

GYM & CAFÉ
OPPORTUNITY

ST E M P L E — X — E X C H A N G E

**BLANCHARDSTOWN
CORPORATE
PARK**



AT A GLANCE



Located on a 100-acre campus at the core of the north/west suburban commercial activity



1 million sq ft of development with 25 acres available for future development



In the heart of the Dublin Enterprise Zone



Profile onto the N2 / N3 link road



Estimated park population 4,500 people with a further 1,000 staff expected with the letting of Stemple Exchange



Stemple Exchange - Two new headquarter buildings comprising 7,896 sq m/85,000 sq ft each located on a new landscaped plaza

OCCUPIERS IN BLANCHARDSTOWN CORPORATE PARK INCLUDE

Bank of Ireland



VEOLIA

Bristol-Myers Squibb

KEPAK



GUIDEWIRE



Owens & Minor

Feidhmeannacht na Seirbhíse Sláinte
Health Service Executive

BLUE
INSURANCE

OCUCO



BLANCHARDSTOWN CORPORATE PARK



Blanchardstown Corporate Park is a 100-acre office campus located off the western side of Blanchardstown Road (R121) and Ballycoolin Road approximately 12 kilometres northwest of Dublin city centre. Strategically located, the park is 4.8km northeast of the Navan Road (N3)/M50 motorway junction ensuring ease of access to Dublin Airport, the Port Tunnel and all main arterial routes to and from the city centre making this an attractive location to a variety of national and international occupiers.

CAFÉ OPPORTUNITY
127 SQ M / 1,367 SQ FT





GYM OPPORTUNITY

518 SQ M / 5,532 SQ FT



Clean floor plates in shell condition ready for tenant fit-out



Anticipated completion Q1 2021



No restrictions on hours of trade



Designated waste area for the coffee shop and suitable extraction / ventilation.

The gym and café opportunity will be situated in Two Stemple Exchange overlooking the landscaped plaza, a natural outdoor break out and meeting space for staff.



GUIDEWIRE SOFTWARE
NEW EMEA HQ





GYM

CAFÉ



2 STEMPLE EXCHANGE

The gym and café opportunity are located on the ground floor of Two Stemple Exchange, one of two new six-storey over basement architecturally impressive office headquarter buildings.

Each building comprises 7,896 sq m (85,000 sq ft) and could attract a further 1,000 staff on completion. A landscaped plaza will interconnect the two buildings at Stemple Exchange and provide a natural outdoor break-out and meeting space for people to enjoy alongside the other wellness options of a new gym space and café.

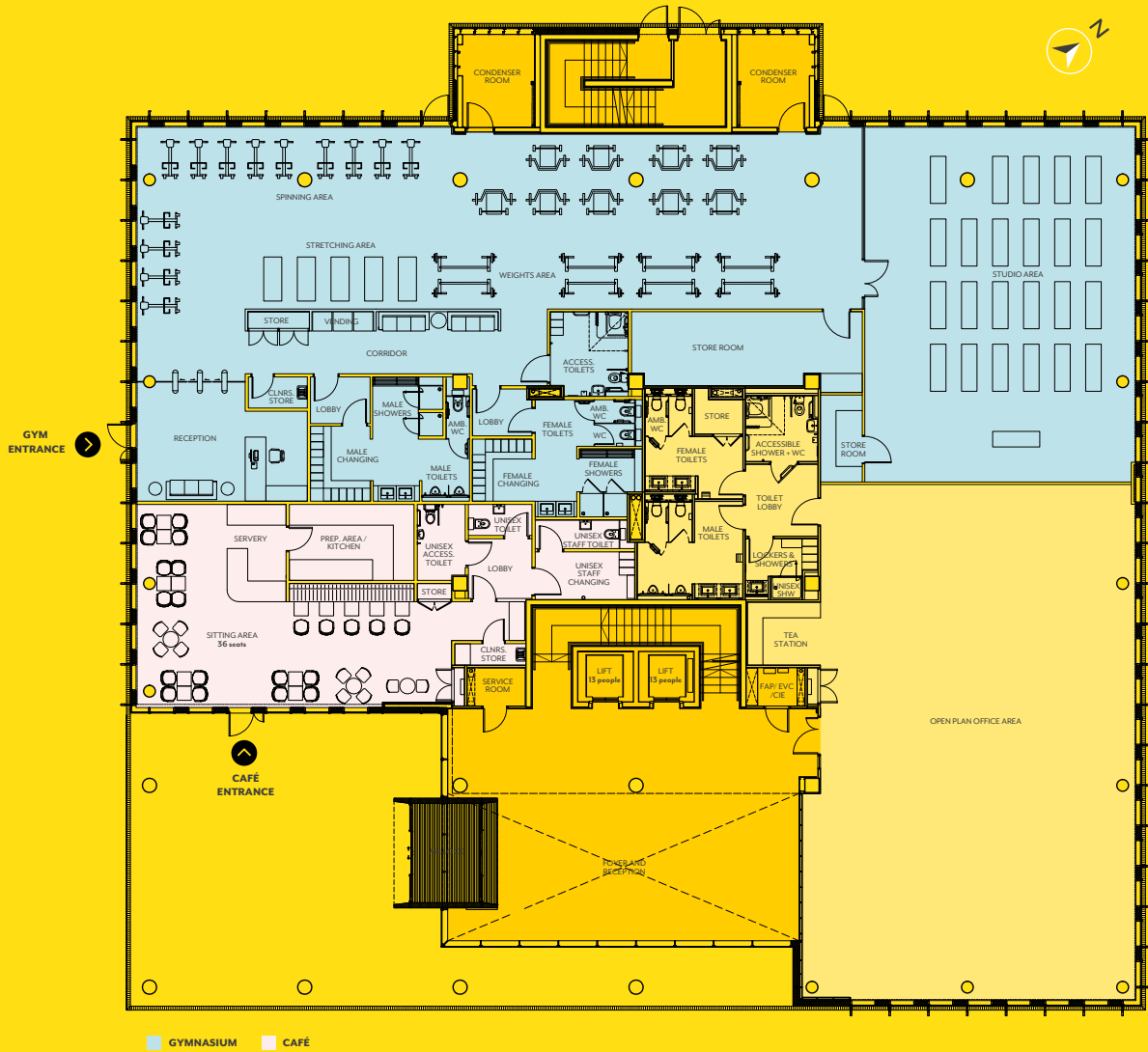


OTHER ON-SITE AMENITIES

- > Giraffe Childcare
- > Bell + Bear Café
- > Café Park
- > Maxol Filling Station
- > Texaco Filling Station
- > Centra Convenience Store
- > Bank of Ireland WorkBench



FLOOR PLAN







STEMPLE X EXCHANGE

CORPORATE
PARK

2



FUTURE
DEVELOPMENT



FUTURE
DEVELOPMENT



- A** Bell + Bear Café
- B** Café Park
- C** Texaco and Centra
- D** Maxol, Bagel Factory, O'Briens Sandwiches, Chopped Salads, Insomnia Coffee and Abraकेbabra
- E** Café Java
- F** Giraffe Childcare
- G** School
- H** Technological University Dublin
- I** National Sports Campus
- J** National Aquatic Centre
- K** Carlton Hotel

CONTACT



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ENQUIRIES THROUGH SOLE AGENTS

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LEASE

Flexible lease terms are available

RENT

Gym €45,000 per annum plus VAT

CAFÉ

€35,000 per annum plus VAT

RATES

The units have not yet been rated but are estimated as follows;

Café - €2.85 per sq.ft

Gym - €2.85 per sq.ft

SERVICE CHARGE

Café - €2.50* per sq.ft

Gym - €2.50* per sq.ft

*Estimated



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