



**CENTRAL
PLAZA™**

FLAGSHIP RETAIL

DUBLIN, IRELAND

WHERE THE CITY CONNECTS

GRAFTON STREET – TEMPLE BAR – GUINNESS STOREHOUSE – TRINITY COLLEGE – COLLEGE GREEN – HENRY STREET

FLAGSHIP RETAIL OPPORTUNITY

AN OUTSTANDING 928 SQ M
FLAGSHIP VENUE: 3 FLOORS OF
RETAIL IN HIGH FOOTFALL AREA.

**Clean-lined and panoramic,
the new double-aspect
storefronts of 6/8 College
Green offer you stand-out
presence on Dublin's main
tourist and shopping route.**

Inside, this eye-catching 35-metre-wide
window display serves a dual purpose, drawing
in widescreen views that add theatre to your
retail experience.



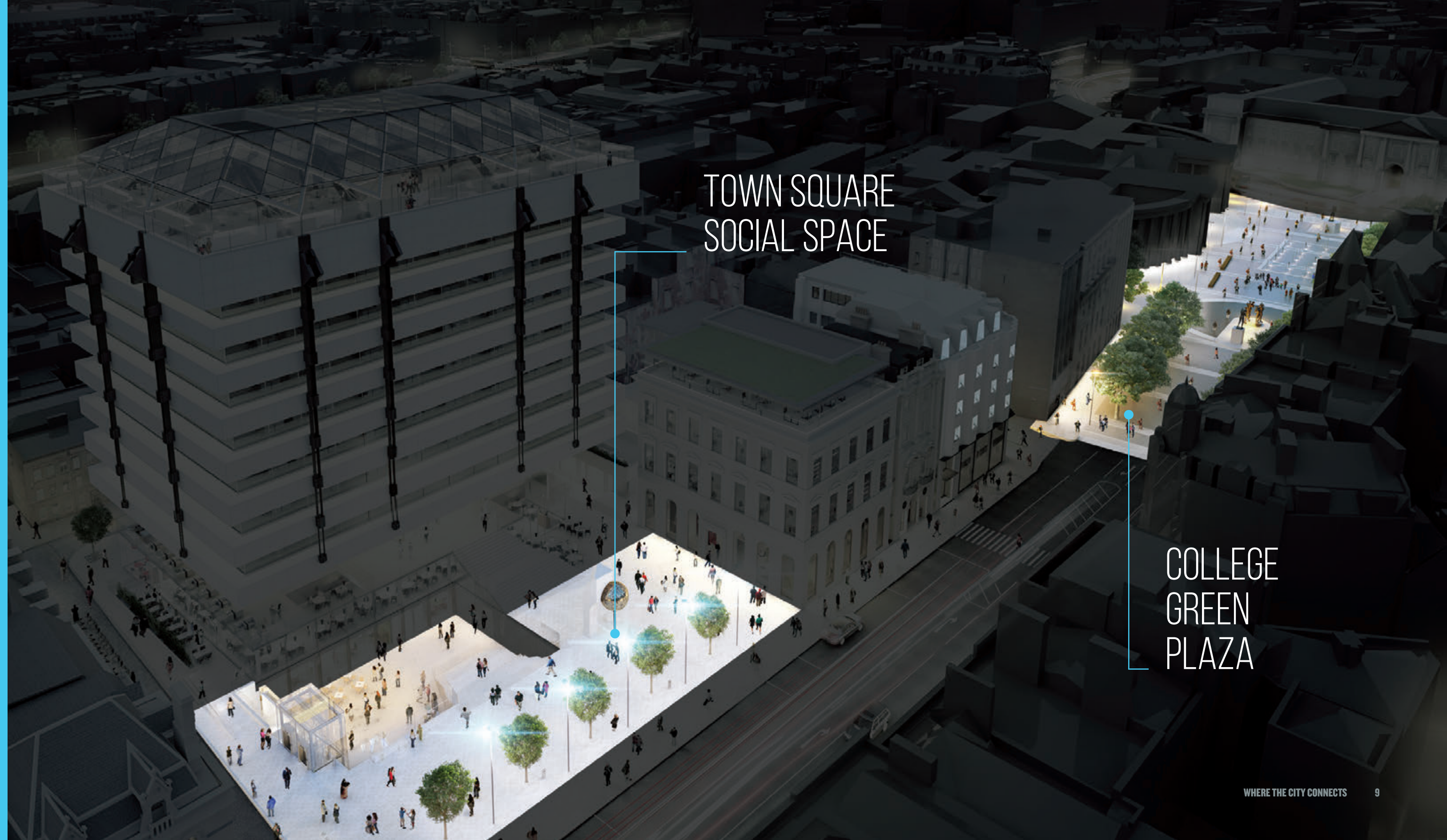
THE VISION

“CENTRAL PLAZA STARTED AS A CENTER FOR INTERNATIONAL COMMERCE. WE HONOR THAT LEGACY AS WE CREATE DUBLIN’S MOST EXCITING NEW RETAIL DESTINATION IN ONE OF THE MOST VIBRANT NEIGHBOURHOODS IN ALL OF EUROPE.”

GERALD D HINES, HINES FOUNDER AND CHAIRMAN



CIVIC IMPROVEMENTS



TOWN SQUARE
SOCIAL SPACE

COLLEGE
GREEN
PLAZA

OFFICE SPACE

Market-leading firms have already leased the majority of Central Plaza's 100,000 sq ft workspace.

WeWork, the world's leading shared workspace firm, has leased all eight floors of One Central Plaza and will create an onsite community of 1,300 affluent young professionals.

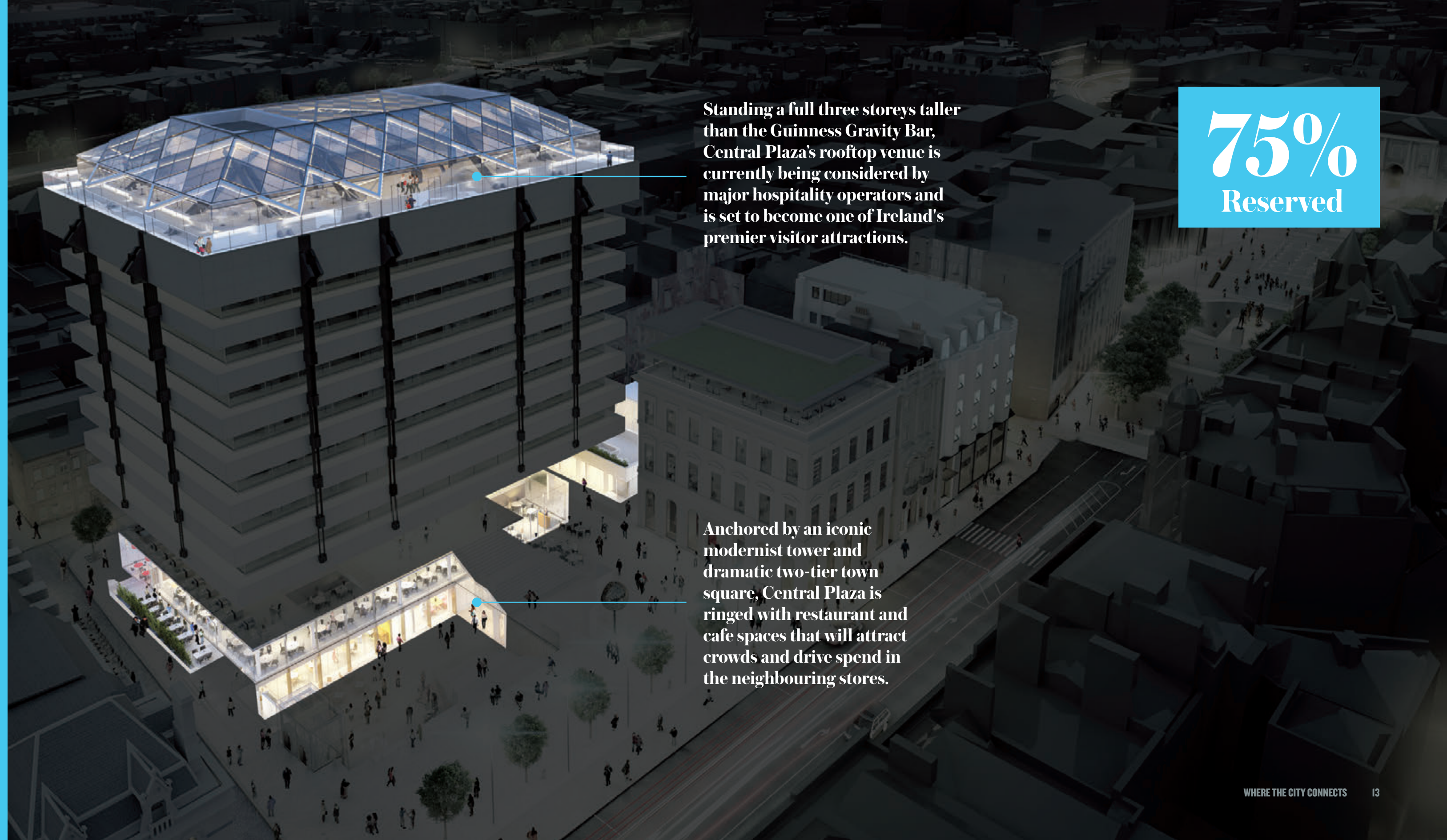
Insurance giant AmTrust International Underwriters will base a new headquarters in the upper floors of 6/8 College Green.

100%
Reserved



wework

RESTAURANT & LEISURE SPACE

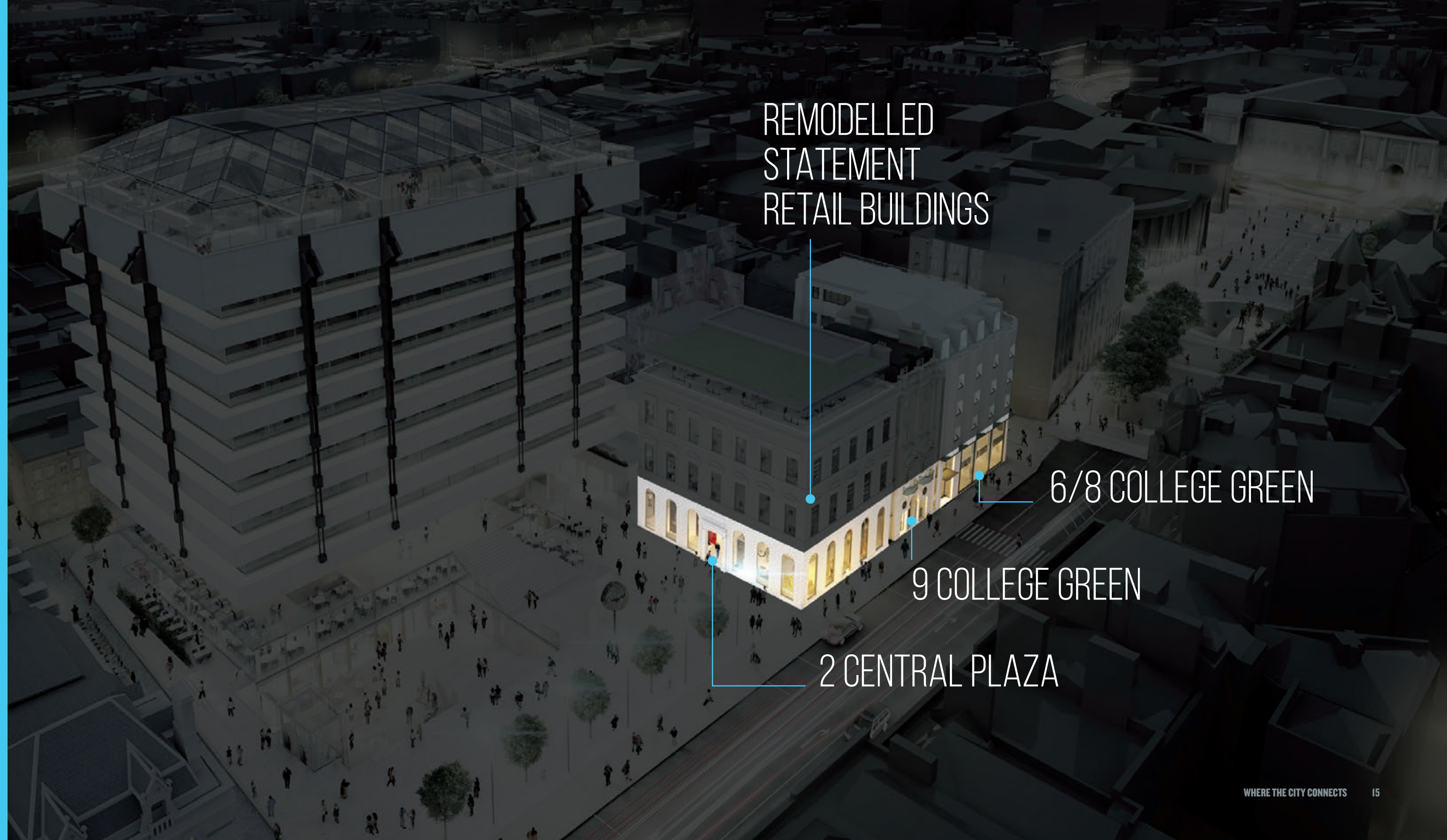


Standing a full three storeys taller than the Guinness Gravity Bar, Central Plaza's rooftop venue is currently being considered by major hospitality operators and is set to become one of Ireland's premier visitor attractions.

Anchored by an iconic modernist tower and dramatic two-tier town square, Central Plaza is ringed with restaurant and cafe spaces that will attract crowds and drive spend in the neighbouring stores.

75%
Reserved

RETAIL SPACE



REMODELLED
STATEMENT
RETAIL BUILDINGS

6/8 COLLEGE GREEN

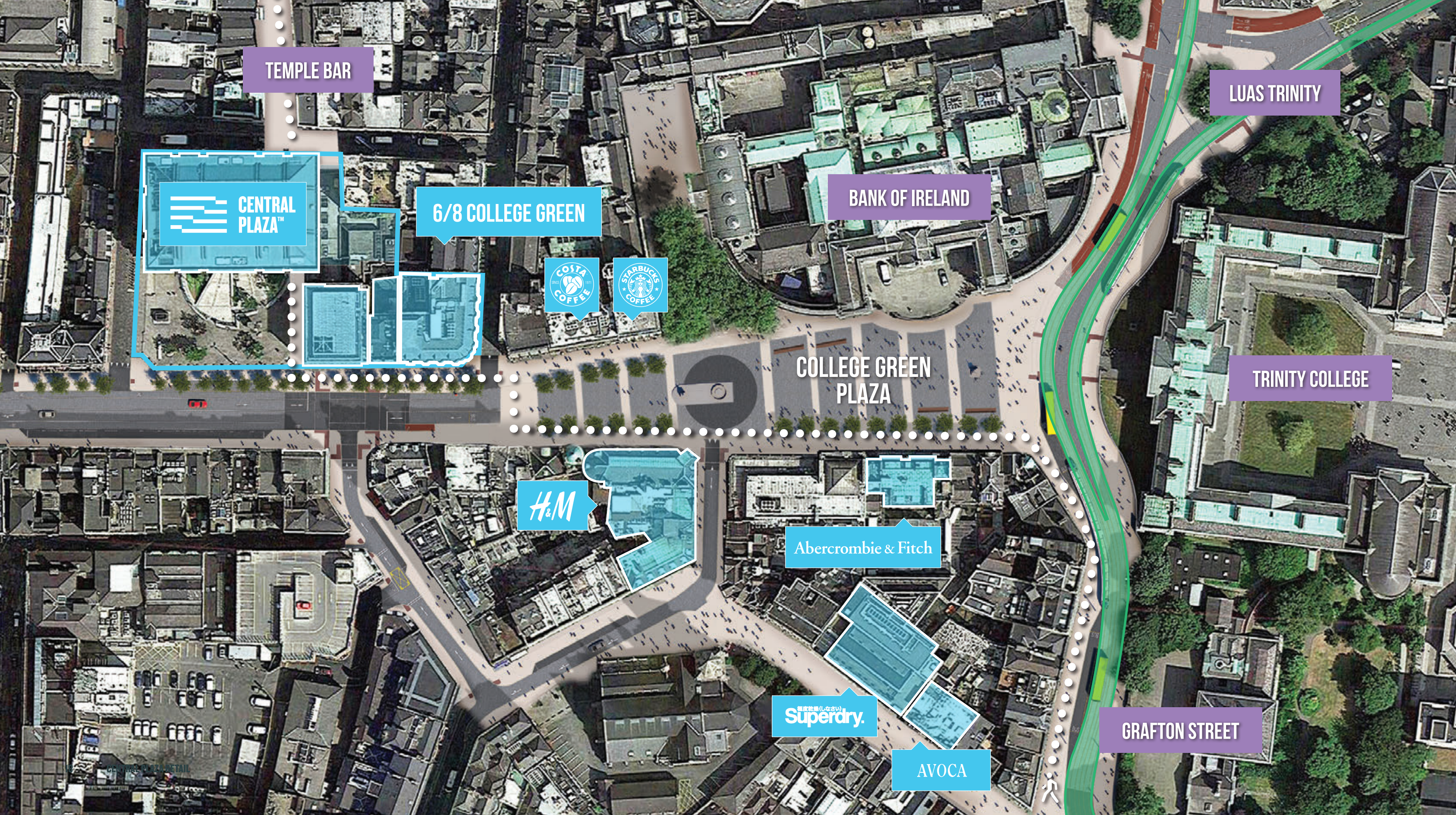
9 COLLEGE GREEN

2 CENTRAL PLAZA

A NEW RETAIL OASIS

Central Plaza is the pivotal location in the pedestrian route linking Dublin's prime shopping streets.





A FOCAL POINT

Central Plaza will integrate seamlessly with a pedestrianised College Green Plaza to become the place to shop and socialise.

Starting at Grafton Street, the grand tree-lined square will be an exciting counterpoint to St. Stephen's Green and an essential part of the city centre shopping experience. As the midpoint of the typical north/south retail route, this will be the ideal stopover - a place to linger and shop at leisure.



2 CENTRAL PLAZA

9 COLLEGE GREEN

6/8 COLLEGE GREEN

UNIQUE RETAIL SPACE

At Central Plaza, classical and contemporary architecture work in harmony to create a striking shopping destination at a point of exceptional pedestrian activity.



6/8 COLLEGE GREEN

Innovations in glazing technology are harnessed to striking effect at 6/8 College Green.

The sheer, single panes of glass that coat the facade rise to 5.6 metres above street level to create an impressive sense of scale and an energising store ambience.



6/8 COLLEGE GREEN

A fully-glazed, double-floor lobby greets your audience before ushering them into a bright, open interior that is immersed in the light and life of the city.

SITE PLAN

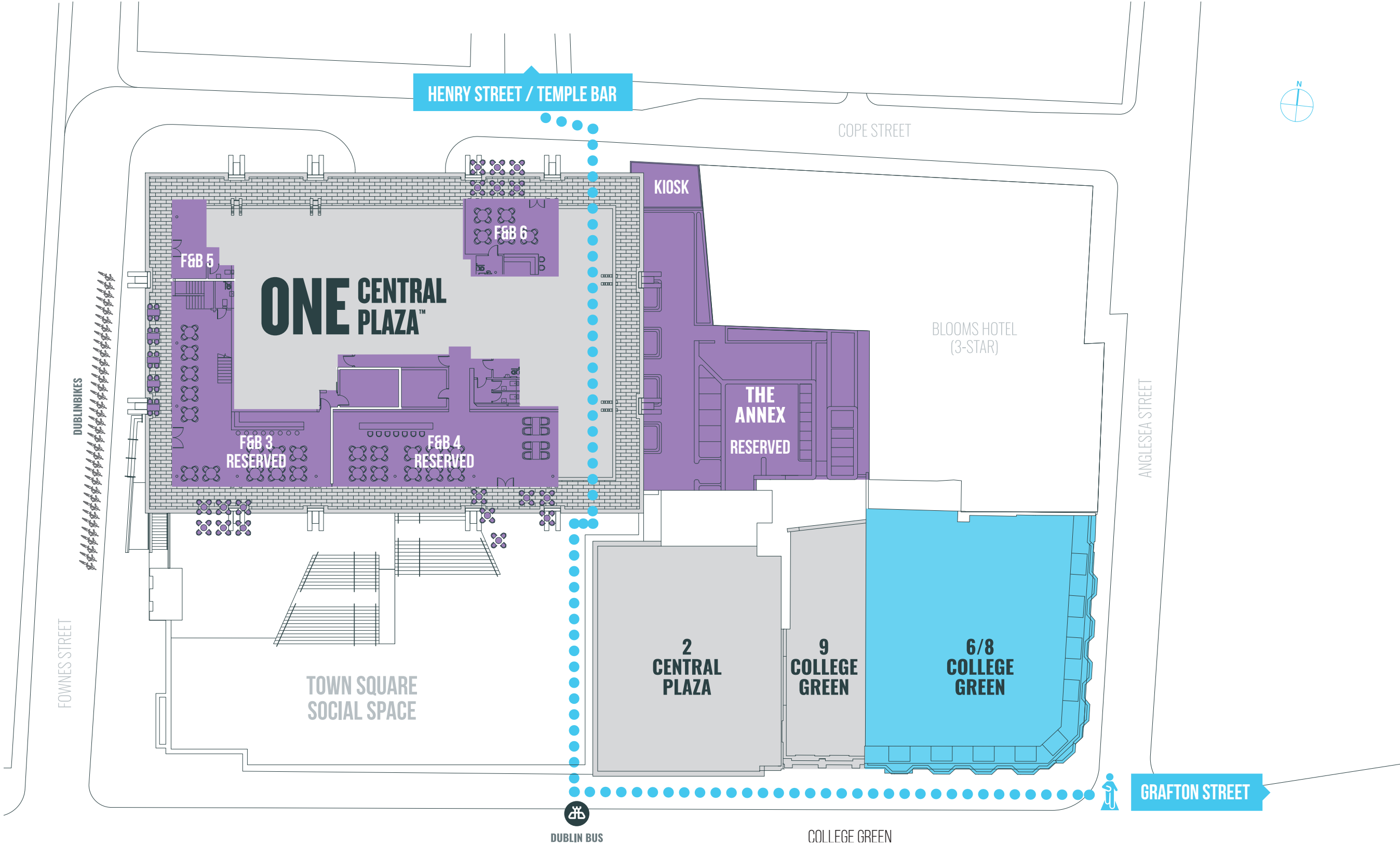
6/8 COLLEGE GREEN

Net floor areas	sq m
Level -1	184
Level G	354
Level 1	390
Total	928

Feature sizes

Slab-to-slab height, Basement	2.8 m
Slab-to-slab height, Ground	3.3 m
Slab-to-slab height, First	3.1 m
Dame Street frontage	15 m
Anglesea Street frontage	20 m

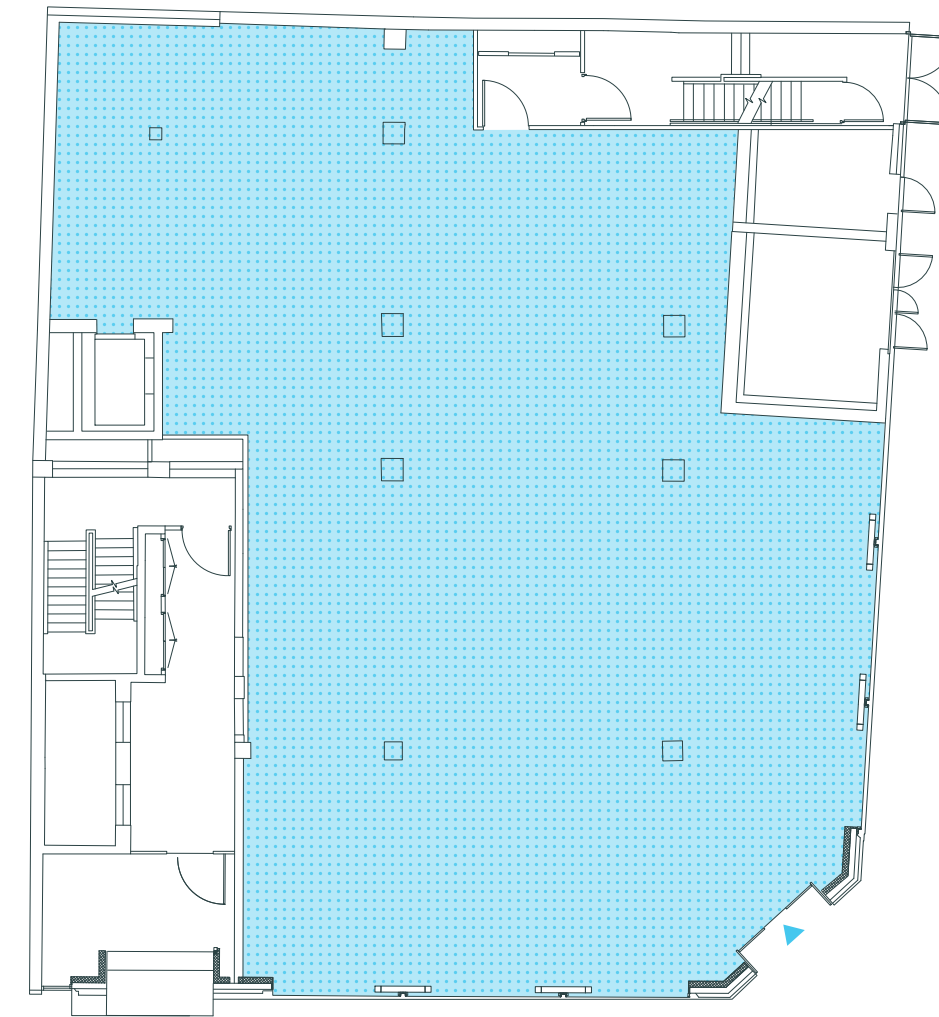
BER Certificate available on request





FLOOR PLANS

6/8 COLLEGE GREEN GROUND FLOOR



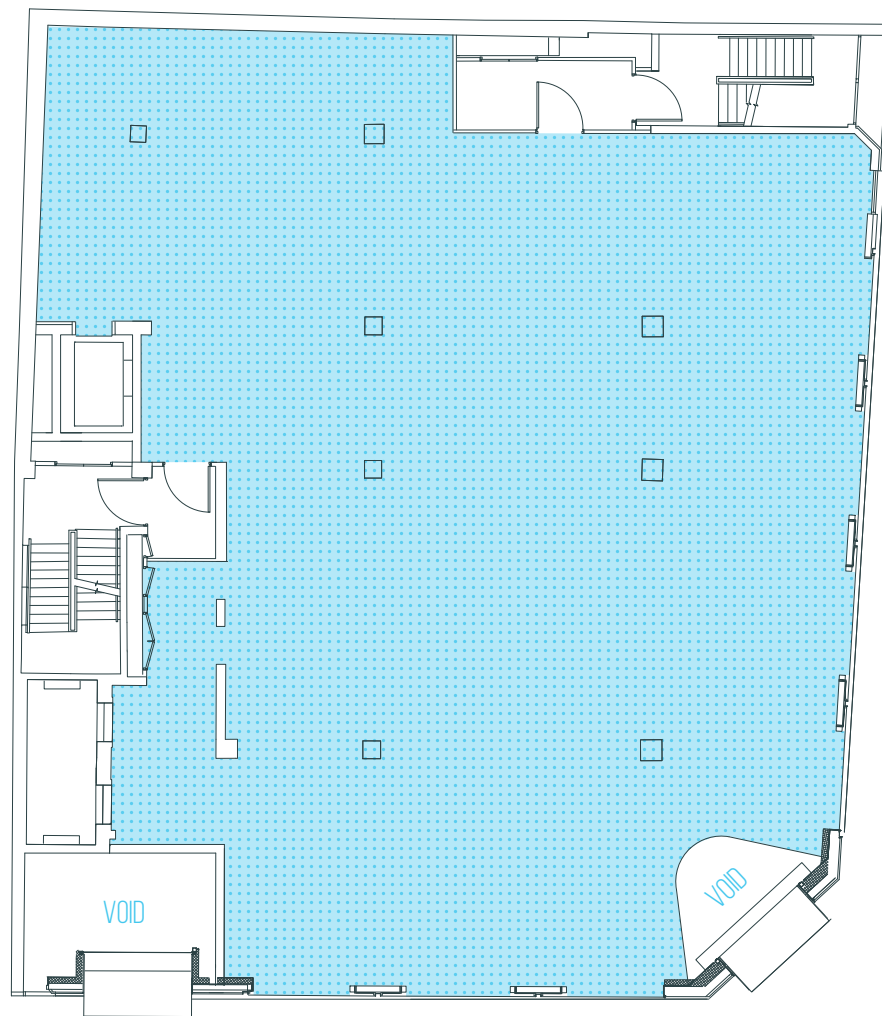
3,810 sq ft
354 sq m

*Not to scale. For identification purposes only
Sizes quoted are Net Internal Areas*

ANGLESEA STREET

COLLEGE GREEN

**6/8 COLLEGE GREEN
FIRST FLOOR**



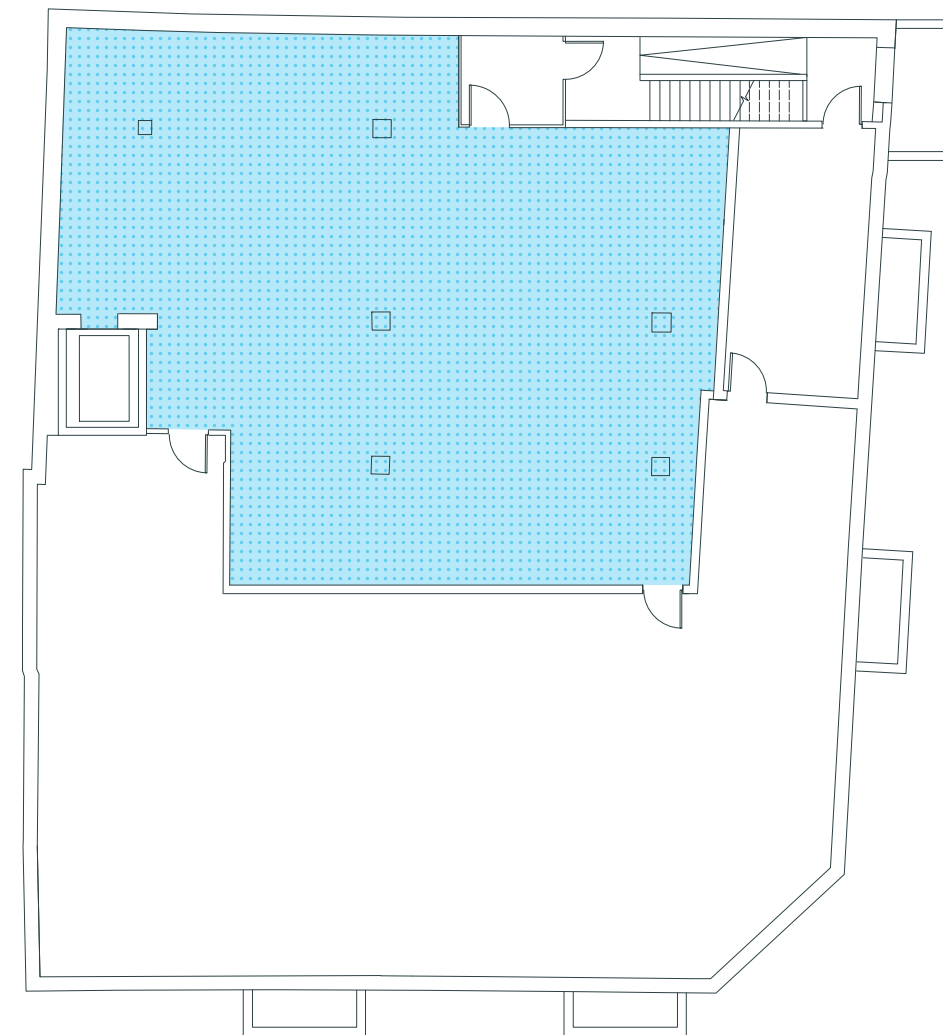
ANGLESEA STREET

**4,198 sq ft
390 sq m**

*Not to scale. For identification purposes only
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COLLEGE GREEN

**6/8 COLLEGE GREEN
BASEMENT**

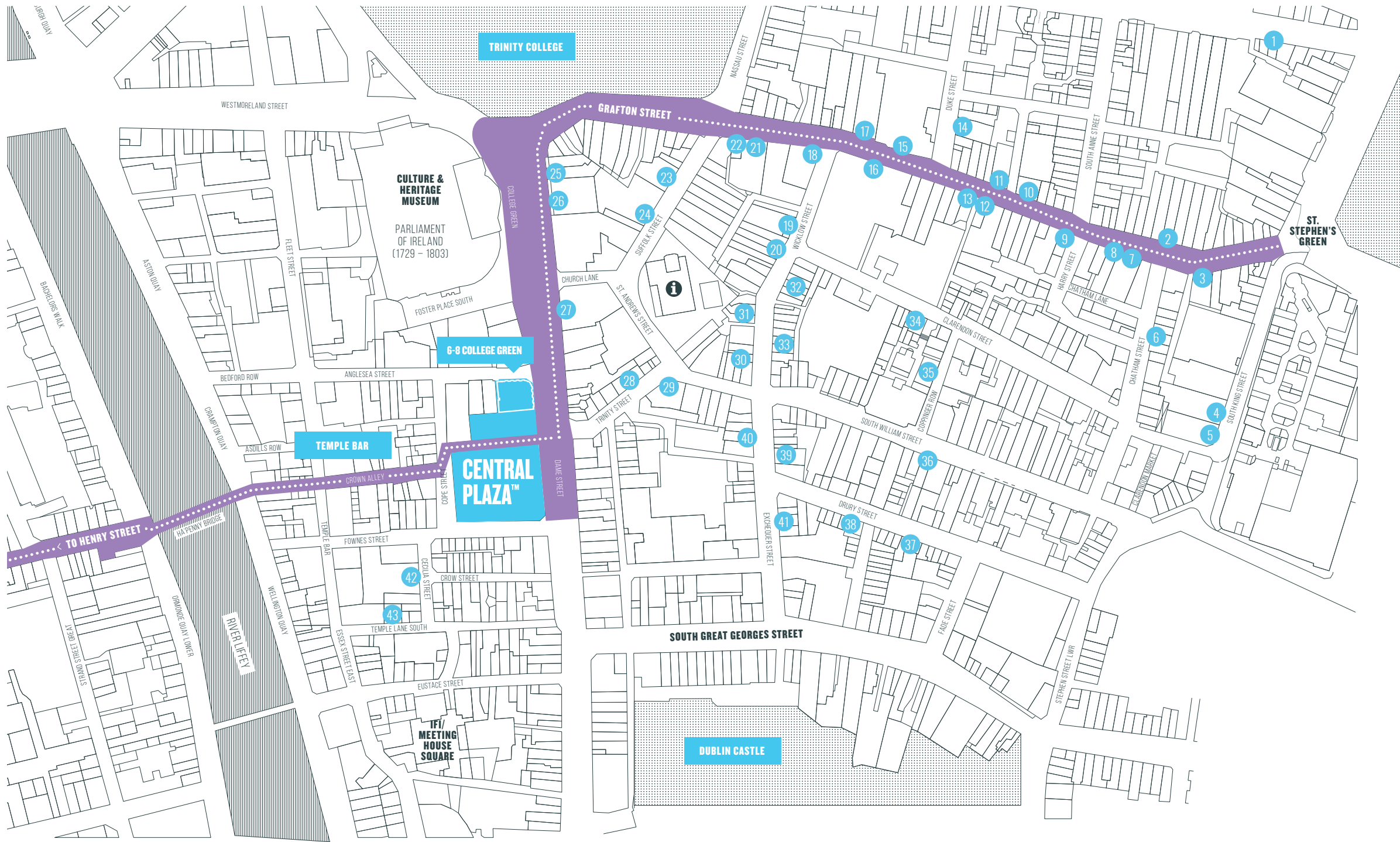


ANGLESEA STREET

**1,981 sq ft
184 sq m**

*Not to scale. For identification purposes only
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COLLEGE GREEN



RETAIL CONTEXT

Central Plaza is the pivotal location in the pedestrian route linking Grafton Street and Henry Street, Ireland's top two shopping districts. Join a select group of retailers in the city's highest footfall area.

Retail Community

- | | | |
|-----------------------|-------------------------|-----------------------|
| 1. Thomas Pink | 16. Brown Thomas | 31. Louis Copeland |
| 2. Ted Baker | 17. Tommy Hilfiger | 32. Kiehl's |
| 3. Disney Store | 18. Weir & Sons | 33. Size |
| 4. Zara | 19. COS | 34. French Connection |
| 5. H&M | 20. Camper | 35. All Saints |
| 6. Muji | 21. River Island | 36. Benefit |
| 7. Massimo Dutti | 22. Cath Kidston | 37. OM Diva |
| 8. Hugo Boss | 23. Avoca | 38. Cocoa Atelier |
| 9. Boodles | 24. Superdry | 39. Patagonia |
| 10. Victoria's Secret | 25. Dubarry | 40. Fatface |
| 11. & Other Stories | 26. Abercrombie & Fitch | 41. Buffalo |
| 12. Molton Brown | 27. H&M | 42. Urban Outfitters |
| 13. Space NK | 28. Jack & Jones | 43. Northface |
| 14. Nespresso | 29. Cotswold Outdoor | |
| 15. Marks & Spencer | 30. Fly London | |

TRANSPORT/ FOOTFALL CONTEXT

Easy to access by private
and public transport,
Central Plaza is the perfect
place to start or end a city
centre shopping trip.

Public Transport

- Tram Network 3 min
- Dublin Bus / Airlink Express Onsite
- Commuter Trains 8 min
- Dublinbikes Onsite

Walk Times

- Grafton Street 3 min
- St. Stephen's Green 8 min
- Henry Street 8 min

Parking

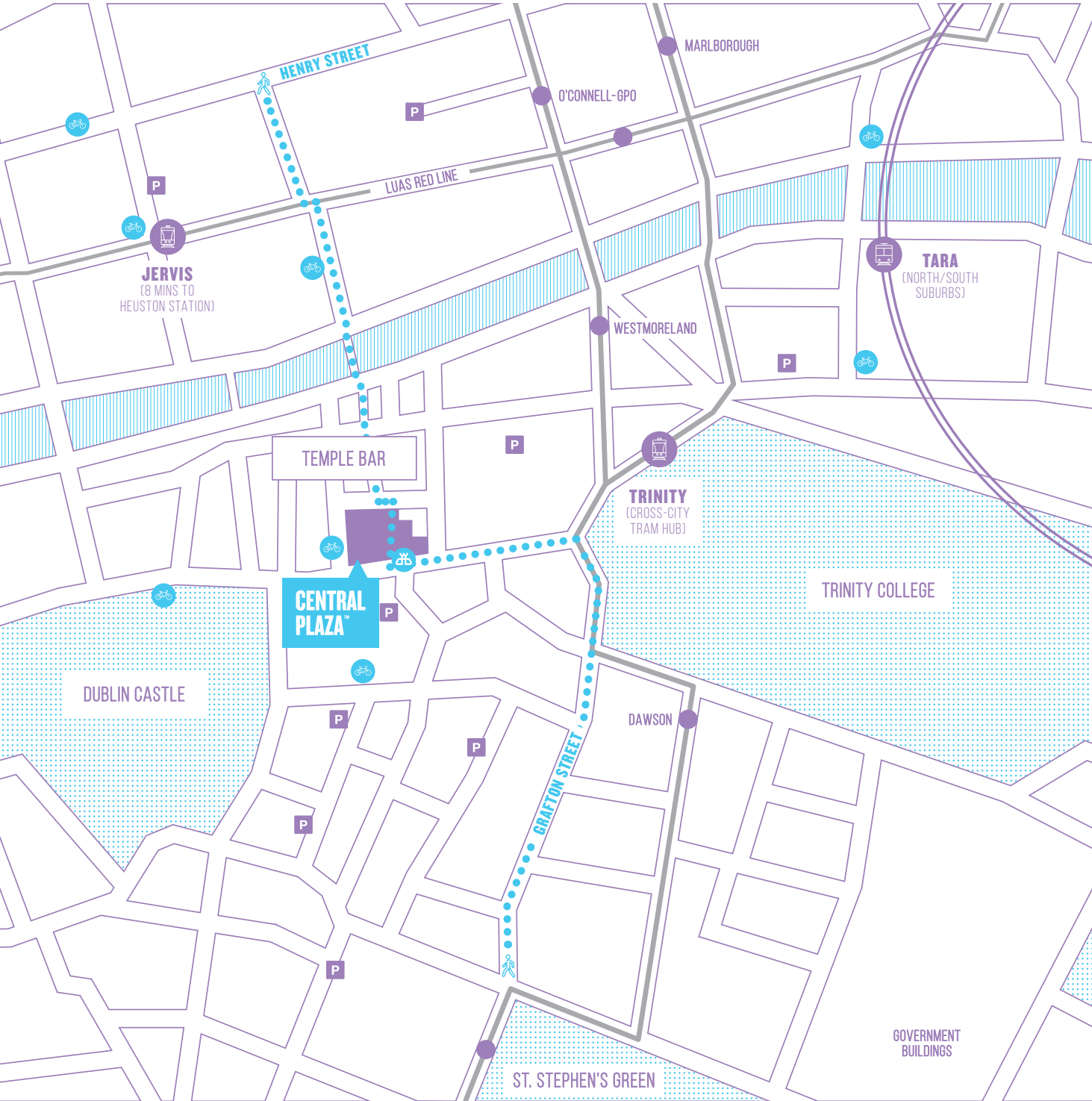
- Fleet Street 393 spaces
- Trinity Street 171 spaces
- Drury Street 470 spaces
- Brown Thomas 380 spaces
- Christchurch 212 spaces



Grafton Street – Henry Street Link

Dublin's two busiest retail streets attract over 82 million visitors* per annum; Central Plaza is an established and busy link between the two prime retail pitches.

*Source: Dublin City BID



BE
PART
OF
MORE



DUBLIN FACTS AND FIGURES



A HINES/ PETERSON DEVELOPMENT

Central Plaza is a visionary development, made possible by a joint venture between Hines and Peterson Group. United by a shared spirit of entrepreneurship and a holistic view to place making, the partners are combining their commercial property expertise and financial strength to deliver a destination scheme.

Hines are globally renowned as innovators in real estate investment, development and property management. Privately-owned, the firm is a principal catalyst for Dublin's new wave of development. Specialists in complex, master-planned schemes, Hines Ireland are having a transformative impact through developments like Cherrywood – a 400 acre master-planned community project, Liffey Valley – one of Ireland's largest shopping and leisure destinations and Two Grand Parade – a 115,000 sq ft office project.

Peterson Group is a market-leading, privately-owned Hong Kong firm with a diverse international asset portfolio. The company's success is founded on underpinning dynamism and entrepreneurial zeal with strong risk management. Rising to 25-storeys, LKF Tower is one of the Group's most emblematic properties – boasting award-winning restaurants and superior office space the development ranks amongst Hong Kong's premier lifestyle hubs.



PROFESSIONAL TEAM

Developer

Hines / Peterson Group

Architect

Henry J Lyons Architects

Project Management

Virtus Project Management

Planning Consultant

Brady Shipman Martin

Civil & Structural Engineers

DBFL Consulting

Mechanical & Electrical Engineers

JV Tierney & Co

Cost Management

Mulcahy McDonagh and Partners

LEED Consultant

Meehan Green

Façade Consultant

Murphy Façade Studio

Lighting Consultant

EQ2 Lighting

BC(A)R Consultant

Henry J Lyons Architects

Fire Consultant

Michael Slattery & Associates

PSDP Health & Safety

DCON Safety Consultants

Landscape Architects

Cameo & Partners

CGI Visualisation

Model Works Media

Branding & Marketing

Originate

LEASING AGENTS

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A HINES / PETERSON GROUP DEVELOPMENT

