Building 5200

Avenue 5000,
Cork Airport Business Park,
Cork

For Sale by Private Treaty
Tenants not affected

Contents

High-yielding office investment with strong reversionary potential – located within Cork's premier suburban office park.

Investment Highlights

Modern three-storey office building extending to 55,887 sq. ft (GIA)

Generous provision of 244 no. car spaces

Prime suburban business park setting located directly adjacent to Cork Airport

Highly accessible and well connected location

Combined rental income of €557,401 per annum

Strong reversionary potential through the leasing of the remaining accommodation

Diverse Tenant Line Up:

AVIVA

AON

clear insurance Ireland

genesis

Location Overview

Cork Airport Business Park

The property is located within Cork Airport Business Park, which is one of Cork's premier suburban office locations, distinguished by its immediate proximity to Cork International Airport and its strong appeal to both national and multinational occupiers.

The Business Park is home to various global companies, including Amazon, Aviva, Aon, IBM/Red Hat, Alter Domus, OpenText, and Analog Devices, among others. The park benefits from excellent connectivity, with Cork Airport located adjacent to the site and a regular bus service providing direct access to Cork City Centre.

Cork International Airport
9 min walk

Bus Stop
9 min walk

Kent Train Station
20 min drive

N40 Road
5 min drive

M8 Motorway
20 min drive

For information purposes only

Why Cork

As Ireland's second city and the administrative capital of the south, Cork has emerged as one of Europe's most dynamic business locations, fuelled by sector clusters in pharmaceuticals and technology and supported by long established multinational investment.

Pharmaceutical manufacturing is a major contributor to the region's economy, alongside a thriving technology sector, with Cork home to leading global employers. Namely, Apple and a strong concentration of pharma' companies—including seven of the world's top ten pharma' companies, among them Pfizer, AbbVie, and Johnson & Johnson, to name a few.

Additionally, Cork is a prominent university city, home to University College Cork and Munster Technological University, which together support a combined student population in excess of 30,000 students. These third level institutions have long supplied—and continue to provide—a deep and consistent pipeline of talent to both national and multinational employers operating in the city, reinforcing Cork's reputation as a robust and sustainable skills hub.

Furthermore, Cork's potential is acknowledged in Project Ireland 2040, which projects that the city's population will grow by approximately 50% by 2040, underscoring its national strategic importance and substantial capacity for future expansion.

The Asset

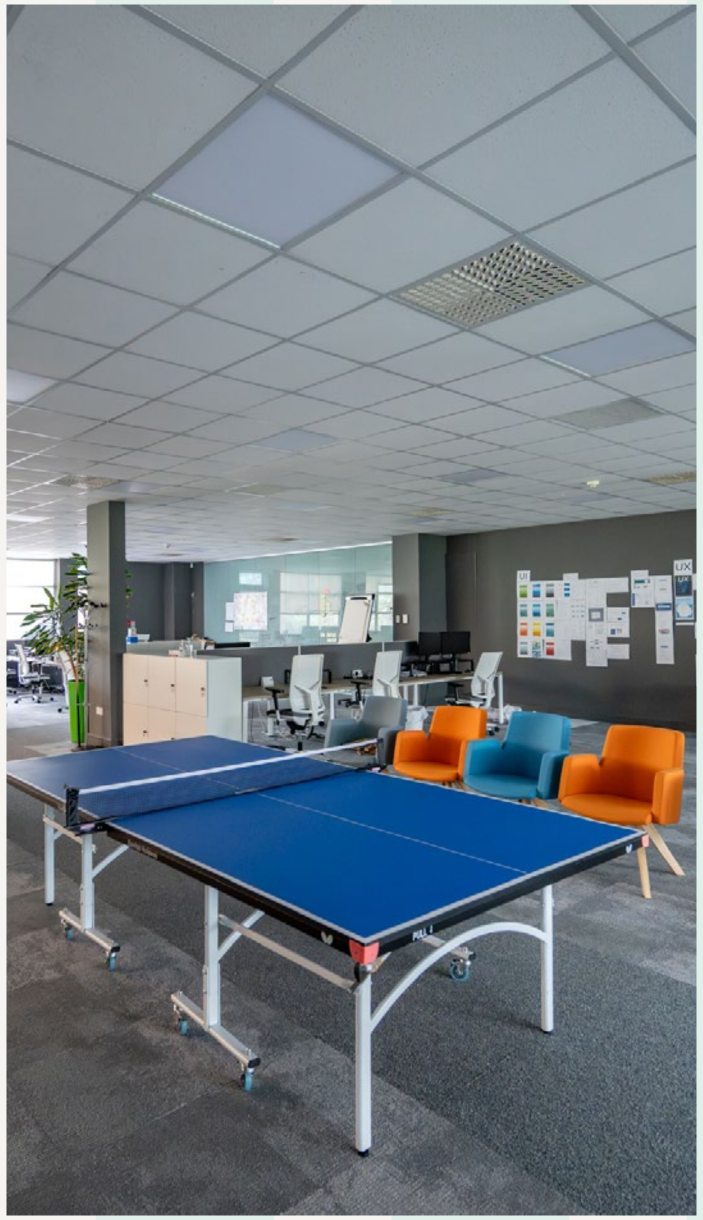
Building 5200 comprises a modern, three-storey standalone office building which extends to 55,887 sq. ft.

The building provides high-quality accommodation, featuring a welcoming reception area and bright, open-plan office floors throughout.

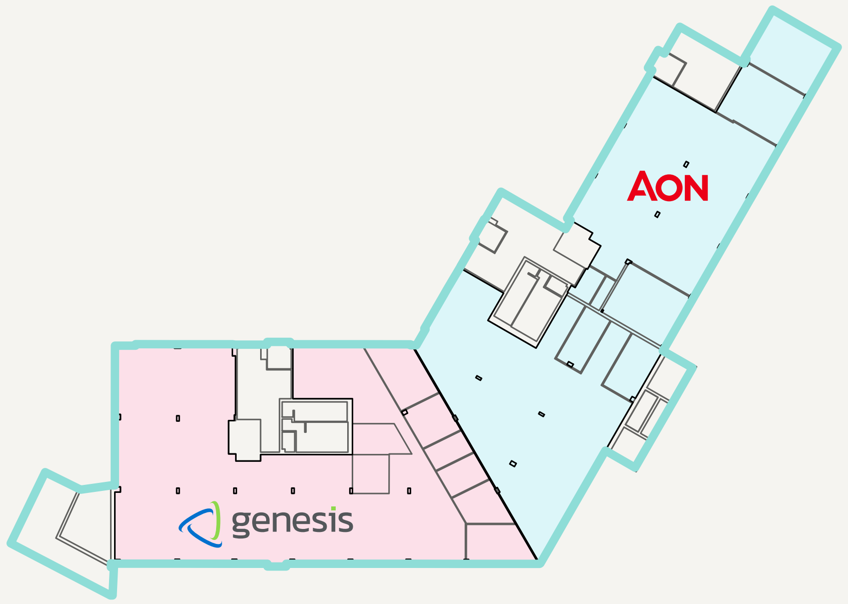
The property has been fitted out to an exceptional standard, featuring raised access floors, suspended ceilings, LED lighting, and a full air-conditioning system throughout.

Building Highlights:

- Standalone building of 55,887 sq. ft
- Abundance of natural light
- 2 no. 1000 kg 13-person lifts
- 2.75m floor to ceiling height
- Efficient & flexible open plan floorplates
- High quality specification throughout
- Ample bicycle parking facilities
- 244 no. surface car parking spaces

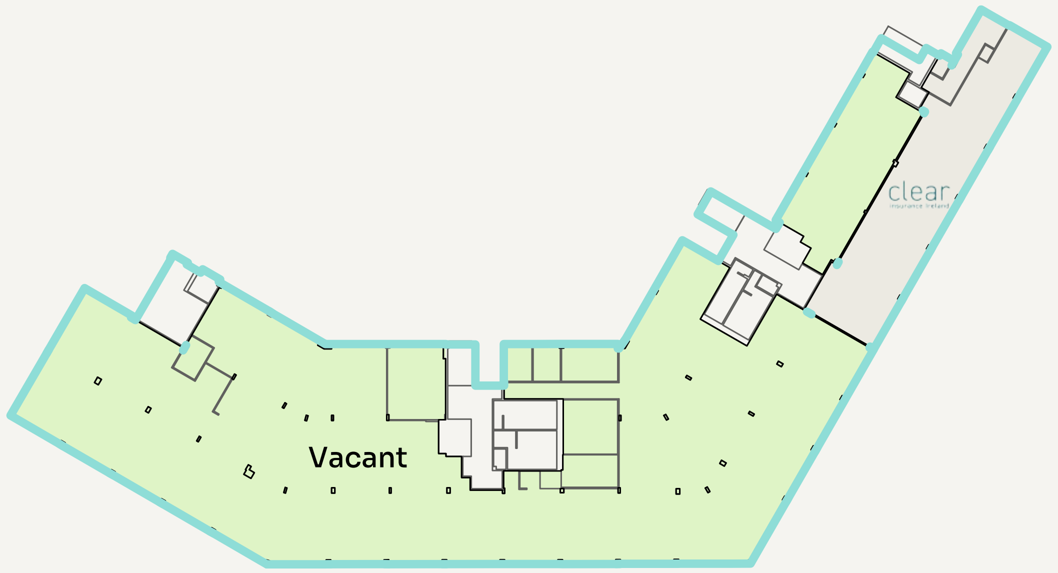


Floor Plans



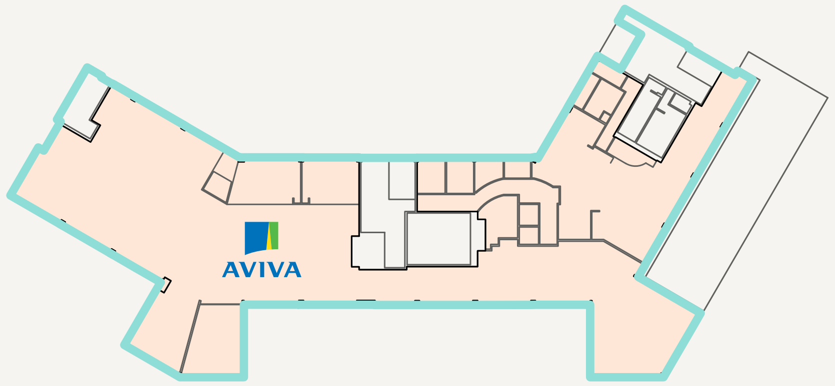
Ground Floor

1,533 sq m / 16,501 sq ft GIA



First Floor

2,287 sq m / 24,618 sq ft GIA



Second Floor

1,372 sq m / 14,768 sq ft GIA

Floor	Tenant	Area (sq m)	Area (sq ft)
Ground	Genesis	737	7,933
Ground	Aon	796	8,568
First	Vacant	1,984	21,636
First	MBC*	277	2,982
Second	Aviva	1,372	14,768
Total		**5,192**	**55,887**

*MBC was bought by Clear Group in 2023 and rebranded as Clear Insurance Ireland in 2025. More information on p11.

Caveat: We have assumed that the floor areas have been measured in accordance with the SCSI Code of Measuring Practice. Interested parties are advised to refer to the Malcolm Hollis Area Referencing Report contained within the Data Site for further clarity.

Tenancy Overview

Building 5200 is multi-let to four strong tenants, producing a combined rental income of €557,401.

Demise	Tenant	Area sq ft (GIA)	Car Spaces	Lease Start Date	Rent Review	Break Date	Expiry Date	WAULT (To Earliest - Break or Expiry)	Rent P.A.
Ground	Aon Solutions UK Limited	8,568	34	01/04/2012	31/03/2027	-	31/03/2030	3.6	€132,000
	Genesis Automation Limited	7,933	30	01/12/2016	01/12/2031	01/12/2031	30/11/2036	5.2	€126,928*
First Floor	McAuliffe Barry & Collins Limited	2,982	12	21/09/2020	-	-	20/09/2030	4.08	€52,185
	Vacant	1,636	-	-	-	-	-	-	-
	Vacant	20,000	89	-	-	-	-	-	-
Second Floor	Aviva Insurance Ireland DAC	14,768	59	01/04/2017	-	-	31/03/2032	5.6	€236,288
Car Park	Aviva Insurance Ireland DAC	-	20	01/04/2017	-	-	31/03/2032	5.6	€10,000
Total		**55,887**	**244**						**€557,401**

Note: Please refer to data-room for comprehensive tenancy schedule
*Genesis have extended their lease by way of a Deed of Variation and will be paying a rent of €105,000 p.a. from 01 December 2026. Full details are available within the dedicated data site.

Covenant Information

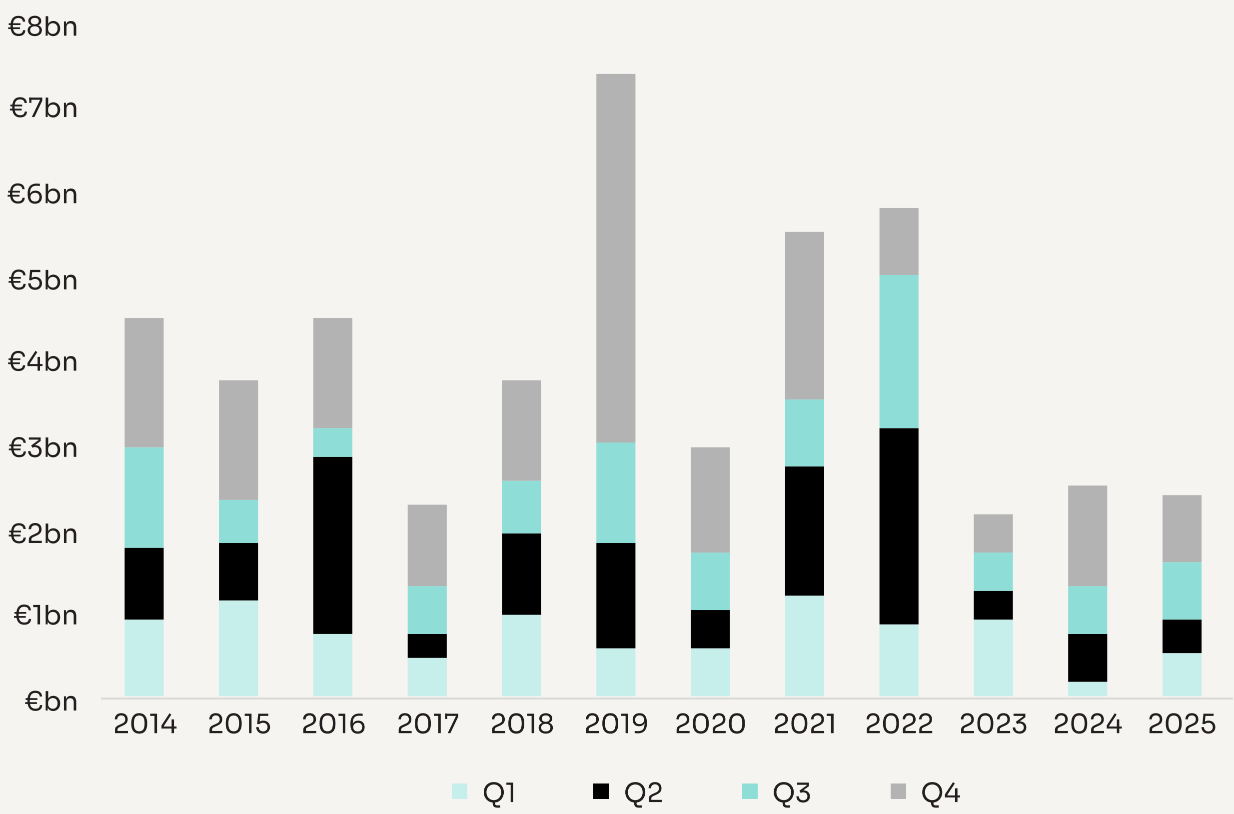
Demise	Tenant	Description	D&B Rating
AON	**Aon Solutions Ireland Limited (Formerly – Aon Solutions UK Limited)**	Global Management consulting and public relations services.	3A1
clear insurance Ireland	**McAuliffe, Barry & Collins Limited trading as MBC Insurance (now trading as Clear Insurance Ireland)**	MBC Insurance is a long-established Irish insurance brokerage founded in 1982. They specialise in providing commercial and specialist insurance solutions to businesses across Ireland. After being acquired by the Clear Group in 2023, they rebranded as Clear Insurance Ireland on 1 July 2025.	2A1
AVIVA	**Aviva Insurance Ireland DAC**	Aviva Insurance Ireland DAC is a general insurance company in Ireland, part of the Aviva plc group, offering personal, health, and commercial insurance products.	5A2
genesis	**Genesis Automation Limited**	Provider of automated clinical supply chain management systems.	N3

Investment Market Overview

Irish Investment Market

€2.4 billion worth of investments transacted in 2025, which compares with a 10-year annual average of €4.0 billion. This was a 3.2% decrease on the volume recorded last year but nonetheless marks a second year of more normalised activity. In total, 122 deals took place last year (versus a 10-year average of 196) with an average deal size of €19.8 million (versus a 10-year average of €21.6 million).

Annual investment volumes



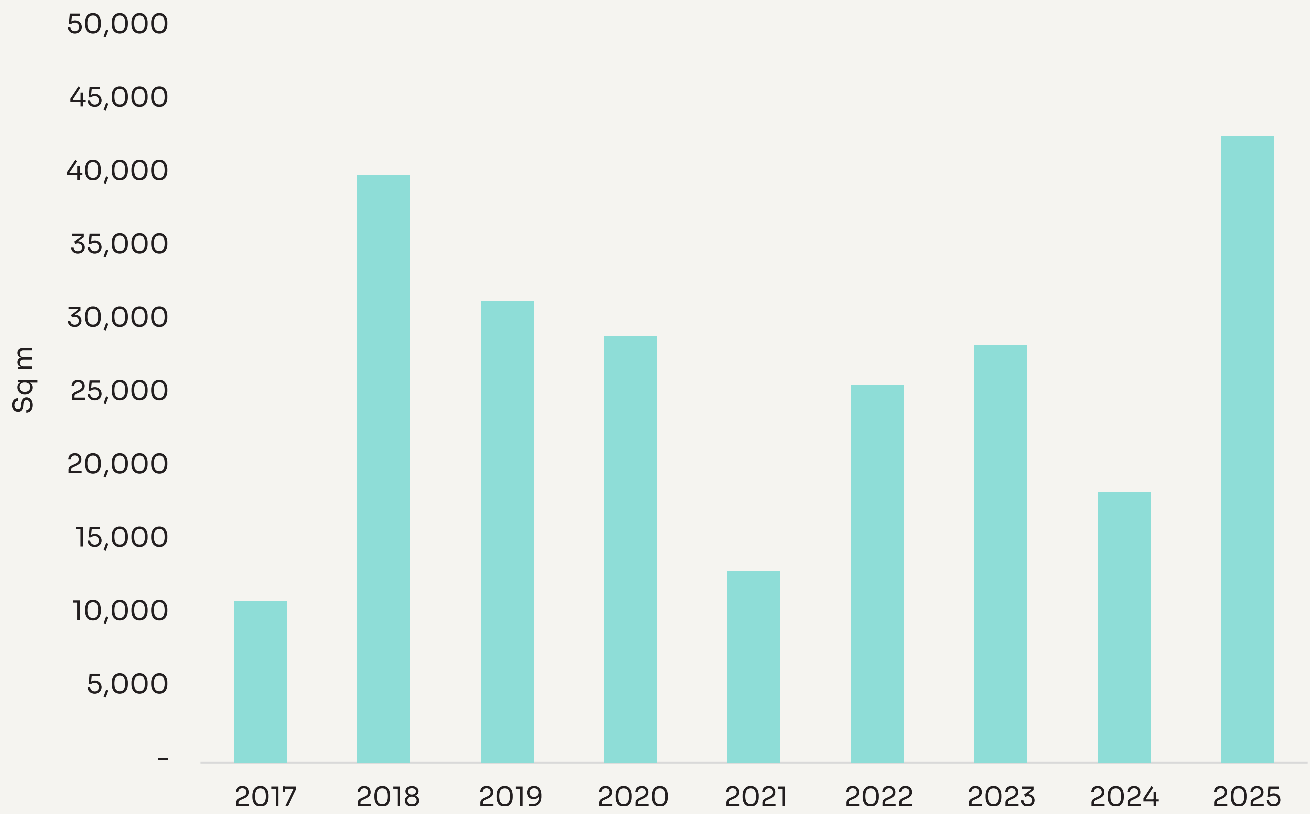
Cork Office Occupational Market

In 2025, the Cork office market recorded its strongest year of take-up since pre-COVID 2018 levels, with activity reaching 44,906 sq. m (483,364 sq ft). It is important to note that a significant portion of this activity relates to Apple's expansion into its new Holly hill campus, which accounts for 21,600 sq m (232,500 sq ft) of the total take-up.

Excluding this single large transaction, take-up across the remainder of the market stood at 23,306 sq. m (250,864 sq ft) in 2025, which represents an 18% increase on the 19,676 sq m (211,791 sq ft) recorded in 2024.

Notably, an analysis of 2025 take-up by business sector highlights the continued dominance of the ICT sector, with significant activity from Apple, Qualcomm, Acuity Brands and ProofPoint throughout the year. Beyond ICT, the market also saw meaningful engagement from Financial Services, Professional and Technical Services, as well as both private-sector and public-sector clerical service providers, underscoring the breadth of occupier demand across the Cork office landscape.

Annual Take Up



Local Market Commentary - Cork Airport Business Park

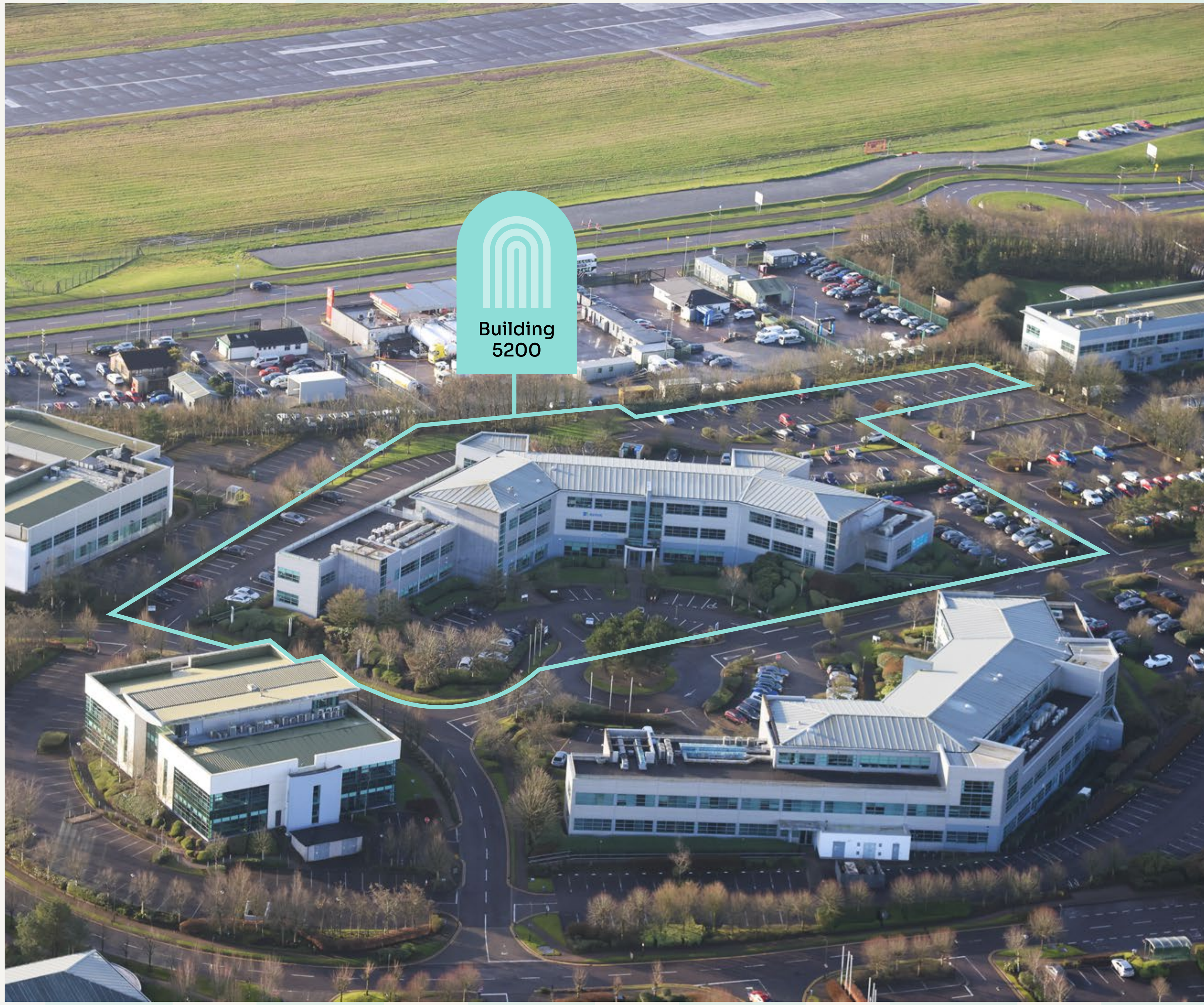
The Airport Business Park has experienced a resurgence in activity over the past 12–18 months, as evidenced by a number of notable leasing and investment transactions. This renewed momentum reinforces the Business Park's position as a prime suburban office destination within Cork.

Recent leasing activity highlights this positive trend. As of Q2 2026, Aviva committed to a new five-year lease extension for 14,768 sq. ft within Building 5200, the subject property. Other multinational occupiers have also reaffirmed their presence, including OpenText, which renewed 27,403 sq. ft across Buildings 2800 and 2900 in 2024, and McKesson, which renewed 20,794 sq. ft within Building 3300 in Q2 2026. In addition, Evumed selected the park for its European headquarters, securing 8,000 sq. ft in Building 2100 in Q4 2025.

On the investment side, activity has also been robust. The Atlantic Flight Training Academy acquired 11,189 sq. ft in Building 4600 for owner-occupation, while the sale of Building 6700 (25,800 sq. ft), occupied by Red Hat Limited, completed in Q2 2026, further evidencing strengthening market conditions. We expect to see continued transactional activity in the near to medium term, supported by the improved leasing momentum.

Cork Airport Business Park continues to offer investors the opportunity to acquire high-yielding, stable assets, underpinned by consistent occupier demand and the tightening of availability of space across both the city centre and suburban office markets.

Looking ahead, the Cork Airport Capital Development Programme, which will see an investment of approximately €200 million in airport infrastructure to facilitate projected passenger growth to 5 million annually, is expected to further enhance the attractiveness of the Business Park over the medium to long term.



Further Information

Method of Sale

For Sale by Private Treaty

Viewings

To be arranged through the selling agents Savills.

Title

We understand the property is held under a 999 year Leasehold title. Further information is available upon request.

Data Room

View the data room **here**.

BER

BER B3

Selling Agent

savills

savills.ie

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