the park includes Fitness First, Golf, Spa and so on. There is a well landscaped and beautiful from plenty of open spaces with attractive walks for staff. In addition there is an on site canteen which is run by Glaxo and enables occupiers of the park to benefit from professional child care facilities on site. There is also a Spar convenience store.

Public transport to the park is good with the 111, 43, 38, 84 and 848 buses serving the area and will further improve if the proposed extension to the Luas (Line 8 52, Stephen's Green to Sandford) gets ministerial approval. There is also a designated feeder bus that connects Cherrywood with Kildare DART station.



Specifications

- ... Suspended ceilings.
- ... Reduced category 2 light fittings.
- ... Painted and plastered walls.
- ... Raised access floors.
- ... Fully carpeted throughout.
- ... Floor boxes wired with both power and data cabling.
- ... Large computer room with hub rooms on each floor.
- ... HR air conditioning throughout.
- ... Fully fitted catering kitchen and staff canteen with break out areas on each floor.
- ... Generous reception area with polished granite walls.
- ... Two 5 people passenger lifts.
- ... Fully fitted male and female toilets on each level.
- ... Existing tenant fit out to include open plan areas, private offices, meeting rooms and boardrooms.



Uniquely situated at the junction between the M50 and the M1



Description

Block A8 consists of a modern detached three storey headquarters office premises that was constructed circa 1998. This is an impressive premises, has been fully fitted by the previous occupier and accordingly represents an opportunity for an incoming occupier to minimise fit out costs and take advantage of the excellent existing fit out.

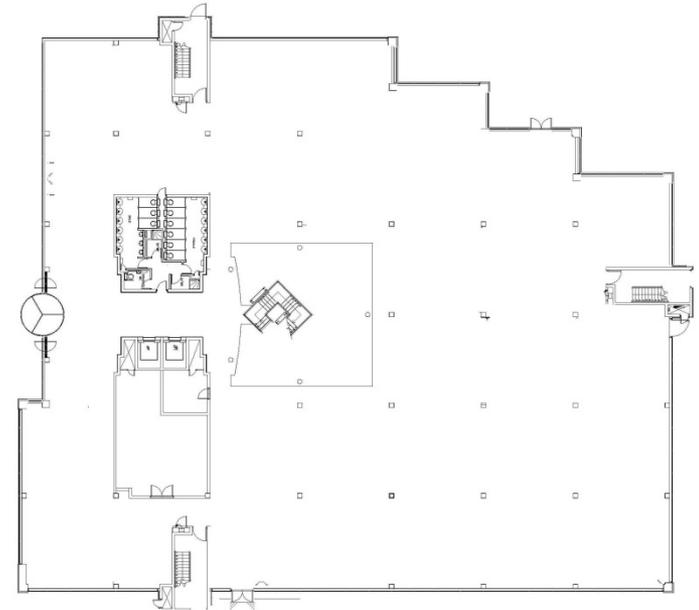
The accommodation is mainly open plan but does benefit from a number of private offices, meeting rooms, training rooms and a boardroom. In addition there is a full working catering kitchen on the ground floor with the associated stores, cold rooms, wash areas, food service and seating area. The property is very well presented and provides a pleasant and bright environment from which to run a business.

Accommodation

The property extends to 5,847.26 sq m over three floors. There are 180 designated car parking spaces available with the property.



Pillars



Occupier Viewpoint

Building Facilities



Building Specification



Occupier Viewpoint

Green Agenda

- Green agenda is **not** affecting the property choices of 75% of occupiers.
- 60% of occupiers would **not** spend more on buildings with green features.
- 60% of occupiers would **not** consider retro-fitting their office space to make it more energy efficient.

Locational Factors



The Future

- Get planning
- Economic v commercial deals
- Dangers of losing expertise
- Opportunities