



an inspiring office development

Trinity Quarter provided a unique opportunity to design a landmark building in Cork city centre. Critical to the success of the building is the contribution it makes to the immediate surrounds and the larger Cork city centre. Close consideration of the urban grain, the location on the River Lee, the rich history of the area, and the architectural heritage surrounding this extraordinary location, all influenced and contributed to the design objectives of the development. Although contemporary in architectural language, the strong vertical proportions of the façade elements compliment the historic buildings and the urban grain of the surrounding architectural conservation area. From entering the building through the naturally lit main atrium space to the wide open views over the city and River Lee, the building exploits all possible benefits of its unique location and lets occupants enjoy the high tech environment of the office and retail spaces in a sun lit and natural environment. The atrium, the landscaped external courtyard as well as open landscaped roof terraces also provide occupants with ample space for informal collaboration and respite. RKD Architects are very enthusiastic about the success of the development and believe that Trinity Quarter will provide unsurpassed quality office space for the discerning tenant.

Johan Wilken
Director
RKD Architects



an inspiring office development



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www.trinityquarter.com

IRELAND'S MOST INSPIRING OFFICE DEVELOPMENT

Spacious, sustainable and truly inspirational, Trinity Quarter is a new world-class office development, strategically located in the heart of Cork's dynamic city centre.

Providing corporate occupiers with the valuable opportunity to establish their operation in the midst of a thriving commercial quarter, Trinity Quarter is a unique city centre offering unlike any other currently on the market.

Trinity Quarter is Cork's largest office development. The building, which is 22,711 sq m (244,463 sq ft) will offer individual floor plates of up to 3,865 sq m, (41,602 sq ft), surrounding a landscaped courtyard with a roof top terrace overlooking the historic River Lee.

Attached above you will find a USB memory key containing a soft copy version of this brochure as well as a virtual tour of the Trinity Quarter development from the ground up.



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A LOCATION SYNONYMOUS WITH PROGRESS

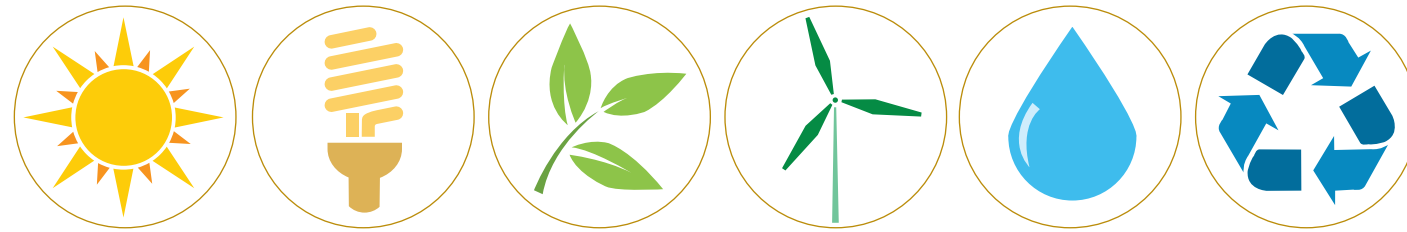
Fronting onto Union Quay, Trinity Quarter is situated in a superb and accessible location within Cork's central business district. A symbol of renewal, motion and life, the River Lee - Cork's main waterway - calmly meanders towards Trinity Quarter before changing its direction and continuing its journey to the sea.

Trinity Quarter provides its occupants, not only with panoramic views of the River Lee, but is also a window in to the city's pulsating life.

With key historic and geographical connections to the area, the name Trinity Quarter captures the essence of what this major development will mean to Cork:

- ▶ Creation of a brand new commercial district in the city centre
- ▶ A compelling landmark that will embed itself in the heart of the city and its people





Trinity Quarter is expertly designed to meet all the relevant requisites for the Gold Leadership in Energy & Environmental Design Certificate. LEED is a green building certification programme that recognises best-in-class building strategies and practices.



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A HI-TECH, ENERGY EFFICIENT WORK SPACE



Certified Sustainable Buildings

- Provide market recognition that tried-and-tested environmental practices have been incorporated in the building
- Demonstrate the aspiration to find innovative solutions that minimise the environmental impacts
- Provide a platform to help reduce running costs, while improving working and living environments
- Deliver long-term asset appreciation
- Represent a standard that demonstrates progress towards corporate and organisational environmental objectives
- Promote a positive association with corporate brand, which helps attract and retain high quality staff and enhance a corporate image to the wider community

Specification

Office Areas

- LEED Gold Certification
- Modular recessed lighting
- Air-conditioning VRV system for heating/cooling
- High quality suspended ceiling
- Raised access floors with carpet tile finish
- Office floor to ceiling height of 2.8m
- Category 6 cable and fibre optic connectivity throughout

Common Areas

- Landscaped courtyard area
- Full height atrium reception
- 7 elevators providing access to upper floors including elevator access to the underground carpark
- Basement amenity area with shower facilities, changing rooms and bicycle parking





A vibrant and youthful city, Cork is the commercial capital of the South of Ireland. The city has a track record of attracting international investment with over 137 overseas companies currently operating in the area employing over 22,500 people. Cork is now home to global market leaders in pharmaceuticals, healthcare, Information and Communications Technology (ICT), biotechnology, professional and international financial services.

With an international reputation as a creative, innovative and vibrant region, Cork continues to go from strength to strength, consistently capturing the interest and attention of those seeking to be part of a great place to do business.

World Class Technology

- ▶ Cork is home to a cluster of knowledge based industries and technology companies including Apple, EMC, VMWare, Intel Securities and Boston Scientific
- ▶ Cork Internet Exchange (CIX) is set to become a global IP switching centre with fibre connectivity routing high speed internet traffic to and from the USA, UK, Europe and Asia
- ▶ Cork has grown to become an important intersection of some of the most significant data connectivity through this global connectivity network
- ▶ Cork is fast becoming Ireland’s internet hub



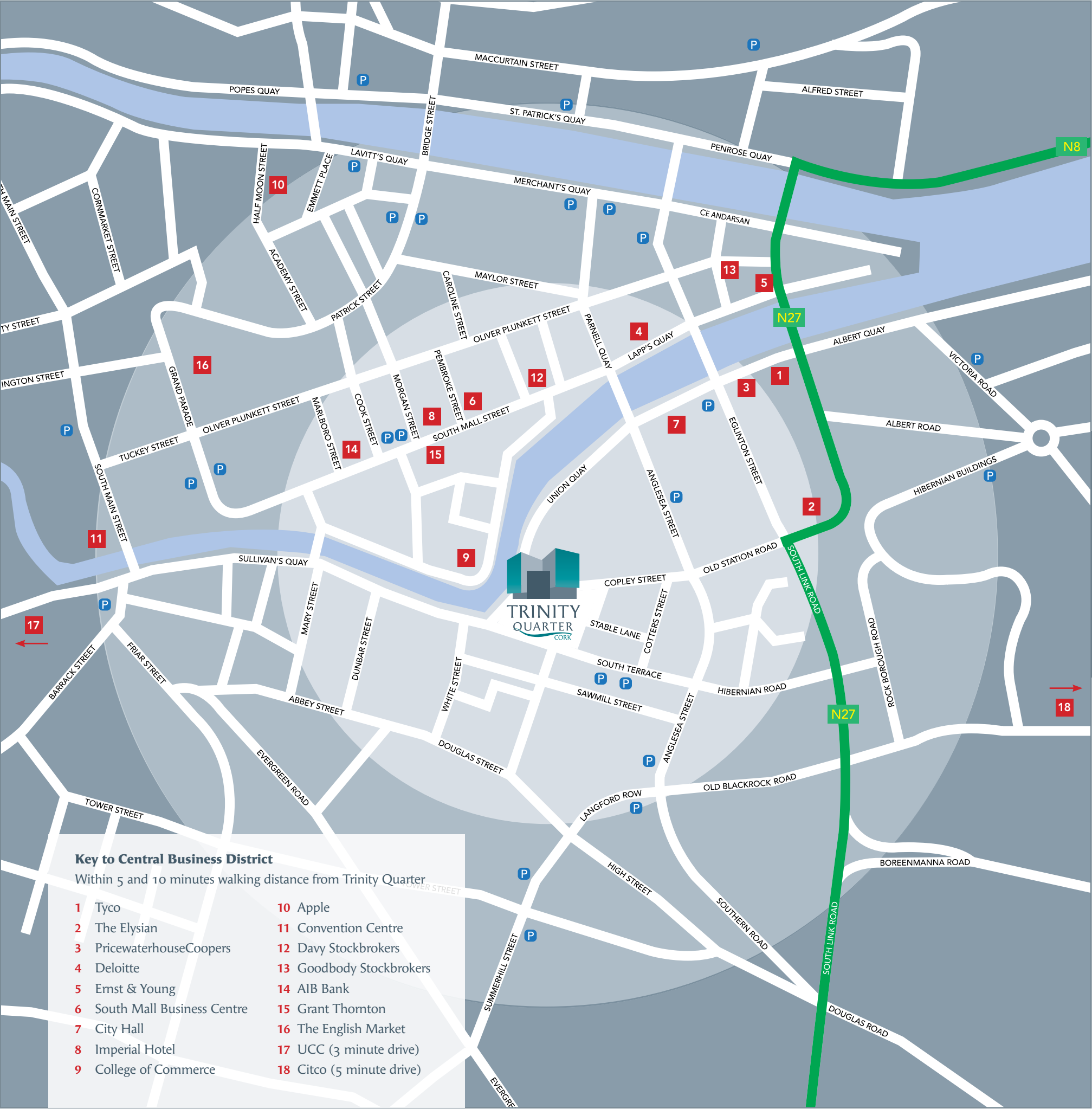
CORK’S UNIQUE COMMERCIAL HUB

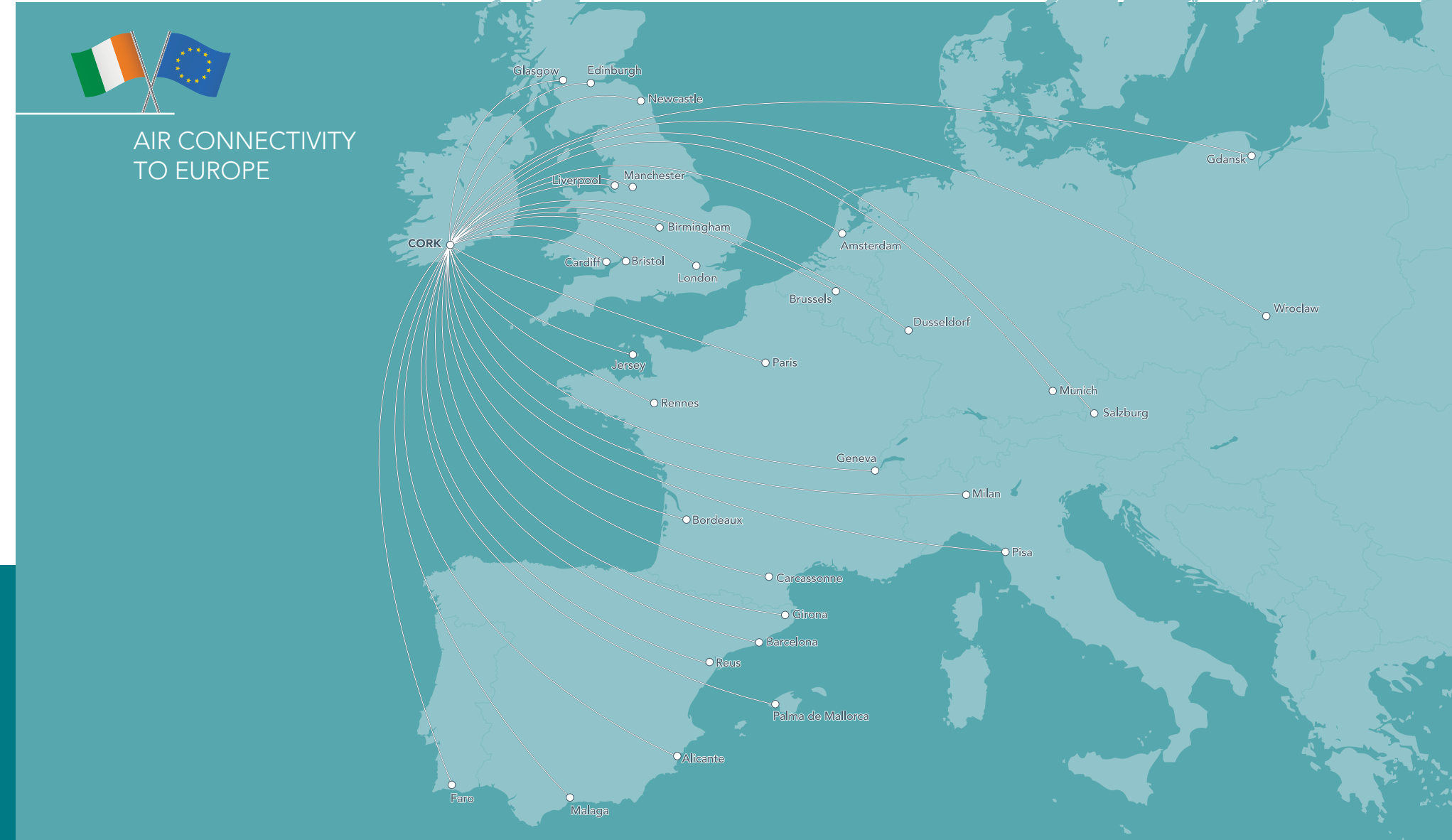
World Class Knowledge Pool

- ▶ Over 30,000 third level students are studying in the city
- ▶ Two established third-level institutions - University College Cork (UCC) and Cork Institute of Technology (CIT)
- ▶ World class research facilities such as Tyndall National Institute - one of Europe’s leading research centres in ICT research and development and the largest facility of its type in Ireland
- ▶ Growing number of further-education centres - Cork College of Commerce, Coláiste Stiofáin Naofa, St John’s Central College and Griffith College

Key to Central Business District
Within 5 and 10 minutes walking distance from Trinity Quarter

1 Tyco	10 Apple
2 The Elysian	11 Convention Centre
3 PricewaterhouseCoopers	12 Davy Stockbrokers
4 Deloitte	13 Goodbody Stockbrokers
5 Ernst & Young	14 AIB Bank
6 South Mall Business Centre	15 Grant Thornton
7 City Hall	16 The English Market
8 Imperial Hotel	17 UCC (3 minute drive)
9 College of Commerce	18 Citco (5 minute drive)





TRINITY QUARTER CORK

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CORK'S CONNECTIVITY



The location is exceptionally well-served by local, national and international transport links.

Air

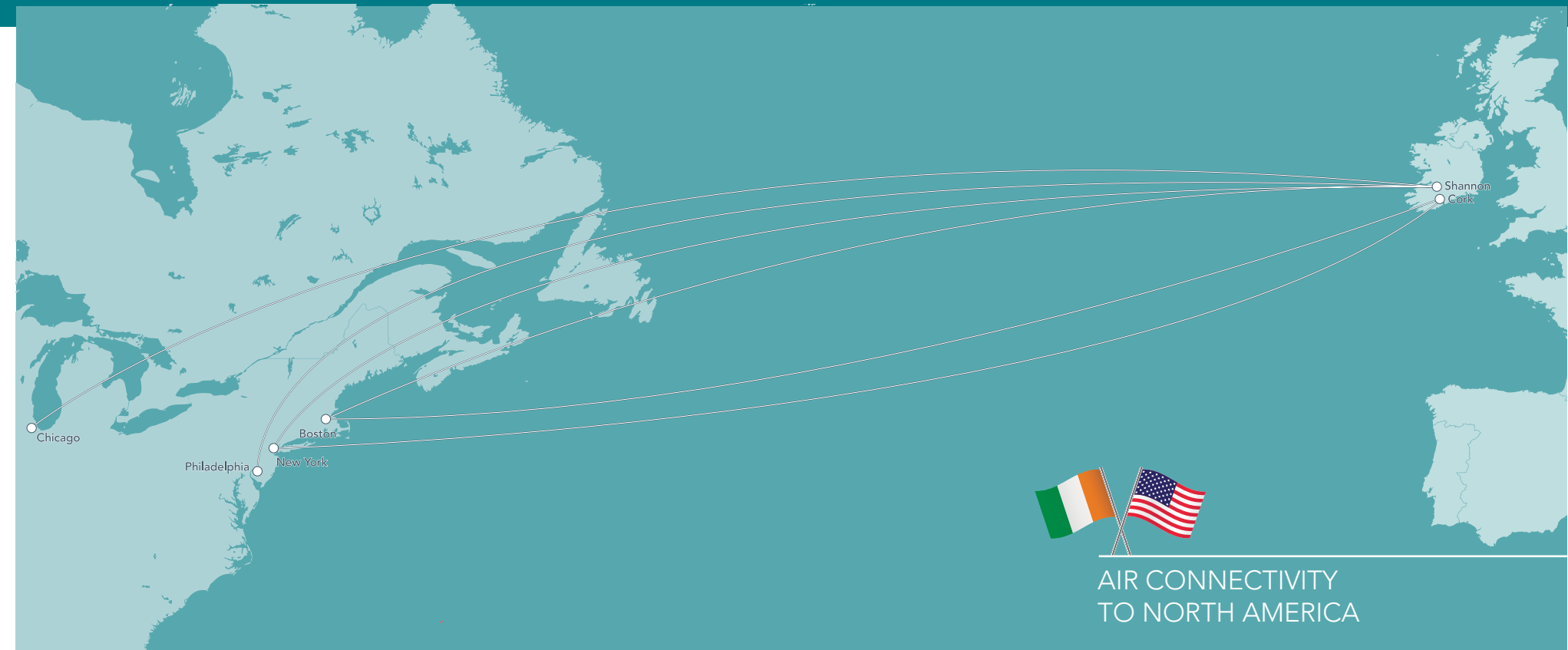
- ▶ Trinity Quarter is only 8km from Cork International Airport (10 minutes by car)
- ▶ Cork Airport is Ireland's second busiest airport, with over 2.1 million passengers across 50 routes to the UK, continental Europe and the USA from 2016
- ▶ Direct flights from Cork to European hubs such as London, Amsterdam, Barcelona, Manchester and Paris
- ▶ Direct flights from Cork to Boston from May 2016 and to New York from 2017
- ▶ Direct flights from Shannon Airport to North American cities such as New York, Boston, Philadelphia and Chicago (Shannon Airport is 1hr 45 minutes from Cork by road)

Road

- ▶ Trinity Quarter is only 2.5 hours drive from Dublin (M8 and M7 motorways)
- ▶ 1 minute to N27 South Link, which connects to the N40 South Ring, the N25 to Waterford and M8 Dublin Road
- ▶ 10 minutes to Limerick/Galway Road (N20) and the Wild Atlantic Way
- ▶ 24hr hourly bus service direct from Parnell Place Bus Station in Cork city centre to Dublin
- ▶ Parnell Place Bus Station has regular buses to Cork Airport

Rail

- ▶ Trinity Quarter is only 10 minutes walk from Kent Train Station, Cork's central station
- ▶ Hourly trains from Cork to Dublin Heuston
- ▶ Regular bus service from Kent Station to city centre and Cork Airport
- ▶ Sheltered bike parking
- ▶ Ample car parking at the station





an inspiring office development
with international neighbours



Cork is an internationally recognised city of culture. The city has a reputation as being Ireland's food capital; the famous English Market is one of the city's most beloved attractions. Cork's adventurous side can be experienced just a leisurely drive from the city; the Wild Atlantic Way – starting in Kinsale – is the world's longest defined coastal touring route.

As well as a beautiful selection of world class beaches, which provide the perfect destination for water sports like surfing and kayaking, the region is also home to some of the country's most exquisite golf-courses including the world famous Old Head of Kinsale Golf Club and the beautiful Fota Island Resort Golf Club.

Cork is also known for its love of horse racing. You can experience the sport of kings at Mallow racecourse which is situated just 30 minutes by car from the city centre.



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CORK, A CITY OF CULTURE, SPORT AND ADVENTURE



Cork has a long sporting tradition with GAA being extremely popular among the local people. Gaelic football and hurling can be enjoyed on a regular basis, throughout the city and county. Cork GAA stadium Pairc Ui Chaoimh, is located in Blackrock – just 10 minutes by car from the city centre.



Trinity Quarter is within walking distance of vibrant dining, shopping and entertainment

- English Market (5 minutes)
- Crawford Art Gallery (10 minutes)
- Cork Opera House (10 minutes)
- Opera Lane, Cork's premium fashion district (7 minutes)
- Patrick Street, Cork city centre's main street (7 minutes)
- Oliver Plunkett Street, the only Irish finalist for the Great Street Award (5 minutes)

Trinity Quarter is adjacent to a variety of world class hotels all within a 5 minute drive

- Hayfield Manor Hotel (5 Star)
- The Clarion Hotel (4 Star)
- The Gresham Metropole (4 Star)
- The Imperial Cork (4 Star)
- The River Lee Hotel (4 Star)

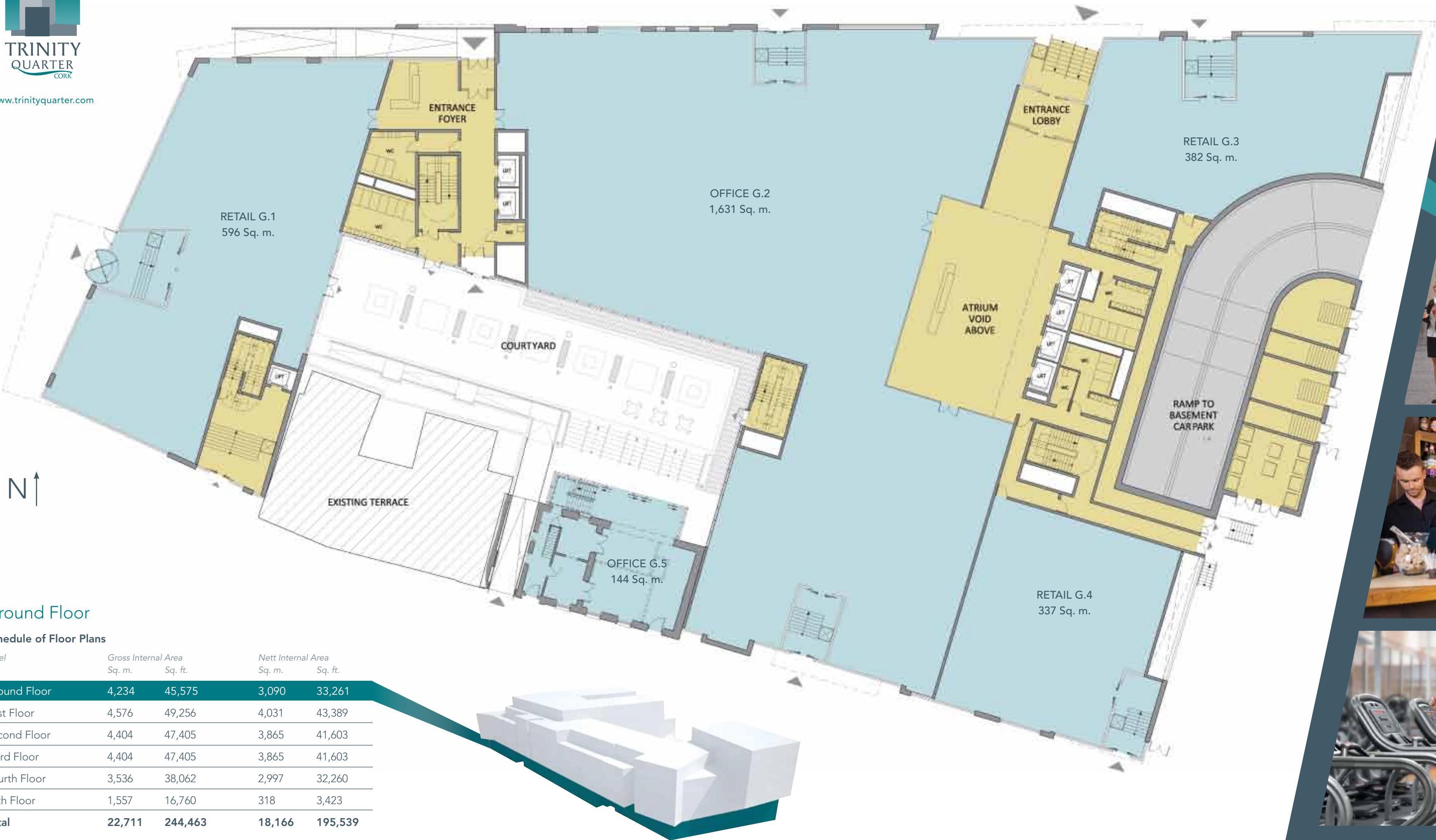




Ground Floor

Schedule of Floor Plans

Level	Gross Internal Area		Nett Internal Area	
	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
Ground Floor	4,234	45,575	3,090	33,261
First Floor	4,576	49,256	4,031	43,389
Second Floor	4,404	47,405	3,865	41,603
Third Floor	4,404	47,405	3,865	41,603
Fourth Floor	3,536	38,062	2,997	32,260
Fifth Floor	1,557	16,760	318	3,423
Total	22,711	244,463	18,166	195,539



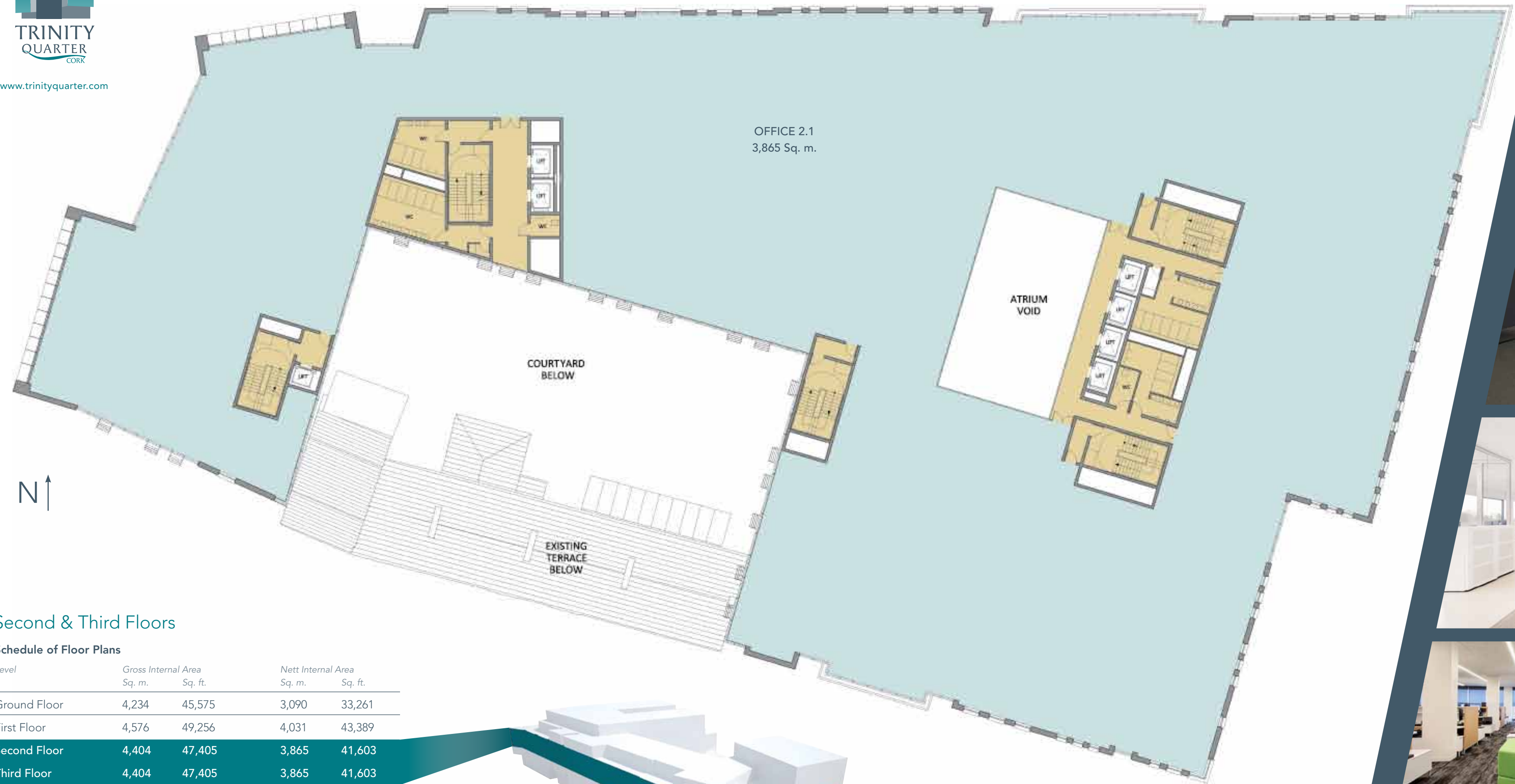


First Floor

Schedule of Floor Plans

Level	Gross Internal Area		Nett Internal Area	
	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
Ground Floor	4,234	45,575	3,090	33,261
First Floor	4,576	49,256	4,031	43,389
Second Floor	4,404	47,405	3,865	41,603
Third Floor	4,404	47,405	3,865	41,603
Fourth Floor	3,536	38,062	2,997	32,260
Fifth Floor	1,557	16,760	318	3,423
Total	22,711	244,463	18,166	195,539





Second & Third Floors

Schedule of Floor Plans

Level	Gross Internal Area		Nett Internal Area	
	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
Ground Floor	4,234	45,575	3,090	33,261
First Floor	4,576	49,256	4,031	43,389
Second Floor	4,404	47,405	3,865	41,603
Third Floor	4,404	47,405	3,865	41,603
Fourth Floor	3,536	38,062	2,997	32,260
Fifth Floor	1,557	16,760	318	3,423
Total	22,711	244,463	18,166	195,539



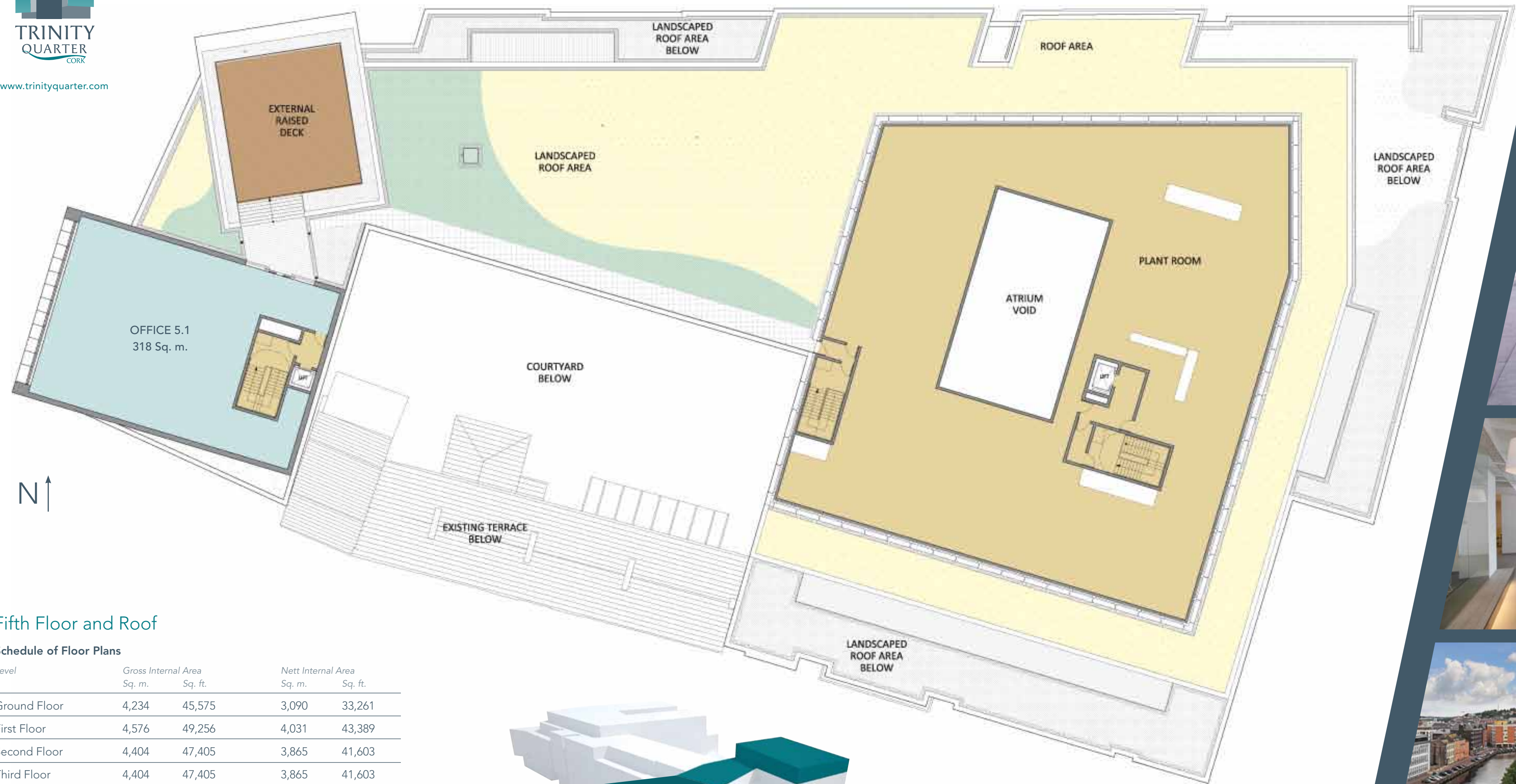


Fourth Floor

Schedule of Floor Plans

Level	Gross Internal Area		Nett Internal Area	
	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
Ground Floor	4,234	45,575	3,090	33,261
First Floor	4,576	49,256	4,031	43,389
Second Floor	4,404	47,405	3,865	41,603
Third Floor	4,404	47,405	3,865	41,603
Fourth Floor	3,536	38,062	2,997	32,260
Fifth Floor	1,557	16,760	318	3,423
Total	22,711	244,463	18,166	195,539



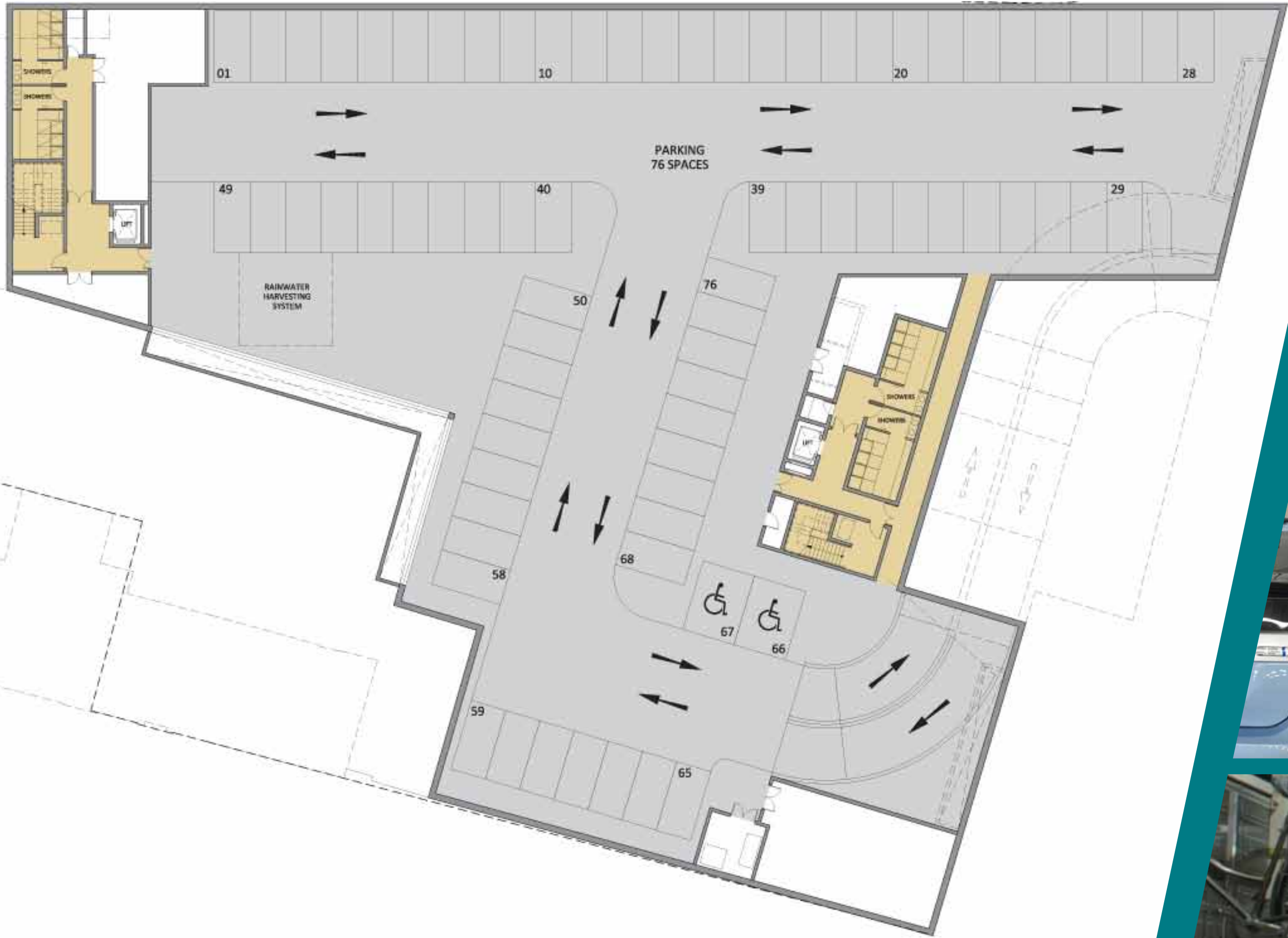


Fifth Floor and Roof

Schedule of Floor Plans

Level	Gross Internal Area		Nett Internal Area	
	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
Ground Floor	4,234	45,575	3,090	33,261
First Floor	4,576	49,256	4,031	43,389
Second Floor	4,404	47,405	3,865	41,603
Third Floor	4,404	47,405	3,865	41,603
Fourth Floor	3,536	38,062	2,997	32,260
Fifth Floor	1,557	16,760	318	3,423
Total	22,711	244,463	18,166	195,539





Basement

Schedule of Floor Plans
Basement - 76 Car Spaces

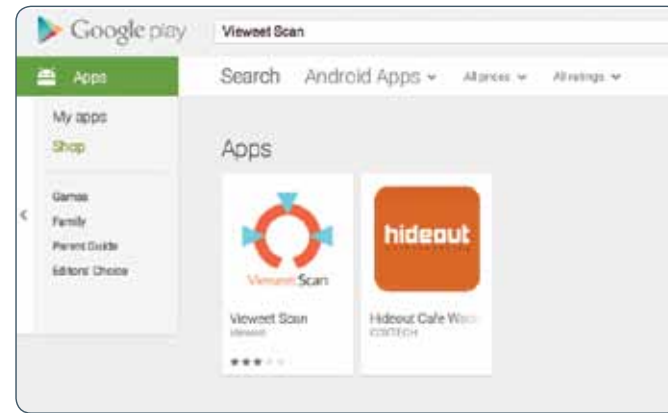




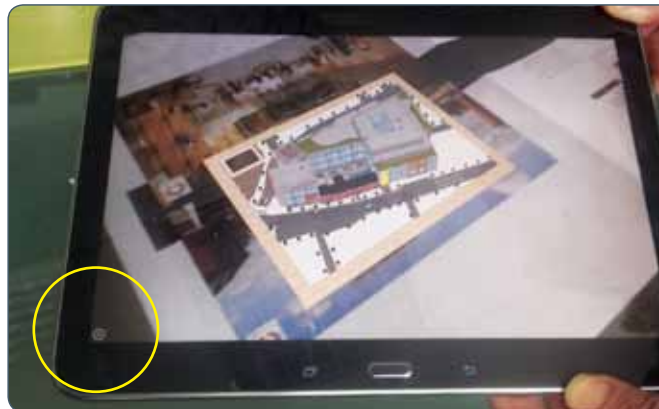
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STATE-OF-THE-ART OFFICE SPACE

- ▼ **1.** Please visit the App Store or Google Play Store, as shown below, on your mobile or tablet and download the free App, **Vieweet Scan**.



- ◀ **2.** On your mobile or tablet, open Vieweet Scan, fill your screen with any of the 2 trigger pictures right and pause for a few seconds. Once you are using an IOS or Android device, and have at least 3G or WiFi, you will experience augmented and virtual reality on your screen from Image 1 and a video from image 2.



- ▲ **3.** Before you scan another trigger picture, please press 'X' on the bottom left of your device screen, as shown above, to clear the last scan.

Augmented Reality – How it Works

Augmented Reality (AR) is the super imposition of computer-generated imagery (CGI) onto an actual, real-life item.

This innovative technology enhances our perception in our real environment and in real-time, making the world more interesting and accessible. By simply downloading the Application, you can view realistic 3D CGI models on your mobile device.

You will be able to rotate the page, move in and out of the building with your device and have a closer look at the 3D CGI's (Computer Generated Imagery) and animations.



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WANT TO TALK ABOUT CORK'S MOST INSPIRING OFFICE DEVELOPMENT?

Trinity Quarter Project Team



Developer
Watfore Limited



Architect
RKD Architects



Planning Consultant
Tom Phillips & Associates



Project Management
KSN Project Management (KSNPM)



Quantity Surveyors
Kerrigan Sheanon Newman (KSN)



M&E Consultant
Malachy Walsh & Partners



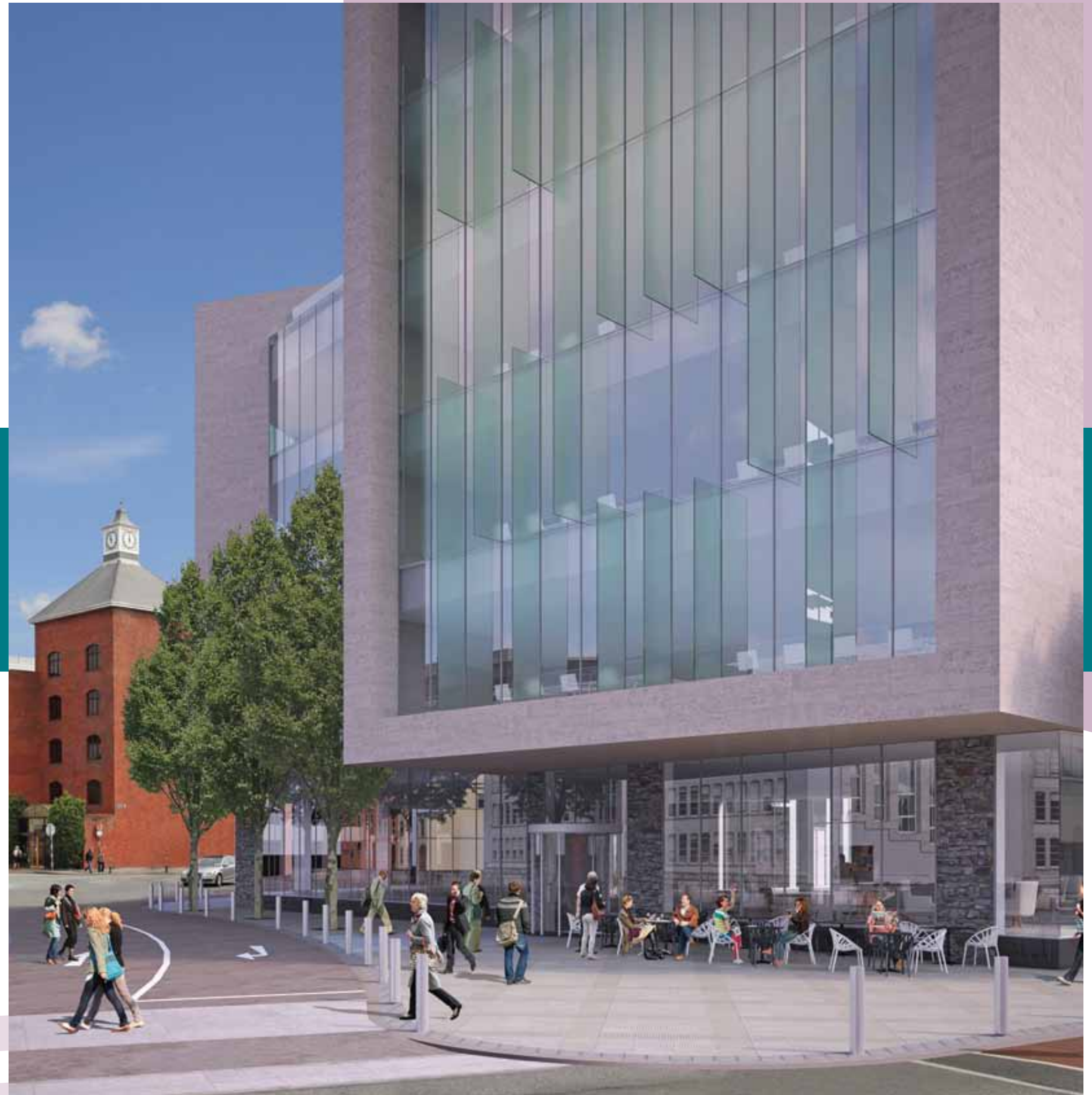
Civil/Structural Consultants
Punch Consulting



Fire Safety Consultant
Michael Slattery

Lisney and CBRE for themselves and the vendor/lessor whose agents they are give notice that:

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2. All statements contained in these particulars as to this property are made without responsibility of the vendors/lessors and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of facts.
3. The particulars, various plans, images, photographs dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy are not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them no omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the vendor/lessor or the purchaser/tenant.
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