

BLOCK
FIVE
PARKMORE
EAST

LEED GOLD
GRADE A OFFICE BUILDING

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EAST

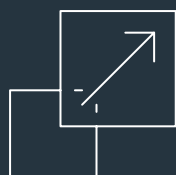
WELCOME TO BLOCK 5
PARKMORE EAST'S NEWEST
GRADE A OFFICE BUILDING



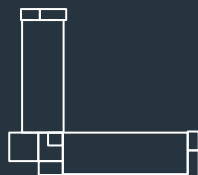


Rating LEED Gold for sustainability, Block 5 Parkmore East utilises full height glazing systems to optimise natural light levels maintaining a connection between the working environment and the surrounding parkland that invigorates and drives productivity.

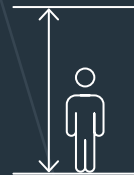




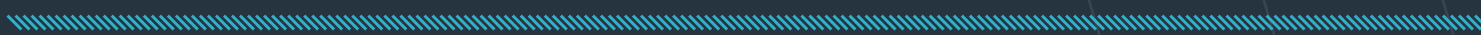
45,000 SQ.FT /
4,180 SQ.M



LAST REMAINING
OFFICE
8,178 SQ FT



2.7 M
FLOOR TO
CEILING





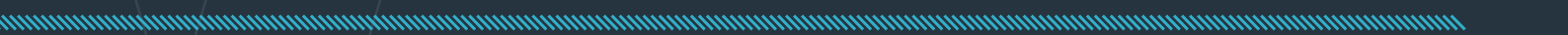
9 SHOWER
ROOMS



FEATURE
STAIRCASE



206 CAR PARKING SPACES
INCLUDING 6
CHARGING SPACES





BLOCK 5 PARKMORE HAS BEEN DESIGNED TO PROVIDE “BEST-IN-CLASS” MODERN OFFICE ACCOMMODATION. IT USES STATE OF THE ART MATERIALS AND TECHNIQUES TO PROVIDE BRIGHT AND FLEXIBLE OPEN PLAN OFFICE SPACE WHILE OPTIMISING THE ASPECT OF THE SITE.

Block 5 has been designed to provide the highest quality of modern tenant facilities. Spacious shower and changing room facilities dedicated for occupier use are located on each floor. These compliment the secure bike parking spaces located immediately adjacent to the building

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Natural Daylight
 in abundance



Efficient occupancy
 with flexible subdivision
 options



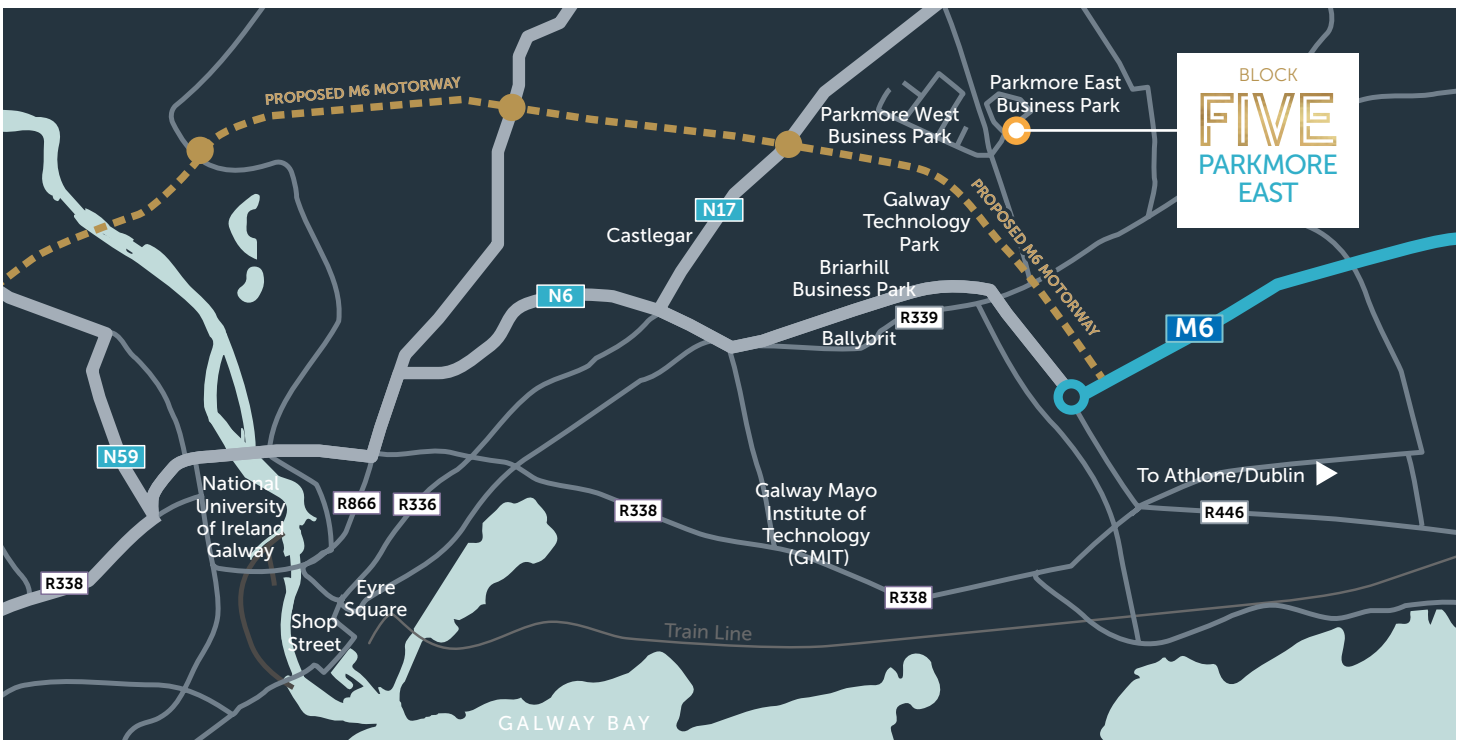
LEED
 Gold rating



High
 BER rating



Air
 Conditioning



ESTABLISHED GLOBAL CONNECTIONS

GALWAY HAS BEEN REPEATEDLY ENDORSED BY GLOBAL BRANDS IN LIFE SCIENCES, SOFTWARE DEVELOPMENT, TELECOMMUNICATIONS AND THE GAMES INDUSTRY.



These knowledge intensive companies are drawn to Galway due to its skilled multilingual workforce and local expertise in science, engineering, and business.

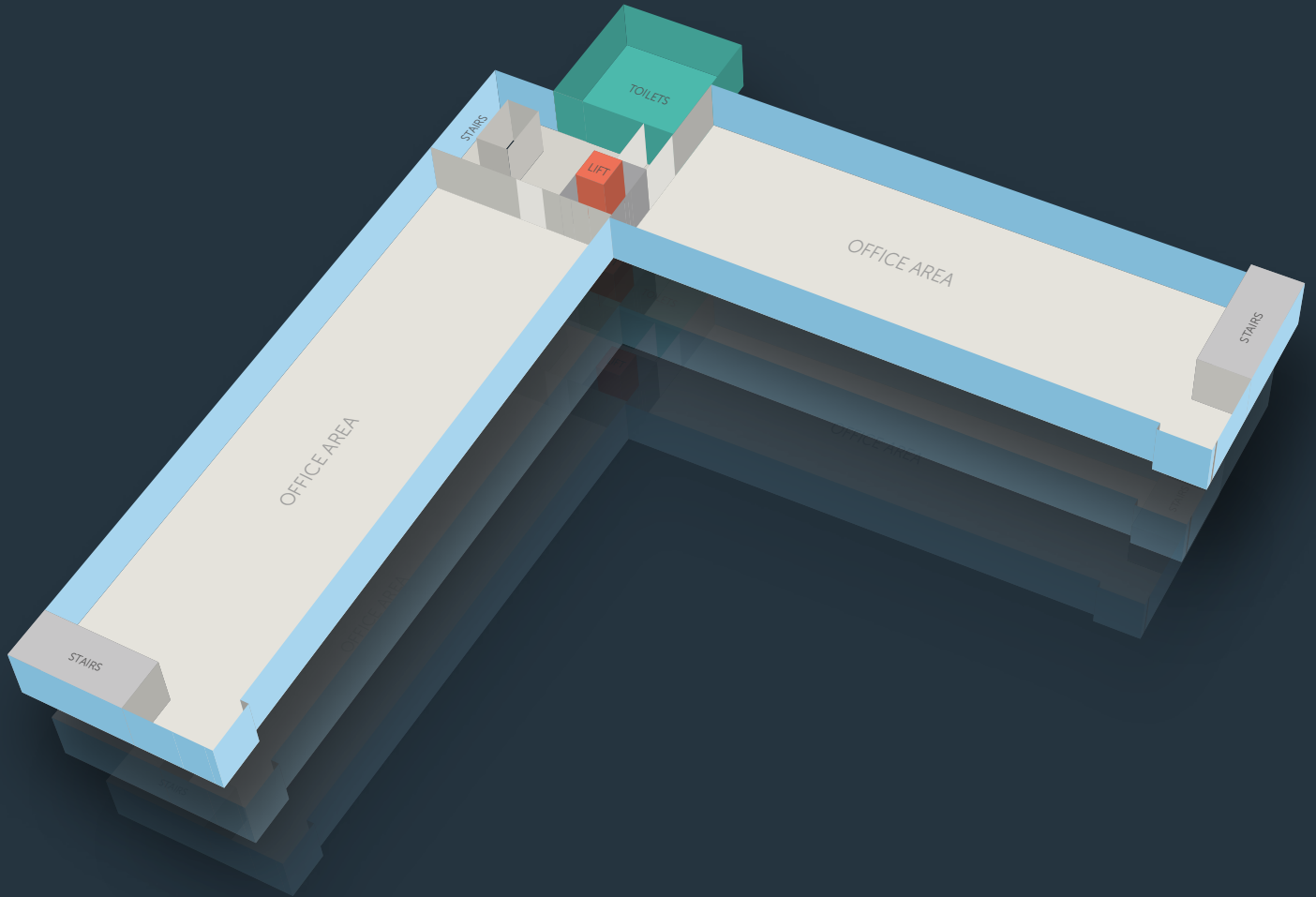


Galway is Ireland's student city. There are two third-level institutions in Galway, National University of Ireland (NUI) and Galway-Mayo Institute of Technology (GMIT). The student population is 22,000 with circa 8,000 graduates produced each year. This has created a thriving knowledge base and cooperative culture amongst the clusters of organisations based in the Galway region.

Parkmore East and Parkmore West, operated by Ireland's IDA, have grown to offer integrated industrial, logistics, and business park facilities. Block 5 is located 7km North East of Galway and 2 hours 15 minutes from Dublin Airport via motorway. Significant multinational corporate residents include SAP, Medtronic, Fidelity, Electronic Arts, and Celestica.



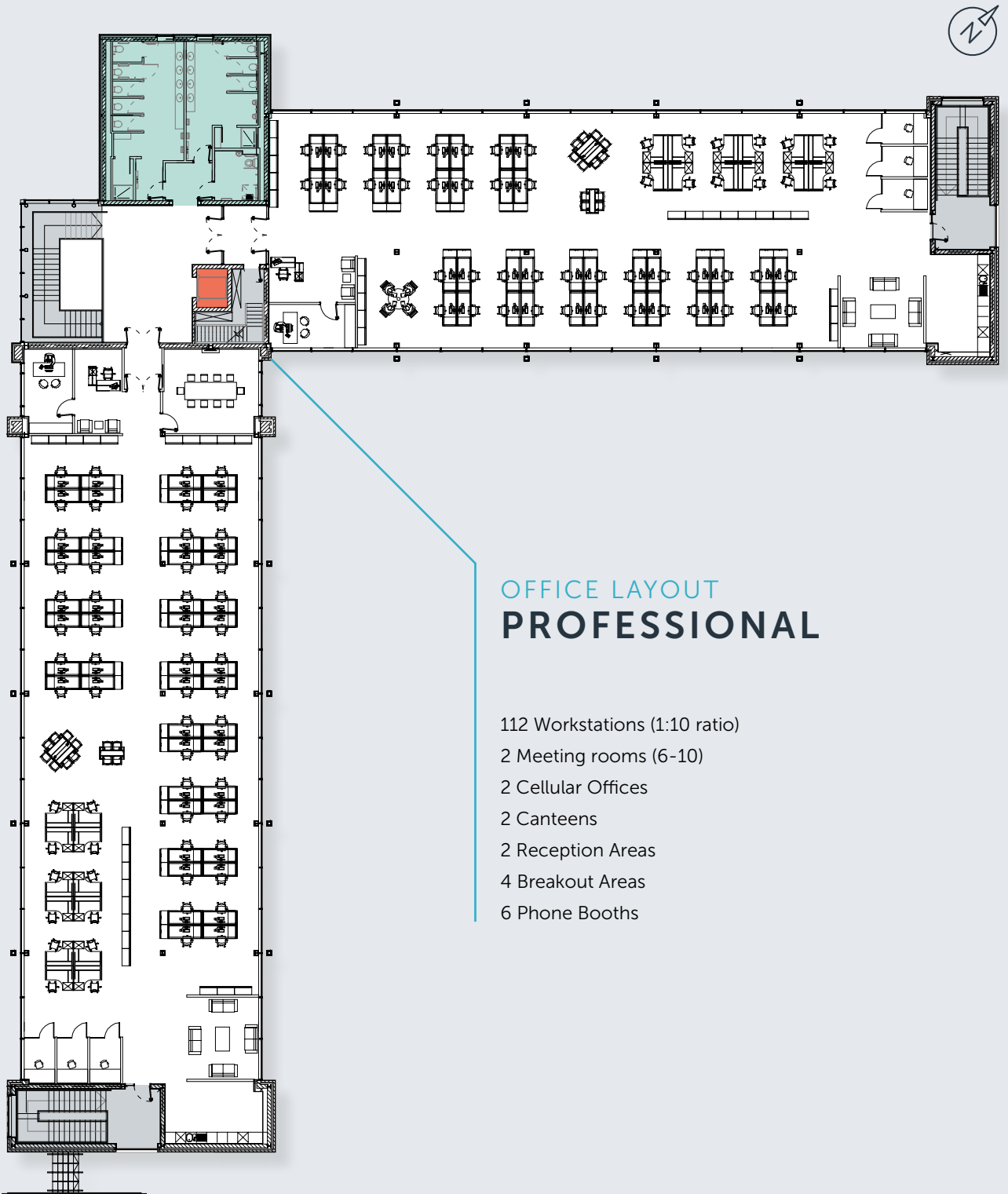
TYPICAL FLOOR PLAN



ACCOMMODATION SCHEDULE

Floor		Sq.Ft	Sq.M
Ground	Veryan Medical	14,983	1,392
First Floor A	Xperi	6,407	595
First Floor B	Available	8,178	760
Second Floor	Xperi	14,585	1,355
Total		44,153	4,102

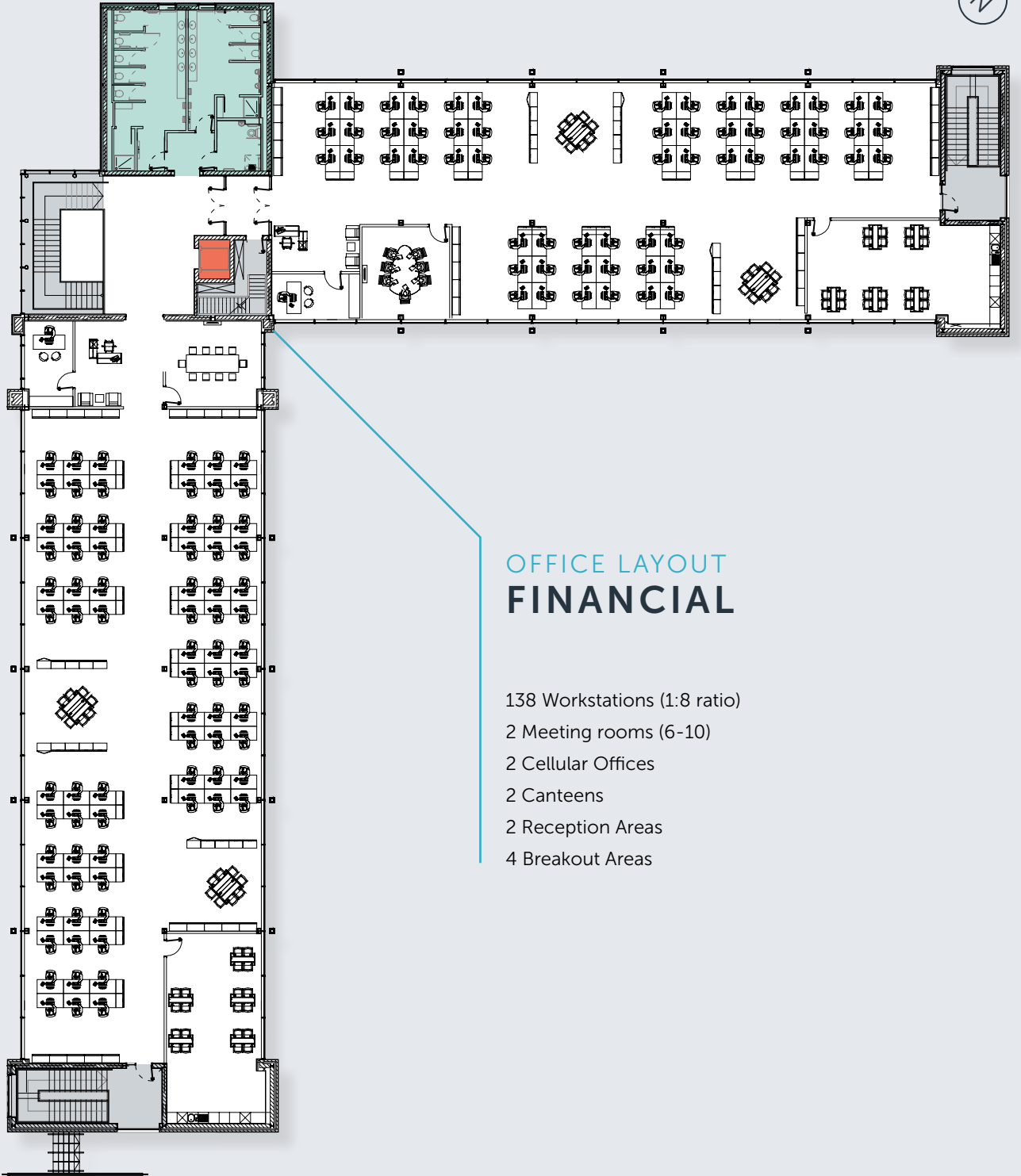
SPACE PLANS



OFFICE LAYOUT PROFESSIONAL

- 112 Workstations (1:10 ratio)
- 2 Meeting rooms (6-10)
- 2 Cellular Offices
- 2 Canteens
- 2 Reception Areas
- 4 Breakout Areas
- 6 Phone Booths

SPACE PLANS



OFFICE LAYOUT FINANCIAL

- 138 Workstations (1:8 ratio)
- 2 Meeting rooms (6-10)
- 2 Cellular Offices
- 2 Canteens
- 2 Reception Areas
- 4 Breakout Areas

DEVELOPER PROFILE



Fine Grain Property is a successful and results orientated international real estate operator with a proven track record of delivering results for stakeholders. Fine Grain Property are passionate about creating great workplaces to facilitate the growth of our tenants and partners.

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Cork Airport Business Park, Cork



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National Technology Park, Limerick



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www.finegrainproperty.com

BLOCK
FIVE
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2 Dockgate,
Dock Road,
Galway
T: +353 91 569 181
www.cushwake.com

SEAN COYNE
E: sean.coyne@cushwake.com
T: +353 91 569 181



16A Sandyford Business
Centre, Bohermore,
Galway
T: +353 91 567331
www.ppg.ie

PATRICK SEYMOUR
E: patrick@ppg.ie
T: +353 91 567331

CLAIRE MORAN
E: claire@ppg.ie
T: +353 91 567331



BER A3 BER No.800653768. Energy Performance Indicator: 185 kWh/m²/yr

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