

PART SECOND FLOOR

# HIGH QUALITY OFFICES TO LET

AT 14 RIVERWALK



RIVERWALK  
CITYWEST

THE INNOVATION  
NEIGHBOURHOOD

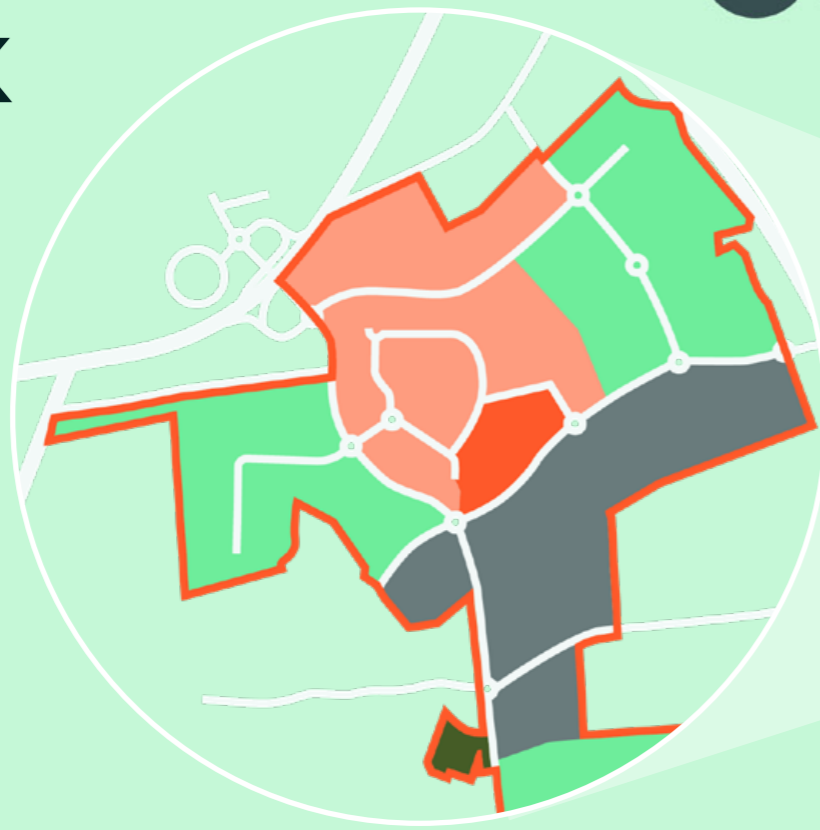




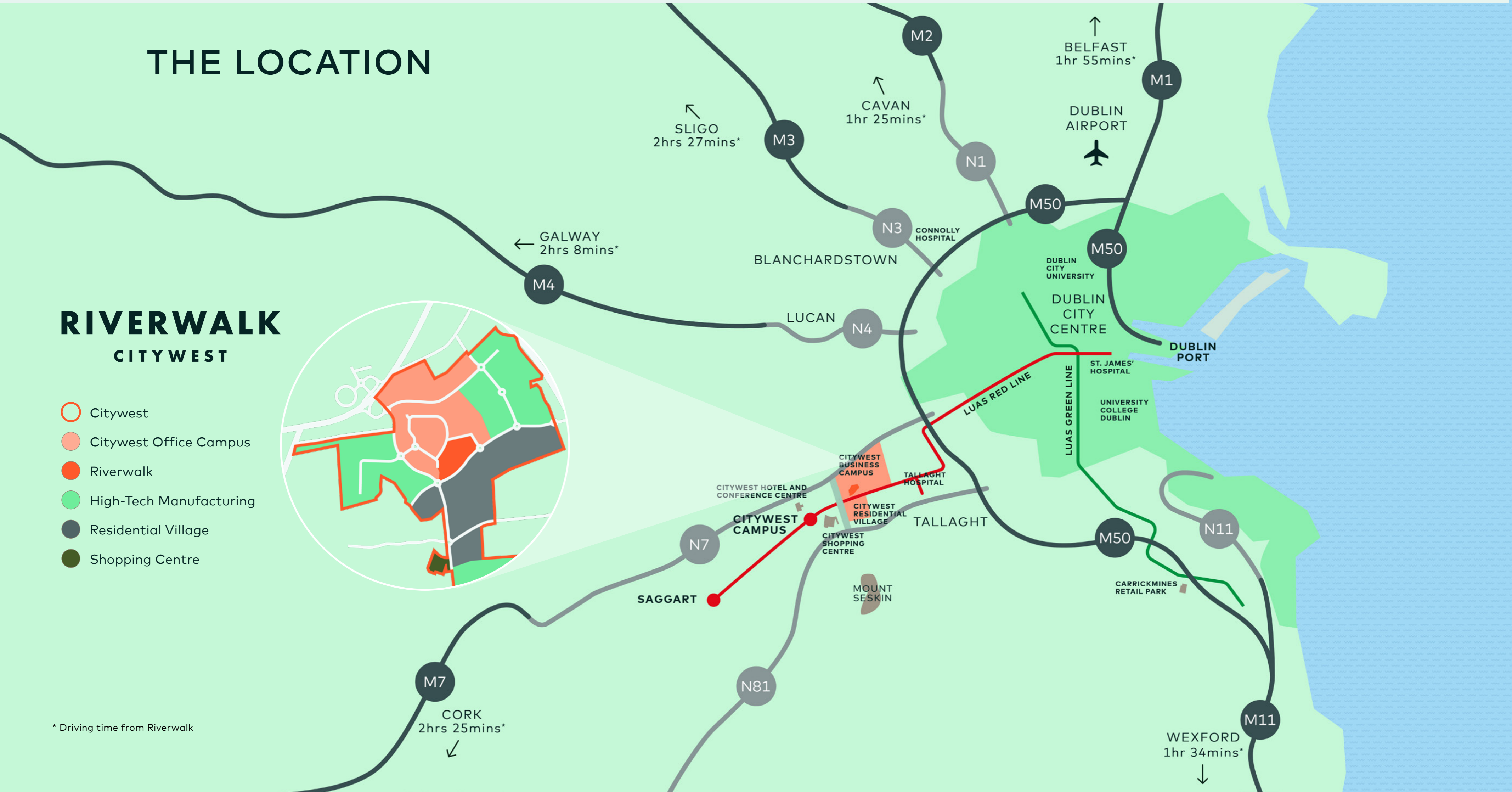
# THE LOCATION

## RIVERWALK CITYWEST

- Citywest
- Citywest Office Campus
- Riverwalk
- High-Tech Manufacturing
- Residential Village
- Shopping Centre



\* Driving time from Riverwalk





# RIVERWALK CITYWEST



## READY TO GROW

Take your people and plans further at Riverwalk. Our cohesive and highly connected neighbourhood offers over 3.5 acres for new, cutting-edge workplaces across two sites.

Join world-leading companies at Riverwalk:



Existing buildings

Future developments



# INNOVATING FOR THE INNOVATORS

Riverwalk is a vibrant home to life sciences, technology and global companies. Located in the most accessible part of Dublin's world-class Citywest Business Campus, the existing cluster of 10 waterside buildings and two development sites benefit from exceptional amenities and connectivity. Business can look to the future at Riverwalk.





# IDEALLY CONNECTED

Riverwalk is located 13km from Dublin city centre. Situated at the heart of Citywest Business Campus in suburban west Dublin, and benefits from both on-site and local amenities, as well as ample parking and outstanding public transport links.



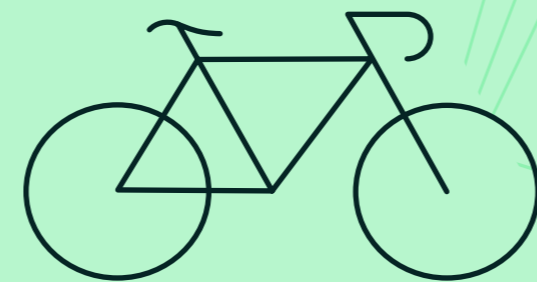
Citywest Luas Red Line tram stop (5-min walk)



Multiple Dublin bus routes serve the area, including the 77a, 77b and 65b



Connected by the N7/M50, with ample on-site car parking and EVC points



Storage for up to 52 bicycles, with end-of-journey facilities for the active commuter



Dublin Airport for seamless international travel and Dublin Port are a 25–30 min drive away



## THE SETTING FOR A CAMPUS LIFESTYLE

Green and urban, waterside and mountainside, Riverwalk offers talent the best of all worlds in a leafy environment that is close to nature and on-site facilities. You're also adjacent to Citywest's residential village and retail hub.

Thoughtfully designed and beautifully landscaped, lifestyle amenities cover every need, from places to eat, meet and shop to the great outdoors for fresh air and exercise.

"THE NATURAL SURROUNDINGS  
AND THE LAKE ARE GREAT  
TO HAVE CLOSE BY"

*Edel, Boots*



# A DEDICATED WORKPLACE APP

Technology joins up the thriving Riverwalk community, providing concierge-style services for day-to-day use.

- Invitations to social events
- Deals on amenity services
- Local area information
- Real-time public transport details
- A quick link for tenant support

"AT RIVERWALK, WE BELIEVE PEOPLE ARE THE HEART AND SOUL OF THE CAMPUS AND WE AIM TO PROVIDE A POSITIVE AND FUN WORKPLACE FOR ALL"

*Agnieszka Kamienik, Community Manager*





## SWITCH THE SCENE, CHANGE THE PACE

### Enjoy an array of expanding amenities

- Cafés, restaurants and convenience stores within Riverwalk, on campus and in the immediate vicinity, including a shopping and leisure centre with a gym (10-min walk)
- Ongoing programme of Riverwalk events and pop-ups
- Ample car parking with EVC points and vehicle valeting
- Hotel and conference centre, adjacent to the campus
  - e-Bikes for communal use, bookable via the Riverwalk app (coming soon)
- Opportunities locally to play golf, hike on trails, go horse riding and more







# WORK IN A SUSTAINABLE PLACE

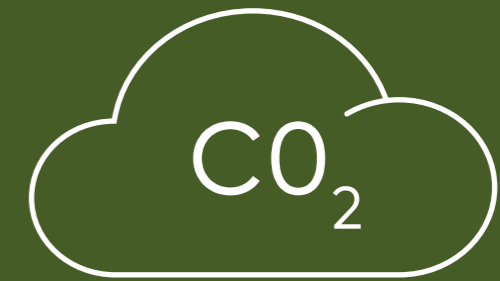
## Operating responsibly day-to-day

We are committed to delivering sustainability in its widest sense, from providing future-facing technology that includes Ireland's best fibre data network and services to new decarbonisation plans. Public transport links are outstanding. Buildings have met, or are targeting, leading ESG standards.



## LEED GOLD ACCREDITATION & EU TAXONOMY COMPLIANT

LEED GOLD achieved for Blocks 4-6, with plans in place for all remaining Riverwalk buildings



## ACTIVELY WORKING TOWARDS DECARBONISATION

Our plans include removing gas boilers, installing photovoltaic panels and using energy-saving technology



## BIODIVERSE LANDSCAPING

Including wild meadows to attract pollinators, bug motels, rooftop beehives and 200+ specimens of plants and trees for fresh air



## ONGOING SUSTAINABILITY INITIATIVES

Introducing more bike shelters for cyclists, communal e-Bikes and electric vehicle charging points



# THE SPACE FOR YOUR VISION

"RIVERWALK IS JUST A NICE PLACE  
TO BE - IT FEELS LIKE YOU ARE  
LIVING AS WELL AS WORKING IN  
YOUR PROFESSIONAL ENVIRONMENT"

*Audrey, AbbVie*



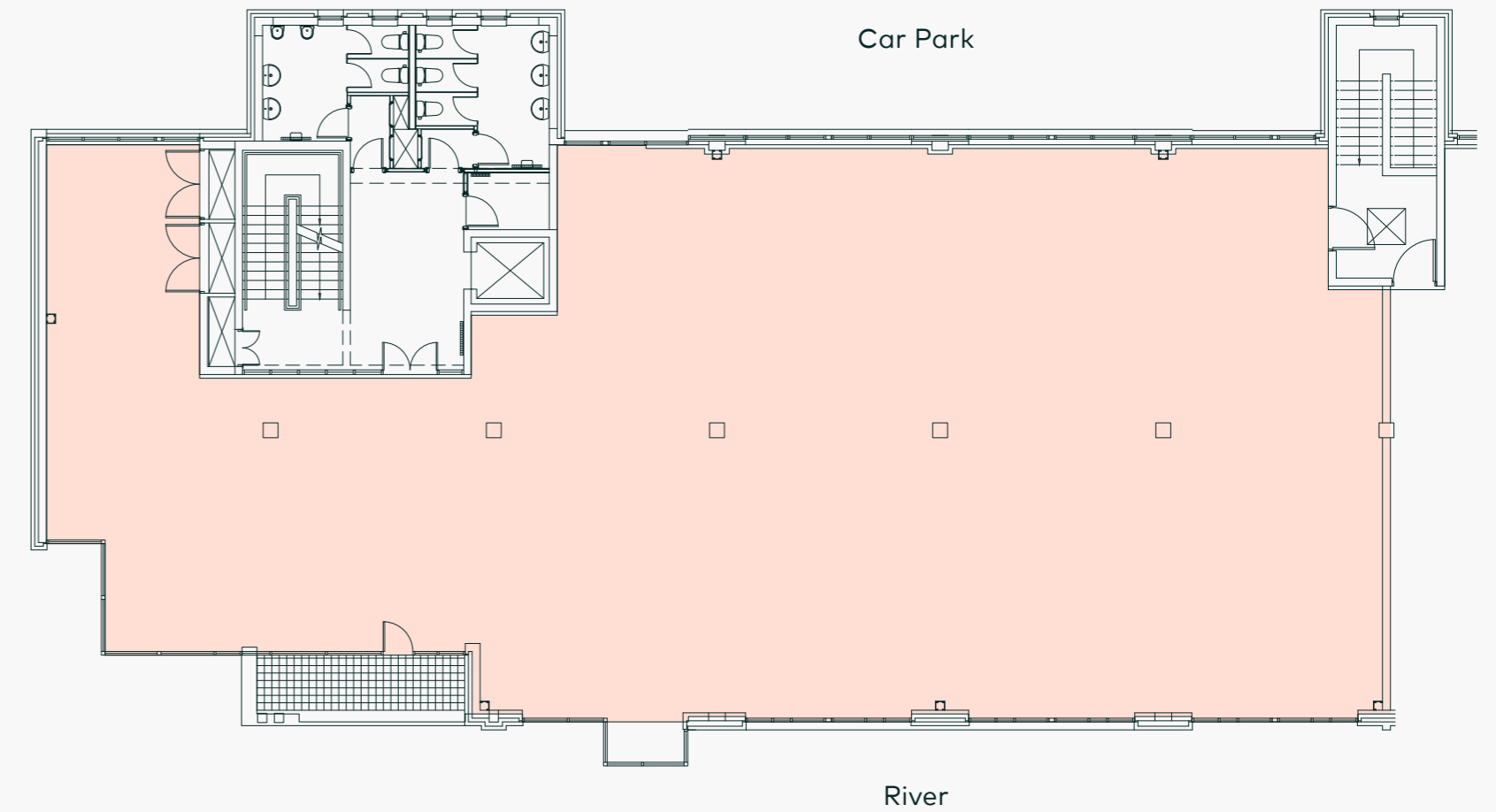


# OPPORTUNITY

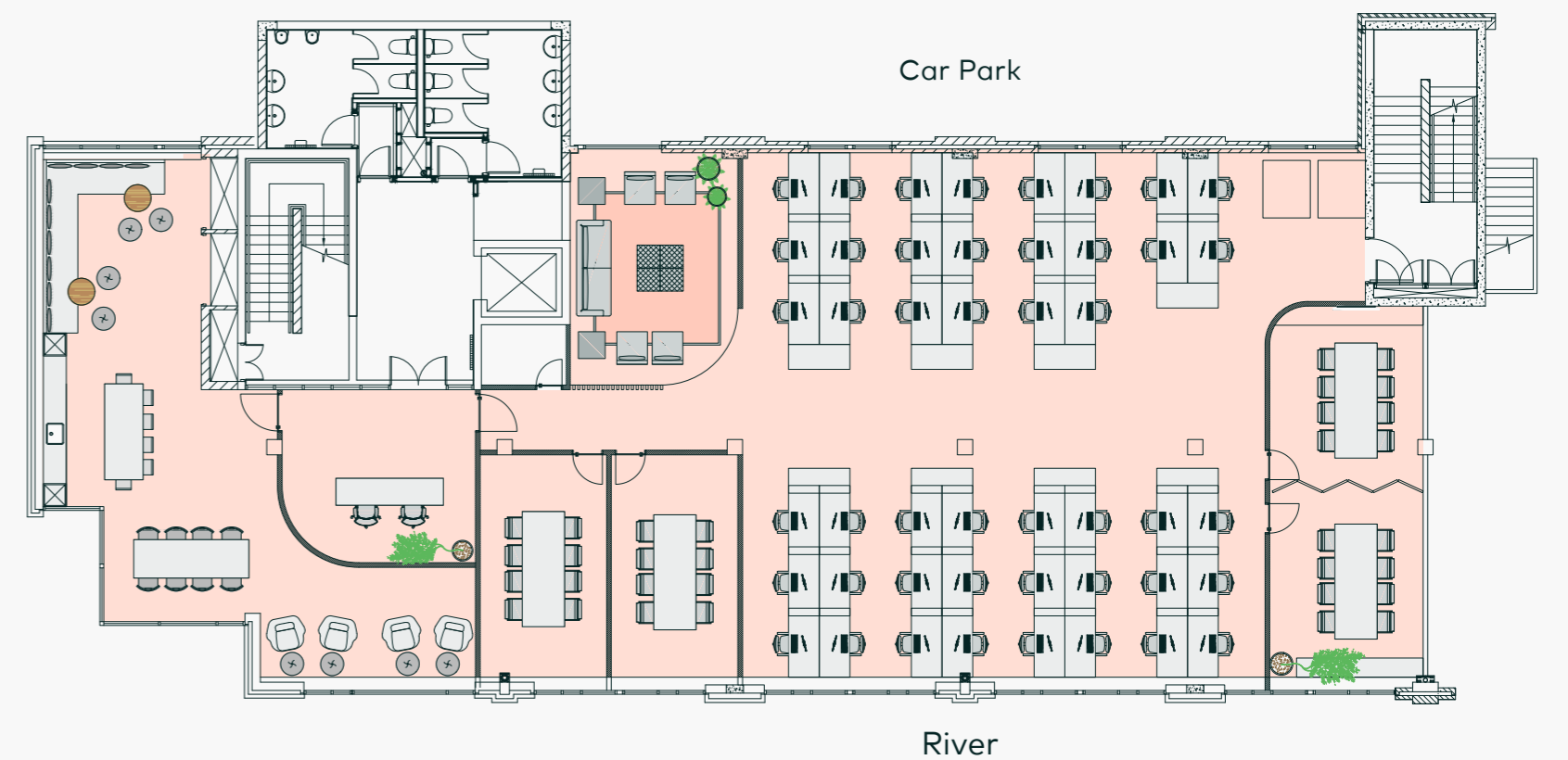
Approx. 5,986 sq ft (GIA) office space available to let at 14 Riverwalk.



**PART SECOND FLOOR PLAN**



**SAMPLE TEST FIT\***



\* for indicative purposes only

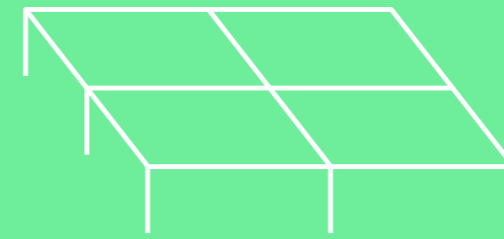




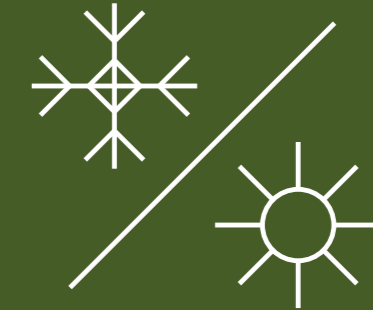
# SPECIFICATION

## Brand New CAT A fit out in place

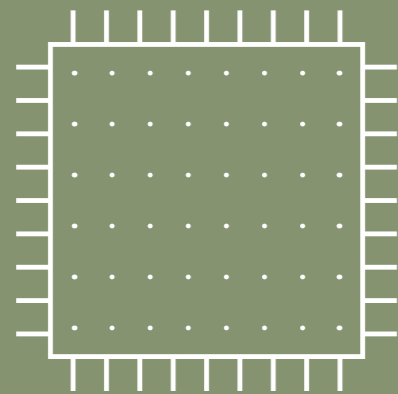
Part Second Floor at 14 Riverwalk extends to approximately 5,986 sq ft (GIA) in the heart of Citywest with views over the beautiful landscaped surroundings.



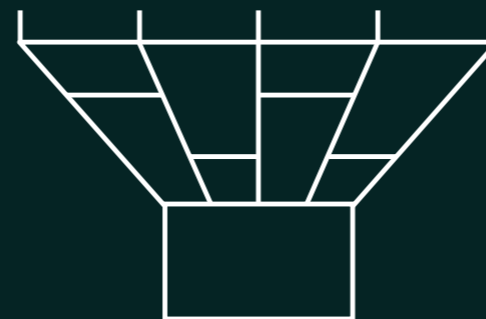
RAISED ACCESS FLOORS



NEW AC UNITS



CARPET TILES



NEW SUSPENDED CEILING



CAT 2 LED LIGHTING



# SHAPE TOMORROW AT RIVERWALK

**Part Second Floor, 14 Riverwalk**

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Dublin 24

[www.riverwalkcitywest.com](http://www.riverwalkcitywest.com)



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