

CAMDEN NEW JERSEY CAMDEN NEW JERSEY

REVEALING A
NEW CITY CAMPUS

A HQ CAMPUS DESIGNED WITH YOUR PEOPLE IN MIND

Camden Yard signals an exciting new opportunity for your company, giving you the flexibility to create a workplace that reflects your culture and inspires your people. Collaborating with renowned architects, Henry J. Lyons, you can deliver a people-first campus that is sustainably built for a brighter future.



VIEW
Elevation of Camden Yard

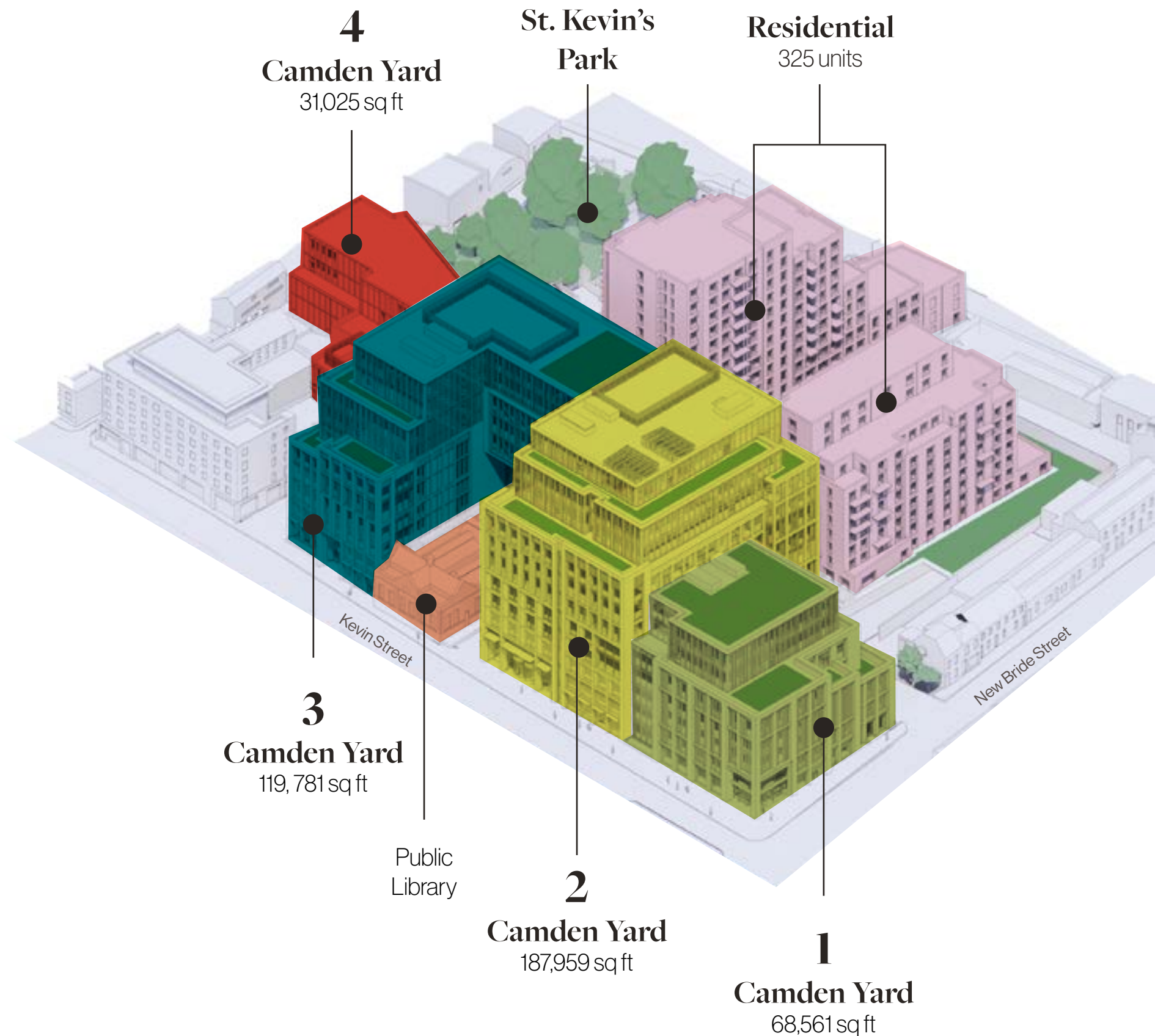
PLAN FOR THE FUTURE

with 407,300 sq ft of campus office space

Located 350 metres from St. Stephen's Green close to the intersection of Wexford Street and Cuffe Street, Camden Yard offers you four HQ office blocks and two residential buildings set on 3.6 acres with incredible views.

An exemplar in sustainability with LEED Platinum, Well Platinum, Wiredscore Platinum, ActiveScore Platinum in place delivering a smart campus with future-proofed office spaces that can comfortably accommodate a workforce of 4,000 people.

The masterful blend of cultural spaces, retail, green outdoor areas, apartments and eateries on this professionally landscaped campus brings a 24/7 vibrancy, energising anyone who lives, works or socialises at Camden Yard.





LEADING THE WAY FOR SUSTAINABILITY

Recognising the social responsibility of modern enterprise, Camden Yard is designed for the conscientious in business. More sustainable business practices are a necessity, as too are new flexible workplace layouts.

Camden Yard has one of the highest energy efficiency, digital connectivity and wellness standards in Dublin. Smart technologies throughout culminate in world-class workspaces that prioritise better health and wellbeing.

Generous interiors with circadian lighting highlight an inherent understanding of the environmental factors that benefit people at work, while vibrant rooftop terraces and public spaces ensure safer collaboration, giving your staff greater peace of mind.

At every opportunity, Camden Yard makes nature part of the campus experience. Respecting the benefits of biophilic design, St. Kevin's Park is neatly integrated, giving this versatile development a sense of place with this local landmark.

VIEW
Recreational areas, coffee bars
and casual meeting spaces





THE SMART WORKPLACE FOR A NEW ERA

Smart buildings are the new benchmark for office environments, which Camden Yard offers in true style. Its performance is optimised through smart technologies, giving your people comfortable interiors with every service they could possibly need.

Core systems ranging from ventilation to security and lighting to heating are automated and can communicate with each other, sharing data to create intelligent workspaces.

Sensory technologies enable you to allocate resources more effectively from seeing which spaces are most popular with your staff, helping you make significant energy savings and preserving the natural environment.



GO ALL-ELECTRIC FOR A CLEANER PERFORMANCE

Power on for a brighter future with all-electric office buildings that push new boundaries for sustainability to produce electricity and reduce carbon emissions.

The quality of each indoor environment is enhanced through solar thermal energy, which creates an optimal climate for office interiors, heating and cooling where necessary to successfully achieve enjoyable workspaces.



THE CONVENIENCE OF A CAMPUS

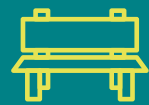
3.6 ACRE CAMPUS



407,300 SQ FT
of office space in 4 blocks



ONE ACRE



of open space & access to St. Kevin's Park



10,000 SQ FT
of rooftop terraces



1,000

bike spaces

100

car parking spaces

TWO

dedicated bike ramps and lifts

53

shower units

325

APARTMENTS IN TWO BLOCKS

350m

from St. Stephen's
Green

600m

from Luas
Station

15

Dublin Bus routes
at your door



Public library

with exhibition space
at Camden Yard



Onsite

restaurant and coffee
bars for socialising



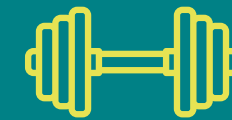
CRÈCHE

on campus at
Camden Yard



EIGHT

Wellness and lifestyle
amenities within 5 mins



TWENTY SEVEN

Cafés & eateries
within 5 mins



ST. KEVIN'S PARK REIMAGINED TO ENRICH YOUR CAMPUS EXPERIENCE



History is part of the fabric of Camden Yard with the rejuvenation of St. Kevin's Park, which is an integral part of the campus. Dating back to the 1750s, this Dublin landmark is the final resting place of some of the capital's most notable citizens.

Surrounded by historical walls, this public park hosts beautiful mature trees alongside the poignant ruins of St. Kevin's church.

Its new entrance offers your community direct access to Camden Yard and more opportunities to disconnect from a digital world and reconnect with nature within a safe and tranquil retreat.

MAKING PARTICIPATION PART OF YOUR CAMDEN CULTURE



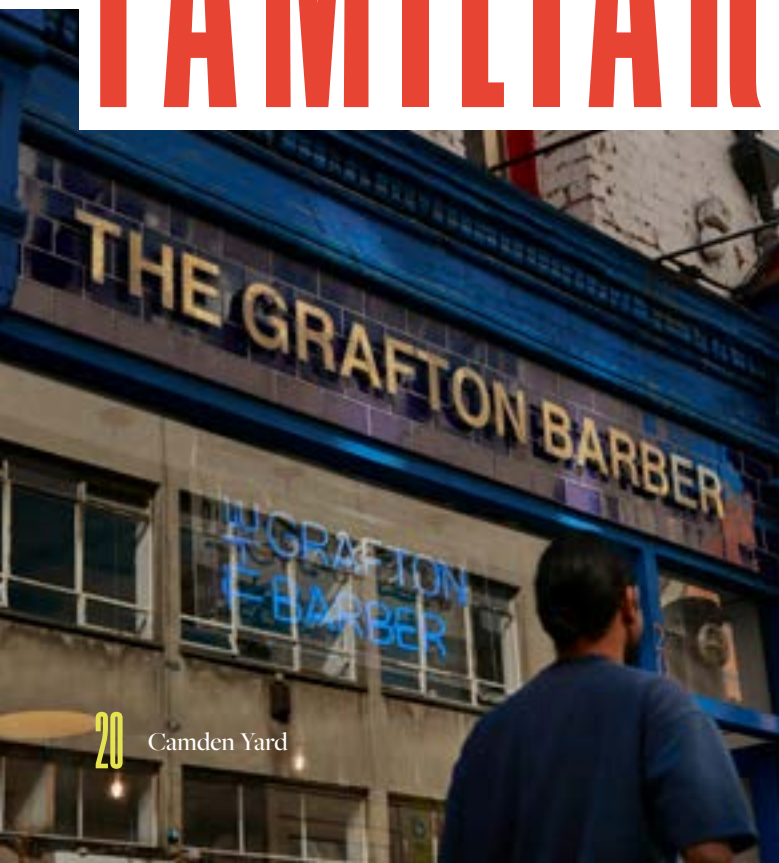
You can achieve an authentic community atmosphere with engaging spaces at Camden Yard, bringing a new style of energy to your working environment in Dublin's most popular creative quarter.

The beautifully landscaped quad acts as the social heart of the campus, surrounded by biodiverse green spaces, affording people time to relax and enjoy new epicurean experiences from the coffee bars and weekly food markets.



VIEW
Central quad with access
to St. Kevin's Park

A CENTRAL LOCATION IN A FAMILIAR LANDSCAPE



© Westridge Real Estate





Camden Yard places your company in one of the city's main creative communities near St. Stephen's Green.

With a choice of superb artisan eateries and top-notch restaurants showcasing their culinary flair, popular bars, health clubs and excellent transport connections in the vicinity, your people can enjoy a healthier work-life balance.



BE SPOILT FOR CHOICE WITH TRANSPORT SERVICES

	Dublinbikes	1 min. walk
	Dublin Bus	1 min. walk
	Luas Green Line	5 min. walk
	Aircoach	8 min. walk
	DART	8 min. cycle
	Future Metro Station	10 min. walk
	Airport	30 min. drive



ROOFTOP TERRACES WITH PANORAMIC VIEWS OF THE CITY AND MOUNTAINS



EXPAND YOUR BUSINESS CIRCLE

- | | |
|--|--|
| 01. The National Archives | 15. Byrne Wallace |
| 02. Tourism Ireland, OPW, IFDS Group | 16. Tom Philips Associates, LexisNexis |
| 03. Booking.com, Hitachi, Havas Media | 17. Kennedy Wilson |
| 04. TUI Aungier Street | 18. Intercom |
| 05. Qorvo, HSE, Sebela Pharmaceuticals, Embassy of Croatia | 19. Communicorp Media |
| 06. Daft, DoneDeal | 20. Barclays, TD Securities, Goshawk |
| 07. New Relic | 21. AIB |
| 08. Swrve, Financial Services Union, Silver Cloud Health | 22. Maples FS |
| 09. Dunnes Stores HQ | 23. DLA Piper |
| 10. BDO | 24. Central Plaza (WeWork) |
| 11. KPMG | 25. Trinity College Dublin |
| 12. Indeed | 26. IFSC |
| 13. Royal College of Surgeons | 27. Dublin Docklands |
| 14. RCSI Office of Research and Innovation | 28. SquareSpace |
| | 29. Kroll |
| | 30. Davy |



A CITY CAMPUS EMBRACING LIFE DAY AND NIGHT

Meticulously planned to create a people-first environment, each office building caters for open plan and cellular layouts with walkways and breakout areas that facilitate greater interaction.

Pro-pedestrian and easily accessible with ample car parking and regular Dublin Bus and Luas services on its doorstep, Camden Yard is designed to maximise accessibility.

With 299 luxury residences on the campus creating a new style of city living, combined with the characterful Kevin Street library enticing the curious inside, the sense of theatre day and night makes Camden Yard an exciting prospect.





CAMDEN YARD SITE MAP

Masterplanned for greater operational efficiency, the buildings interconnect to give even the largest multinational a more seamless experience, enabling staff to collaborate more effectively. Undoubtedly, one of the most impressive features of Camden Yard that few developments in the capital can match.



FLOORPLANS

SCHEDULE AREA

1 Camden Yard NFA		
Floor	sq m	sq ft
LG01 Lower Ground	757	8,148
L00 Ground Floor	826	8,894
L01 First Floor	1,012	10,895
L02 Second Floor	1,025	11,034
L03 Third Floor	963	10,367
L04 Fourth Floor	857	9,220
L05 Fifth Floor	465	5,001
L06 Sixth Floor	465	5,001
L07 Seventh Floor	-	-
L08 Eighth Floor	-	-
L09 Ninth Floor	-	-
L10 Tenth Floor	-	-
TOTAL	6,370	68,561

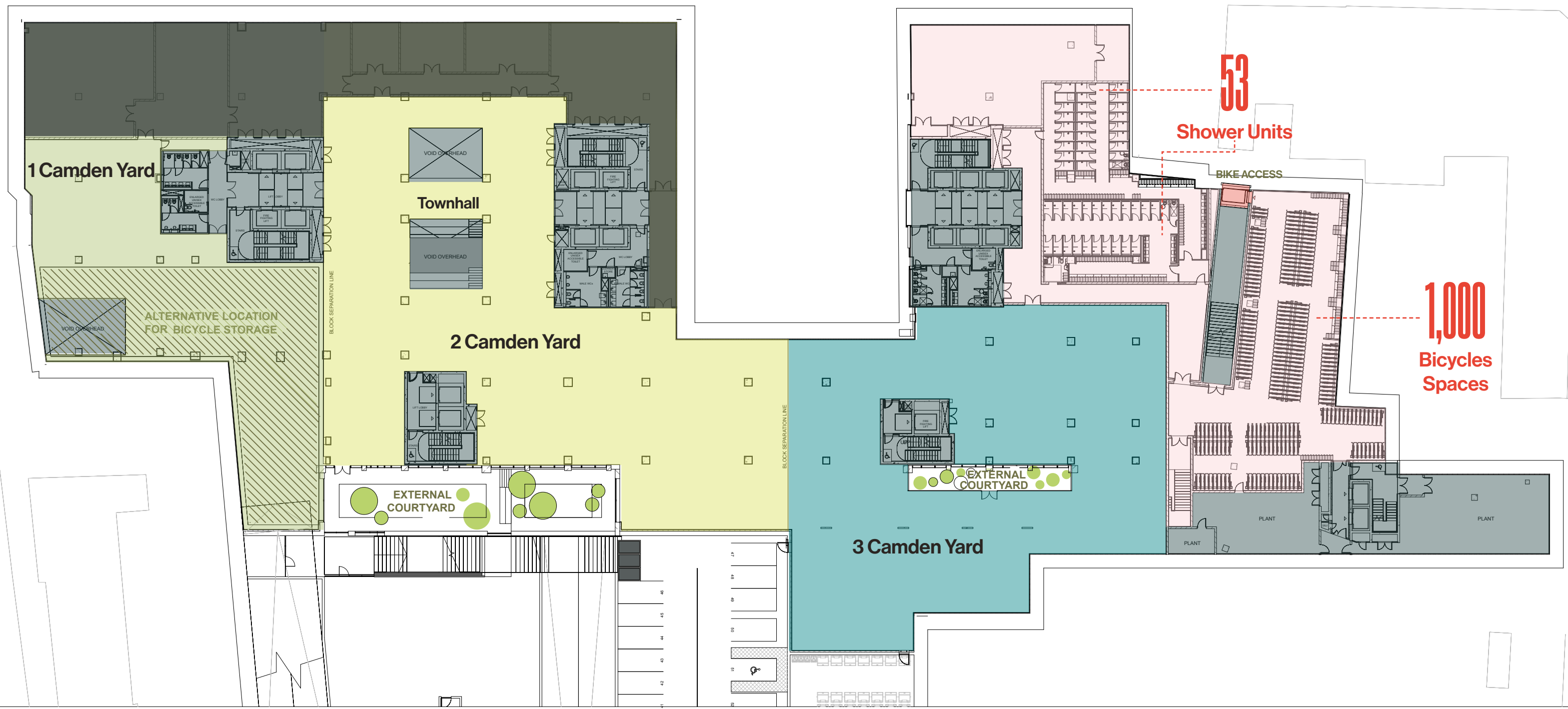
2 Camden Yard NFA		
Floor	sq m	sq ft
LG01 Lower Ground	1,481	15,493
L00 Ground Floor	1,322	14,234
L01 First Floor	1,255	13,508
L02 Second Floor	1,422	15,293
L03 Third Floor	1,655	17,813
L04 Fourth Floor	1,672	18,000
L05 Fifth Floor	1,764	18,986
L06 Sixth Floor	1,763	18,974
L07 Seventh Floor	1,769	19,043
L08 Eighth Floor	1,388	14,938
L09 Ninth Floor	1,318	14,185
L10 Tenth Floor	654	7,036
TOTAL	17,463	187,955

3 Camden Yard NFA		
Floor	sq m	sq ft
LG01 Lower Ground	1,115	12,427
L00 Ground Floor	888	9,556
L01 First Floor	951	10,231
L02 Second Floor	1,254	13,495
L03 Third Floor	1,179	12,694
L04 Fourth Floor	1,181	12,712
L05 Fifth Floor	1,186	12,771
L06 Sixth Floor	978	10,527
L07 Seventh Floor	979	10,538
L08 Eighth Floor	689	7,415
L09 Ninth Floor	689	7,415
L10 Tenth Floor	-	-
TOTAL	11,128	119,781

4 Camden Yard NFA		
Floor	sq m	sq ft
Lower Ground	-	-
Ground	-	-
First	855	9,420
Second	813	8,775
Third	813	8,775
Fourth	400	4,306
Fifth	-	-
Sixth	-	-
Seventh	-	-
Eighth	-	-
Ninth	-	-
Tenth	-	-
TOTAL	2,881	31,025

All of the above are approximate Net Internal Floor areas.

LOWER GROUND FLOOR



The above floor plans are not to scale and for indicative purposes only.

GROUND FLOOR



The above floor plans are not to scale and for indicative purposes only.

FIRST FLOOR



The above floor plans are not to scale and for indicative purposes only.

SECOND FLOOR



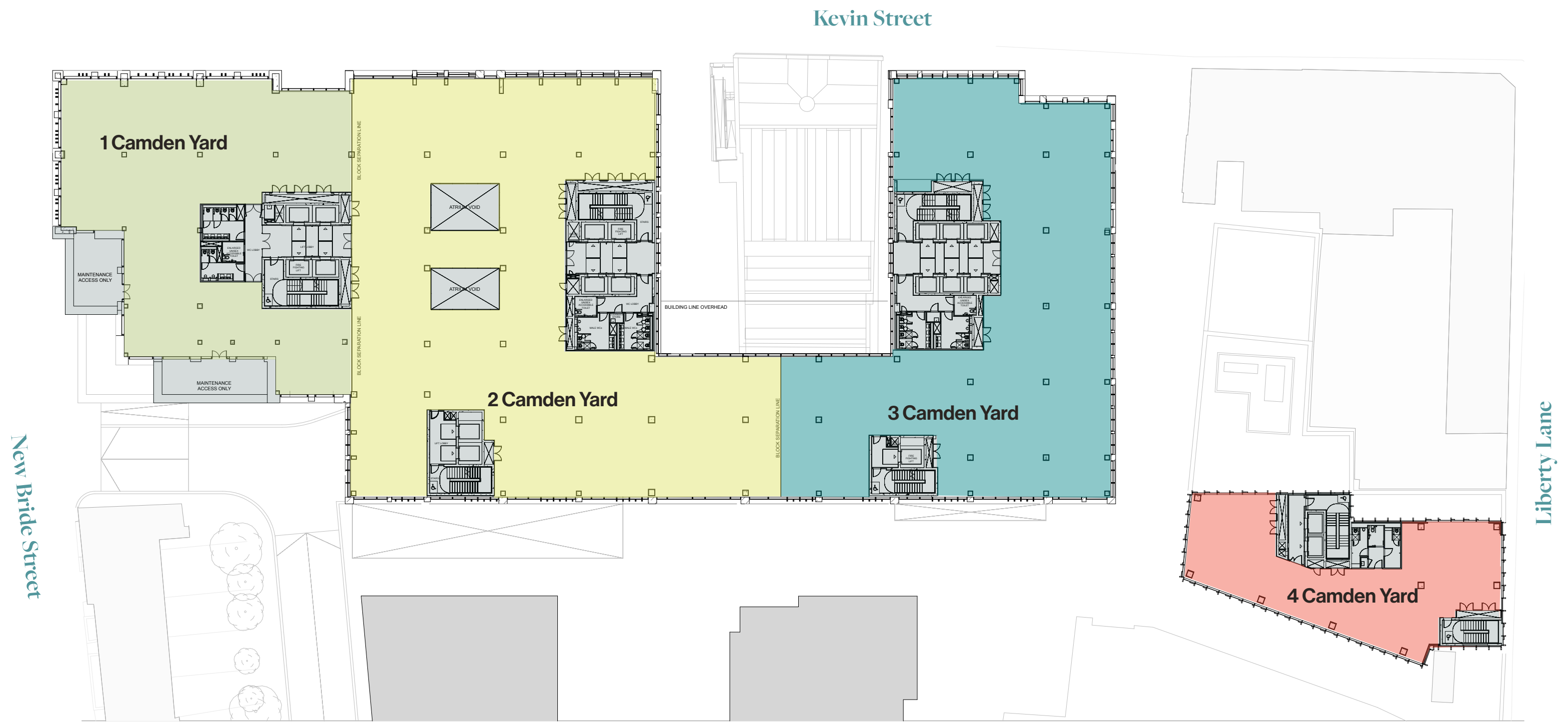
The above floor plans are not to scale and for indicative purposes only.

THIRD FLOOR



The above floor plans are not to scale and for indicative purposes only.

FOURTH FLOOR



The above floor plans are not to scale and for indicative purposes only.

FIFTH FLOOR



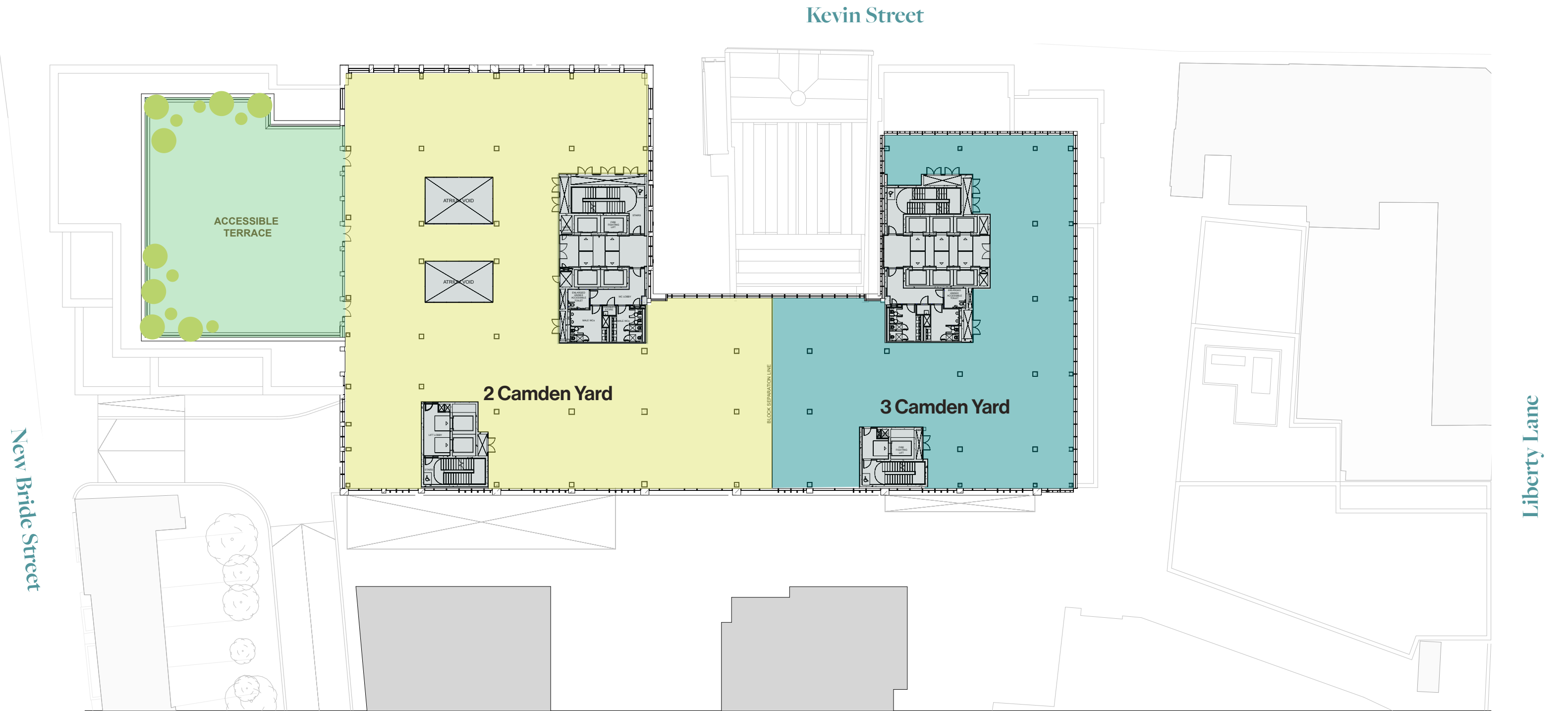
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SIXTH FLOOR



The above floor plans are not to scale and for indicative purposes only.

SEVENTH FLOOR



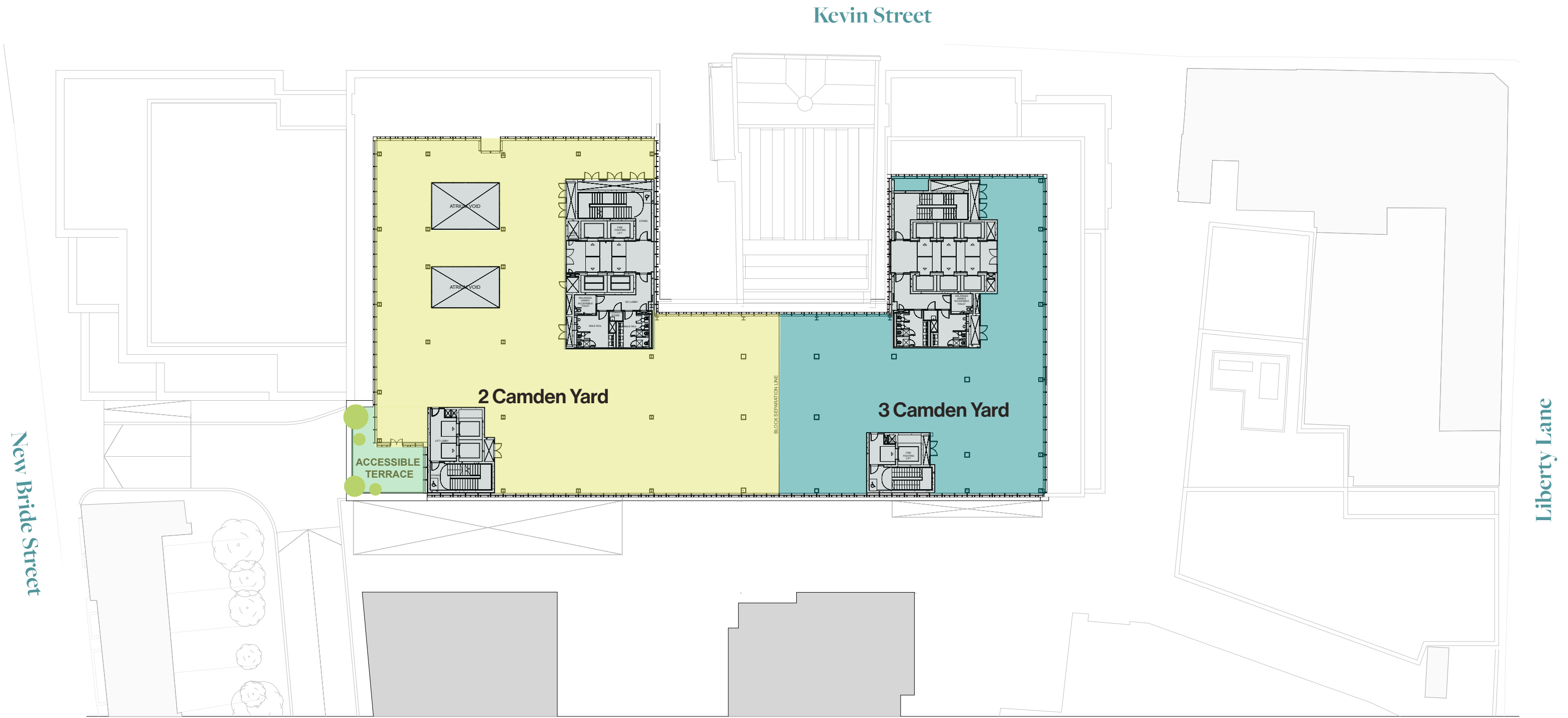
The above floor plans are not to scale and for indicative purposes only.

EIGHTH FLOOR



The above floor plans are not to scale and for indicative purposes only.

NINTH FLOOR



The above floor plans are not to scale and for indicative purposes only.

TENTH FLOOR



The above floor plans are not to scale and for indicative purposes only.

SUB-TENANCY OPTIONS

THIRD FLOOR PLAN



The above floor plans are not to scale and for indicative purposes only.

SPECIFICATION

Camden Yard is designed to exceed the expectations of today's modern office occupier and address their future needs.

Some of these highlights include:

- Landmark office HQ
- Four distinct receptions
- Grade A specification throughout
- Highly efficient and adaptable floor plates
- Design occupancy of 1 person per 8m²
- Impressive atrium
- Floor-to-ceiling glazing
- Large terrace areas on upper floors
- Premium quality toilet facilities
- 26 male shower and 26 female shower units
- Country club-standard locker rooms
- Drying rooms
- 1,000 secure bicycle parking spaces

Disability access certificates and fire safety certificates will be coordinated with the planning drawings prior to lodgement to ensure compliance with the building regulations.



PROFESSIONAL TEAM

Discipline	Practice
Architect	Henry J Lyons
Civil & Structural Engineer	Cronin Sutton
Mechanical & Electrical Engineer	Ethos Engineering
Landscape Architect	Cameo & Partners
PSDP	DCON Safety Consultants
Assigned Certifier	I3PT
Fire & DAC Consultant	Michael Slattery Associates
Façade Consultant	Billings Design Associates
Planning Consultant	John Spain Associates
Conservation Architect	Molloy Associates
Archaeology Consultant	IAC Archaeology
Townscape Consultant	City Designer
Visual Impact Assessment	Visual Labs
Property Agent	Knight Frank
QS - Civil, Structural and Architectural	Linesight
Project Manager	KMCS
Sunlight/ Daylight Analysis	Chris Shackleton Consulting

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Westridge Real Estate Group is one of Ireland's leading asset and development managers with extensive experience across all asset sectors. We work with a wide range of partners and clients adopting a considered approach to create value from property.

Led by a management team with over 25 years' experience, our innovative strategies optimise the potential of every aspect of real estate acquisition and management, delivering long-term risk adjusted returns by developing property to the highest standards with uncompromising design.

Our senior team has delivered large scale developments in multiple jurisdictions, developed over 2 million square feet of commercial real estate, including six Grade A office buildings, and secured planning for more than 3 million sq ft of commercial development.





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