

CENTRAL QUAY

DUBLIN 2

**OFFICE INVESTMENT FOR SALE
BY PRIVATE TREATY**

Tenants not affected

PRIME OFFICE INVESTMENT OPPORTUNITY, LOCATED IN THE HEART OF DUBLIN'S SOUTH DOCKS

WWW.CENTRALQUAY.IE

Central Quay provides an incoming purchaser with the opportunity to acquire a premium office asset in one of Dublin's most dynamic business districts.

Designed by award winning architects RKD, Central Quay is a statement office building combining style with functionality. Internally, this landmark office building is finished to an exceptionally high standard with floor to ceiling windows providing a bright and spacious working environment.

Situated on Britain Quay in the heart of Dublin's South Docks, Central Quay is just a minute walk to Grand Canal Dock – one of the city's primary cultural and entertainment areas.

There are a host of amenities in the area including restaurants, cafes and gyms as well as the newly created Benson Park. Dublin bikes are located nearby on Hanover Quay giving access to Stephen's Green as well as Grafton Street within 10 minutes.

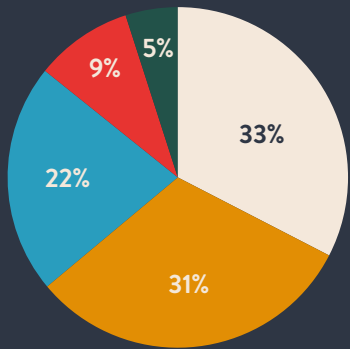




CBRE are pleased to present Central Quay to the market on behalf of Hibernia Real Estate Group Limited.

hibernia

CONTRACTED RENTAL INCOME*



- DAE: 33%
- Millenium Operations Limited: 31%
- Hines: 22%
- Fragomen: 9%
- Europ Assistance: 5%

*Including fit-out rent

HIGHLIGHTS

- Diverse mix of tenants including DAE (Dubai Aerospace Enterprise), Hines, Millennium Operations Limited, Fragomen and Europ Assistance
- 6 storey over basement, multi let office building
- Net Internal Area of approx. 59,861 sq. ft. (5,561 sq. m.)
- Total rent of approx. €3.4m per annum, which includes a fit-out rent of approx. €250k pa (1st floor until April 2028) and a proposed 12-month rental underwrite for the 2nd floor
- 29 car and 54 bicycle basement parking spaces
- Tenant amenities include upgraded shower and locker facilities, and an exercise / yoga room
- First and second floors have recently undergone significant refurbishment to CAT B and CAT A specification respectively
- WAULT of circa 6 years to break
- Building currently has a B3 BER and a provisional BREEAM In-Use Very Good rating, with an identified road-map to achieve BREEAM Excellent

LOCATION



Home to some of the world’s leading international occupiers, the South Docks is Dublin’s most sought after business area

Central Quay is positioned in the heart of this thriving district which has proven to attract the highest calibre of occupiers with a diverse mix of technology, financial, legal, and professional firms all located in the South Docks.

The building benefits from an array of amenities including the recently completed Benson Park, which provides recreational space for local residents and occupiers. Central Quay is also easily accessed via public transport with the nearest DART, Bus and Luas stops all within a 10 minute walk

AMENITIES

- 1. Marker Hotel
- 2. Bord Gais Energy Theatre
- 3. The Ferryman
- 4. Brewdog
- 5. Milano
- 6. Dockers Pub
- 7. The South Strand – JD Wetherspoon
- 8. MacKenzie’s
- 9. Freshii
- 10. Spar / Insomnia
- 11. Flyefit Macken Street

- 12. Il Valentino
- 13. Cafe Nero
- 14. Nutbutter
- 15. Fresh
- 16. Herb Street
- 17. Clayton Hotel
- 18. Three Arena
- 19. The Gibson Hotel
- 20. The Spencer Hotel
- 21. Perpetua CrossFit gym
- 22. Staple Foods

OCCUPIERS

- 1. Matheson
- 2. Accenture
- 3. Airbnb
- 4. Wix
- 5. Docusign
- 6. State Street
- 7. Twilio
- 8. Indeed
- 9. McCann Fitzgerald
- 10. BNY Mellon
- 11. Facebook (Meta)
- 12. TikTok
- 13. IQ-EQ
- 14. Google
- 15. FiServe
- 16. Three Ireland
- 17. Central Bank
- 18. Salesforce
- 19. PWC
- 20. A&L Goodbody

TRANSPORT



-  **DART/TRAIN STATION**
10 mins walk to Grand Canal Dock
-  **LUAS GREEN LINE**
20 mins walk to Trinity Luas
-  **LUAS RED LINE**
10 mins walk to Spencer Dock Luas. New proposed footbridge across the Liffey on Sir John Rogerson's Quay will further reduce this time
-  **PUBLIC CAR PARK**
Parking under Grand Canal Square for up to 150 cars
-  **DUBLIN BUS**
A short walk away
-  **DUBLIN BIKES**
Bike Station a 2 minute stroll on Hanover Quay
-  **DUBLIN AIRPORT**
20 minute drive via the Port Tunnel
-  **PROPOSED METRO LINK**



BUILDING FEATURES

Built in 2006, Central Quay was developed to a high quality specification, allowing the building to benefit from flexible floor plates and high levels of natural light



OFFICE SPECIFICATION



400mm ceiling zone



2.8m floor to ceiling height



Raised access flooring



Recessed low glare light fittings

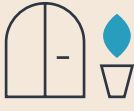


250mm floor zone



Four pipe fan coil air conditioning

GENERAL SPECIFICATION



Newly refurbished reception area and lift lobbies



Secure Bicycle Storage



Four 13 person passenger lifts



Secure parking for 29 cars



Basement showers, lockers and fitness / yoga room



BER rating of B3 and WiredScore Certified Gold Building



TENANCY SCHEDULE (AS OF APRIL 2023)

DEMISE	TENANT	NIA (SQ FT)*	IPMS 3 (SQ. FT.)*	CAR SPACES	PASSING RENT	RENT PSF (NIA) (EXCL. PARKING)	COMMENCEMENT DATE	LEASE EXPIRY	BREAK OPTION	NEXT RENT REVIEW
Basement - Recreational Area	Landlord	774	786	-	-	-	-	-	-	-
Basement Storage Unit 1, 2 & 3	DAE Ireland Ltd.	598	606	-	€4,999	€8.36	01/01/2022	31/12/2024	Rolling monthly break	-
Basement Storage Unit 4	Millennium Operations Ltd.	260	260	-	€5,160	€19.85	24/11/2022	23/11/2032	Rolling three month break	-
Basement Storage Unit 1 & 5	Landlord	619	621	-	-	-	-	-	-	-
Ground Floor RHS	Europ Assistance S.A. Irish Branch	2,426	2,492	1	€138,097	€55.38	04/01/2021	03/01/2031	04/07/2026	03/01/2026
Ground Floor LHS	Fragomen Ireland Ltd.	4,678	4,709	0	€258,012	€55.15	25/11/2019	24/11/2029	25/11/2026	24/11/2024
First Floor	Millennium Operations Ltd.	11,041	11,130	5	€616,214	€54.00	24/11/2022	23/11/2032	23/04/2028	23/11/2027
First Floor (Fit-Out Rent)				-	€250,630	€22.70	24/11/2022	23/04/2028	-	-
Second Floor	Vacant	11,217	11,315	10	€645,718**	€54.00	-	-	-	-
Third Floor	Hines Real Estate Ireland Limited	11,236	11,327	3	€607,508	€53.00	09/11/2020	08/12/2030	08/05/2026	08/11/2025
Fourth Floor	DAE Ireland Ltd.	10,734	11,183	3	€525,732	€48.28	25/06/2007	24/06/2032	-	25/06/2027
Fifth Floor		6,278	10,160	2	€364,218	€57.22	02/01/2008	24/06/2032	-	02/01/2028
Car Parking	DAE Ireland Ltd.	-	-	3	€11,250	-	01/01/2022	31/12/2024	-	-
Car Parking	All (Used for Bike Spaces)	-	-	2	€7,000	-	-	-	-	-
TOTAL		59,861	64,589	29	€3,434,539					

* Floor areas as per the measurement survey. A copy of the full measurement survey will be made available in the data room

**The Vendor is proposing a 12 month underwrite of rent, service charge, insurance and rates. The proposed rental underwrite equates to €581.25 per sq m (€54.00 per sq ft) on the vacant 2nd floor and €4,000 per car parking space (10 car parking spaces available)

COVENANT INFORMATION

Strong tenant line-up with
a mixture of financial and
professional services tenants

Hines

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 314 cities in 28 countries and \$92.3 billion of investment assets under management and more than 102.1 million square feet of assets for which Hines provides third-party property-level services.



The Europ Assistance Group was founded in 1963 and is the inventor of the Assistance concept . In addition to travel insurance, health services and protection letter insurance, Europ Assistance offer innovative assistance products to provide private and corporate customers with tailor-made solutions in emergencies and in everyday life.

millennium

Millennium is a global alternative investment management firm, founded in 1989, which manages more than \$58 billion in assets. Millenium seek to pursue a diverse array of investment strategies across industry sectors, asset classes, and geographies.



Dubai Aerospace Enterprise is a global aviation services company headquartered in Dubai. As an industry leading globally relevant aerospace business, DAE is enhancing Dubai's strong position as an aviation and finance hub. DAE have offices in 7 countries to include New York, Dubai and Miami. For the nine months ended September 30 2022, DAE reported total revenue of \$853.8m and profit before exceptional items of \$203.6m.

FRAGOMEN

Fragomen is a leading law firm dedicated exclusively to immigration services worldwide. Founded in 1951, Fragomen represents a broad range of companies, organizations and individuals to help facilitate the transfer of employees worldwide. They provide immigration support in more than 170 countries. An Am Law 100 and Global 100 firm, Fragomen's professionals are respected thought leaders in the immigration field, as recognized by Chambers, Best Lawyers and Who's Who. The firm employs more than 5,800 immigration professionals and support staff located in over 55 offices across the Americas, Asia Pacific and EMEA.

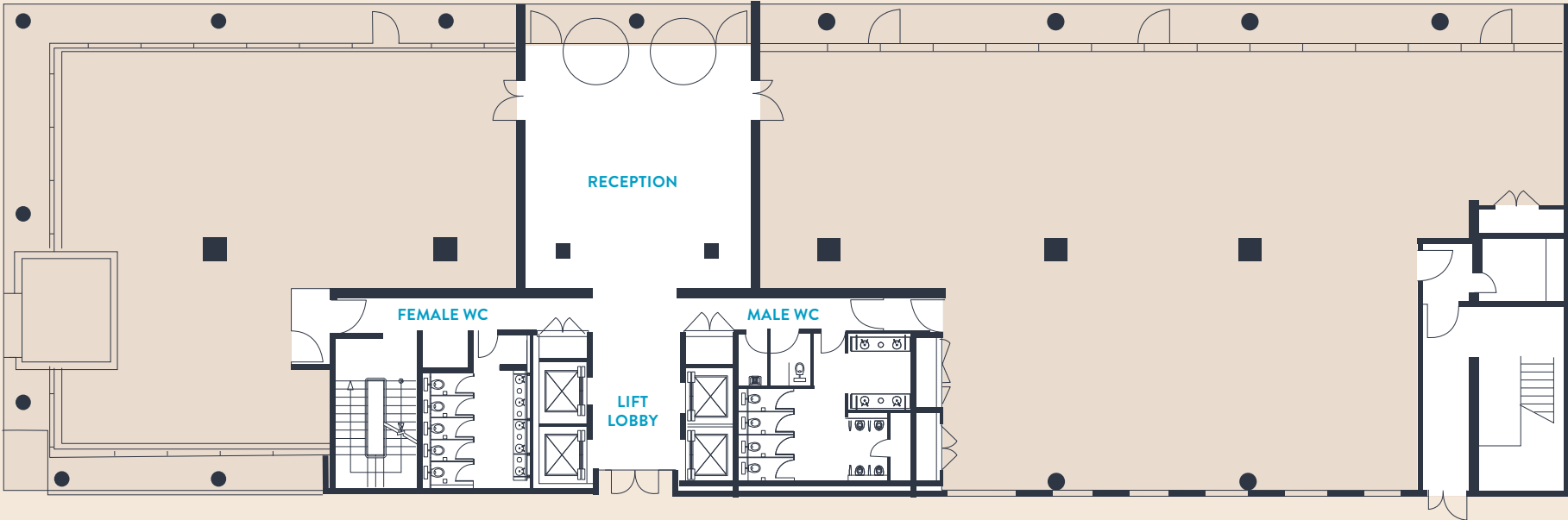


FLOOR PLANS

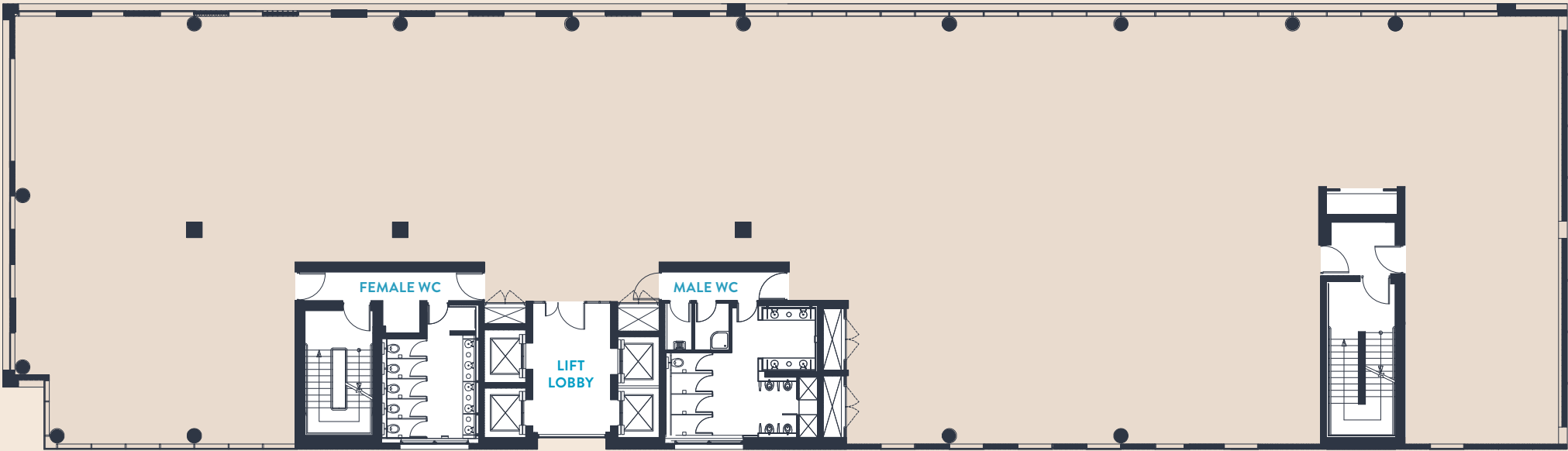
Accommodation Schedule

FLOOR	NET INTERNAL AREA		IPMS3	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
Fifth	583	6,278	943.9	10,160
Fourth	997	10,734	1039	11,183
Third	1,044	11,236	1052.3	11,327
Second	1,042	11,217	1051.2	11,315
First	1,026	11,041	1034	11,130
Ground	660	7,104	669	7,201
Basement	209	2,252	211.3	2,273
Total	5,561	59,861	6,001	64,589

Ground Floor (NIA)
660 SQ. M. (7,104 SQ. FT.)

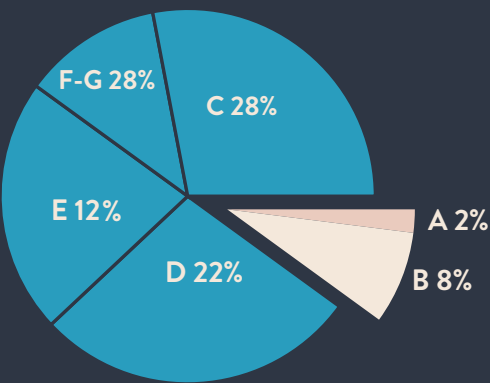


Typical Floor (NIA)
1,042 SQ. M. (11,217 SQ. FT.)



SUSTAINABILITY

IRISH OFFICE ENERGY EFFICIENCY (BER) RATING



Central Quay is amongst the 10% of office stock in Ireland that has a BER rating of B or better.

Source: CBRE Research



HEALTH AND WELLBEING

- » Designated public cycle and running path on the adjacent waterfront
- » Generous WC facilities at each floor level
- » Open air terrace for staff on the fourth and fifth floor
- » Excellent daylight throughout the building
- » Tenant amenities to include modern showers, locker facilities and a yoga room
- » Storage for 54 bicycles
- » New rooftop PV panels
- » Recent fit out upgrades to the reception and common areas
- » WELL Health Safety rating
- » ISO 14001 Environmental Management System
- » ISO 45001 Occupational Health and Safety Management System

FLEXIBILITY

- » Large, open plan office floor plates that may be reconfigured for multiple layouts to suit future needs

LOCAL AMENITY

- » Highly accessible location by public transport, car, bicycle or on foot. Luas (Tram Network), DART (Train Network), Dublin Bus and Bike stops within a short walk
- » Nearby amenities include The Marker Hotel, Bord Gáis Energy Theatre, Three Arena, The Convention Centre and an abundance of local cafes, bars and restaurants

ENERGY MANAGEMENT

- » Real time landlord energy monitoring system
- » 50kWp PV solar array supplying renewable energy

CERTIFICATES



FURTHER INFORMATION

TITLE

The property is held by way of a long leasehold for a term of 200 years from July 2006

BER

BER B3

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