







- 18 DOCK LEVELLERS
- 4 EURO DOCK LEVELLERS
- 2 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR **INTERNAL HEIGHT** 40 M YARD DEPTH

SETTING A NEW STANDARD OF LOGISTICS DEVELOPMENT IN IRELAND

206,000 SQ FT

STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY







AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	1
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
DUBLIN PORT TUNNEL (12KM)	14
DUBLIN CITY CENTRE (11KM)	23





ONLY 10 MINUTES DRIVE TO DUBLIN AIRPORT ENTRANCE





STATE OF THE ART BUILDINGS WHICH WILL RAISE THE BAR FOR LOGISTICS DEVELOPMENT IN IRELAND.

DEVELOPED BY IPUT REAL ESTATE DUBLIN

FULL PLANNING PERMISSION GRANTED BY FINGAL COUNTY COUNCIL



-







SUSTAINABILITY

IPUT REAL ESTATE IS DEDICATED TO DELIVERING THE HIGHEST SUSTAINABILITY CREDENTIALS FOR NEW LOGISTICS SPACE IN IRELAND.





ELECTRIC CAR (EV) **CHARGING STATIONS**

Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RENEWABLE ENERGY

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.

LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.







RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT **BUILDING ENVELOPE**

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



SITE PLAN

FLOOR	SQ M	SQ FT
WAREHOUSE INCL. MARSHALLING OFFICE	17,522	188,603
GROUND FLOOR OFFICES & STAFF FACILITIES	495	5,331
FIRST FLOOR OFFICES (incl. Plant)	564	6,071
SECOND FLOOR OFFICES	520	5,599
TOTAL	19,101	205,604

Measurement Application – Gross External.





FM1 CLASS WAREHOUSE FLOOR REACH TRUCKS CAN OPERATE AT ABOVE 13 M WITHOUT SIDE-SHIFT

UDL 75 kN/m^2







18 DOCK LEVELLERS, 4 EURO DOCK LEVELLERS & 2 LEVEL ACCESS DOORS 22 HGV PARKING SPACES





TRANSLUCENT AOV'S (Smoke vents) to maximise natural light



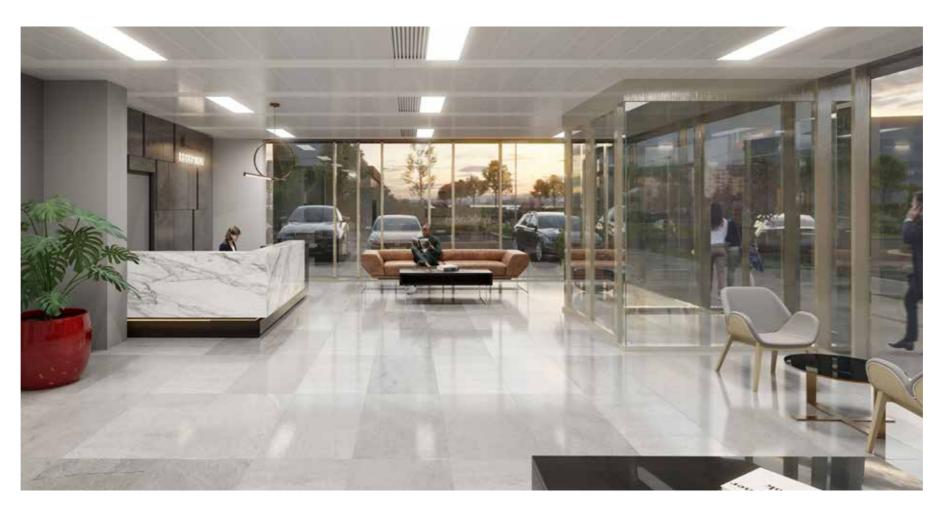
10% TRANSLUCENT ROOF LIGHTS % Can be increased, if required



PREMIUM CAT A OFFICES AND EMPLOYEE FACILITIES WITH A FEATURE RECEPTION

FLEXIBLE FLOORPLATES

- ✓ FLOOR TO CEILING WINDOWS MAXIMISING NATURAL LIGHT
- **5G BROADBAND AVAILABLE**
- ✓ 157 CAR PARKING SPACES INCLUDING 16 ELECTRIC CAR PARKING SPACES
- ✓ 20 BICYCLE SPACES







BELFAST	1HR 45MINS
GALWAY	2HR 15MINS
LIMERICK	2HR 15MINS
ROSSLARE	2HRS
CORK	2HR 45MINS

IPUT REAL ESTATE DUBLIN

Our Vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who We Are

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5 million sq ft, with a net asset value of over €2.7 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.





Pictured:

1. Unit 1 Dublin Airport Logistics Park (184,886 sq ft) 2. 103 Northwest Business Park (134,484 sq ft) 3. Unit G, Aerodrome Business Park (120,300 sq ft)





PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	METEC
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	ORS

JOINT AGENTS



Philip Harvey

T: +35314532755 M: +353 87 839 3992 E: pharvey@harvey.ie harvey.ie



CBRE

Garrett McClean

T: +35316185500 M: +353 87 268 9154 E: garrett.mcclean@cbre.com cbre.ie





DISCI AIMER

hese particulars are set out as a general outline for potential tenants and whilst every care has been taken in their pr to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimen sions, plans, maps, comp ons or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The tion are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or ns of fact, and is specifically advised to satisfy th nselves as to their accuracy by carrying out their own due diligence at their mployee or principal of William Harvey Ltd t/a HARVEY or CBRE has any authority to make or give any representation or warranty in respect of the property espect of any loss suffe ered by any inte ive of outgoings. VAT and any other applicable taxes that the tenant will be liable for

All images depicting Unit One Quantum Logistics Park are CGI's (Computer Generated Images)





QUANTUMLOGISTICSPARK.COM













- 8 DOCK LEVELLERS
- 2 EURO DOCK LEVELLERS
- 2 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR **INTERNAL HEIGHT**

40 M YARD DEPTH

SETTING A NEW STANDARD OF LOGISTICS DEVELOPMENT IN IRELAND

91,000 SQ FT

STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY







AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	1
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
DUBLIN PORT TUNNEL (12KM)	14
DUBLIN CITY CENTRE (11KM)	23



EASY ACCESS TO N2 AND M50



ONLY 10 MINUTES DRIVE TO DUBLIN AIRPORT ENTRANCE



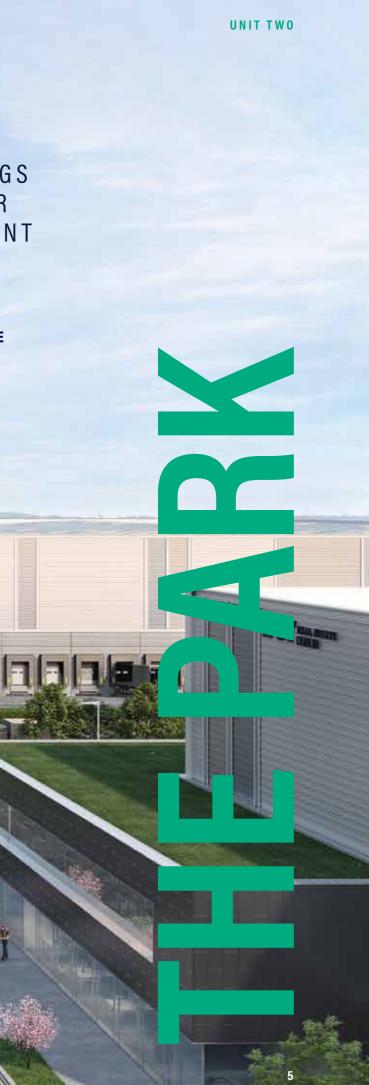


STATE OF THE ART BUILDINGS WHICH WILL RAISE THE BAR FOR LOGISTICS DEVELOPMENT IN IRELAND.

DEVELOPED BY IPUT REAL ESTATE DUBLIN

FULL PLANNING PERMISSION GRANTED BY FINGAL COUNTY COUNCIL





THE PARK WILL BE LANDSCAPED TO PREMIUM STANDARDS, INCORPORATING NATURE, EMPLOYEE HEALTH & WELLBEING AREAS, ART INSTALLATIONS AND A CENTRAL PLAZA FOR OUTDOOR COLLABORATION.





CCHEERER CCC



SUSTAINABILITY

IPUT REAL ESTATE IS DEDICATED TO DELIVERING THE HIGHEST SUSTAINABILITY CREDENTIALS FOR NEW LOGISTICS SPACE IN IRELAND.





Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking

spaces to provide for future charging points.



RENEWABLE ENERGY

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.

LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.







RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



SITE PLAN

FLOOR	SQ M	SQ FT
WAREHOUSE INCL. MARSHALLING OFFICE	7,756	83,494
GROUND FLOOR OFFICES & STAFF FACILITIES	353	3,803
FIRST FLOOR OFFICES (incl. Plant)	393	4,228
TOTAL	8,502	91,525

Measurement Application – Gross External.





N2



FM1 CLASS WAREHOUSE FLOOR REACH TRUCKS CAN OPERATE AT ABOVE 13 M WITHOUT SIDE-SHIFT

UDL 75 kN/m^2







8 DOCK LEVELLERS, 2 EURO DOCK LEVELLERS & 2 LEVEL ACCESS DOORS 6 HGV PARKING SPACES





TRANSLUCENT AOV'S (Smoke vents) to maximise natural light



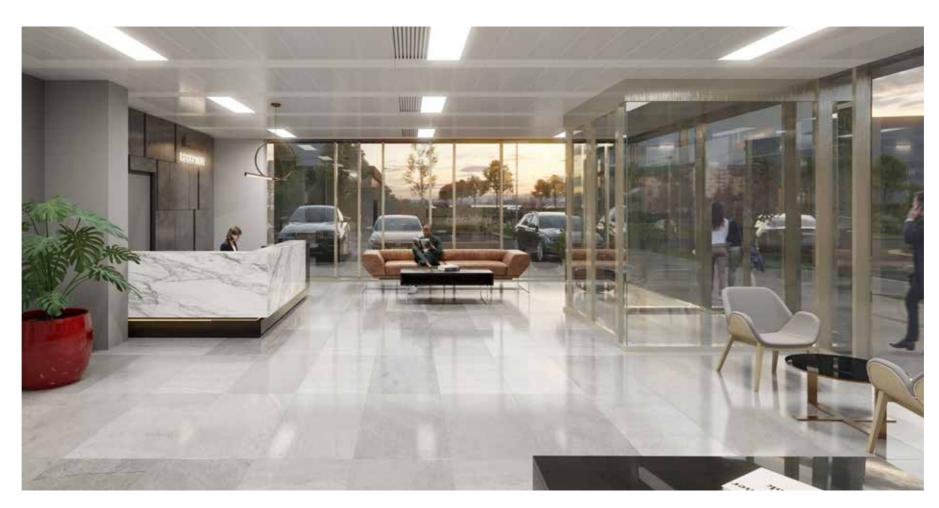
10% TRANSLUCENT ROOF LIGHTS % Can be increased, if required



PREMIUM CAT A OFFICES AND EMPLOYEE FACILITIES WITH A FEATURE RECEPTION

✓ FLEXIBLE FLOORPLATES

- ✓ FLOOR TO CEILING WINDOWS MAXIMISING NATURAL LIGHT
- **5G BROADBAND AVAILABLE**
- ✓ 79 CAR PARKING SPACES INCLUDING 10 ELECTRIC CAR PARKING SPACES
- ✓ 10 BICYCLE SPACES







BELFAST	1HR 45MINS
GALWAY	2HR 15MINS
LIMERICK	2HR 15MINS
ROSSLARE	2HRS
CORK	2HR 45MINS

IPUT REAL ESTATE DUBLIN

Our Vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who We Are

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5 million sq ft, with a net asset value of over €2.7 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.





Pictured:

1. Unit 1 Dublin Airport Logistics Park (184,886 sq ft) 2. 103 Northwest Business Park (134,484 sq ft) 3. Unit G, Aerodrome Business Park (120,300 sq ft)





PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	METEC
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	ORS

JOINT AGENTS



Philip Harvey T: +35314532755 M: +353 87 839 3992 E: pharvey@harvey.ie harvey.ie

PSRA Lic. No. 002027



Garrett McClean

T: +35316185500 M: +353 87 268 9154 E: garrett.mcclean@cbre.com cbre.ie





DISCI AIMER

hese particulars are set out as a general outline for potential tenants and whilst every care has been taken in their pre to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dime sions, plans, maps, com ons or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The tion are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or ns of fact, and is specifically advised to satisfy the selves as to their accuracy by carrying out their own due diligence at their mployee or principal of William Harvey Ltd t/a HARVEY or CBRE has any authority to make or give any representation or warranty in respect of the property espect of any loss suffe ered by any int sive of outgoings. VAT and any other applicable taxes that the tenant will be liable for

All images depicting Unit Two Quantum Logistics Park are CGI's (Computer Generated Images)





QUANTUMLOGISTICSPARK.COM













- 16 DOCK LEVELLERS
- 4 EURO DOCK LEVELLERS
- 4 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR **INTERNAL HEIGHT**

40 M YARD DEPTH

SETTING A NEW STANDARD OF LOGISTICS DEVELOPMENT IN IRELAND

178,000 SQ FT

STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY





AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	1
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
DUBLIN PORT TUNNEL (12KM)	14
DUBLIN CITY CENTRE (11KM)	23



EASY ACCESS TO N2 AND M50



ONLY 10 MINUTES DRIVE TO DUBLIN AIRPORT ENTRANCE





STATE OF THE ART BUILDINGS WHICH WILL RAISE THE BAR FOR LOGISTICS DEVELOPMENT IN IRELAND.

DEVELOPED BY IPUT REAL ESTATE DUBLIN

FULL PLANNING PERMISSION GRANTED BY FINGAL COUNTY COUNCIL



UNIT THREE



THE PARK WILL BE LANDSCAPED TO PREMIUM STANDARDS, INCORPORATING NATURE, EMPLOYEE HEALTH & WELLBEING AREAS, ART INSTALLATIONS AND A CENTRAL PLAZA FOR OUTDOOR COLLABORATION.





7



SUSTAINABILITY

IPUT REAL ESTATE IS DEDICATED TO DELIVERING THE HIGHEST SUSTAINABILITY CREDENTIALS FOR NEW LOGISTICS SPACE IN IRELAND.





Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RENEWABLE ENERGY

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.

LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.







RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



SITE PLAN			FAST CONNECTIVITY TO M50 Motorway, N2, Dublin Airport and the Port Tunnel	16 DOCK LEVELLERS 4 EURO DOCK LEVELLERS	CAT A OFFICES AND STAFF FACILITIES
FLOOR	SQ M	SQ FT	\frown	LEVELLENJ	\frown
WAREHOUSE INCL. MARSHALLING OFFICE	15,250	164,149			
GROUND FLOOR OFFICES & STAFF FACILITIES	409	4,402			
FIRST FLOOR OFFICES (incl. Plant)	463	4,983			
SECOND FLOOR OFFICES	428	4,607			
TOTAL	16,550	178,141			
Resurement Application - Gross External.			ACCESS TO: N2 M50 40 M 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9.59 м	85.17 м



MULTI-USE GAMES AREA WITHIN PARK









FM1 CLASS WAREHOUSE FLOOR REACH TRUCKS CAN OPERATE AT ABOVE 13 M WITHOUT SIDE-SHIFT

UDL 75 kN/m^2







4 EURO DOCK LEVELLERS & 4 LEVEL ACCESS DOORS 9 HGV PARKING SPACES





TRANSLUCENT AOV'S (Smoke vents) to maximise natural light



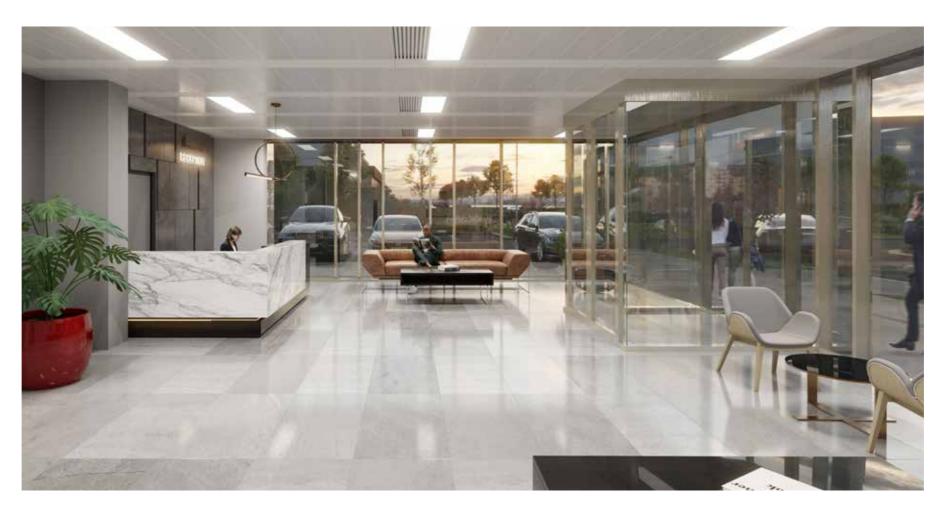
10% TRANSLUCENT ROOF LIGHTS % Can be increased, if required



PREMIUM CAT A OFFICES AND EMPLOYEE FACILITIES WITH A FEATURE RECEPTION

✓ FLEXIBLE FLOORPLATES

- ✓ FLOOR TO CEILING WINDOWS MAXIMISING NATURAL LIGHT
- **5G BROADBAND AVAILABLE**
- ✓ 146 CAR PARKING SPACES INCLUDING 14 ELECTRIC CAR PARKING SPACES
- ✓ 20 BICYCLE SPACES



UNIT THREE





BELFAST	1HR 45MINS
GALWAY	2HR 15MINS
LIMERICK	2HR 15MINS
ROSSLARE	2HRS
CORK	2HR 45MINS

IPUT REAL ESTATE DUBLIN

Our Vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who We Are

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5 million sq ft, with a net asset value of over €2.7 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.





Pictured:

1. Unit 1 Dublin Airport Logistics Park (184,886 sq ft) 2. 103 Northwest Business Park (134,484 sq ft) 3. Unit G, Aerodrome Business Park (120,300 sq ft)





PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	METEC
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	ORS

JOINT AGENTS



Philip Harvey T: +35314532755 M: +353 87 839 3992 E: pharvey@harvey.ie harvey.ie

PSBA Lic. No. 002027

BRE PSBA Lic. No. 001528

Garrett McClean

T: +35316185500 M: +353 87 268 9154 E: garrett.mcclean@cbre.com cbre.ie





DISCI AIMER

lars are set out as a general outline for potential tenants and whilst every care has been taken in their pr to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dime sions, plans, maps, co ons or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The tion are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or is of fact, and is specifically advised to satisfy t selves as to their accuracy by carrying out their own due diligence at their mployee or principal of William Harvey Ltd t/a HARVEY or CBRE has any authority to make or give any representation or warranty in respect of the property espect of any loss suffe ered by any int sive of outgoings. VAT and any other applicable taxes that the tenant will be liable for

All images depicting Unit Three Quantum Logistics Park are CGI's (Computer Generated Images)





QUANTUMLOGISTICSPARK.COM













- 6 DOCK LEVELLERS
- 2 EURO DOCK LEVELLERS
- 2 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR **INTERNAL HEIGHT** 40 M YARD DEPTH

SETTING A NEW STANDARD OF LOGISTICS DEVELOPMENT IN IRELAND

73,000 SQ FT

STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY





AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	1
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
DUBLIN PORT TUNNEL (12KM)	14
DUBLIN CITY CENTRE (11KM)	23





ONLY 10 MINUTES DRIVE TO DUBLIN AIRPORT ENTRANCE





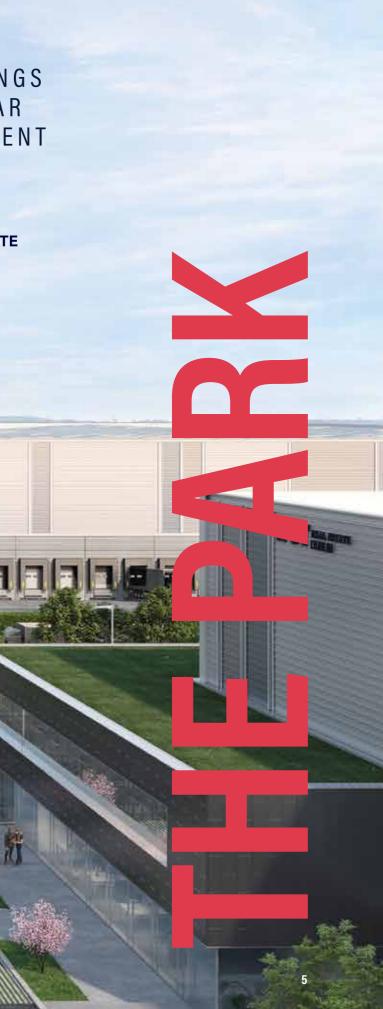
STATE OF THE ART BUILDINGS WHICH WILL RAISE THE BAR FOR LOGISTICS DEVELOPMENT IN IRELAND.

DEVELOPED BY IPUT REAL ESTATE DUBLIN

FULL PLANNING PERMISSION GRANTED BY FINGAL COUNTY COUNCIL



UNIT FOUR







SUSTAINABILITY

IPUT REAL ESTATE IS DEDICATED TO DELIVERING THE HIGHEST SUSTAINABILITY CREDENTIALS FOR NEW LOGISTICS SPACE IN IRELAND.





CHARGING STATIONS Supporting a low-emission commute, up to 10% of car parking spaces can have EV

to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RENEWABLE ENERGY

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.

LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.







RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



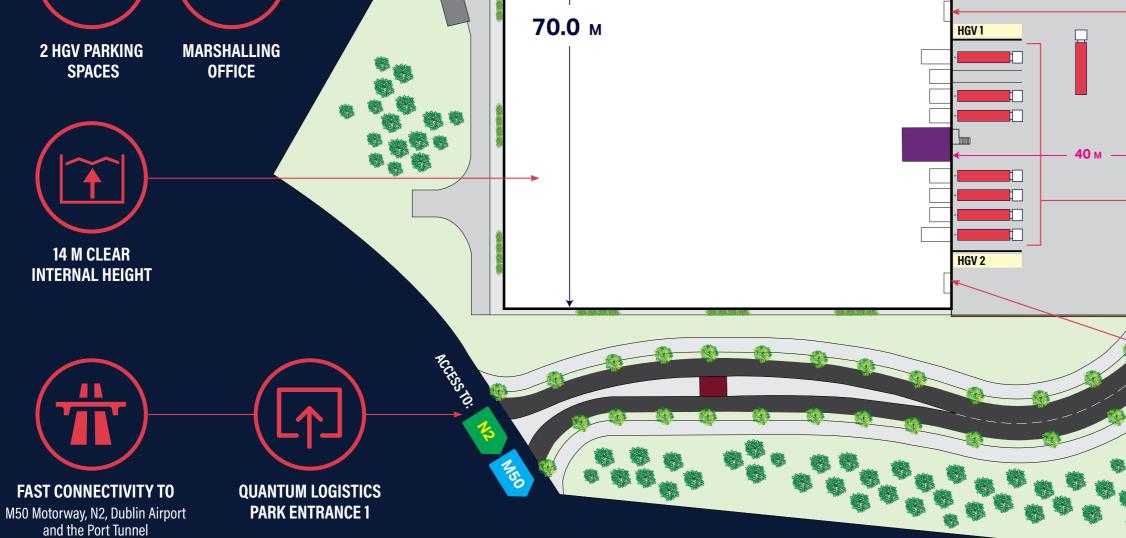
SITE PLAN

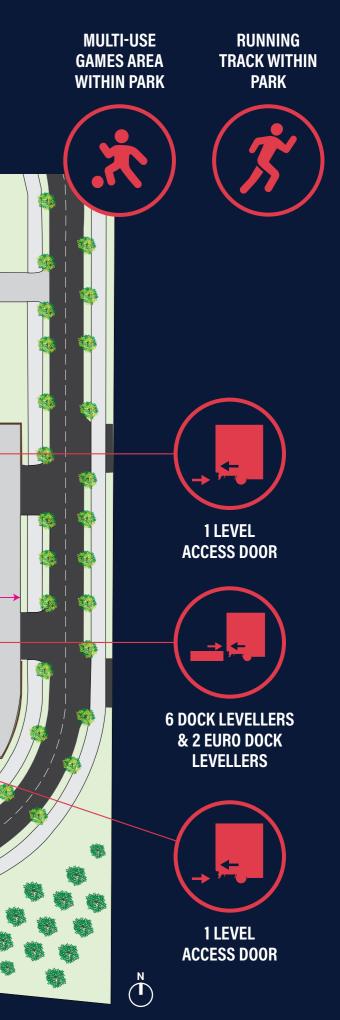
FLOOR	SQ M	SQ FT
WAREHOUSE INCL. MARSHALLING OFFICE	6,196	66,698
GROUND FLOOR OFFICES & STAFF FACILITIES	303	3,258
FIRST FLOOR OFFICES (incl. Plant)	356	3,828
TOTAL	6,855	73,784

مامام

Measurement Application - Gross External.

64 CAR **10 BICYCLE CAT A OFFICES AND** SPACES PARKING SPACES **STAFF FACILITIES** Including 6 electric car parking spaces <u>م</u> T 1 11 **• G**•• **G**•• 89.0 м 70.0 м HGV 1 П Ю HGV 2





FM1 CLASS WAREHOUSE FLOOR REACH TRUCKS CAN OPERATE AT ABOVE 13 M WITHOUT SIDE-SHIFT

UDL 75 kN/m^2





6 DOCK LEVELLERS, 2 EURO DOCK LEVELLERS & 2 LEVEL ACCESS DOORS



2 HGV PARKING Spaces



UNIT FOUR



TRANSLUCENT AOV'S (Smoke vents) to maximise natural light



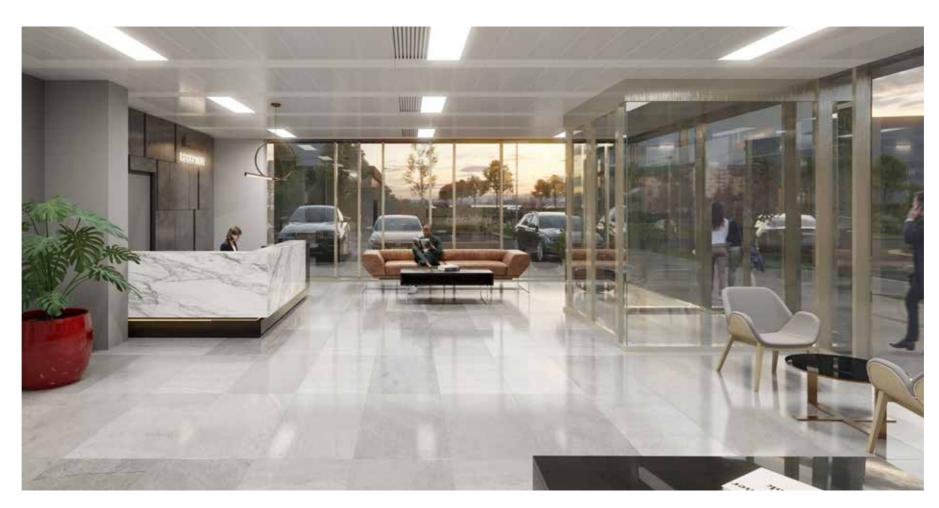
10% TRANSLUCENT ROOF LIGHTS % Can be increased, if required



PREMIUM CAT A OFFICES AND EMPLOYEE FACILITIES WITH A FEATURE RECEPTION

✓ FLEXIBLE FLOORPLATES

- ✓ FLOOR TO CEILING WINDOWS MAXIMISING NATURAL LIGHT
- **5G BROADBAND AVAILABLE**
- ✓ 64 CAR PARKING SPACES INCLUDING 6 ELECTRIC CAR PARKING SPACES
- ✓ 10 BICYCLE SPACES







BELFAST	1HR 45MINS
GALWAY	2HR 15MINS
LIMERICK	2HR 15MINS
ROSSLARE	2HRS
CORK	2HR 45MINS

IPUT REAL ESTATE DUBLIN

Our Vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who We Are

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5 million sq ft, with a net asset value of over €2.7 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.





Pictured:

1. Unit 1 Dublin Airport Logistics Park (184,886 sq ft) 2. 103 Northwest Business Park (134,484 sq ft) 3. Unit G, Aerodrome Business Park (120,300 sq ft)





PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	METEC
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	ORS

JOINT AGENTS



Philip Harvey T: +35314532755 M: +353 87 839 3992 E: pharvey@harvey.ie

PSRA Lic. No. 002027



Garrett McClean

harvey.ie

T: +35316185500 M: +353 87 268 9154 E: garrett.mcclean@cbre.com cbre.ie





DISCLAIMER

hese particulars are set out as a general outline for potential tenants and whilst every care has been taken in their p to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dime sions, plans, maps, co ons or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The tion are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or is of fact, and is specifically advised to satisfy t selves as to their accuracy by carrying out their own due diligence at their mployee or principal of William Harvey Ltd t/a HARVEY or CBRE has any authority to make or give any representation or warranty in respect of the property espect of any loss suffe ered by any int ive of outgoings. VAT and any other applicable taxes that the tenant will be liable for

All images depicting Unit Four Quantum Logistics Park are CGI's (Computer Generated Images)





QUANTUMLOGISTICSPARK.COM



