

BONNHAM QUAY

WHERE THE CITY MEETS THE SEA

BONHAM QUAY

The Office Campus
of the Future.



WHERE THE CITY MEETS THE SEA

In the heart of Galway City, overlooking its magnificent waterfront, stands 34,405 sqm of modern, mixed-use offices. Complete with 2,000 sqm of retail and restaurant units, seamlessly blended with 8,500 sqm of landscaped space, this is an office campus worthy of any major capital in the world.

This is the largest, newest and most exciting development to be built outside of Dublin. This is four impressive, LEED and WELL accredited waterfront buildings situated right in the middle of the largest city in the world-famous West of Ireland.

This is an accessible and spacious office campus. This is global professional services firms sitting side-by-side with homegrown unicorn start-ups. This is an international talent pool with a talent for balancing work and life. This is a cost-effective alternative to a costly capital city. This is Bonham Quay Galway and this is the future.

A spirit recaptured,
in a space regenerated.



The Spanish Armada in Ireland refers to the fleet sent by Philip II to invade England. A large portion of this Armada was driven from its course by violent storms and up to 24 ships were wrecked on the rocky coastline of west Ireland in September 1588.

OLD STREETS NEW VISION

From the Spanish Arch and Eyre Square, to Church Lane and Lynch's Castle, Galway is steeped in history. Nowhere is the link between the past, the present and the future stronger than the waterfront site for Bonham Quay. In fact, such is the strength of the link between this part of Galway and the strong trading links over the centuries with the north west coast of Spain, that each of our four buildings are named after a Spanish Order.

Throughout this history, the bond between Galway and the stunning landscape it has grown from, has never weakened. This is just one of the reasons we are ensuring that the future we are about to create with Bonham Quay fits perfectly into the spirit of vibrancy, beauty, diversity and sustainability that makes Galway such a special place to live, work and play.





1

**Gorgeous. Gracious. Genuine.
Gentle. Generous. Genial.
Groovy. Glistening. Growing.
Game-changing Galway.**



4



5



2

A DESTINATION WORTHY OF A STORIED CITY

On the very edge of Europe, along the world-famous Wild Atlantic Way, lies a breath-takingly beautiful city. Millions of people from all over the world come to Galway to experience its unique atmosphere, architecture and people. Many of them end up staying. Some even attend its renowned university.

All of these factors are what has given Galway its educated, talented and cosmopolitan workforce. And that is why so many leading national and international companies have followed their lead and made Galway their home.



3



6



7

1. The Fountain, Eyre Square, Galway City
2. Galway - highly-educated, creative and social
3. Galway Hooker at the Claddagh, Galway City
4. Live music at Monroe's Tavern, Galway City
5. Sunrise, Galway Bay, Salthill, Galway City
6. Quay Street, Galway City
7. National University of Ireland, Galway City

WHY IRELAND

We're the Gateway to Europe.



Galway is the gateway to Europe and is within easy reach of all its major city hubs.



WHY GALWAY

West Ireland's Largest City.



5.3% GROWTH
Galway's population has grown to 79,504 in 5 years



c 360,000
Galway's Population within a 60 km radius of the city



423 KM
of Wild Atlantic Way coastline



Under 25
1/3 of the population is under 25 years in age



3x AIRPORTS
Shannon 45 mins
Knock 1 hour
Dublin 2 hours



Global Centre for Med Tech and ICT



2 MICHELIN STARS
Aniar and Loam Restaurants



2020
European Capital of Culture



33 Hotels
Enjoy your stay in Galway



Europe's Capital of Culture;
a cosmopolitan city on the
west coast of Ireland, alive
with locals and visitors alike.

Ireland and the people that have made it so popular are celebrated the world over for the quality and diversity of the music, food, drink, art, sport and architecture on offer. If, as many people say, Ireland is a country with creativity in its blood, then Galway is the heart that gives life to it all.

Being the creative epicentre of Ireland has also given rise to a uniquely optimistic, talented and happy workforce in Galway.

Whether they work for one of the many large multinationals in the city or one of the smaller indigenous SMEs, Galway's inhabitants have a wonderful work-life balance. This is something we want to help them continue, which is why we have assigned over 2,000 sqm of retail and lifestyle spaces.

Galway City of Innovation.

Marine

- C&F Energy
- Port of Galway
- Marine Institute

Tech

- ARM
- Siteminder
- Smartbear
- Rent The Runway
- Mathwork's
- Storm Aspect
- Genesys
- MetLife
- Romero Games
- Allergan
- EA Galway
- Fidelity Investments
- Oracle
- Xperi
- SAP
- Avaya
- PlanNet21 Communications
- PFH Technology
- Cisco
- Wood Group Kenny
- APC by Schneider Electric
- HP
- Vulcan

Medtech

- Aerogen
- Portershed
- Galway City Innovation District
- Creganna Medical
- Merit Medical
- Celestica
- M&M Qualtech
- Slendertone
- Covidien
- Zimmer Bomet
- Boston Scientific
- Medtronic
- Advant
- Mylan Teoranta
- Chanelle Group
- Goodman Medical
- HID Global

Investing in People & Places.

Amenities

-  Coca-Cola Zero Bikes
- 01 Galway Docks
- 02 Galway CBD
- 03 Shop Street
- 04 Galway Train & Bus Terminal
- 05 Harbour Hotel
- 06 Galmont Hotel
- 07 Meyrick Hotel
- 08 NUI Galway
- 09 Palas Cinema
- 10 Jury's Hotel

Eating Out

- 11 Tribeton
- 12 Loam - Michelin ★
- 13 Dillisk on the Docks
- 14 The Dough Bros
- 15 McCambridges
- 16 Petit Pois
- 17 Cava Bodega
- 18 Merrow
- 19 Ard Bia at Nimmos
- 20 Lime Asian Fusion
- 21 Kirwans Lane
- 22 McDonaghs Fish & Chips
- 23 Aniar - Michelin ★
- 24 Rouge
- 25 Kai - Michelin Bib

Coffee House

- 26 Starbucks
- 27 Insomnia





Galway is fast becoming a major technology hub with leading names such as SAP, Cisco, EA Games, Valeo, Fidelity and Aspect Software calling it their home.

Awarded Best Micro City in Europe for both Economic Potential and Business Friendliness '16/17 by the Financial Times' FDI Magazine.

Galway is built on education and connectivity. A university city, it ranks second highest in Ireland for both the proportion of graduates and the proportion of PhDs in its population. When it comes to university admissions, 6 of Galway's 282 schools rank in the top 50 in Ireland.

This highly-educated and creative workforce has helped it become a global centre of excellence for med-tech. In fact, Galway is the centre of a country that employs the highest number of med-tech personnel per capita in Europe. Galway is also fast becoming a major technology hub with leading names such as SAP, Cisco, EA Games, Valeo, Fidelity and Aspect Software calling it their home.

Galway is a big enough city that it is easy to build many relationships but small enough that those relationships won't get lost in the crowd. Strong bonds have been carefully created between educational institutions, local government and state agencies. All this ensures you can enjoy a strong sense of collaboration amongst the entire business community.

GALWAY IS BUILT ON EDUCATION AND CONNECTIVITY



45.3%
of Galway people have
3rd Level Education



282
Schools
in Galway



25,000+
Graduates from
Galway each year

Galway is a bustling, creative and cultural city, known for its many festivals and multiculturalism.



Known as one of the most cosmopolitan cities in Ireland, Galway is a thriving destination with beautiful beaches and stunning countryside.



- 1. Quay Street, Galway City
- 2. Blackrock Diving Tower, Salthill, Galway City
- 3. Galway Hooker at the Claddagh, Galway City
- 4. Lettergesh Beach, Connemara
- 5. Woodquay, Galway City
- 6. Galway Harbour
- 7. Renvyle Beach, Connemara

GALWAY

When it comes to counties in Ireland, one that offers the best in scenery, people, food and craic simply has to be Galway. From the cultural city, to the sprawling reaches of the county, there's just no end to its magnificence.



(above) Sunset from Nimmo's Pier, Claddagh Quay, Galway City
(right) The Salmon Weir, Woodquay, Galway City









REVISION

Part of a large-scale look to the future.

- 34,405 sqm of Grade A office space in four blocks
- c 92% green space public realms
- High-profile retail centre of 2,000 sqm
- Landscaped roof gardens
- 8,500 sqm of new landscape space
- Office space for up to 3,500 workers
- Onsite cultural space
- Santiago / Alcantara Phase 1
- Calatrava / Montesa Phase 2

Bonham Quay Galway is the focal point of an ambitious regeneration of a location steeped in the history of this medieval city. While the biggest office scheme outside of Dublin is the main draw for reawakening this remarkable location and attracting global companies to this rapidly-growing city, it is more than just an office block. These four magnificent, modern, waterfront buildings form part of a large-scale, interconnected

urban campus. An innovatively designed, contemporary space that perfectly balances work, rest and play for more than 3,500 workers who will form a new community here. With views of the city and harbour to one side and access to Galway's transport links on the other side, this is an ideally-positioned flexible development that's perfect for a variety of national and international occupants.

Santiago

Calatrava

Alcantara

Montesa



REGENERATION

For the new way people
work, rest and play.



FÁILTE

Welcome to Bonham Quay,
the beating heart of Galway.





This is 34,405 sqm of modern, mixed-use office space situated right on the waterfront, surrounded by views of the fabled Galway Bay.

THE BEST IN FIRST IMPRESSIONS

A city perched on the edge of the wild Atlantic Ocean is always going to have incredible surroundings. Built right on the waterfront, every facet of Bonham Quay Galway has been considered in order to maximise the breathtaking views this location affords.

The sunlight that glistens off the rippling water out front, will be drawn through the many magnificent windows to bathe the space behind them in brilliant light. These large windows will also serve as the perfect frames for picturesque views of the harbour, the city and the landscape beyond.

SUSTAINABILITY FOCUSED

One of the greenest builds in Ireland.



Bonham Quay Galway has been carefully designed to achieve LEED (Leadership in Energy and Environmental Design) Gold certification accreditation.

This illustrious seal of approval is now recognised around the world as the bench mark of green building standards. To ensure we achieve it, every facet of this development has been carefully considered around factors including water efficiency, energy use, atmosphere, materials, resources, indoor environmental quality and operations.

Bonham Quay Galway has been designed to achieve gold in the WELL Building Standard®. This distinguished performance-based system measures, certifies and monitors how the features of a development's environment impact human health and wellbeing. As such, we have fully considered it when designing systems that look after air, water, nourishment, light, fitness, comfort and even the mind. Bonham Quay has also been designed to achieve a Platinum standard in the illustrious WiredScore Standard and a significant BER A3 Rating. What's more, Bonham Quay will be the only development in Ireland to adhere to the acclaimed Planet Living framework. This really is building for a better tomorrow.

Leave the city without leaving the office thanks to our unique sky gardens. This beautifully open and perfectly peaceful urban haven is an ideal place to lose yourself in some quiet reflection amongst specially-planted native species.





**DESIGNED TO
MAXIMISE THE
INCREDIBLE
CITY AND
SEA VIEWS**



One Planet Living is not an add-on or a tick in the box. It is an ambition and a vision for a more sustainable way of living and working.













ONE PLANET LIVING AT BONHAM QUAY

Bonham Quay will be operated in accordance with the ten principles of One Planet Living.

One Planet Living is a sustainability framework developed by the charity Bioregional. The principles of the One Planet Living framework bring sustainability to life in communities and developments around the world.

Adopting the framework across the site will help the businesses and organisations in Bonham Quay do good; good by people, good by place and good by planet.

-  **Health and happiness**
-  **Equity and local economy**
-  **Culture and community**
-  **Land and nature**
-  **Sustainable water**
-  **Local and sustainable food**
-  **Travel and transport**
-  **Materials and products**
-  **Zero waste**
-  **Zero carbon energy**

Making Bonham Quay a responsible, healthy, equitable and enjoyable place to work.

We will integrate ways to improve health and wellbeing in everything we do. From active travel and nutritional food, to connecting with nature and maintaining positive mental wellbeing, we've created a space where health and happiness is a priority.

We want to support Galway's homegrown businesses and attract those who pride themselves on doing good. We will provide a place for small and micro businesses to grow and thrive.

We want sustainability to be celebrated and integrated into a thriving and diverse culture here at Bonham Quay. We want to attract people who care about each other and where they work.

We have created an urban haven for wildlife and people to enjoy, even while they work. Our sky gardens will be planted with native species, with areas for quiet reflection or after-work yoga.

We will encourage efficient use of water, by installing low water-use taps, showers and toilets, and we will help our tenants consider how they use this valuable resource.

Workers and visitors will find it easy to eat sustainably at Bonham Quay. Low-impact, nutritionally rich and healthy options will be on offer, and we will explore how we can make the most of Galway's local delicacies.

Bonham Quay will help kick-start sustainable travel around Galway. We are a short walk from the train station and have priority parking for green and shared vehicles. With over 300 bicycle parking spaces and a dedicated commuter centre available for a shower, we believe low carbon is the only way to travel!

We want to help people use less, hire rather than buy, reuse and recycle more. We will encourage workplaces to be fit out using sustainable materials, and we will pilot new ideas for how businesses can save money and resources by working together.

Not only will we remove single-use plastic from our site, we will ensure every business, worker and visitor has the facilities available to them to live a low-waste lifestyle- with the aim of zero waste sent to landfill.

With solar panels, air source heat pumps and certified renewable electricity supplied to every tenant from the start, we want to commit to being net-zero carbon development by 2025.



CONNECTIVITY MATTERS

Wired Certification is a trusted real estate rating system that helps landlords and developers optimise, improve, and promote their buildings' digital infrastructure.



Connectivity

Wireless and mobile phone signal planning ensures you're always connected anywhere in the building, at speed.



Speed

Ease of installation, fast speeds and high capacity so tenants can quickly be 'live' and connected.



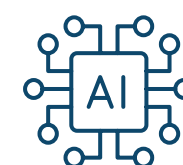
Reliability

Tenant access to a variety of dependable connections and high quality wired infrastructure.



More Competitive

Enables tenant choice of multiple high speed ISPs.



Future-Proof

Designed with additional capacity to take advantage of future technological advancements.



Security

Telecom equipment located in secure, dedicated rooms to protect against service interruption.



Business Protection

Contingency planning designed into power and data supplies.



Resilience

Secure telecom and power infrastructure to allow high levels of resilience.



Fully Distributed Fibre

Protected cabling within the building with multiple distribution routes and intakes.

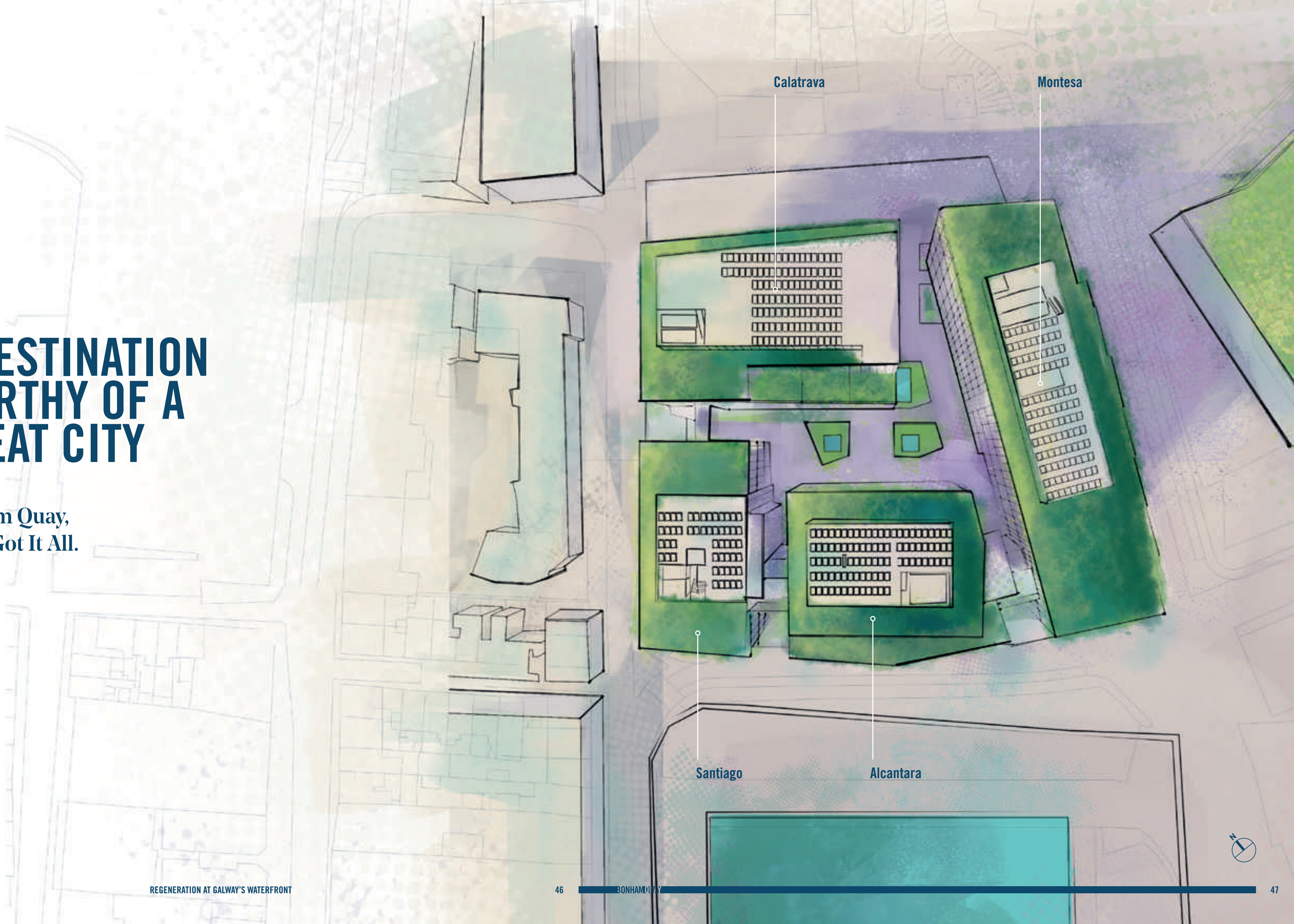


Tenant Flexibility

Fully considered current and new tenant flexibility optional.

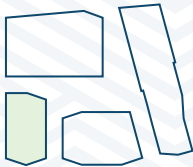
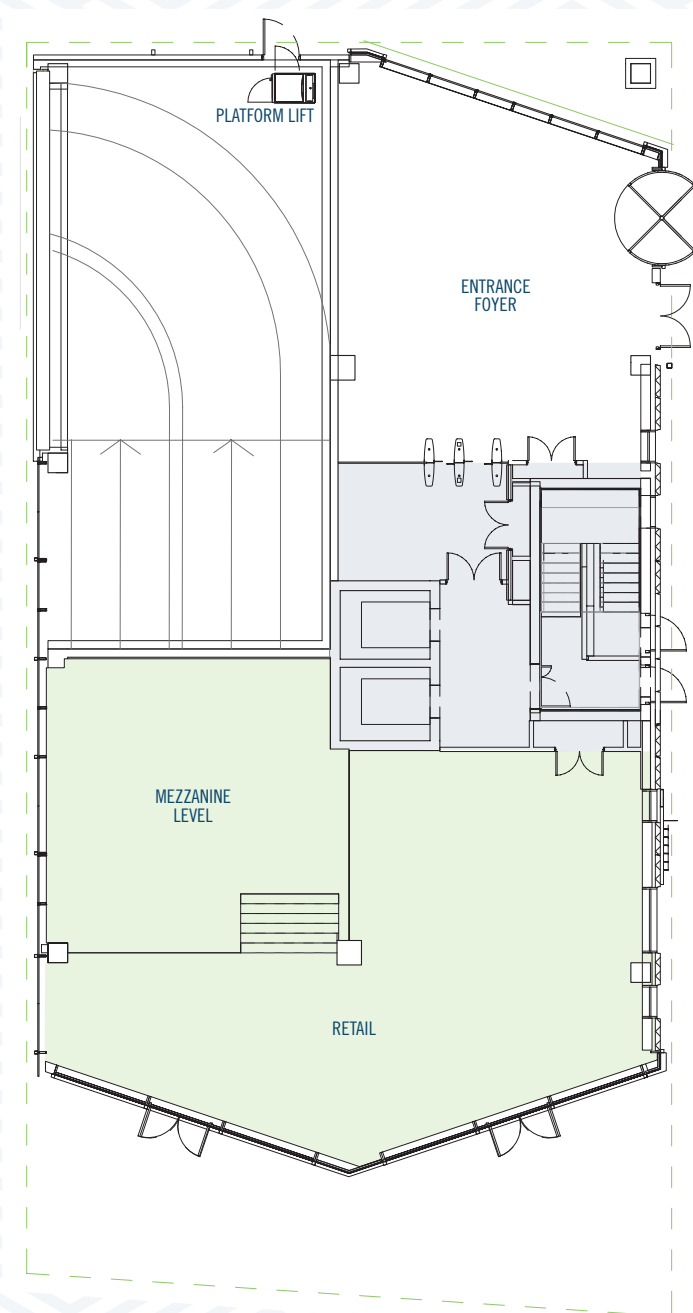
A DESTINATION WORTHY OF A GREAT CITY

Bonham Quay,
We've Got It All.



Santiago Building

GROUND FLOOR



ENTIRE OFFICES

NIA SQ M	NIA SQ FT
3,426	36,877

GROUND FLOOR RETAIL

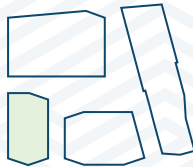
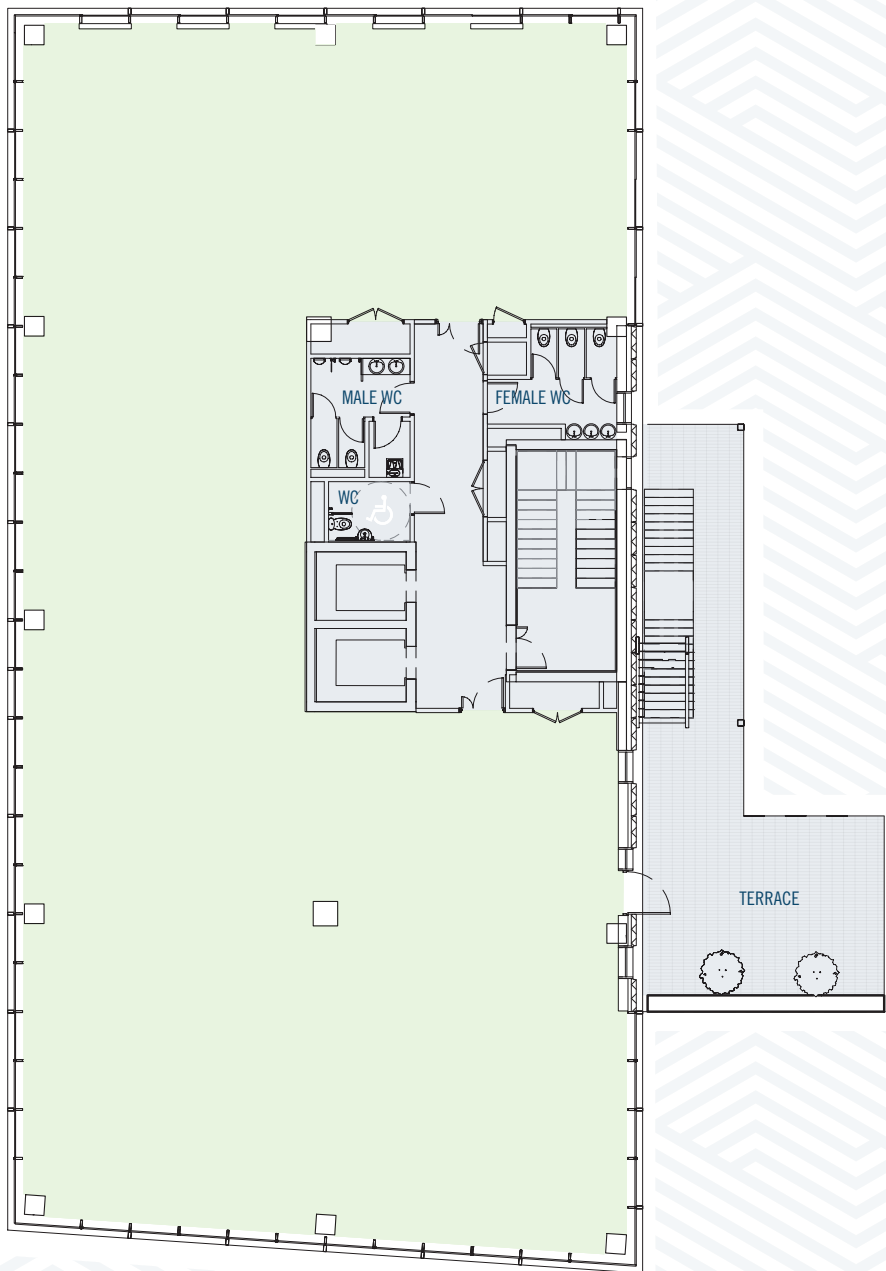
NIA SQ M	NIA SQ FT
233	2,508



Floor Plans not to scale.
For indicative purposes only.

Santiago Building

TYPICAL FLOOR



ENTIRE OFFICES

NIA SQ M	NIA SQ FT
3,426	36,877

TYPICAL OFFICE FLOOR

NIA SQ M	NIA SQ FT
571	6,146



Floor Plans not to scale.
For indicative purposes only.

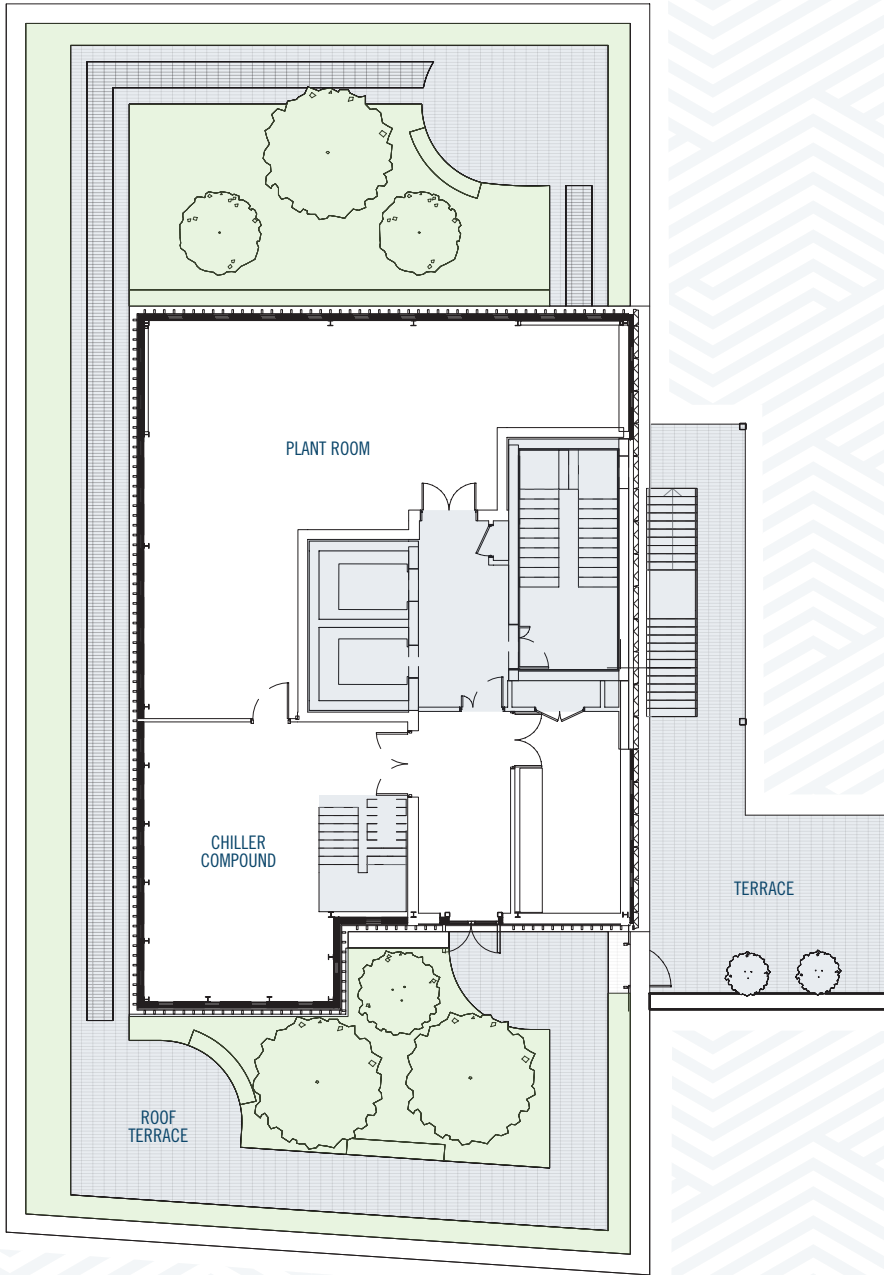
Santiago Building

SEVENTH FLOOR



ENTIRE OFFICES

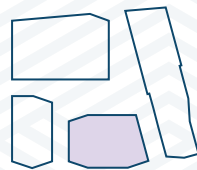
NIA SQ M	NIA SQ FT
3,426	36,877



Floor Plans not to scale.
For indicative purposes only.

Alcantara Building

GROUND FLOOR

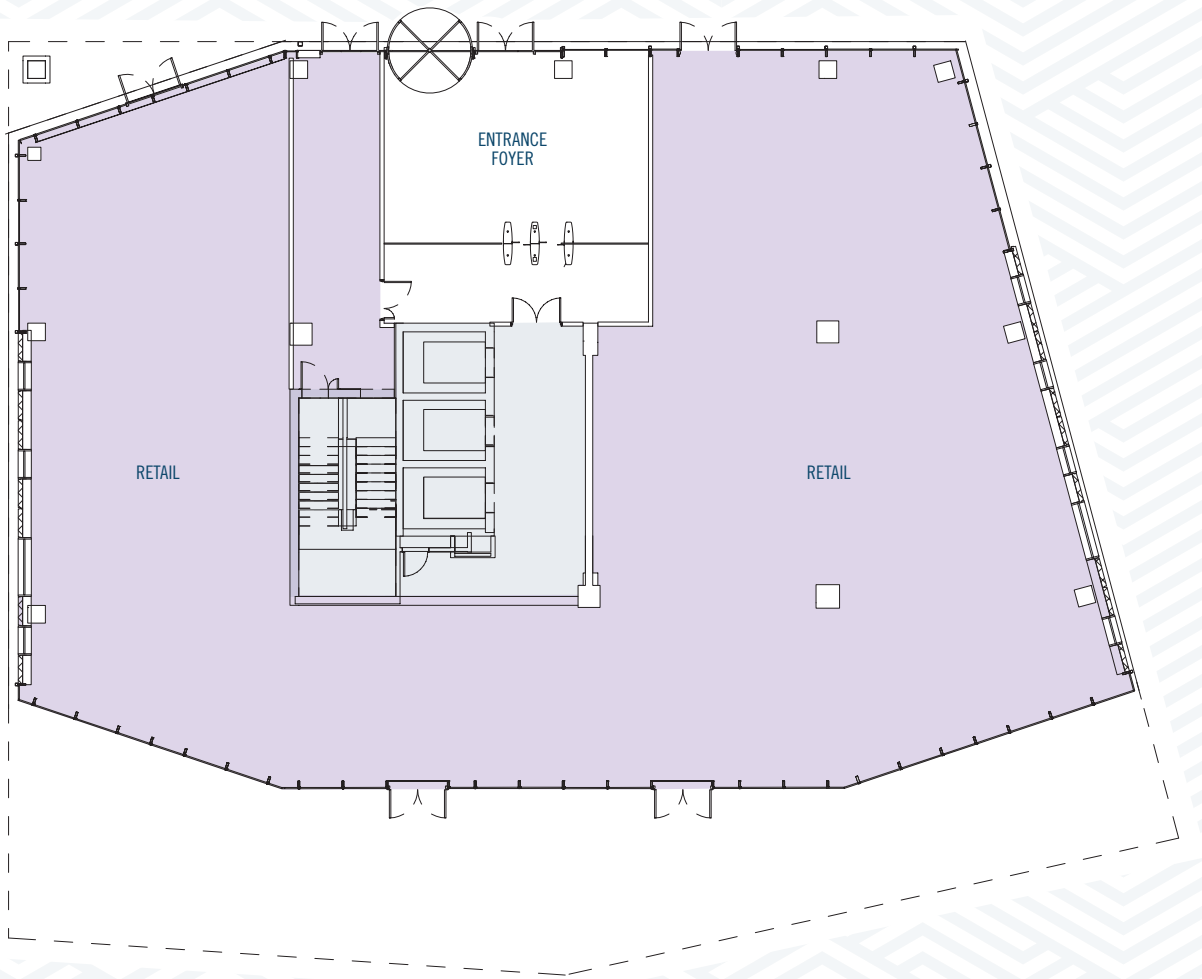


ENTIRE OFFICES

NIA SQ M	NIA SQ FT
5,931	63,841

GROUND FLOOR RETAIL

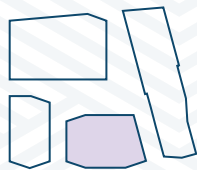
NIA SQ M	NIA SQ FT
622	6,695



Floor Plans not to scale.
For indicative purposes only.

Alcantara Building

TYPICAL FLOOR

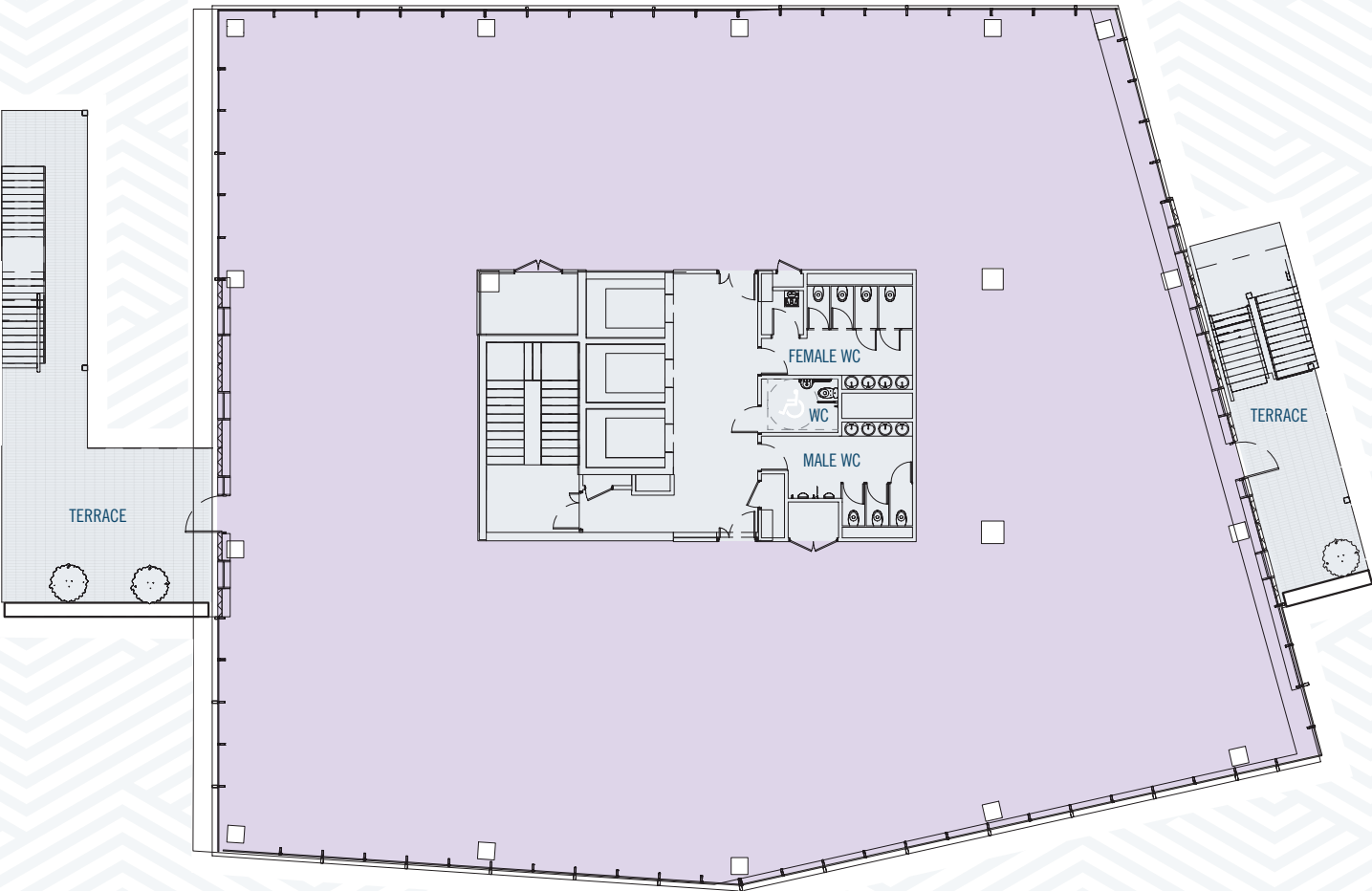


ENTIRE OFFICES

NIA SQ M	NIA SQ FT
5,931	63,841

TYPICAL OFFICE FLOOR

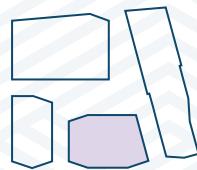
NIA SQ M	NIA SQ FT
880	9,472



Floor Plans not to scale.
For indicative purposes only.

Alcantara Building

SEVENTH FLOOR

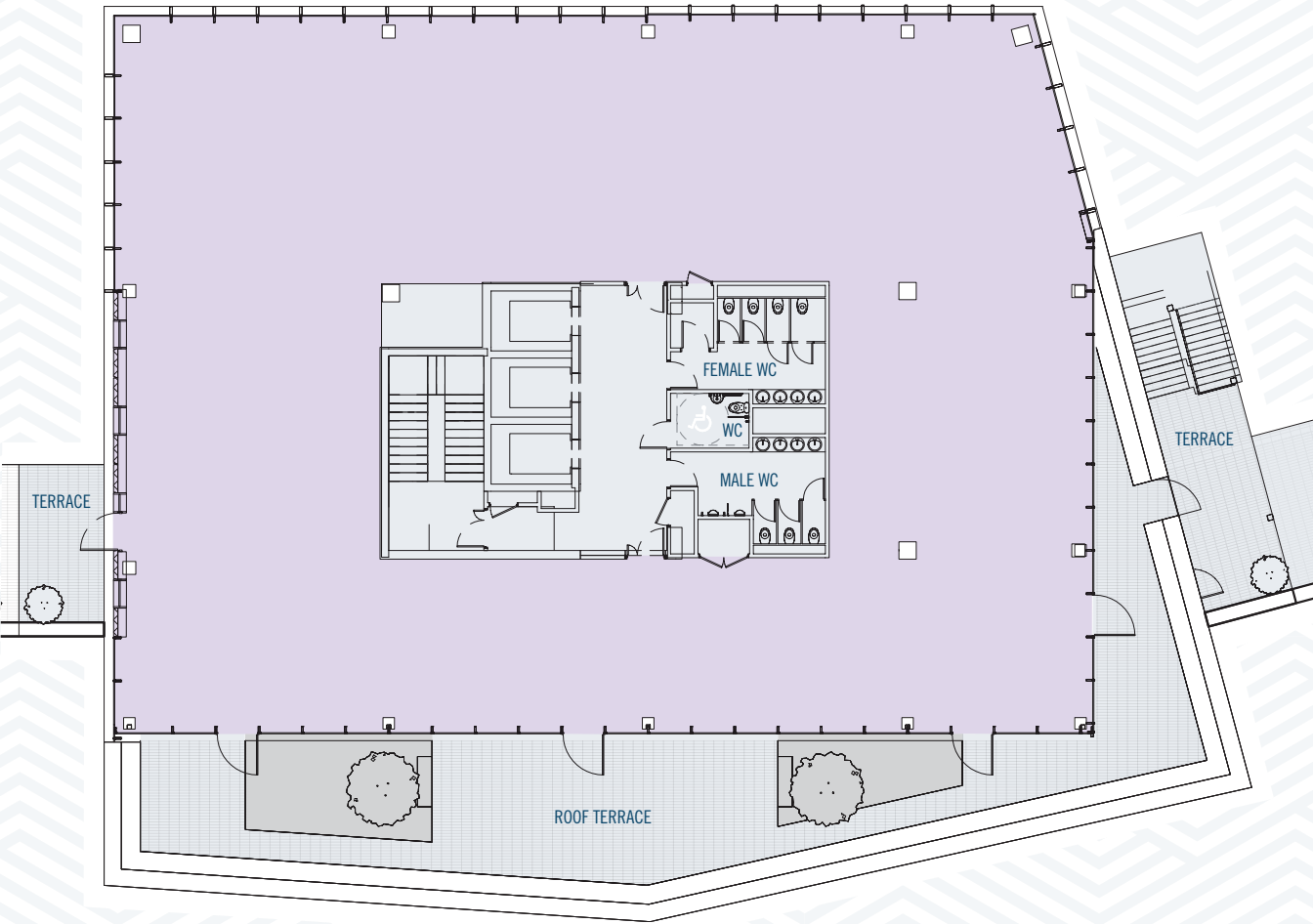


ENTIRE OFFICES

NIA SQ M	NIA SQ FT
5,931	63,841

SEVENTH FLOOR

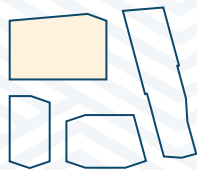
NIA SQ M	NIA SQ FT
664	7,147



Floor Plans not to scale.
For indicative purposes only.

Calatrava Building

GROUND FLOOR

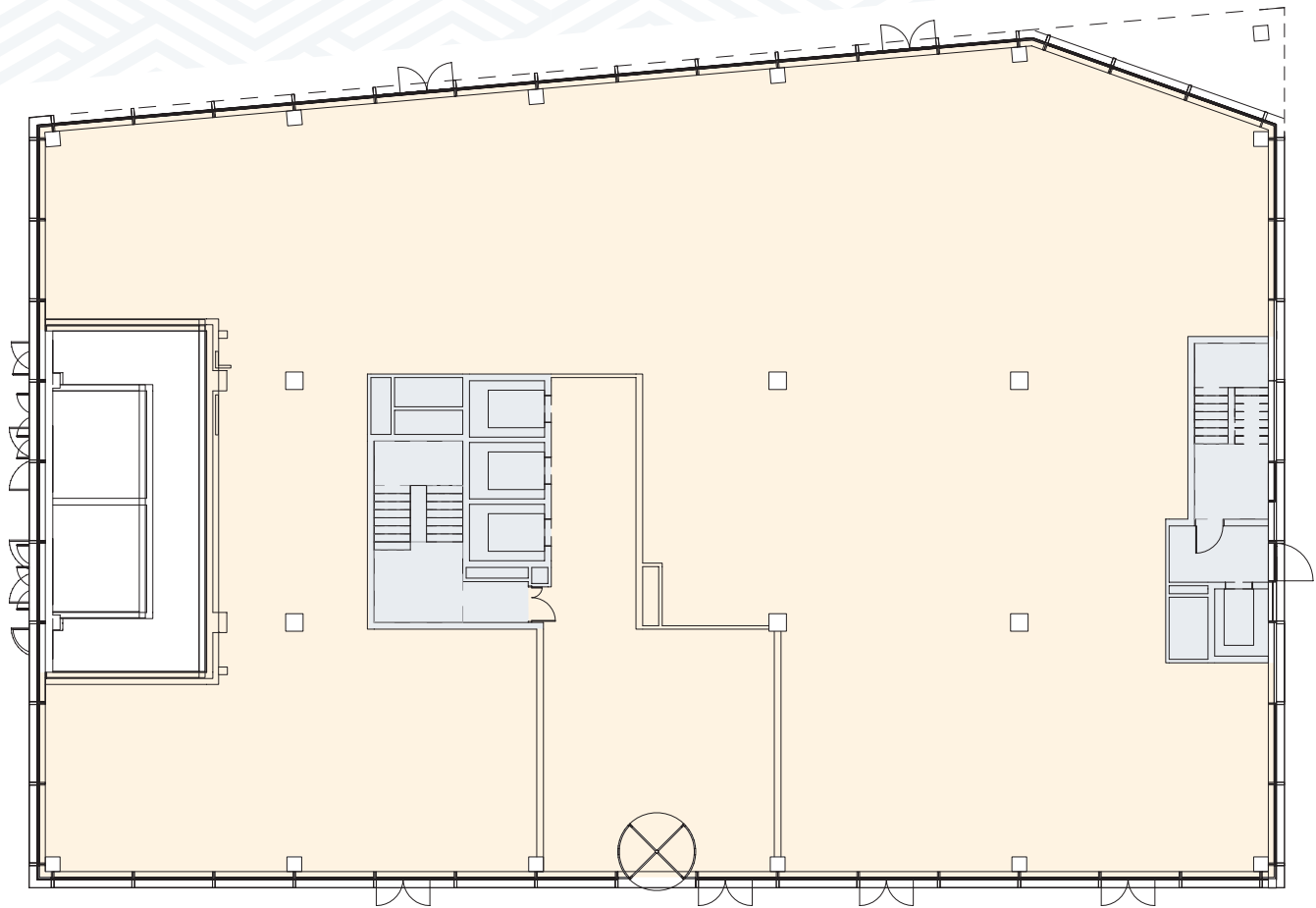


ENTIRE OFFICES

NIA SQ M	NIA SQ FT
7,030	75,670

GROUND FLOOR RETAIL

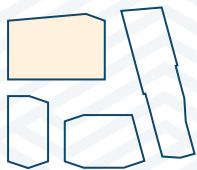
NIA SQ M	NIA SQ FT
1,023	11,011



Floor Plans not to scale.
For indicative purposes only.

Calatrava Building

TYPICAL FLOOR

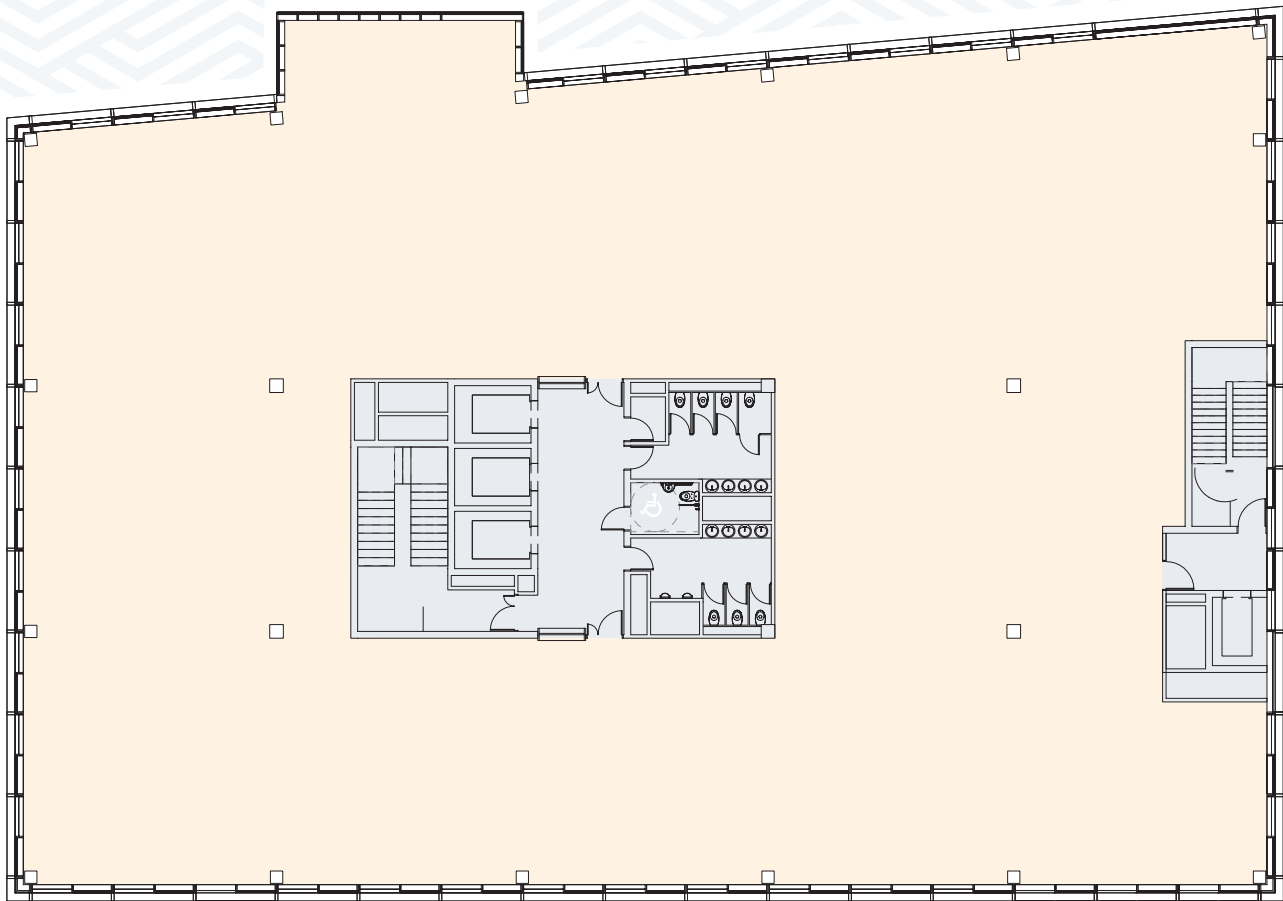


ENTIRE OFFICES

NIA SQ M	NIA SQ FT
7,030	75,670

TYPICAL OFFICE FLOOR

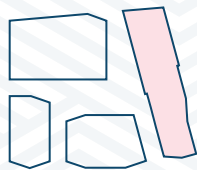
NIA SQ M	NIA SQ FT
1,175	12,648



Floor Plans not to scale.
For indicative purposes only.

Montesa Building

GROUND FLOOR

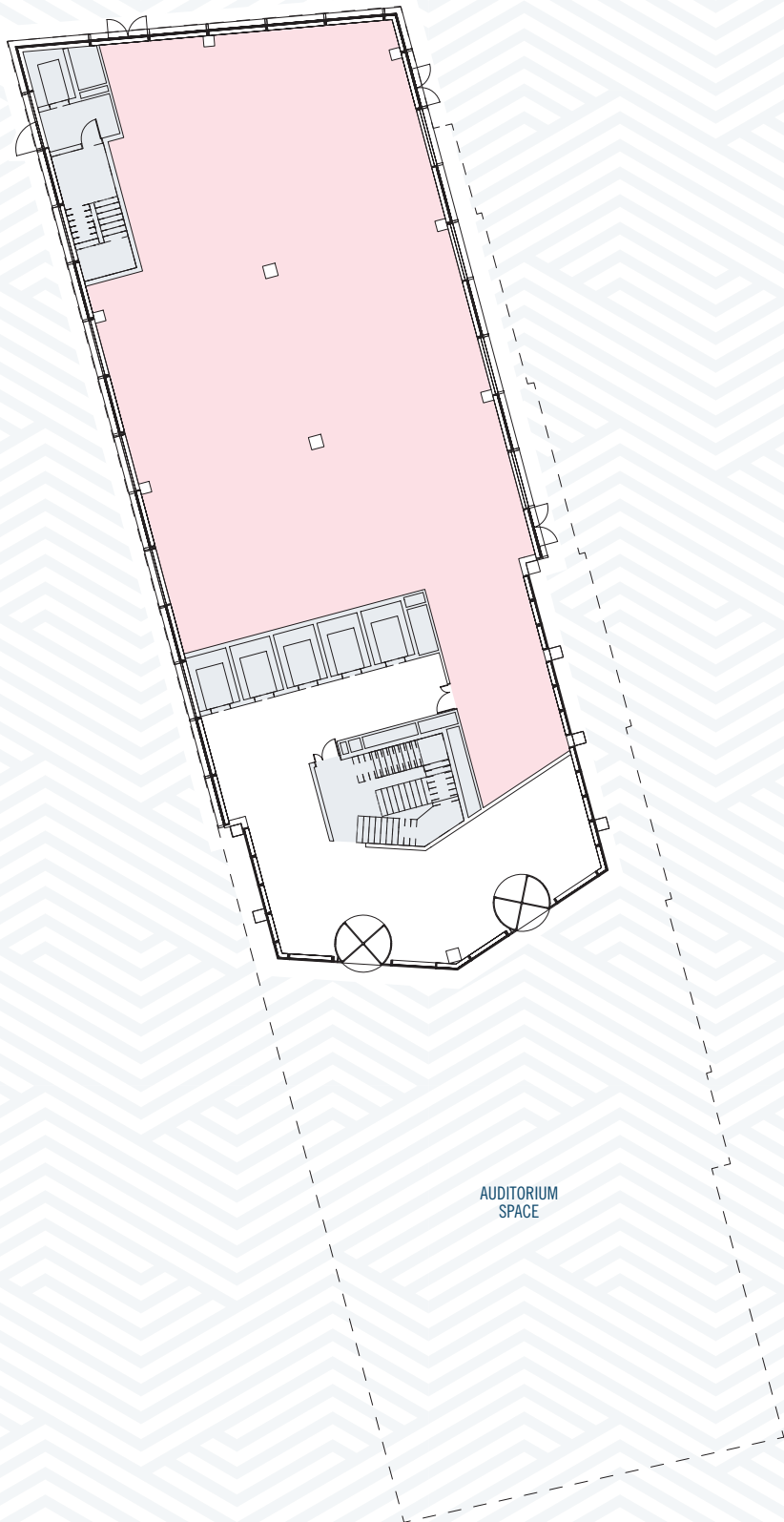


ENTIRE OFFICES

NIA SQ M	NIA SQ FT
9,284	99,932

GROUND FLOOR RETAIL

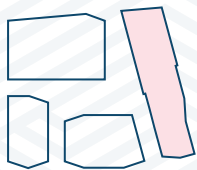
NIA SQ M	NIA SQ FT
245	2,637



Floor Plans not to scale.
For indicative purposes only.

Montesa Building

TYPICAL FLOOR

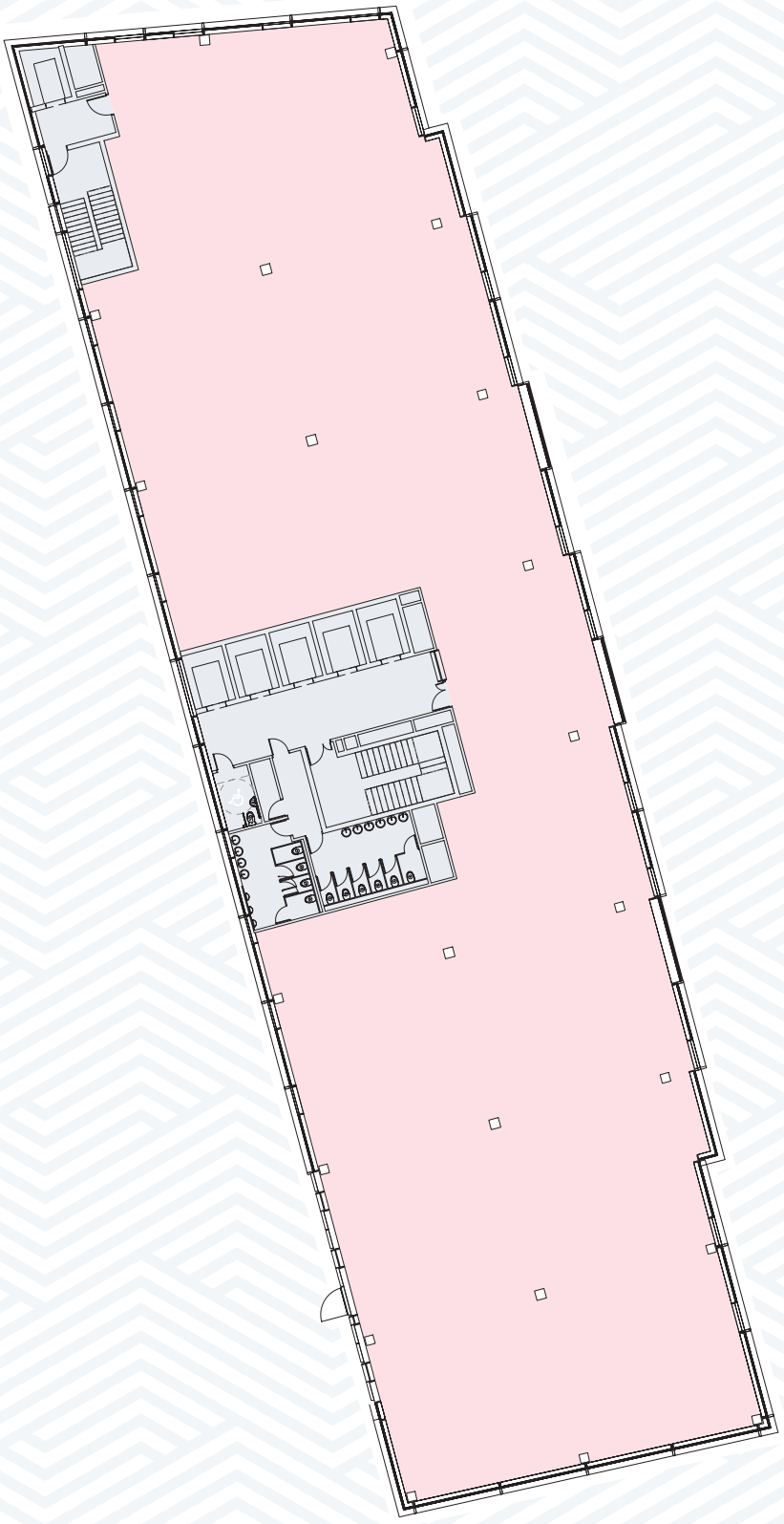


ENTIRE OFFICES

NIA SQ M	NIA SQ FT
9,284	99,932

TYPICAL OFFICE FLOOR

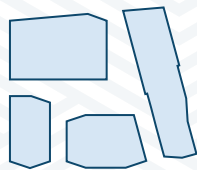
NIA SQ M	NIA SQ FT
1,269	13,659



Floor Plans not to scale.
For indicative purposes only.

Bonham Quay

PARKING

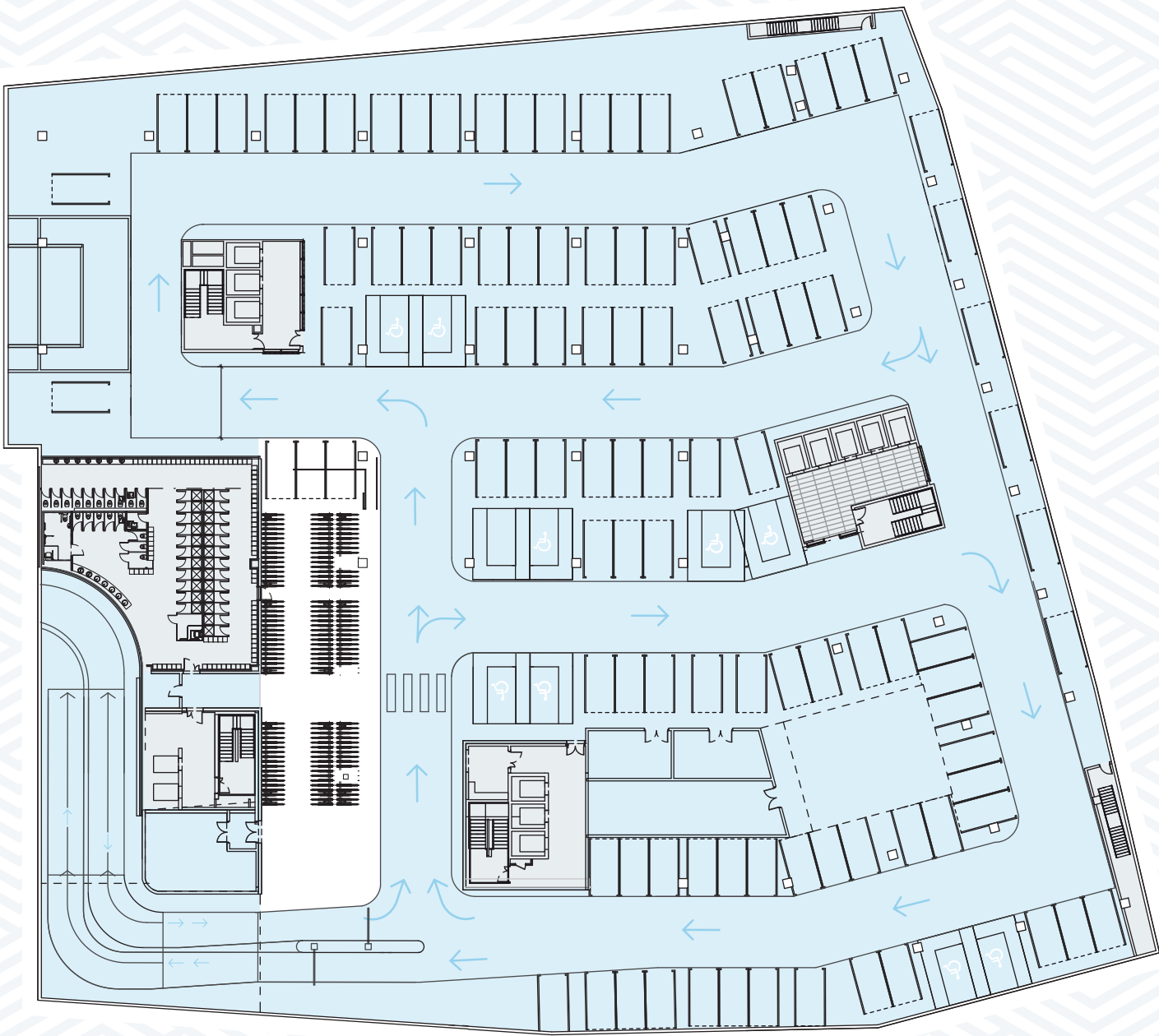


131 CAR SPACES

382 BICYCLE SPACES

52 PODIUM

330 BASEMENT



Floor Plans not to scale.
For indicative purposes only.



SPECIFICATION

Throughout the Bonham Quay development, stunning contemporary finishes have been chosen with care and executed with precision.



Workspace

WALLS
Painted plasterboard walls with painted hardwood flush skirting.

FLOORS
Raised access floors with high quality carpet tile finish, 200mm deep floor service zone throughout (including tile).

CEILING
Large format metal suspended ceilings with flush integrated LED lighting and ventilation, and recessed motorised roller blinds to perimeter.

Public Areas

The specified feature finishes in the public areas subtly reflect the site's history and context through the use of materials, tones and textures historically present on the site and in surrounding areas. In contrast the simple finishes selected for the joinery, ironmongery, balustrades and sanitary ware complete the building in a clean and contemporary style in line with modern office requirements.

WALLS
Combination of feature walls and painted plasterboard to lobby and reception areas; painted plasterboard with hardwood skirting to stairs; porcelain tiles to toilet areas.

FLOORS
Natural stone tiles to lobby and reception areas; vinyl safety floor finish to stairs and porcelain tiles to toilet areas.

DOORS
High quality timber veneered solid core doors throughout.

CEILINGS
Painted floating feature plasterboard ceilings with concealed light wash LED lighting design at edge to lobby and reception areas; painted plasterboard ceilings to stairs and moisture resistant plasterboard ceilings with recessed LED lighting strips and ventilation to toilet areas.

TOILET FITTINGS
High quality white sanitary ware with wall mounted wc units and urinals and a bespoke Corian trough sink complete with integrated hand driers, soap dispensers and bins with a back painted glass splashback. Full height laminate cubicles with flush doors and hidden hinges.

Building Services

DESIGN CRITERIA
Mechanical and Electrical services calculated based on 1 person/ workstation per 8 sqm. Building to be fit-out to CAT A standard including raised access floor, suspended ceilings, internal surface finishes and blinds. Heating, cooling and ventilation provided via 4 pipe fan coils with centralised energy and air handling plant at roof level.

CABLING DISTRIBUTION
Power distribution and general services throughout. Sub-mains cabling to the office areas shall be distributed on a galvanised steel cable tray arrangement; routed through the basement level car park areas and vertical services risers, to serve new sub-distribution boards on each floor installed in the proposed risers. Cable containment under the raised access floors for power & ICT distribution with the floors sub-divided for electricity metering purposes.

BUILDING ENERGY MANAGEMENT SYSTEM
Building Energy Management System with front end PC to monitor and control all HVAC equipment. Automatic lighting controls, based on presence detection included in landlord circulation and toilet areas to reduce electrical energy consumption.

Plant accommodation is located at basement and roof levels.

Basement Carpark & Commuter Centre

CAR PARKING
Car parking is provided at basement level with electric car charging spaces are also provided.

BICYCLE STORAGE
Ample covered bicycle parking is provided at basement level via double height bicycle stands, additional covered guest bicycle storage is provided at ground floor level adjacent to the building entrances for shorter visits.

COMMUTER CENTRE
Combined shower / changing full height cubicles with low profile shower trays, flush doors and hidden hinges; storage is provided with wire mesh drying lockers.

Sustainability
LEED Gold, Gold WELL Building Standard, BER A3 Rating, One Planet Living, Wired Score Platinum.



Scotch Hall, Drogheda



Edward Square, Dublin 4



Barna Demesne, Galway



G Hotel, Galway



Eye Cinema, Galway



Edward is an Irish property development company established in 1982. During that time, we have successfully delivered substantial regeneration projects across the hospitality, retail, residential and office sectors.

Over the last three decades, the group has gained a diverse and structured experience in the industry. Our skill set now encompasses deal origination,

planning, construction, development management, asset management, community engagement and sales. A particular focus on medium and large scale projects of mixed-use led urban regeneration, has meant that we have had a transformative and positive impact on the landscape of several Irish towns and cities.

From hospitality or retail to residential or office, we have the knowledge, skillset and experience dealing with medium and large scale projects of mixed-use led urban regeneration, to both transform and positively impact the landscape of entire towns and cities.



Professional Team

DEVELOPER
Edward

ARCHITECT, M&E ENGINEER & PUBLIC REALM
BDP

MAIN CONTRACTOR
Sisk

STRUCTURAL ENGINEER
Barrett Mahoney

PSDP
Ashview

QUALITY ASSURANCE
I3PT

QUANTITY SURVEYOR
Mitchell McDermott

FACADE CONSULTANT
Arup

FIRE SAFETY CONSULTANT
Ryan Associates

AGENT
Cushman & Wakefield

PHOTOGRAPHY
Anthony Shaughnessy
Kelvin Gillmor

BRANDING & MARKETING
Idea

Enquiries

We welcome the opportunity to discuss this scheme with you in more detail.



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