



**WESTPARK INNOVATION CAMPUS SHANNON**  
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# Westpark Innovation Campus



### THE CAMPUS

An established business park development set in 40 acres of landscaped grounds in Shannon, Co. Clare.



### AT A GLANCE

Facts and figures about Westpark Innovation Campus, Shannon



### THE BUILDINGS

Three Modern Office Buildings each comprising 100,000 sq ft of third-generation accommodation over multiple levels



### THE LOCATION

Established Business Location with ease of access to urban centres such as Limerick & Galway.  
Unrivalled regional accessibility by road and air.



### ABOUT SHANNON

259 hectares (640 acres) business area where more than 8,000 people are employed in over 160 companies



### CONTACTS

Finegrain Property  
Cuhman & Wakefield

# THE CAMPUS



Westpark Shannon Innovation Campus is world-class international business campus located in the Mid-West region of Ireland and along the highly innovative Atlantic Way Business Corridor (Galway-Shannon-Limerick-Cork). This iconic development sits on 40 acres of land and overlooks the runway at Shannon International Airport, with immediate access to the motorway that connects the Atlantic Way Business Corridor and Dublin. The landscaped surrounds provide a lush and peaceful work setting with walks and trails throughout.

The Campus is home to some of the world's best and brightest companies across sectors such as aviation, communications, financial services and transport; it also accommodates companies with start-up, growth and expansion ambitions. There is an innovative business community of over 29 international and domestic companies, and up to 2,000 people in situ on the Campus. Notable occupiers within Westpark include AerCap, AXA, Pepper, Arista, DHL and Enterprise Ireland amongst others

With a highly experienced on-site facilities teams to guide and support companies every step of the way, companies can focus on what matters - building success.



# AT A GLANCE



Onsite café



20km from  
Limerick City



5 minutes from  
Shannon Airport



1,168 car park  
spaces



Flexible Floor  
Plates



Onsite campus  
security



Business  
campus-setting



Ease of access  
to two  
University  
Cities Limerick  
& Galway



Bicycle storage  
facility



Ease of access to  
M18 & M7  
motorways



Reception



Sustainable

- The Westpark campus currently comprises three detached office buildings surrounded by generous surface parking and landscaped areas.
- The entire development comprises a total 40 acres and is located in an elevated position overlooking Shannon Airport and the broader Shannon Business Park.
- The business park and surrounding business development zone are home to a range of global corporations.
- Located next to Shannon International Airport and 3.5km from Shannon Town, Westpark Business Campus benefits from excellent connection to motorways and the rest of the national road network. Shannon Town 10 mins Limerick City 20 mins Galway 60 mins Dublin 2hrs 30 mins Proximity to M7 and M18

OPTIONS	SQ FT
Global Business Centre	150 – 3,000 (subject to availability)
Building 3000	6,100
Building 7000	5,000 – 60,000



# THE BUILDINGS

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Westpark Innovation Campus, Shannon, Co Clare



Westpark Innovation Campus is laid out over three buildings, each of which comprises 120,000 sq ft of modern office accommodation over 5 levels. Each Building includes an impressive reception area designed around a central core and has the benefit of the broader services that Westpark Business Campus offers.

The Buildings are designed around an impressive landscaped park which occupies an elevated site overlooking Shannon Airport.

Various flexible options are available, within a high - quality environment offering the ability to customise the space to meet the needs of both your employees and your business.





# BUILDING 3000

- Fully fitted modern office accommodation
- Combination of open plan/ cellular configuration
- Flexible floor plates - Therefore the current fit-out offers flexibility for reconfiguration if required
- Fitted to a high spec
  - Air Conditioning
  - Suspended ceilings
  - Recessed LED lighting
  - Raised Access floors - wired for power and data
  - Glazed/ stud partitioning
  - Male/female and disabled toilet facilities.



OPTIONS	SQ FT
Level 3100	6,110





# BUILDING 4000

- Fully fitted modern office accommodation
- Combination of open plan/ cellular configuration
- Flexible floor plates - Therefore the current fit-out offers flexibility for reconfiguration if required
- Fitted to a high spec
  - Air Conditioning
  - Suspended ceilings
  - Recessed LED lighting
  - Raised Access floors - wired for power and data
  - Glazed/ stud partitioning
  - Male/female and disabled toilet facilities.



## OPTIONS

## SQ FT

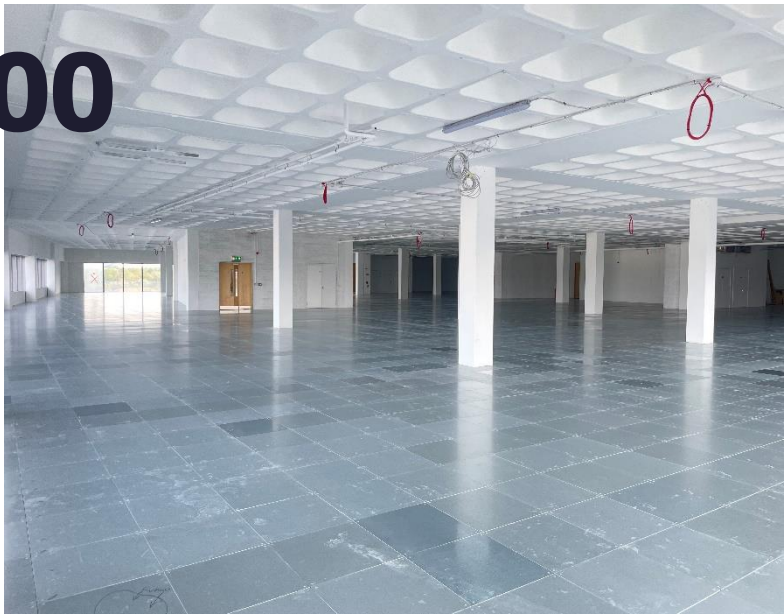
No current availability





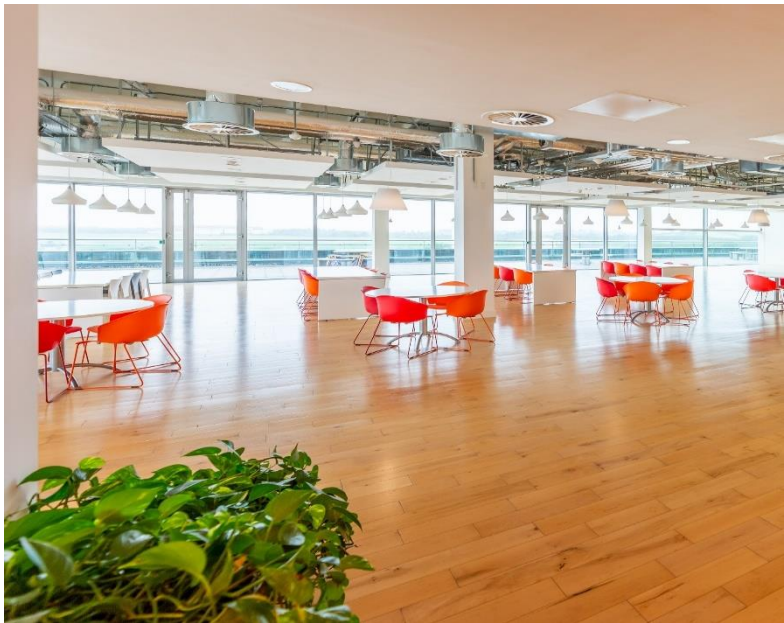
# BUILDING 7000

- Part occupied by AXA availability remains on Levels 7100-7300 in Building 7000
- Part fitted and part shell & core currently there are a variety of fit-out options available to incoming tenants
- Includes fully fitted and impressive shared reception
- Ample on site car-parking



OPTIONS	SQ FT
Level 7100	24,149
Level 7200	28,583
Level 7300	5,000

Floors are capable of further sub-division as required





# THE GLOBAL BUSINESS CENTRE

**The Global Business Centre offers occupiers a "Plug & Play" landing space solution within B4000**

- Variety of office suites to meet all your requirements
- Fully fitted modern office accommodation
- Furnished flexible accommodation
- Options from single occupancy office suites up to 5,000 sq ft available
- Ease of access to onsite Café located adjacent to the Business Centre
- Boardroom and Training areas form part of the Business Centre and offer occupiers the opportunity to accommodate larger meetings when required.



OPTIONS	SQ FT
Global Business Centre	No Current Availability





# THE LOCATION

Westpark Innovation Campus is world-class international business campus located in the Mid-West region of Ireland and along the highly innovative Atlantic Way Business Corridor (Galway-Shannon-Limerick-Cork).

This iconic development sits on 40 acres of land and overlooks the runway at Shannon International Airport, with immediate access to the motorway that connects the Atlantic Way Business Corridor and Dublin. The landscaped surrounds provide a lush and peaceful work setting with walks and trails throughout.

Buildings 3000, 4000 and 7,000 on the Campus, comprising a total of more than 300,000 sq.ft. of modern office accommodation, is designed to suit a variety of business needs from small elite serviced office suites in our Global Business Centre to a bespoke Corporate HQ. Westpark is a place where companies thrive and grow.



# ABOUT SHANNON

Shannon is recognised as one of Ireland's premier employment locations. It is situated 20km northwest of Limerick and 80km south of Galway. Shannon's strategic importance is highlighted in its designation as part of the Limerick/Shannon Gateway, and as a focal point of future economic development of the Mid-West Region. Shannon occupies a strategic position along the Atlantic corridor and has excellent road connectivity to the gateway university cities of Limerick, Cork and Galway – ensuring a pipeline of talented future employees.

The area accommodates a range of global corporations and smaller vibrant businesses with notable employers across the Aviation, Life Sciences, Finance, Logistics, Information and Communication Technology and Business Services sectors.

The Shannon Free Zone area (SFZ) inclusive of Westpark now comprises an approx. 259 hectares (640 acres) industrial area where more than 8,000 people are employed in over 160 companies. - These companies include many premier multinational firms such as Intel and Jaguar Land Rover - Shannon is accredited as the location of the largest concentration of North American companies in Ireland outside of Dublin.

The connectivity provided by Shannon International Airport to the Shannon Free Zone area is a primary competitive advantage to the accessing of global markets and facilitate global business. This is testament to the multinational dimension of occupier and commercial business attracted to the Shannon Free Zone Area.







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## ABOUT FINE GRAIN PROPERTY

Fine Grain Property is an Irish-owned international business park investor and operator, founded in 2007. The Fine Grain Property business community in Ireland consists of 20 buildings in Business Parks across Ireland, totaling just over 1.2 million square feet of workspace, and hosting more than 8,500 employees from large international and domestic businesses.

Fine Grain Property owns and manages properties in businesses campuses in Athlone, Cork, Dublin, Galway, Limerick, Maynooth and Shannon, providing workplace solutions for growing businesses to attract and retain talented employees.

For more information, visit  
[finegrainproperty.com](http://finegrainproperty.com)

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