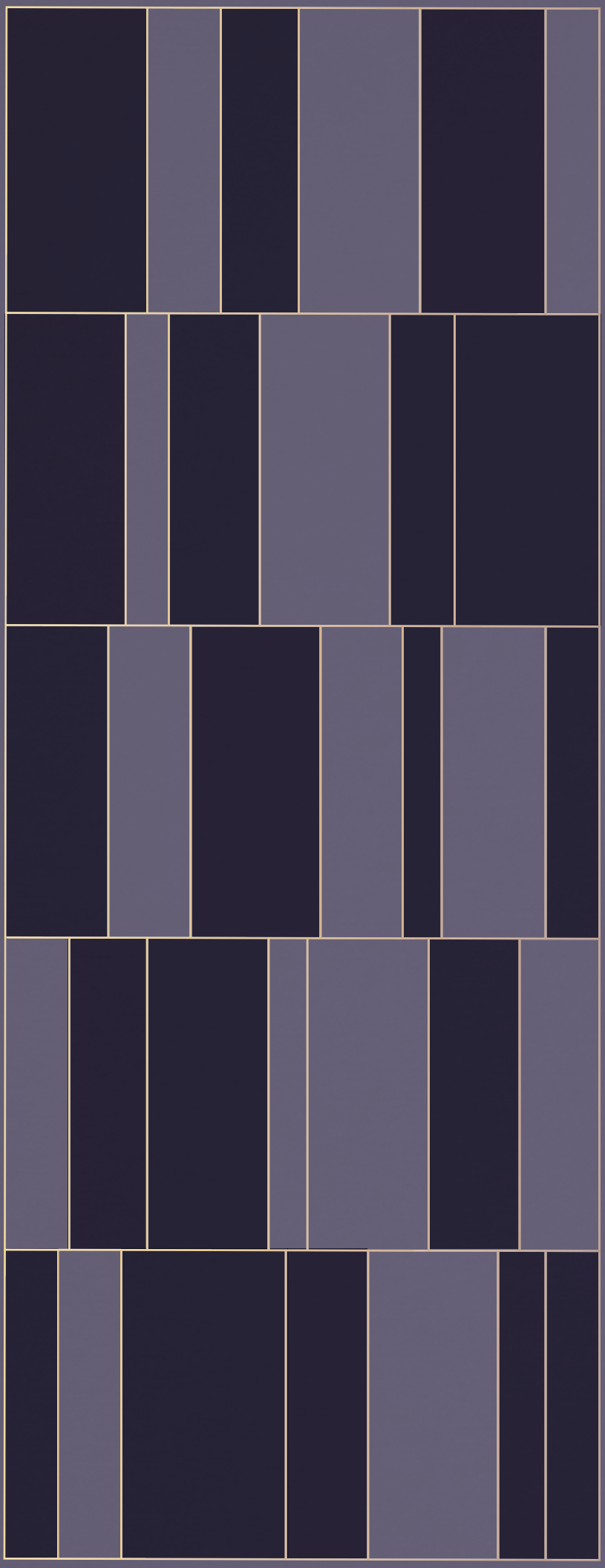


PART SECOND FLOOR

onealbertquay

CORK CITY

LEASE OPPORTUNITY

HIGH PROFILE OFFICE ACCOMMODATION

BER A

U.S. GREEN BUILDING COUNCIL LEED GOLD USGBC

The Property

One Albert Quay offers top-tier Grade A office accommodation right in the heart of Cork City Centre. Designed by the award-winning Henry J Lyons architects, this LEED Gold-certified building provides high-quality office space. This part second floor suite extends to 962.48 sq m (10,360 sq ft).

The property enjoys excellent natural light thanks to full-height curtain glazing to the southern elevation and comes equipped with air-conditioning, w/c facilities, trunk cabling, exposed ceiling and LED lighting.

New occupiers will also benefit from a range of high-quality on-site amenities, including secure bicycle parking, communal showers and changing facilities, as well as an impressive atrium space with a staffed reception.

The floorplate benefits from a high-quality existing fit-out, inclusive of desks, chairs, air-conditioning, canteen, raised access floor in a primarily open plan format, with meeting rooms and boardroom also in place.

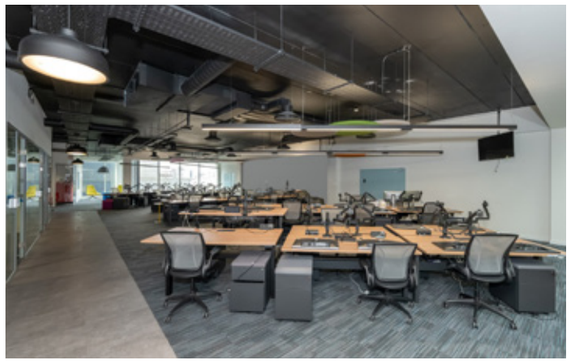
Key Features

- A BER RATING
- LEED Gold Accreditation
- Attractive floorplate extending to 962.48 sq m (10,360 sq ft) NIA
- Landmark Building in city centre location
- 9 Dedicated car parking spaces available
- Shower Facilities in Basement Level











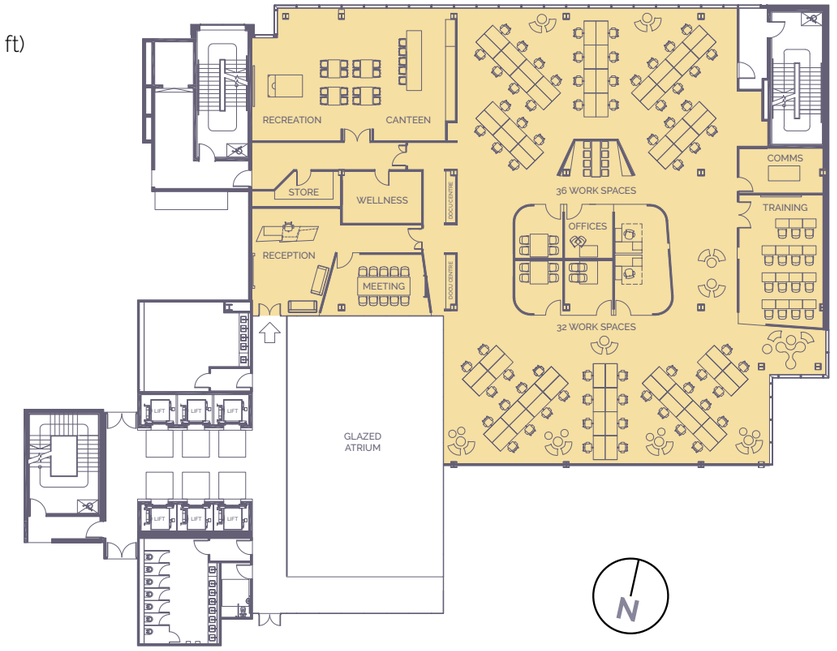


Accommodation Schedule

AVAILABLE SPACE
962.48 sq m (10,360 sq ft)

- Currently configured for 68 work spaces
- Fully fitted and ready for immediate occupation

Includes:
- Reception area
- Boardroom
- Training Room
- Canteen
- 4 small meeting rooms / private offices
- 1 medium sized meeting room
- Wellness Room
- Open plan office



The Location

One Albert Quay is situated next to Cork's City Hall on a unique waterfront site, often described as the new CBD of Cork. Now established as a national and international business core due to recent and ongoing developments, the area has been home to a range of international and national occupiers within the building that include Johnson Controls, Proofpoint, Remitly, PwC, and Arup. Nearby, in the immediate vicinity, other occupiers include NetApp, Clearstream and Zoom.





The area is well serviced from the perspective of access, with a park and ride drop – off, Parnell Bus Station and Kent Train Station all within a ten-minute walk. Cork International Airport is 15 minutes' drive, providing accessibility not just on a national level but also an international level.

A range of restaurants, bars and shops are also located within walking distance, with St. Patrick Street, Cork's primary retail thoroughfare, less than ten minutes' walk from the building.

Park & Ride Drop Off
4 min walk

Parnell Bus Station
2 mins Drive / 6 Mins Walk

St. Patrick St
4 Mins Drive / 8 Mins Walk

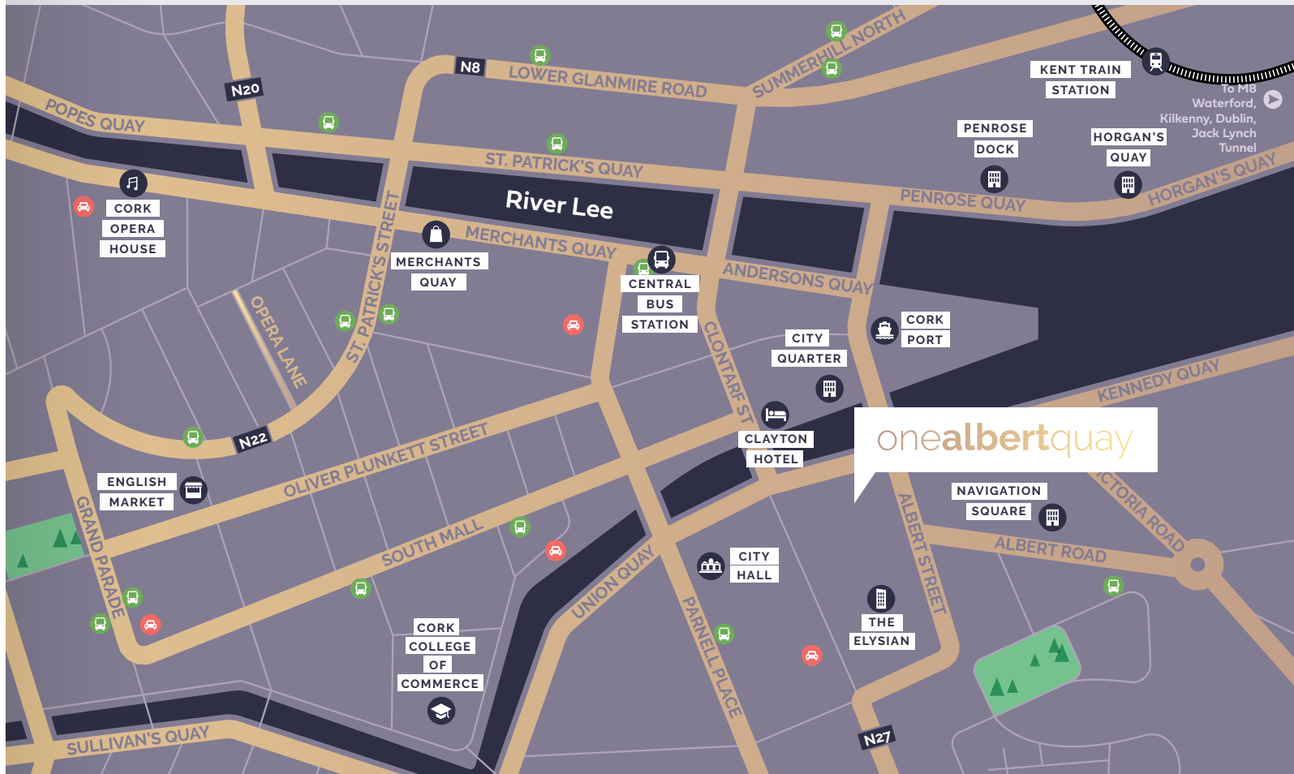
Kent Train Station
5 Mins Drive / 10 Mins Walk

Tyndall Institute
7 Mins Drive

UCC
10 Mins Drive

M8 To Dublin
15 Mins Drive

Cork Airport
15 Mins Drive



Lease Terms
On Application.

Rent
On Application.

Viewings
Strictly by prior appointment with the sole letting agents.

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