

Park House

North Circular Road, Dublin 7

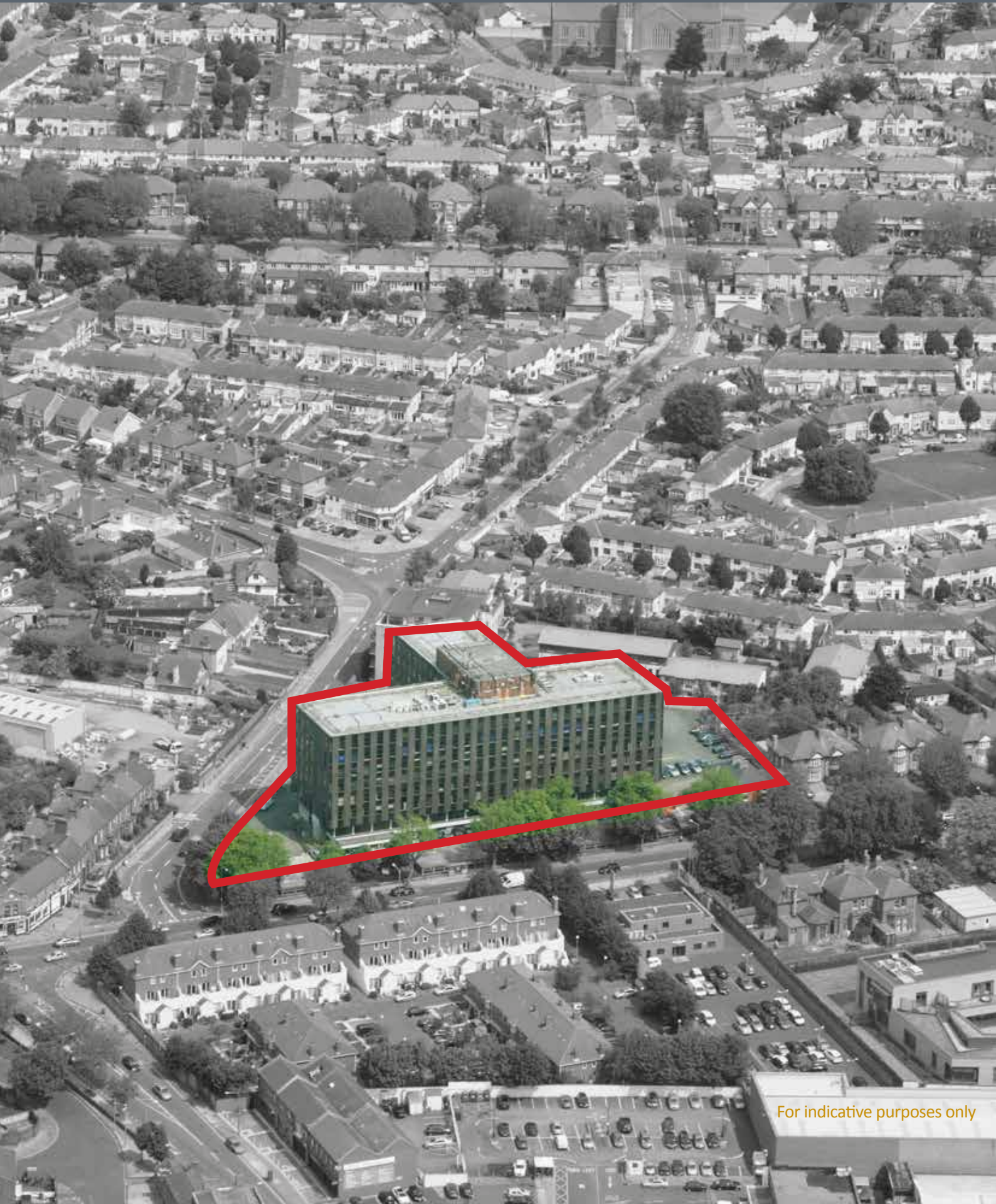


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PROPERTIES

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Site Overview



For indicative purposes only

Summary

The iconic 'Park House' building is situated adjacent to the centrally located Grangegorman DIT campus, just 15 minutes walk from O'Connell Street.

The property offers modern office space ranging from c. 500 sq. ft. (46 sq.m.) to c. 62,500 sq.ft. (5,806 sq.m.) which can be configured specifically to individual requirements on competitive and flexible lease terms.

The vacant floors contains a mix of open plan and modular offices which are suitable for either individual offices or meeting rooms.



Features

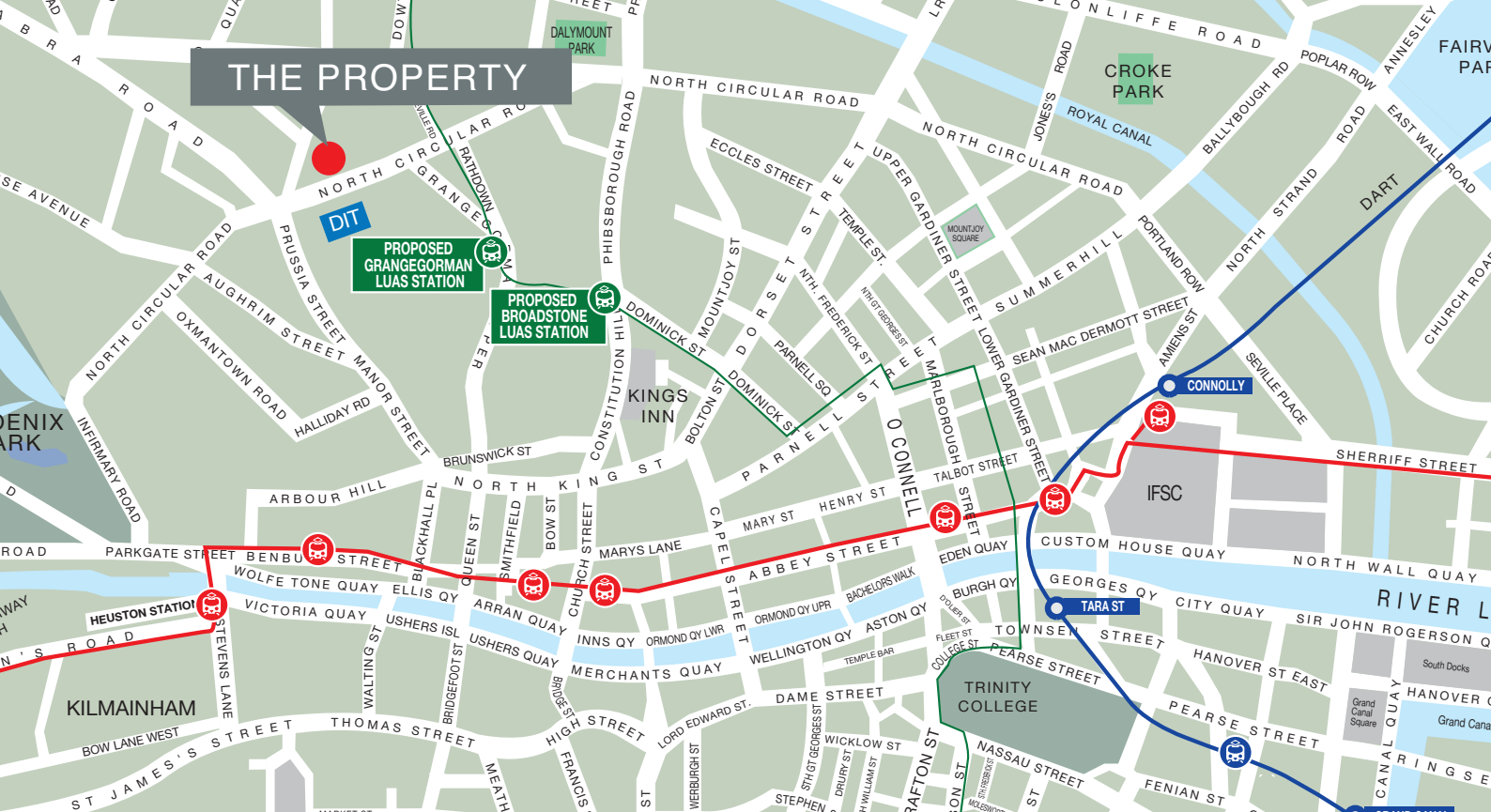
- Fibre optic internet connectivity
- Bespoke office fit-outs available
- Cafe & canteen
- Shower facilities
- Secure off street car parking within the grounds
- Secure bicycle storage
- Disabled access
- Male & Female w/c facilities located on each floor
- On location building management
- 3 x modern lifts servicing the entire building

Transport

- 15 minutes walk from O'Connell Street
- Bus stop located directly outside Park House with 12 active routes
- LUAS Smithfield stop (Red Line) 10 minutes walk
- Heuston Railway Station 25 minutes walk
- Dublin Airport 20 minutes drive
- The new LUAS cross-city line will provide two stations situated adjacent to Park House at Broadstone & Grangegorman)

Tenants Include

- Dublin Institute of Technology
- Grangegorman Development Agency
- Health Service Executive
- The Special Olympics administrative offices
- Citizens Information administrative offices
- Mirror Group Newspapers



Location

Park House and Kirwan House occupy a high profile corner site on the North Circular Road close to Hanlon's Corner and the Old Cabra Road junction. The subject properties are located in the heart of Dublin 7 and are easily accessible from Phibsborough, Smithfield, the City Centre, the Phoenix Park, M50 and north suburbs.

Situated just off the junction of the North Circular Road and Old Cabra Road, the properties occupy a very strategic and prominent landmark site directly opposite the new Dublin Institute of Technology (DIT) and Health Service Executive (HSE) Grangegorman campus where Phase 1 of the 380,000 sq.m. (4,090,282 sq.ft.) commercial development is nearing completion.

The new LUAS cross-city line is an exciting addition to the area and will have two dedicated stops near Park House, at Broadstone Station and Grangegorman before continuing on to Phibsborough and eventually terminating at Broombridge in Dublin 7. The LUAS will also link up with the Maynooth train line, which serves west Dublin. In addition, there are also 12 bus routes serving the area and Heuston Train Station is located within 4km.

Park House is also located a short driving distance from the Mater Hospital and all of the Dublin Law Courts.

Local amenities include Park Shopping Centre, Phibsborough, Stoneybatter, Smithfield and Phoenix Park with an array of retail provisions, cafés, pubs and restaurants.





Smithfield

Proposed Broadstone
LUAS Station

Proposed
Grangegorman
LUAS Station

DIT Grangegorman

Prussia Street

HSE

Park Shopping Centre

Park House

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Grangegorman Development

In 2002, the Government made the decision to establish the Grangegorman Development Agency to develop the Grangegorman site on behalf of the Dublin Institute of Technology (DIT), the Health Service Executive (HSE) and their respective departments. The Grangegorman Development Agency (GDA) is a statutory agency established in 2006 by

the Irish Government to redevelop the former St. Brendan's Hospital grounds in Dublin city centre. The GDA aims to create a vibrant new city quarter with a diverse mix of uses, in a way that is sensitive to the context of the Grangegorman site, its surrounding neighbourhoods and the existing community.

For further information please see www.GGDA.ie

The Plan

The plan is for a complex, multi-phased development that provides:

- High quality area with physical linkages to Smithfield, Phibsborough, Prussia Street and Dublin city centre
- New health care facilities for the Health Services Executive (HSE)
- A new urban campus for Dublin Institute of Technology (DIT), bringing together all students and staff into one location
- New arts, cultural, recreational and public spaces to serve the community and the city
- A primary school, public library, retirement home and children's play spaces
- Complementary mixed-use development
- New LUAS transport links for the North Dublin city area in October 2017
- The first 1,000 Fine Art DIT students are due to move to Grangegorman by September 2014
- There will be 10,000 students on site by September 2017
- A total of 22,000 students and staff are due to move to DIT Grangegorman on completion



Floor Plans

ON VACANT FLOORS THERE IS POTENTIAL
FOR 3 SEPARATE DEMISES / TENANCIES

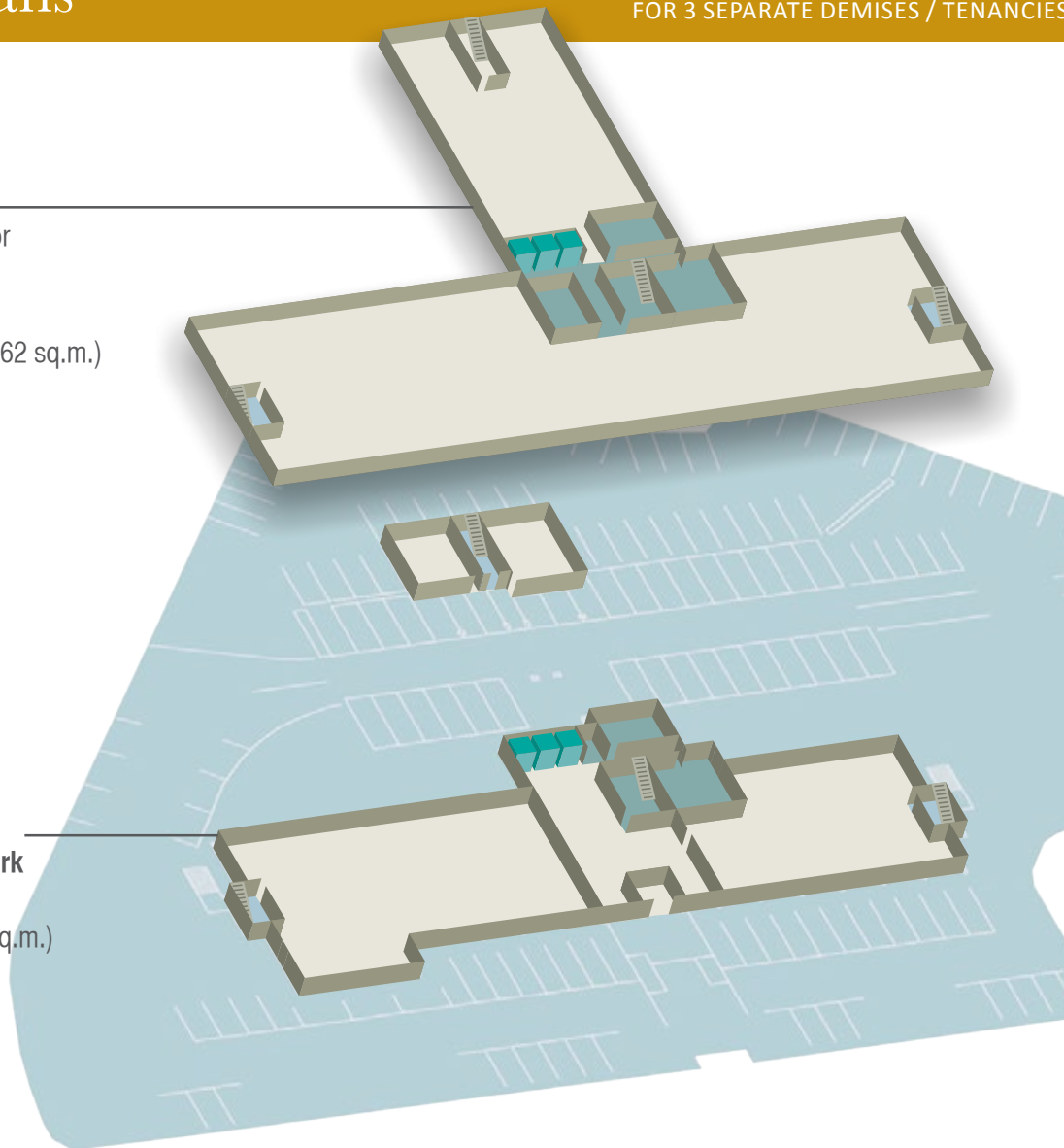
LEVEL 1 TO 6

Typical floor plan for
Levels 1 to 6

c. 15,740 sq.ft. (1,462 sq.m.)
per floor

GROUND FLOOR with surface car park

c. 9,440 sq.ft. (877 sq.m.)



VIEW FROM PARK HOUSE OF GRANGEGORMAN







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