

**BLANCHARDSTOWN
CORPORATE
PARK**



ST E M P L E — X — E X C H A N G E

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In the heart of the Dublin enterprise zone



North Dublin's premier suburban office park



10 minutes drive to the airport



Profile on N2/N3 link road



Two headquarter buildings



Each building is 7,912 sq.m. (85,164 sq.ft.)



2.8m floor to ceiling height



Clean expansive floor plates



Situated on landscaped plaza



500 car parking spaces



24 electric vehicle parking spaces



265 covered bicycle stands



Advanced air conditioning



34 showers per building



Nearly Zero Energy Building



LEED Gold

A T A G L A N C E



REDEFINING STANDARDS





THE BUILDINGS

Stemple Exchange is breaking the barriers between the standard of suburban and city office development.

Framing a new landscaped plaza, these architecturally impressive mirrored buildings were designed with the core belief that an office should be a place that cultivates creativity and collaboration. Stemple Exchange elevates the definition of suburban office to the next level and will undoubtedly exceed your expectations.





Stemple Exchange will occupy a prominent position along the N2/N3 link road and will form the centre point of the next phase of development at Blanchardstown Corporate Park.



Each of the two buildings will extend to approximately 85,000 sq.ft. (GIA) over 6 floors with 500 car parking spaces at basement and podium level. Both buildings provide for an extremely efficient square floor plate around a central core which will provide excellent lighting into the working environment.

The efficiencies are further enhanced by the clean uninterrupted floor plates, which allows maximum flexibility for an open plan office environment. The buildings have been designed with flexibility in mind and the floor plates are easily configurable to suit requirements of various sizes.



E X P A N S I V E

F L O O R P L A T E S





A landscaped plaza will interconnect the two buildings at Stemple Exchange providing a natural outdoor break-out and meeting space.

M A K I N G
C O N N E C T I O N S



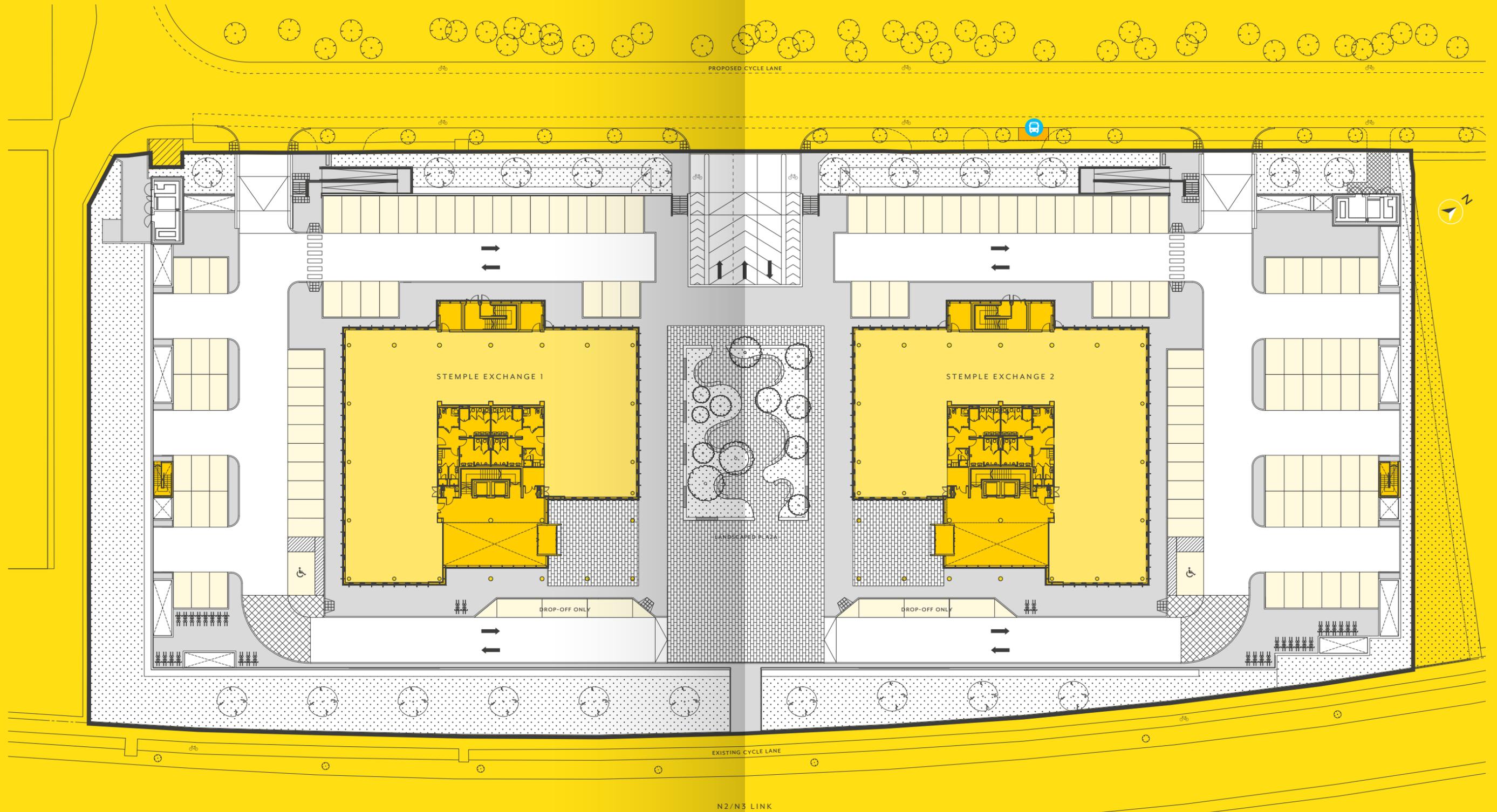
FLOOR PLANS




265
BICYCLE
PARKING
SPACES

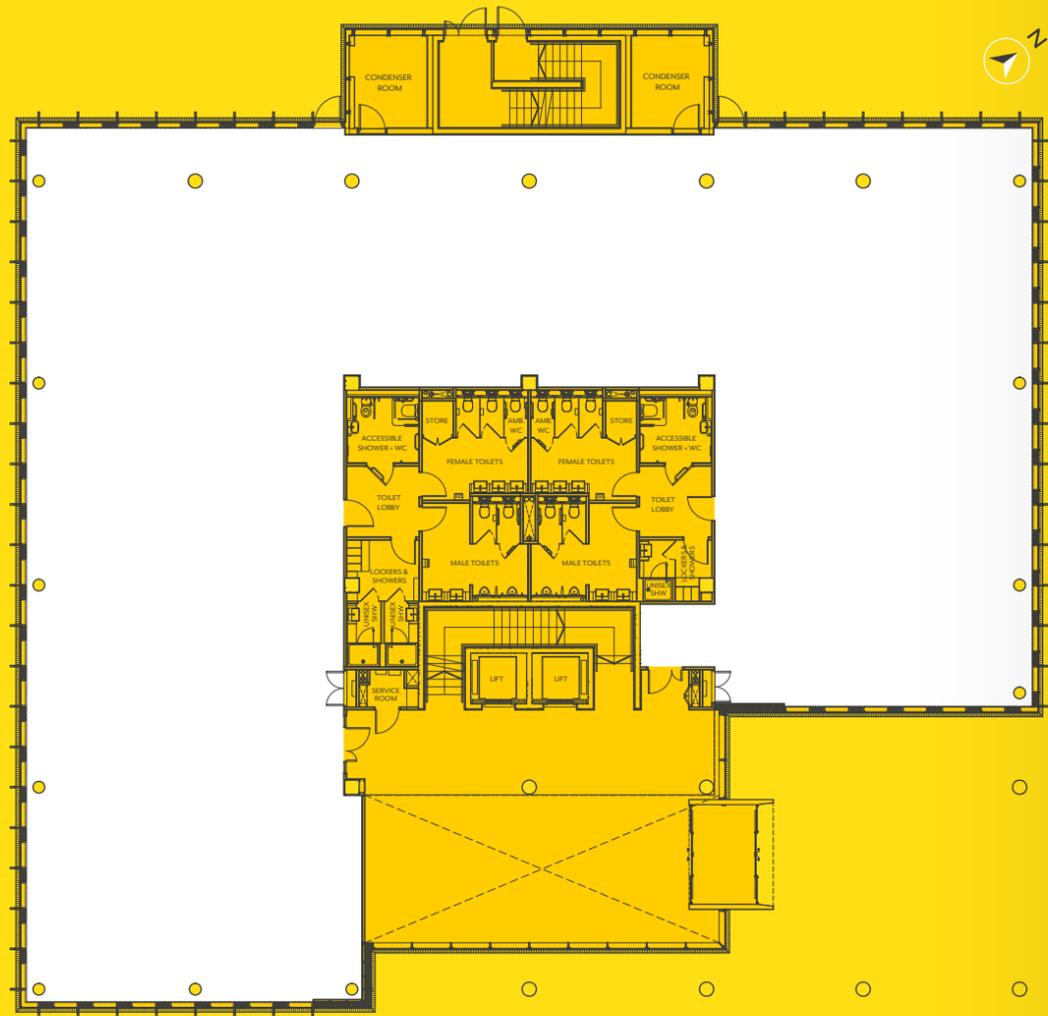

500
CAR PARKING
SPACES

1
BASEMENT
FLOOR



0

GROUND LEVEL



0 GROUND FLOOR
 1,155 SQ.M. / 12,430 SQ.FT.

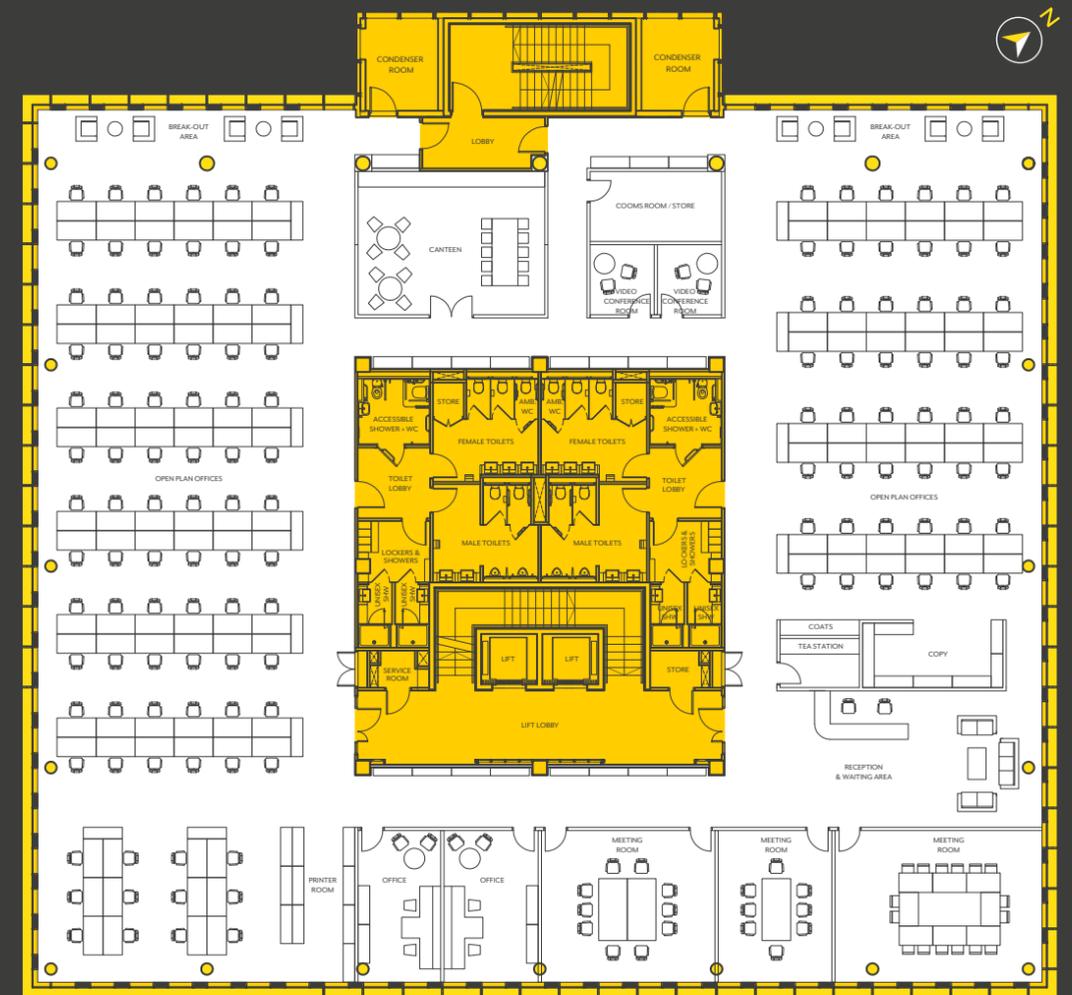
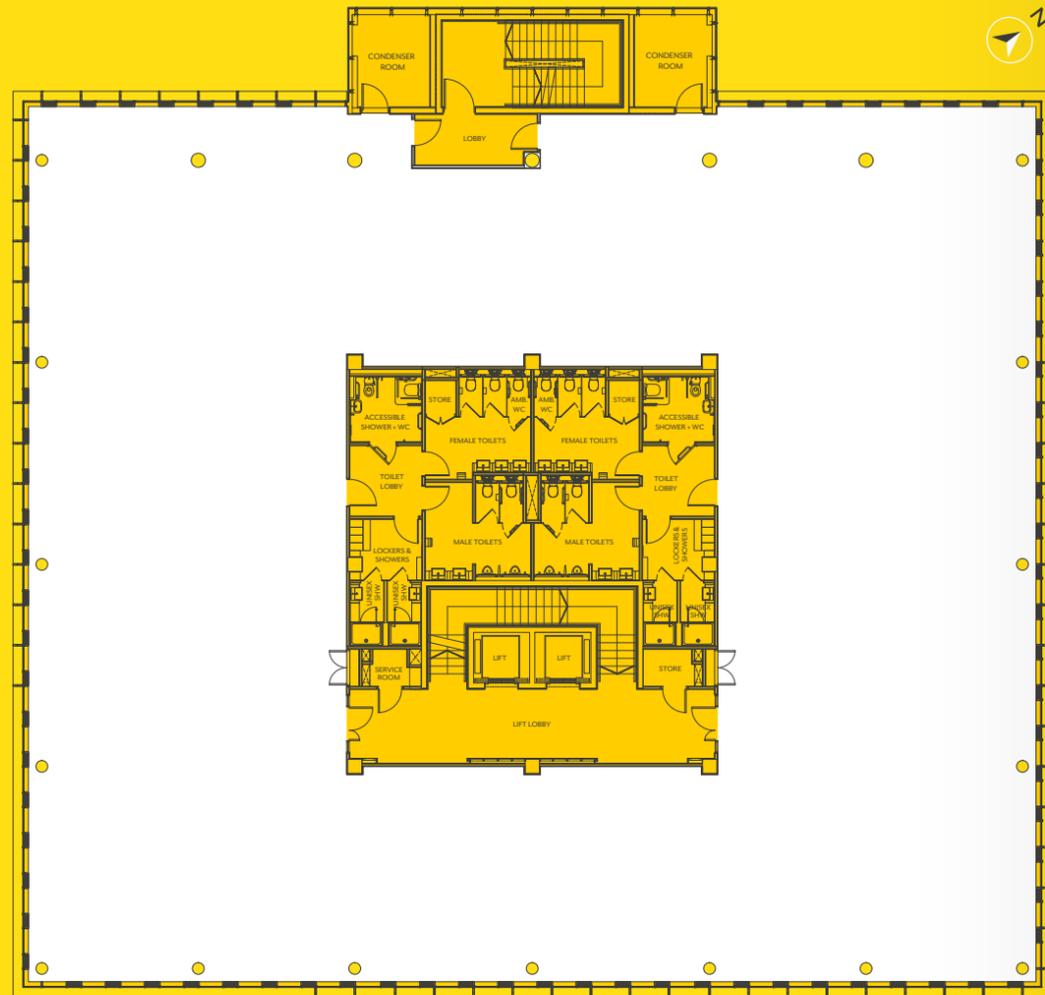


1 FIRST FLOOR
 1,145 SQ.M. / 12,329 SQ.FT.





SAMPLE LAYOUTS



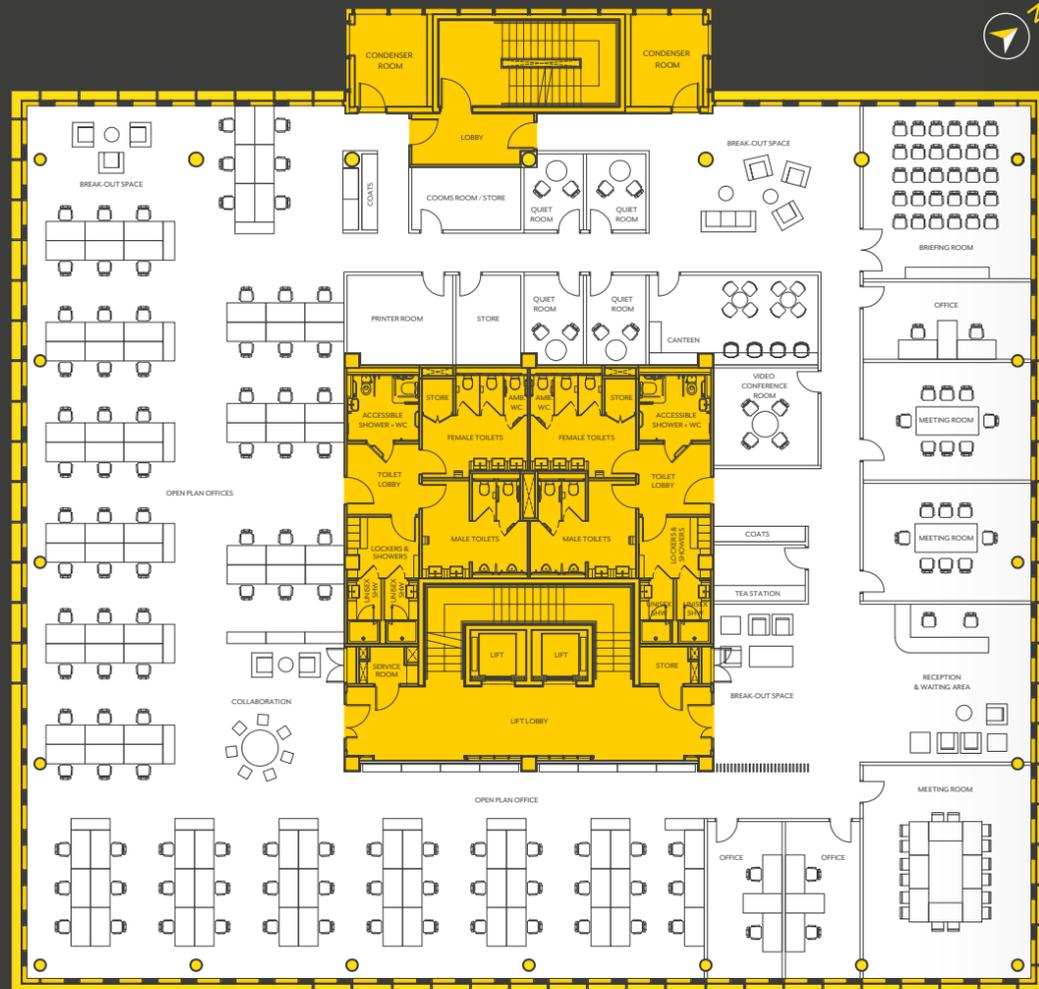
2-5 TYPICAL FLOOR
1,403 SQ.M. / 15,101 SQ.FT.



FINANCIAL LAYOUT

> 1 PER 8 SQ.M.

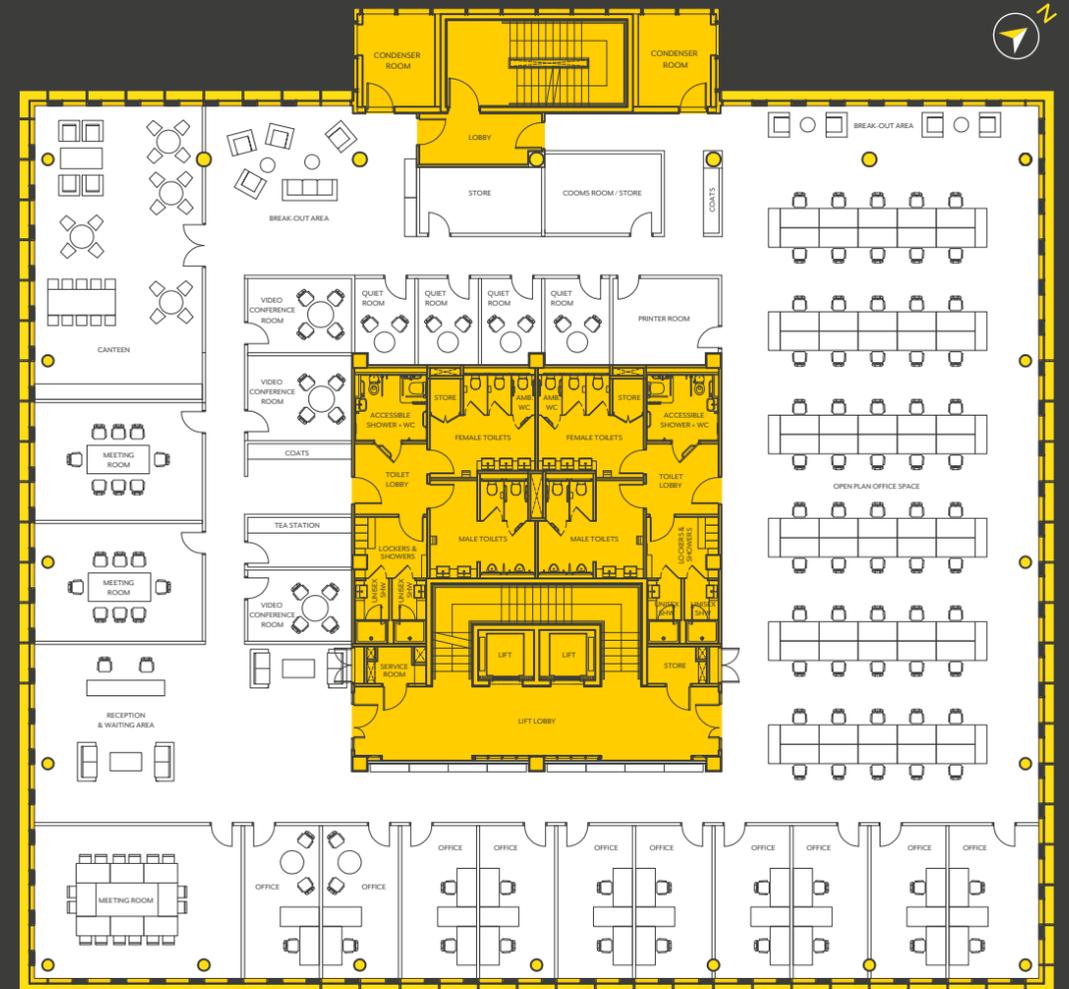
- > 14 Person Board Room: 1
- > 10 Person Meeting Room: 1
- > 18 Person Meeting Room: 1
- > Reception: 1
- > Canteen / Tea Station: 2
- > Comms Room: 1
- > Video Conference Room: 2
- > Open Plan Workspaces: 132
- > Double Cellular Offices: 2
- > Printer Room: 2



TECHNOLOGY LAYOUT

> 1 PER 10 SQ.M.

- > 14 Person Board Room: 1
- > 8 Person Meeting Room: 2
- > 4 Person Meeting Room: 1
- > 30 Person Briefing Room: 1
- > Reception: 1
- > Canteen / Tea Station: 2
- > Comms Room: 1
- > Quiet Room: 4
- > Open Plan Workspaces: 99
- > Double Cellular Offices: 3
- > Break-out Area: 2
- > Store: 2
- > Printer Room: 1



PROFESSIONAL LAYOUT

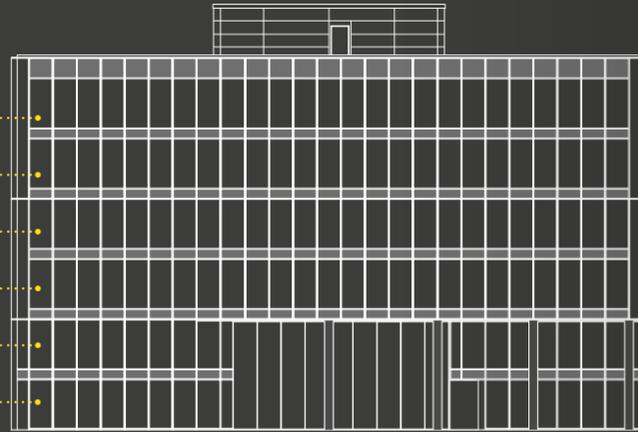
> 1 PER 15 SQ.M.

- > 14 Person Board Room: 1
- > 8 Person Meeting Room: 2
- > 4 Person Meeting Room: 3
- > Reception: 1
- > Canteen / Tea Station: 2
- > Comms Room: 1
- > Quiet Room: 4
- > Open Plan Workspaces: 60
- > Single Cellular Offices: 2
- > Double Cellular Offices: 8
- > Store: 1
- > Break-out Area: 1
- > Printer Room: 1



SPECIFICATION

LEVEL	SQ.M.*	SQ.FT.*	CARS
FIFTH	1,403	15,101	52
FOURTH	1,403	15,101	52
THIRD	1,403	15,101	52
SECOND	1,403	15,101	52
FIRST	1,145	12,329	42
GROUND	1,155	12,430	43
TOTAL	7,912	85,163	250



* Includes pro-rate share of common areas

THE BUILDINGS

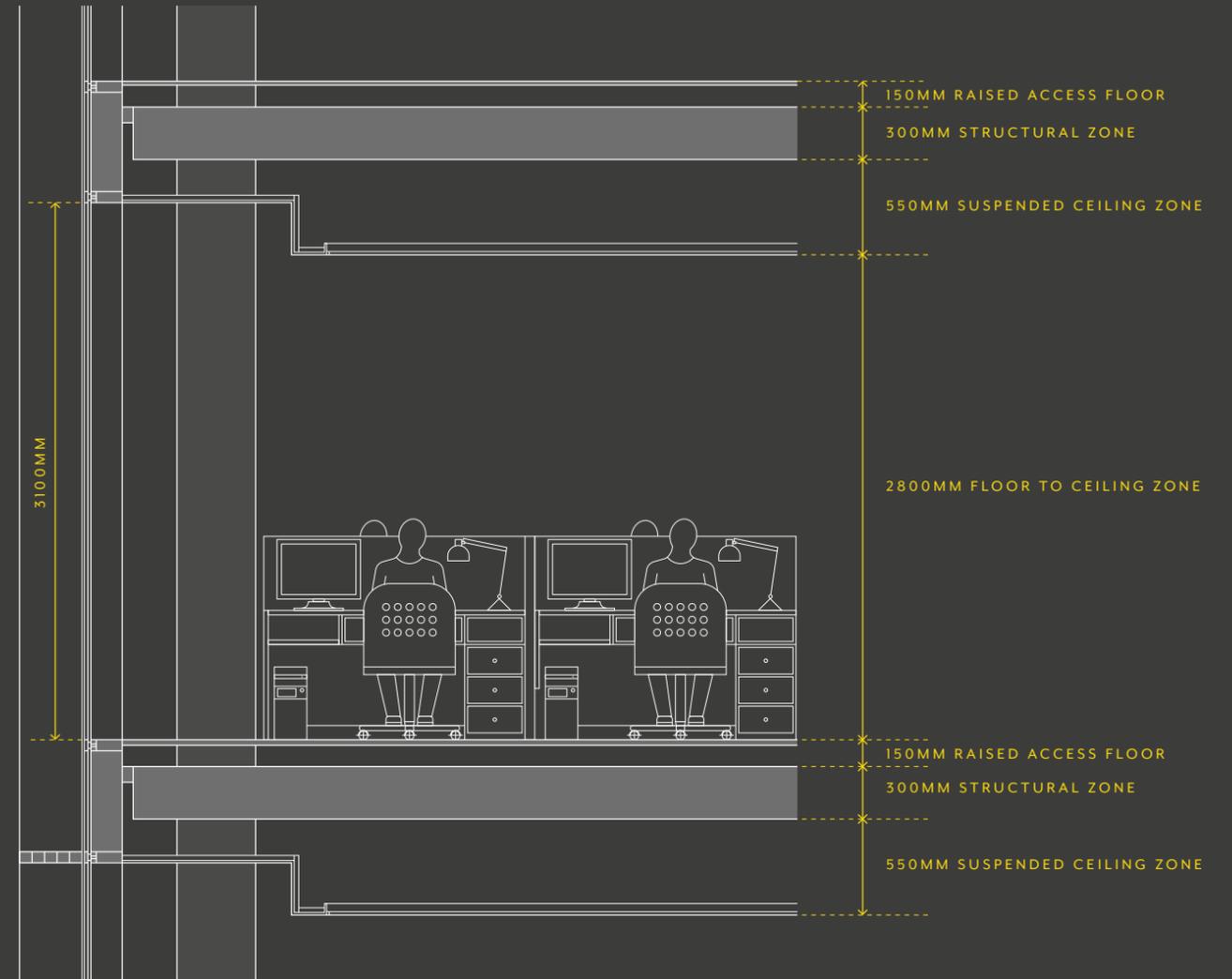
- > External facades will consist of high-performance, double glazed curtain walling
- > High-quality common area finishes
- > Both buildings front onto landscaped 'Central Plaza'
- > 500 car parking spaces (1 per 31 sq.m.)
- > High-speed 13 person passenger lifts
- > Ample bicycle spaces
- > Ample electric vehicle (EV) charging points

OFFICES

- > 2.8m floor-to-ceiling height
- > Expansive floor plates
- > Suspended ceilings with perforated metal acoustic ceiling tiles
- > Plastered and painted walls
- > Raised access floors with power
- > VRV air conditioning
- > Generous shower facilities

PERFORMANCE CRITERIA

- > LEED 'Gold' (V4.1) rating targeted
- > BER A-3 rating targeted
- > nZEB (Part L) Compliant
- > Energy efficient LED light fittings
- > Wired Certification – Platinum targeted



2.8M FLOOR-TO-CEILING HEIGHT



FLEXIBILITY • CONNECTIVITY • PRODUCTIVITY

BLANCHARDSTOWN CORPORATE PARK

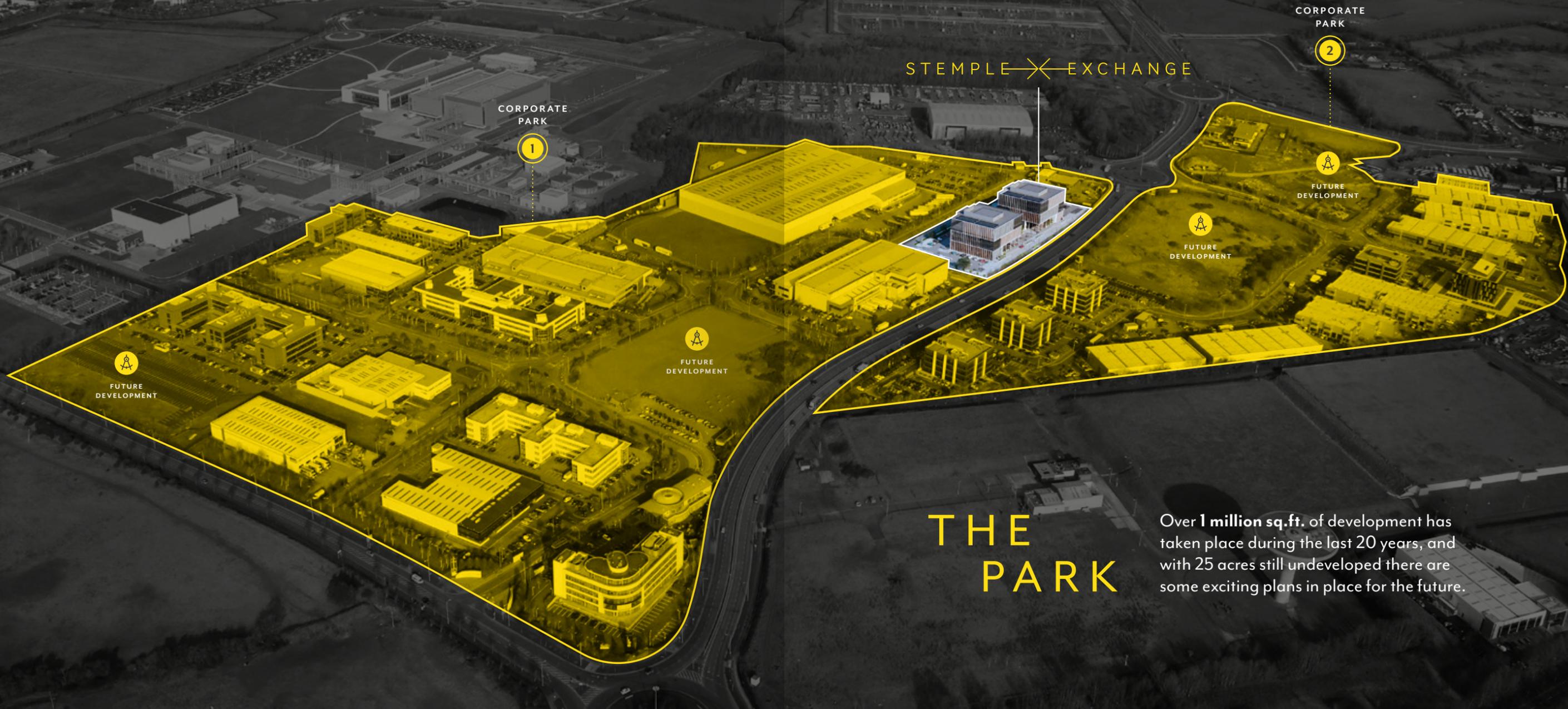
Blanchardstown Corporate Park is a 100 acre campus at the core of north/west suburban commercial activity, in the heart of the Dublin Enterprise Zone.

The park, which was established in 1996 by The Channon Group, is now North Dublin's premier suburban office park and provides the highest standard of accommodation and service.



HOME TO MULTIPLE
INTERNATIONAL OCCUPIERS

STEMPLE EXCHANGE



THE PARK

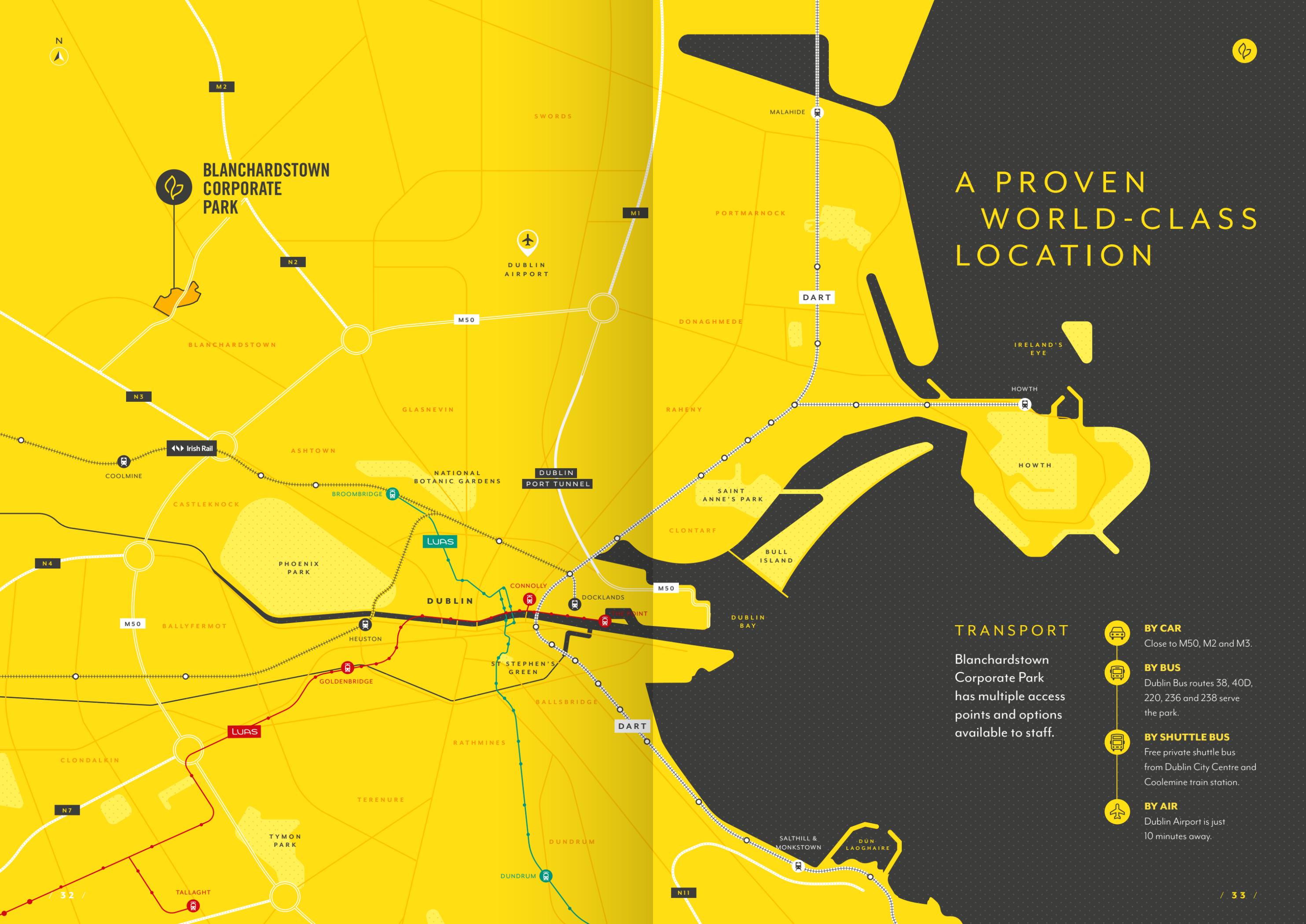
Over 1 million sq.ft. of development has taken place during the last 20 years, and with 25 acres still undeveloped there are some exciting plans in place for the future.





NEW STANDARDS OF OFFICE
ACCOMMODATION





BLANCHARDSTOWN CORPORATE PARK

A PROVEN WORLD-CLASS LOCATION

TRANSPORT
Blanchardstown Corporate Park has multiple access points and options available to staff.

-  **BY CAR**
Close to M50, M2 and M3.
-  **BY BUS**
Dublin Bus routes 38, 40D, 220, 236 and 238 serve the park.
-  **BY SHUTTLE BUS**
Free private shuttle bus from Dublin City Centre and Coolmine train station.
-  **BY AIR**
Dublin Airport is just 10 minutes away.



PHARMACEUTICAL / MEDICAL / HEALTHCARE

- 1 Bristol Myers Squibb (x2)
- 2 Alexion
- 3 Mallinckrodt
- 4 Owens & Minor
- 5 Health Service Executive
- 6 Avadel Pharmaceuticals
- 7 Pharma Nord
- 8 Swords Medical
- 9 Zimmer Biomet
- 10 Fisher Scientific
- 11 Ocuco

FINANCIAL & IT

- 12 Guidewire
- 13 SoftwareOne
- 14 Bank of Ireland
- 15 Emovis
- 16 Asystec
- 17 Blue Insurance
- 18 Paypal
- 19 IBM
- 20 Symantec
- 21 ExaGrid
- 22 Digital Realty Trust
- 23 New Ireland Assurance

TELECOMMUNICATIONS

- 24 Servecentric
- 25 Viatel
- 26 Equinix (x2)

FOOD

- 27 Kepak
- 28 Camseng
- 29 Begleys
- 30 CGI Coldstores
- 31 Musgraves

TRANSPORTATION / LOGISTICS

- 32 DFDS
- 33 IWT
- 34 Aviareto
- 35 Planitas Airline Systems
- 36 Maersk

OTHER SECTORS

- 37 Little Lizards
- 38 Nike
- 39 Puma
- 40 Pitney Bowes
- 41 Xerox
- 42 Carechoice
- 43 Regus
- 44 Veolia
- 45 Alternus Energy
- 46 Glory Global
- 47 Allied Automation
- 48 Sensori FM / Sisk
- 49 Vision Blue

AMENITIES

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

At Blanchardstown Corporate Park we know how important accessibility is for companies.

With extremely generous car parking ratios, we aim to provide parking for as many people as need it.

For commuters Blanchardstown Corporate Park benefits from excellent public transport connectivity. There are numerous Dublin Bus routes passing through or stopping directly outside the campus. In addition there are complementary shuttle bus services connecting the park with Dublin City Centre, The Blanchardstown Centre

and Coolmine Train Station during peak hours. The estate management team at the park is active in continuously striving to improve the private and public transport services and facilities within the park.

There are numerous telecommunications providers within the park, giving occupiers choice and enhanced connectivity. The T50 runs through the park giving tenants a direct link into Dublin's top-quality fibre network.



/ 1 / Plaza 211
 / 2 / Plaza 256, 255 and 254
 / 3 / Block 1
 / 4 / Nexus Building



SITE PLAN



AMENITIES ON-SITE

- A Maxol Filling Station**
 Bagel Factory
 O'Brien's Sandwiches
 Chopped Salads
 Insomnia Coffee
 Abrakebabra
- B Texaco Filling Station**
 Centra Convenience Store
- C Café Park**
- D Block 3**
 Giraffe Childcare
 Bell + Bear Café

-  DUBLIN BUS
-  GO CAR
-  SECURITY



AMENITIES



Staff can avail of the extensive amenities both within the campus and in the locality.

- / 1 / Maxol
- / 2 / On-site bus stop
- / 3 / Bank of Ireland WorkBench
- / 4 / Block 1
- / 5 / Café Park
- / 6 / Giraffe Childcare
- / 7 / Bell + Bear Café

CONVENIENCE

FACILITIES ON-SITE

- > Giraffe Childcare
- > Bell + Bear Café
- > Café Park
- > Maxol Filling Station and Food Court
- > Bagel Factory
- > O'Brien's Sandwiches
- > Chopped Salads
- > Insomnia Coffee
- > Abrakebabra
- > Texaco Filling Station
- > Centra Convenience Store
- > Bank of Ireland WorkBench

FACILITIES WITHIN CLOSE PROXIMITY

- > Blanchardstown Shopping Centre
- > Tyrrelstown Town Centre
- > Carlton Hotel Blanchardstown
- > Crowne Plaza



Blanchardstown Corporate Park recognises the demands of modern day life and the growing importance of staff enjoying their place of work.

A full calendar of events is coordinated each year for the park to provide a social and fitness regime for employers and staff.

- > Summer BBQ
- > Celebrating occasions (Valentine's Day, Easter, Halloween)
- > Boot camp
- > Yoga classes
- > Regular business briefings
- > Food markets



SPORTS AND RECREATION

- > National Aquatic Centre
- > National Sports Campus
- > Hollystown Golf Course
- > Phoenix Park



SCHOOLS & EDUCATION

- > Institute of Technology Blanchardstown
- > Tyrrelstown Educate Together Primary School and Secondary School
- > St Brigid's School
- > St Paul's National School
- > Mount Sackville Secondary School
- > Castleknock College



- / 1 / Phoenix Park
- / 2 / Go Car
- / 3 / Dublin Airport
- / 4 / EV Charging
- / 5 / Barbecue at Blanchardstown Corporate Park
- / 6 / Bootcamp
- / 7 / National Aquatic Centre



DEVELOPERS



The Channor Group has over 25 years experience of property development in the Irish market and abroad.

Established in 1990, The Channor Group is owned by the Harrison family. We take a project through from inception until it's fully realised, and we remain fully committed to our buildings through our estate management team.

Delivering successful property developments is only achieved through experience, and The Channor Group's hands on expertise gives us an appreciation of every aspect of the trade, from development, to property management and capital management.

Quality is at the heart of a great place. We focus on quality through excellence in design and planning. By creating a clear vision and taking a long term approach, The Channor Group knows how to deliver great developments.

CREATING
GREAT
PLACES TO
WORK IS OUR
PASSION



PROFESSIONAL TEAM

> Developer	Channon
> Architect	TOT Architects
> Contractor	Bretland
> Structural Engineer	Doherty Finegan Kelly
> Mechanical & Electrical	Malone Group
> LEED Consultant	Meehan Associates
> Property	Lisney
> Quantity Surveyor	KSN
> Fire Consultant	ORS
> Landscape Architect	TBS
> Facade Consultant	Murphy Facade Studio
> Legal	Amoss Solicitors

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CORPORATEPARK.IE

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