





Southwest view of Crown Square offices, landscaped areas, walkways and residences



Crown Square marks a new ambitious era for Galway. Its integrated campus blends offices, retail, residences and hospitality to benefit the business and lifestyle aspirations of its wider community.

425,000

SQ FT GRADE A  
WORKSPACE

5

SUSTAINABLE  
OFFICE BUILDINGS

5 mins

TO GALWAY  
CITY CENTRE

7 mins

TO NATIONAL  
ROAD NETWORK

345

APARTMENTS  
ON CAMPUS

180

BEDROOM  
HOTEL

12.65

ACRES OF  
LANDSCAPED  
GROUNDS

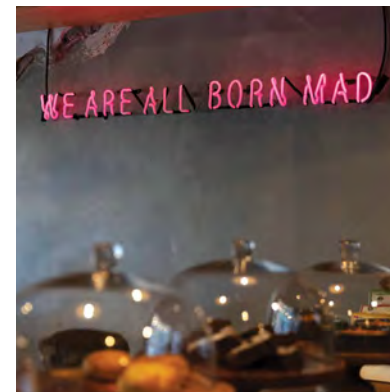
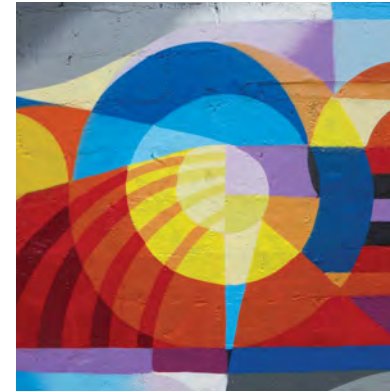
1,377

CAR  
SPACES



# WELCOME TO AN INNOVATIVE CITY ATTRACTING WORLDWIDE ACCLAIM

Galway is the third largest city in Ireland known for its natural beauty and creative spirit. Recognised as Europe's leading micro city, its inimitable character and appeal explains why The Financial Times puts it top of the table for business friendliness and economic potential.







## CROWN SQUARE BRINGS A NEW ENERGY TO BUSINESS

Located just over one mile from Galway city centre, this vibrant campus features five office buildings, 288 apartments and a stylish 175-bed hotel designed around a public plaza on 12.65 acres of landscaped grounds.

Crown Square energises occupiers with retail and leisure facilities ranging from restaurants and stores to running tracks together with inspiring views of Galway Bay, Lough Atalia and Lough Corrib.

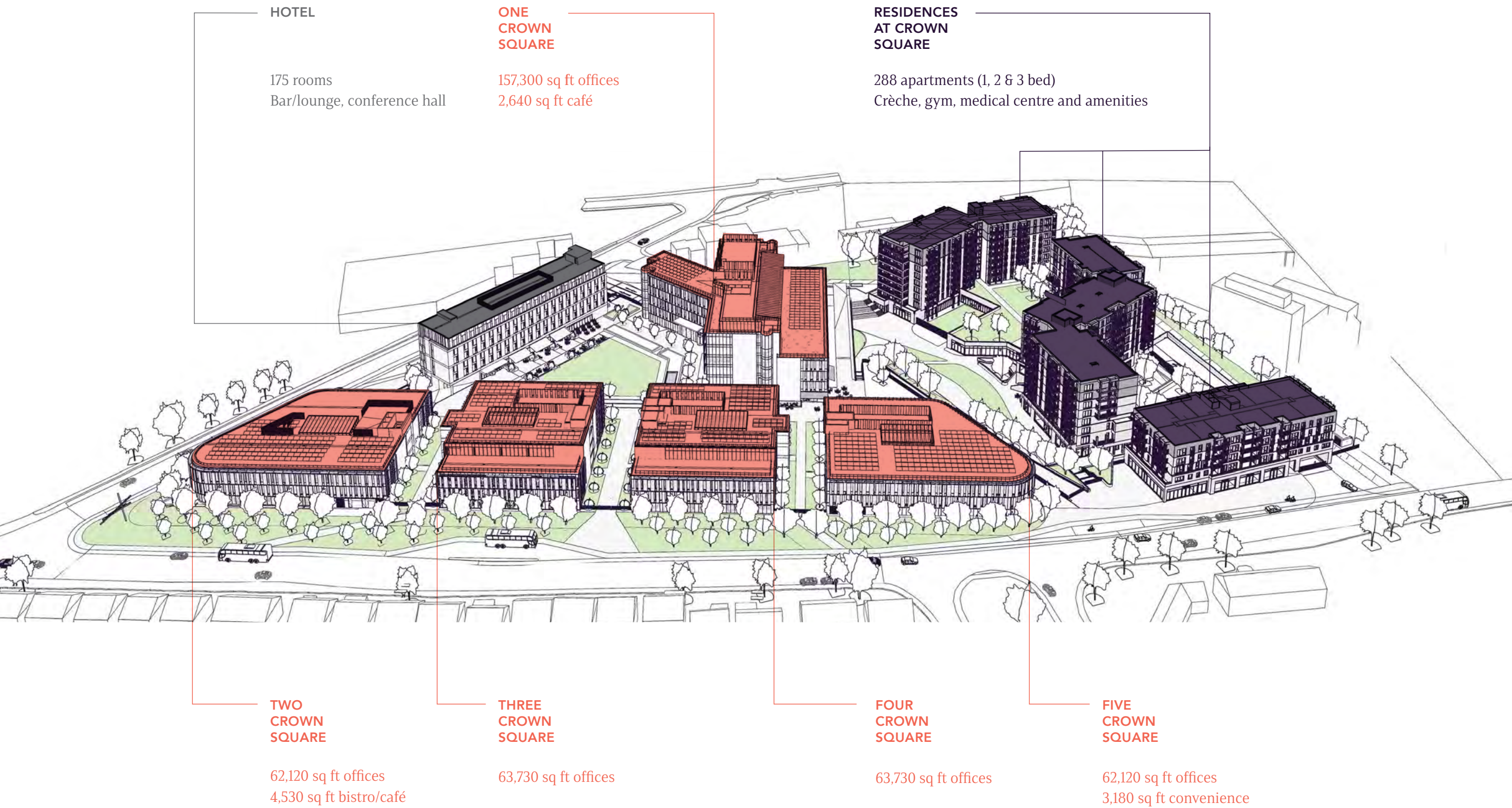
Professionals can enjoy a better work-life balance with sustainable workspace, attractive residences, lifestyle conveniences and a culture of hospitality for which Galway is renowned.

### DID YOU KNOW?

New York travel magazine  
Travel + Leisure awarded  
Galway 'Friendliest City'

Galway takes centre stage  
as European Capital of  
Culture in 2020







## A MODERN CAMPUS WITH A SENSE OF COMMUNITY

Crown Square is the first modern campus of its scale in Galway set to accommodate 3,500 people. Irish and international firms that relocate here can enjoy a motivating environment where community engagement means more.

Local residents and campus occupiers can come together through managed events and activities such as seasonal food markets, fitness classes and outdoor pursuits. Encouraging greater interaction and making this campus much more than a business environment.

While eateries, gyms, retail stores together with the hotel and public plaza heighten the theatre of Crown Square enticing people to dwell long after the working day is done.







## MAKING SUSTAINABILITY AND WELLBEING A PRIORITY

Crown Square meets LEED Gold standards with a choice of comfortable WiredScore offices that improve employee wellbeing. Bicycle stations and smart car charging stations across the campus promote eco-friendly ways to travel. While gardens and courtyards respect biodiversity creating vibrant breakout areas for teams to enjoy.

Galway has a strong track record in environmental awareness. Since winning the European Green Leaf in 2017, the city has become a green ambassador actively encouraging its business community to set new standards in sustainability.







## BRINGING NEW CHARACTER TO THE CENTRE OF A RENAISSANCE CITY

Award-winning architects Henry J Lyons designed Crown Square to create a memorable living and working environment for Galway city. Each sustainable office building is arranged around a landscaped plaza creating a natural centrepiece for all to enjoy.

Workforces and residents can relax with the help of artisan food trucks making lunchtime snacks less of a dilemma. While benches offer the opportunity to take in the scenery or network over coffee after a successful conference in the hotel.



# ENRICH YOUR SENSES WITH VIBRANT CULTURAL EXPERIENCES

A city known for the biggest Irish and international festivals each year, it's no surprise that Galway is European Capital of Culture in 2020. Exciting theatre productions, short films and compelling exhibitions fill its social calendar attracting audiences from around the globe.

The Galway International Arts Festival, Film Fleadh and Fringe Festival are among its most popular events. Culture enthusiasts come in their droves to enjoy new literature, plays and craft fairs giving Ireland's second largest county a unique voice.



No. 1

MULTICULTURAL CITY IN IRELAND

3rd

LARGEST COUNTY IN IRELAND

122

FESTIVALS HELD IN GALWAY EACH YEAR

31

MUSEUMS IN GALWAY CITY AND COUNTY

14

MERCHANT FAMILIES RULED GALWAY IN MEDIEVAL TIMES

1477

CHRISTOPHER COLUMBUS VISITED GALWAY



DID YOU KNOW?

Galway City is recognised as an UNESCO City of Film

The first region in Ireland to win European Region of Gastronomy in 2018

Galway Oyster and Seafood Festival is the world's longest running oyster festival



# GO WILD FOR NATURAL BEAUTY

Galway offers a choice of active pursuits including Connemara International Marathon, hillwalking in the Twelve Bens and Féile Mhic Dara Regatta, which showcases Irish boats like the Galway hooker, unique to Galway Bay.

One of Ireland's premier tourist attractions, The Wild Atlantic Way snakes along 689 kilometres of Galway coastline revealing stunning greenways and cycling routes. Visitors pause to explore its offshore Aran Islands and bask in the beauty of Galway Bay.



# EXCELLENT QUALITY ALWAYS ON THE MENU

Food lovers worth their salt will appreciate the foodie culture that prevails in this accomplished city. Galway was the first region in Ireland to win the coveted European Region of Gastronomy in 2018: a testament to 23 farmers markets and a host of restaurants bringing the best ingredients from farm to fork.

The Seafood Bar at Kirwan's Lane, Cava Bodega, The Dough Bros and Kai offer a choice of tasty dining experiences. While Michelin stars adorn the doorways of Loam and Aniar whose passion for seasonal produce has helped each earn their culinary stripes.







GALWAY AREAS

GALWAY  
TECHNOLOGY  
PARK

- Abbott
- Oracle
- SAP
- Medtronic Global

- Celestica
- Merit Medical
- Synecco
- EA

GALWAY  
RACES

BALLYBRIT

BRIARHILL

- Hewlett Packard
- Boston Scientific
- Schneider Electric

GALWAY  
BUSINESS  
PARK

CONNEMARA

NEWCASTLE

TERRYLAND

- Mervue Business Park
- IDA Business Park
- Avaya

- The g Hotel

GMIT

- Merlin Park Woods
- Merlin Park University Hospital

NUIG

LOUGH  
ATALIA

RENMORE

- The Galmont Hotel

EYRE  
SQUARE

- Galway Cathedral
- The Latin Quarter
- Spanish Arch

THE  
DOCKS

BALLYLOUGHANE

THE CLADDAGH

SALTHILL

- National Aquarium of Ireland

GALWAY BAY / ATLANTIC OCEAN

WILD ATLANTIC WAY

DRIVE TIME TO AIRPORTS	
Dublin.....	2 HRS
Shannon.....	1 HR
Ireland West.....	1 HR 10 MINS



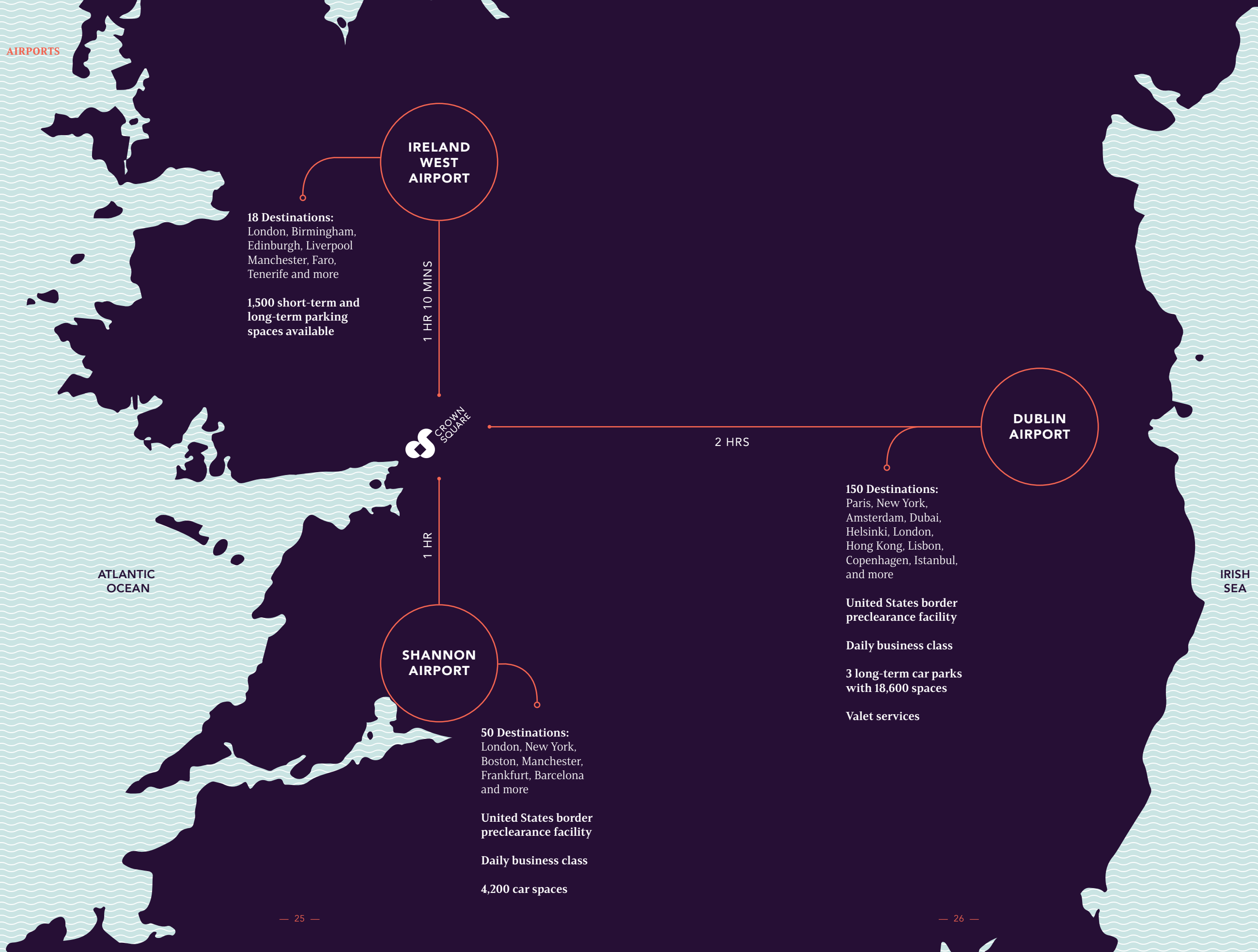
# GET ANYWHERE FAST WITH GREAT CONNECTIVITY

Crown Square is only seven minutes from the motorway reducing travel times to the capital and regional cities around Ireland. Whether you have business meetings or social events in the diary, Bus Éireann and City Direct offer regular bus services from early till late. While Citylink and GoBus operate from the Galway Coach Station direct to Dublin city centre.

Keen cyclists may prefer pedal power. In keeping with the sustainable ethos of Galway, there are extensive bike paths throughout the city. Unlock a healthier a way of travelling with 195 bikes at your service courtesy of 22 bike stations located everywhere from the train station to the City Library.









# CENTRES OF EXCELLENCE INSPIRING THE NEXT GENERATION

NUI Galway has over 17,000 students and is recognised as Ireland's leading university for knowledge transfer. Strategic alliances with local industries have strengthened its international reputation leading to the creation of more patents and spin-off companies than any other Irish university.

GMIT is home to over 7,000 students and impressive third level courses. It's the only Institute of Technology in the country to win the coveted Sunday Times Institute of the Year three times.

## ◆ DID YOU KNOW?

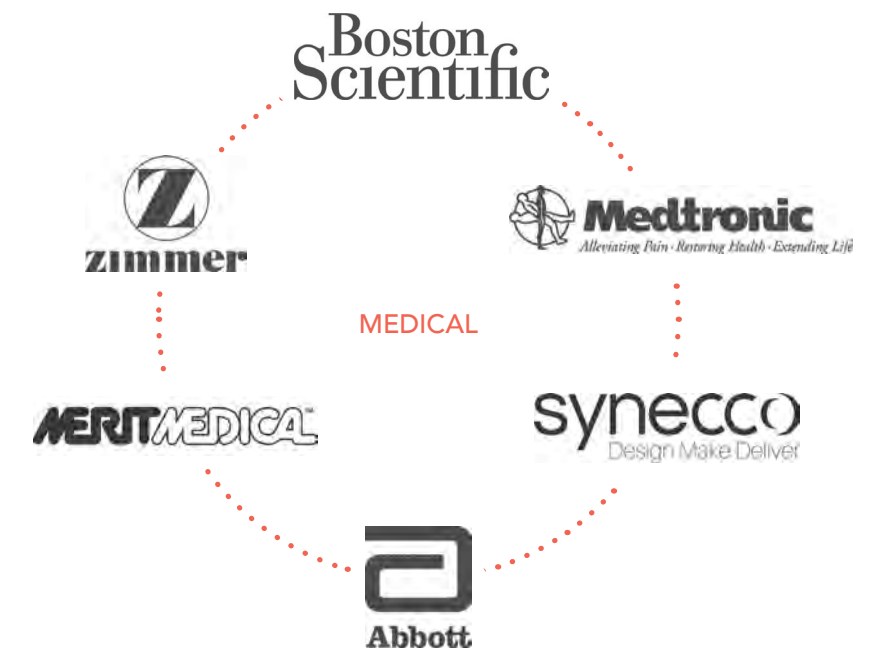
Five of the most influential minds in chemistry, physics, maths and biochemistry teach at NUI Galway. They are among the top one per cent of most highly referenced researchers in the world.



# PROGRAMMED TO SUCCEED

Galway attracts the biggest names in global business. Since the late 60s, its economic development has thrived, largely fuelled by global firms clamouring to establish a base at the gateway to Europe. Medtech and ICT sectors have flourished since Boston Scientific and Medtronic opened their doors in the 1990s.

Galway is now recognised as one of five global medtech hubs. Invention is the lifeblood of the city. The presence of IBM, Oracle and SAP proves Galway has the right ecosystem for tech companies. Its geography, connectivity, third level training and complementary business sectors offer new opportunities for enterprises to explore.

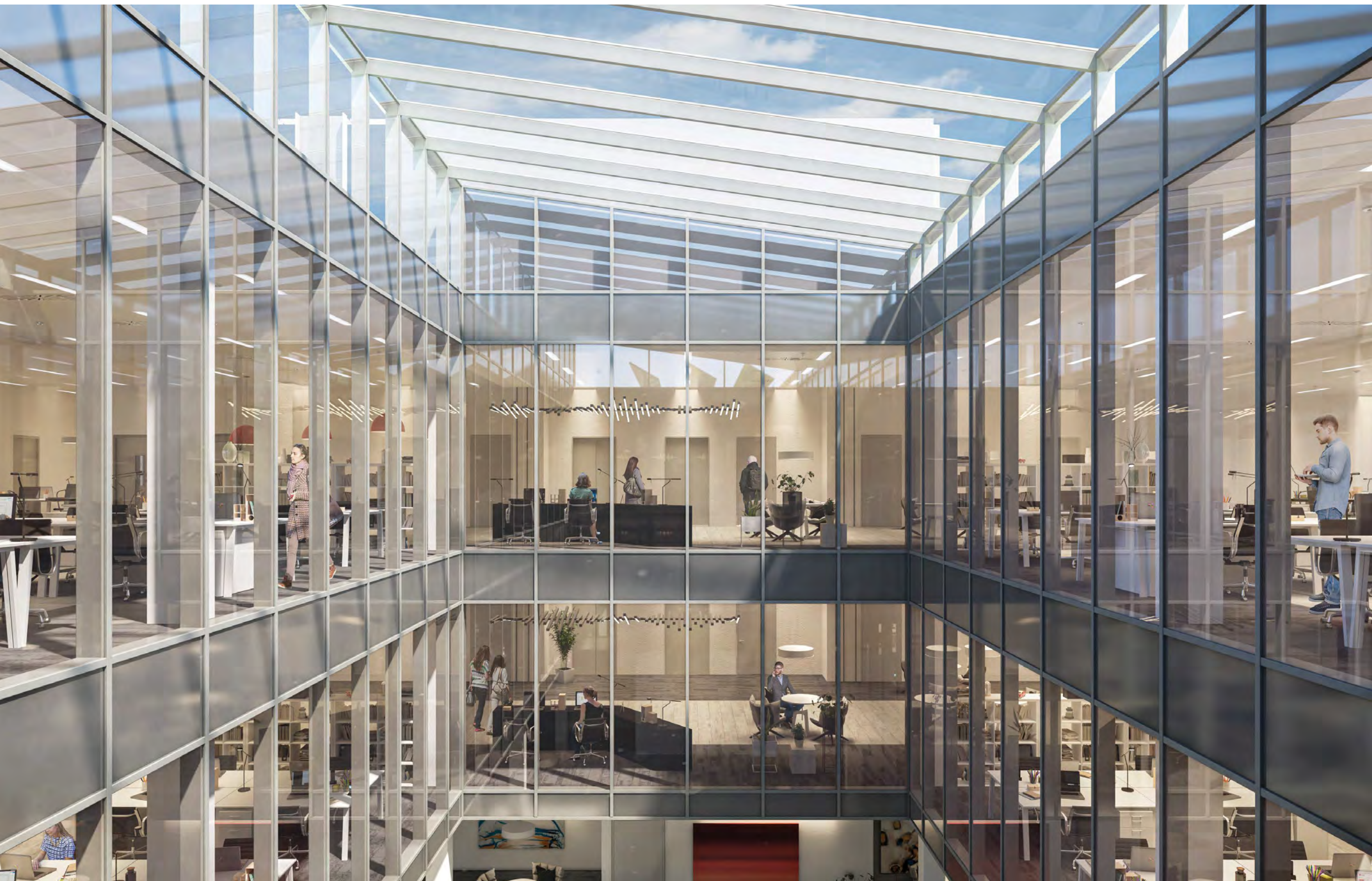




INTEGRATED  
AMENITIES  
FOR A BETTER  
LIFESTYLE







View of internal offices through atrium of Two Crown Square



# INSPIRATION STARTS IN THE OFFICE

## ONE CROWN SQUARE

One Crown Square offers five storeys of Grade A headquarters office space. Its double height reception sets a welcoming tone as you enter from the landscaped Crown Square plaza.

Natural light fills each floor courtesy of 360° glazing giving professionals comfortable and energy efficient offices. Whatever way you work, flexible floorplates adapt to encourage greater collaboration. What's more, having a café on the ground floor gives your team space beyond the office to brainstorm new ideas.

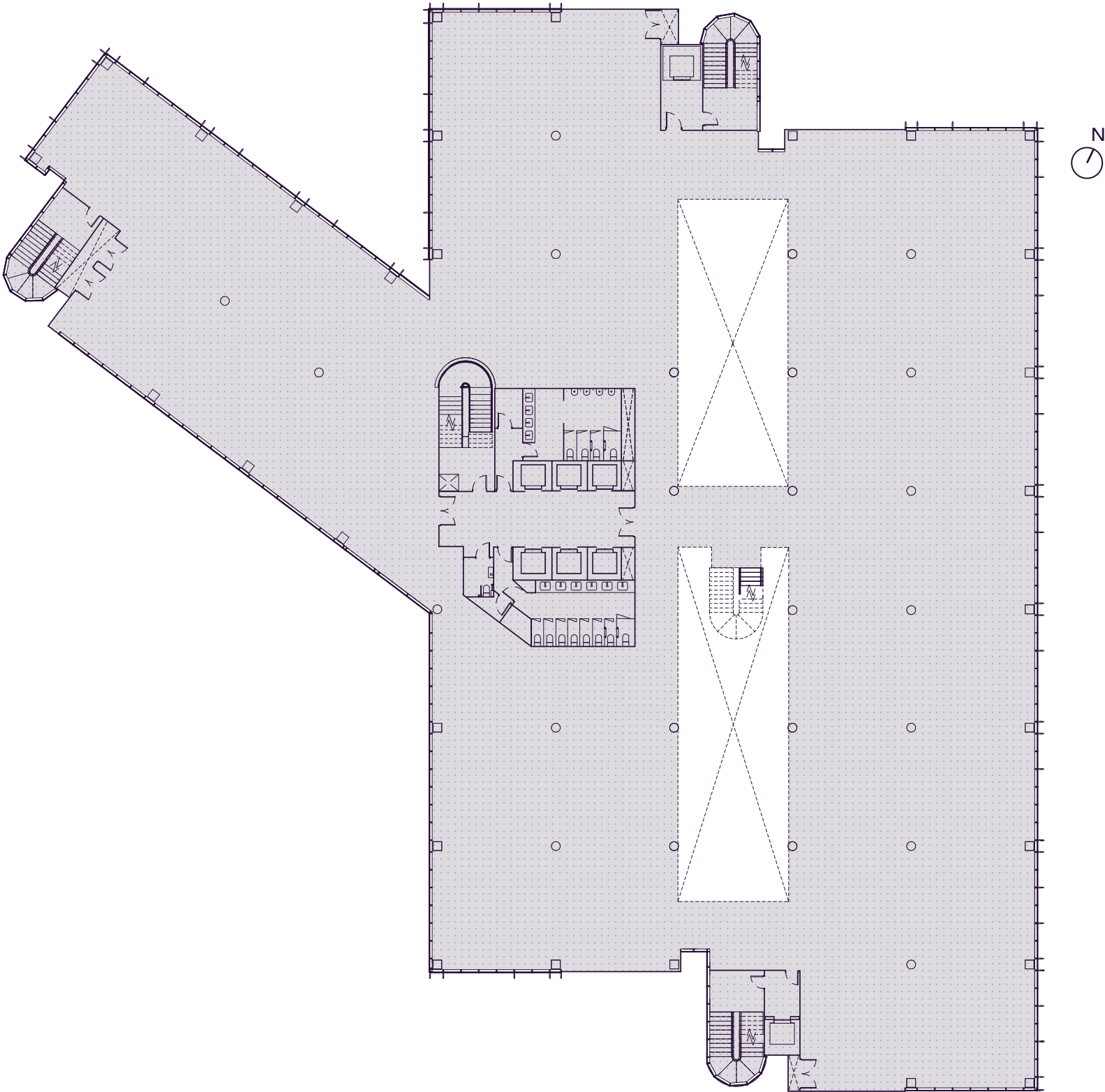




WORKSPACE

ONE CROWN SQUARE  
TYPICAL FLOORPLAN

LEVEL	GIA SQ M	GIA SQ FT
Ground	2,934	31,582
Reception	240	2,583
First	2,815	30,300
Second	2,857	30,756
Third	2,857	30,756
Fourth	1,783	19,192
Fifth (Terrace)	1,127	12,131
Total	14,613	157,300



KEY SITE MAP



Floorplans not to scale.  
For indicative purposes only.



## INTERIORS THAT FOSTER CREATIVITY

### TWO & FIVE CROWN SQUARE

Two and Five Crown Square are architectural twins with identical design features. Large floorplates across three office floors and expansive windows draw natural light in, motivating your workforce better than any screensaver with inspiring views of Galway Bay, Lough Atalia and Lough Corrib.

These buildings offer double height entrances, bespoke reception desks and elegant interiors that lend an air of authority to even a young enterprise.

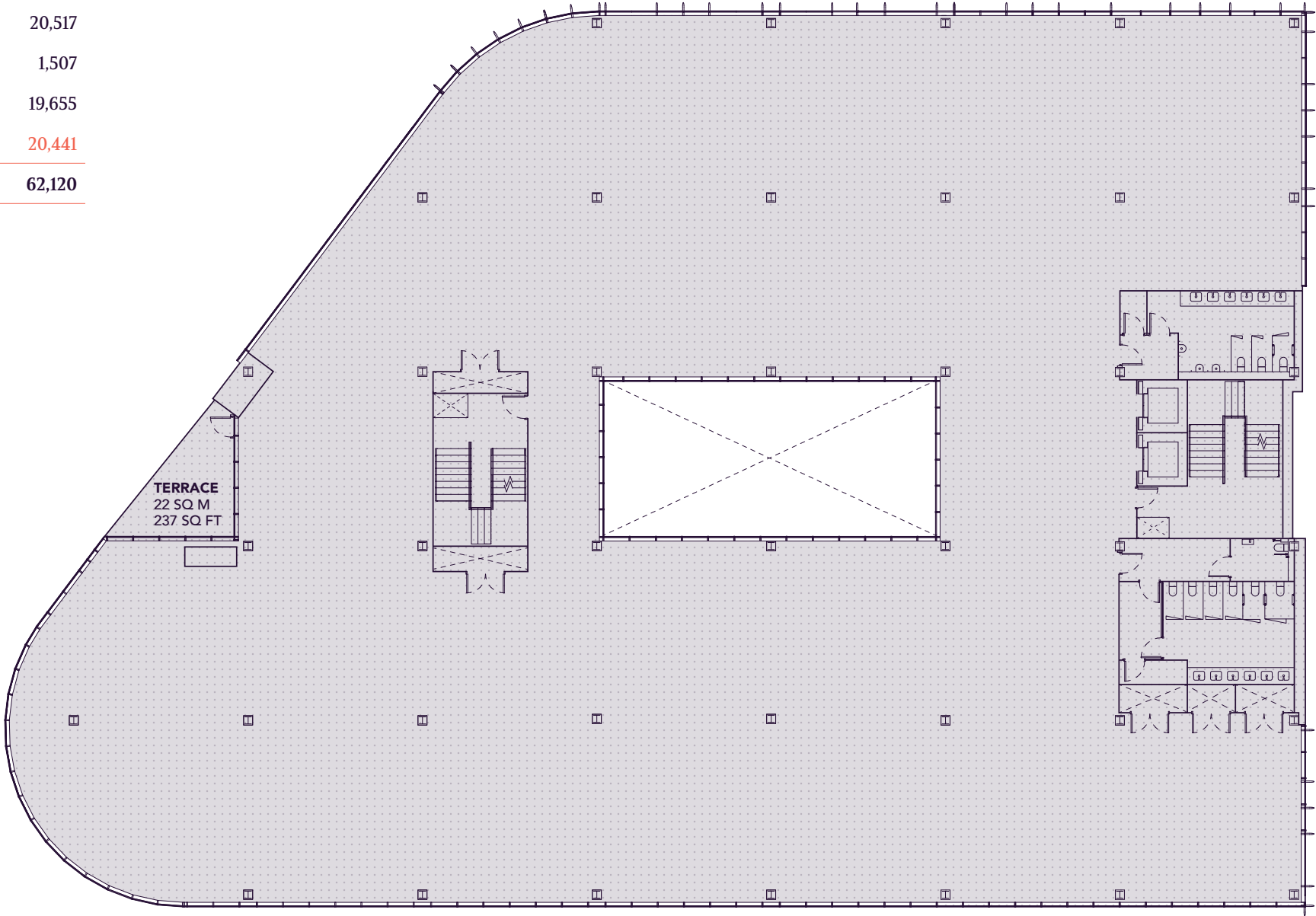


WORKSPACE

TWO AND FIVE CROWN SQUARE  
TYPICAL FLOORPLAN

LEVEL	GIA SQ M	GIA SQ FT
Ground	1,906	20,517
Reception	140	1,507
First	1,826	19,655
Second	1,899	20,441
Total	5,771	62,120

◆  
Two and Five Crown Square  
have identical floorplates but  
different orientations.



KEY SITE MAP



Floorplans not to scale.  
For indicative purposes only.



## REACH PEAK PERFORMANCE

### THREE & FOUR CROWN SQUARE

Transform the way you work with Three and Four Crown Square. Each building matches the other down to the smallest detail. Three floors of office space with a setback penthouse and café on the ground floor offer inspiring breakout areas.

While natural stone pairs effortlessly with glazing creating comfortable interiors built for efficiency. Whether you want open plan interiors so teams can desk hop or prefer defined labs for research, each dynamic building has the flexibility any ambitious enterprise needs.

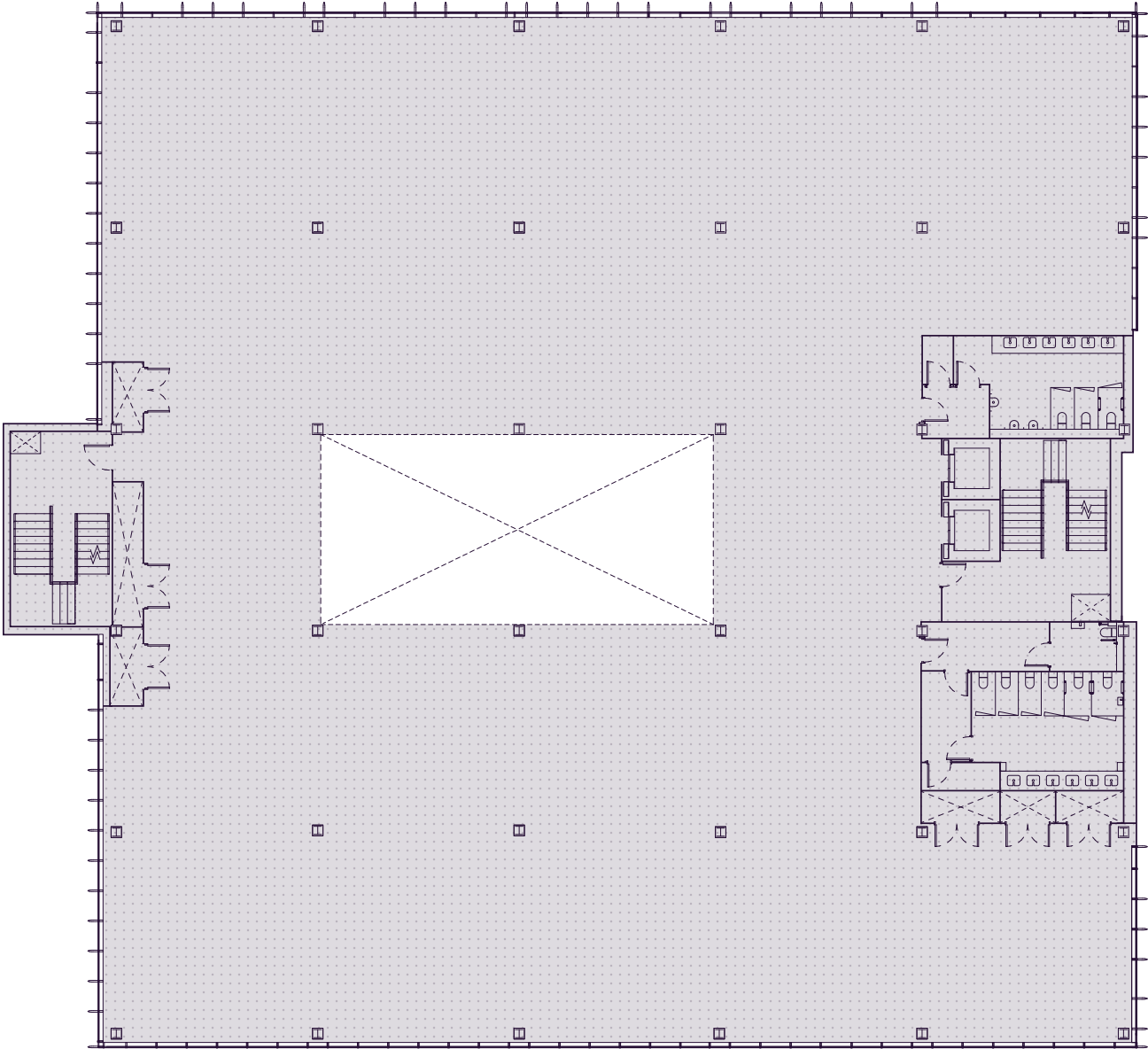


WORKSPACE

THREE AND FOUR CROWN SQUARE  
TYPICAL FLOORPLAN

LEVEL	GIA SQ M	GIA SQ FT
Ground	1,522	16,383
Reception	140	1,507
First	1,490	16,042
Second	1,548	16,666
Third (Setback Penthouse)	1,220	13,132
Total	5,920	63,730

◆  
Three and Four Crown Square  
have identical floorplates but  
different orientations.



KEY SITE MAP



Floorplans not to scale.  
For indicative purposes only.

# DESIGNED TO CONSERVE ENERGY



Crown Square is designed to minimise its environmental impact for future generations. As part of the design process, particular emphasis was placed on using sustainable energy sources without compromising on performance.

Heat recovery and waste management measures give occupiers sustainable systems that monitor and control consumption creating economical environments throughout the campus.



SPECIFICATION

STRUCTURE

- 8m x 8m column grid
- 4.0m floor to floor height
- 2.75m floor to ceiling height with 200mm raised access floor
- 1.2m office planning grid
- Ceiling zone of 500mm with ceiling void of 400mm (min.)
- Steel frame with composite steel/concrete floor slab

EXTERNAL FAÇADE

- Stone faced cladding
- Stone to solid walls, stair core and similar will be flame texture grey/white granite
- Frameless glass power assisted entrance revolving door and double-glazed SG pass doors with 3 wing internal layout and glass night security sliders
- Thermal broken structural glazed curtain wall system with toughened and float low iron high performance solar control glass

ENTRANCE LOBBY

- Natural stone floors and walls with a bespoke designed reception desk and specialist feature lighting
- Feature wall clad in stone or polished plaster and plaster finish walls
- Gyproc MF system suspended ceiling incorporating perforated acoustic plasterboard panel(s)

EXTERNAL & INTERNAL WALLS

- Paint finish to plasterboard linings, environmentally friendly to ISO 14001, incorporating increased light reflectivity

CEILING FINISHES

- Gyproc MF suspended ceiling system with moisture resistant white painted plasterboard and acoustic suspended metal tile

FLOOR SURFACES

- 600 x 600 x 26mm raised access floor in office and 600 x 300 x 12mm in toilet areas
- Porcelain ceramic floor tiles to lift lobby and bathroom areas

INTERNAL DOORS

- Solid core hardwood veneered flush doors architrave and skirting, fire safety rating with satin or stainless steel ironmongery
- Fire resistant glass (if required) and frames to comply with TGD: B- Fire and TGD-M Access and Use
- Painted steel riser doors

WELFARE FACILITIES

- High quality sanitary fittings with chrome plated taps and natural stone honed finish
- Full height mirrors
- Matt/plain porcelain tiles in bathroom and shower areas
- High quality lockers with timber benches
- 1 Person/8m², 60:60 Male:Female split, in accordance with BCO Guide to Specification and BS 6465-1:2006 + A1:2009
- Wheelchair accessible toilets provided on all floors complying with Irish Building Regulations – Technical Guidance Document (TGD) M Access

PASSENGER LIFTS

- Stainless steel doors
- Painted white glass wall panels
- Full height mirror to rear wall
- Natural stone floors to match the lobby
- Metal ceiling with feature lighting
- Stainless-steel control panel and handrails
- Lifts comply with TGD:M Building Regulations

STAIRS

- High quality carpet
- Stainless steel balustrade with low iron, clear, polished safety glass guarding and continuous hardwood handrail to main stairs
- Painted mild steel finished balustrade with hardwood handrails to escape stairs

BASEMENT

- The shared two-level basement provide for 1,377 cars (including accessible and fuel efficient), 316 bicycles and 154 motorbikes
- Basement facilities include 31 hotel-grade shower and changing rooms with underfloor heating and 316 storage lockers
- Painted light grey silical sand finish floor
- Waste room finished with slip resistant epoxy resin and stainless-steel Harmer floor drains
- Walls finished with smooth plaster with stainless steel protection to external corners on pillars
- Plant room finished with sealer to floors and painted finish to walls
- Painted board finish and mechanically attached insulation to soffit of car park

SUSTAINABILITY

Each building incorporates sustainable design principles to enhance the quality of indoor environments, limit energy consumption and optimise performance.

ENERGY SAVING STRATEGIES

- Operational costs are reduced through the most energy efficient systems and technologies that reduce non-renewable energy consumption.
- BMS (building management system) to control systems
  - Controlled water temperatures
  - Controlled heat recovery ventilation system with low energy fans
  - Variable speed drivers
  - High efficiency motors
  - Automatic and LED lighting for both general and emergency lighting

OFFICE BUILDING TARGETS



# THE SOCIAL HEART OF CROWN SQUARE

Crown Square brings people together. The hotel sitting at the centre of this modern campus complements the shops, cafés, recreational areas and restaurants giving occupiers and residents a rewarding lifestyle.

With over 175 hotel rooms, stylish restaurants offering the best in Irish cuisine, conference rooms and a choice of bars, the hotel is the ideal venue for company events, expanding your social circle or unwinding after work.

Living here offers you bright 1, 2 and 3 bed apartments with balconies overlooking the plaza, Galway Bay, Lough Atalia or Lough Corrib. Public walkways and cycle routes bring you to the heart of the action. While neighbourhood amenities take care of work and wellbeing with a pharmacy, medical centre, crèche, gym and business centre.





# COMMITTED TO BUILDING A BETTER FUTURE

The development is being undertaken by Crown Square Developments Ltd; a Rhatigan Group Company. JJ Rhatigan & Company will be the main contractors responsible for delivery of this project. A snapshot of some previous developments, which the Rhatigan Group have been involved in, is given below.

## CLOCKWISE FROM TOP LEFT

Heuston South Quarter, Dublin  
Gardens International, Limerick  
Pálás Cinema, Galway  
Teleflex, Westmeath  
Radisson Blu, Dublin  
Lansdowne Place, Dublin

**JJ Rhatigan**  
Building Contractors



DEVELOPMENT TEAM

DEVELOPER

Crown Square Developments Ltd.

CONTRACTORS

JJ Rhatigan & Co.

ARCHITECT

Henry J Lyons

PROJECT ENGINEER

Punch Consulting

SERVICES ENGINEER

McCaul Consulting

PLANNING CONSULTANTS

MKO

FIRE & ACCESS CONSULTANTS

Maurice Johnson & Partners

LANDSCAPE ARCHITECTS

Cunnane Stratton Reynolds

LEGAL ADVISOR

Dentons

ARCHITECTURAL VISUALISATION

3D Design Bureau

BRANDING & MARKETING

Originate

FINANCIAL TEAM

FUNDING PARTNERS

Quadrant Real Estate Advisors

FINANCIAL ADVISORS

Deloitte

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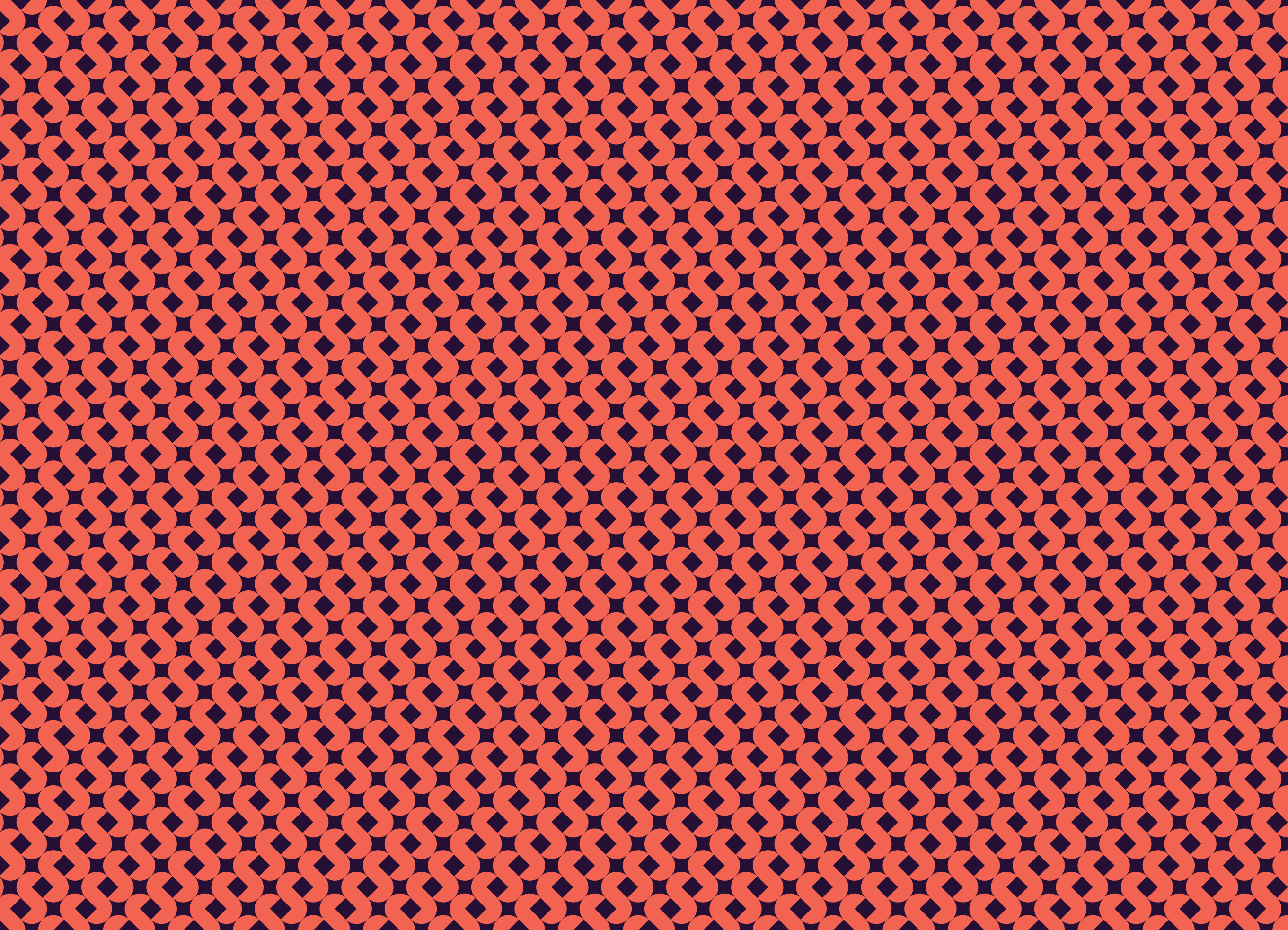
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