

ONE

OPERA SQUARE

LIMERICK
TWENTY
THIRTY™



For marketing purposes only. Subject to Planning.



ONE OPERA SQUARE

UNIVERSITY OF LIMERICK

IN THE HEART OF THE CITY

URBAN FORM

INTERNATIONAL APPEAL

ENERGY

GROWING

LIMERICK

this is

A VIBRANT,
COSMOPOLITAN,
MODERN CITY,
LIMERICK
OVERFLOWS
WITH SPORTING,
CULTURAL,
RECREATIONAL
AND EDUCATIONAL
OPPORTUNITIES



RIVERFEST LIMERICK





THE HUNT MUSEUM



KING JOHN'S CASTLE



HOWLEY'S QUAY RIVERSIDE BOARDWALK



THOMOND PARK



RIVERFEST LIMERICK



BEDFORD ROW

AMENITIES THAT OFFER SOMETHING FOR EVERYONE

Thomond Park is Munster's home ground and a mecca for rugby lovers. Limerick Racecourse also quickens the pulses of racing fans, both nationally and internationally.

If history and heritage capture your interest, so will Craggaunowen Heritage Park which features a full-sized crannog (medieval island home). Bunratty Castle and the Foynes Flying Boat Museum and Heritage Centre are amongst the area's many other attractions.

In the cultural sphere The Hunt Museum consistently attracts praise for its superb collections of art and antiquities housed in one of Limerick's finest Georgian houses.

The University of Limerick (UL) has become one of Ireland's most respected centres of learning since becoming a university in 1989. Two other highly regarded third level academic institutions are also located in the city: Limerick Institute of technology (LIT) and Mary Immaculate College (MIC).

ONE OPERA SQUARE

the

LIMERICK CONNECTION

EDUCATION

140 PRIMARY SCHOOLS, 32 SECONDARY SCHOOLS
3 THIRD LEVEL INSTITUTES

HOUSING

HOUSING COSTS 30% LOWER THAN NATIONAL AVERAGE
1/2 THE COST OF HOUSING IN DUBLIN

QUALITY OF LIFE

20 MINUTES FROM SHANNON AIRPORT
30 MINUTES AVERAGE COMMUTE

TALENT

MID-WEST ATTRACTS HIGHLY EDUCATED PROFESSIONALS
96% HAVE A THIRD LEVEL QUALIFICATION



DECADES OF DEVELOPMENT HAVE TRANSFORMED LIMERICK

Just 20 minutes from Shannon International Airport which offers full US customs preclearance and direct flights to Britain and mainland Europe, Limerick is one of Ireland's best-connected cities.

Taking advantage of some of the world's deepest and most sheltered harbours, Shannon Foynes Port Company (SFPC) is transforming the Shannon estuary into an international economic hub. The city itself is also investing in its future. As part of a plan to transform Limerick into a major economic force in the Irish and European stage, €1bn is now being committed to generate 12,000 new jobs.

SHANNON AIRPORT



GALWAY

ONE OPERA SQUARE DUBLIN

CASTLECONNELL RAIL STATION

PROPOSED
NEW NORTHERN
DISTRIBUTOR ROAD

Indicative
Area For
Link Road

Indicative
Junction
Reservation

ONE
OPERA SQUARE

LIMERICK INSTITUTE
OF TECHNOLOGY

THOMOND PARK

LIMERICK
BAELIC GROUNDS

ENNIS RD

CONDIEL RD

Westfields Wetlands
Limerick

LIMERICK
TUNNEL

RIVER SHANNON

JOHN HENRY
NEWMAN CAMPUS

GREYHOUND
STADIUM

MUNGRET

MARY IMMACULATE
COLLEGE

CHILDERS RD

PORTLAND PARK

UNIVERSITY
HOSPITAL LIMERICK

RAHEEN

BALLYCUMMIN RD

BALLYCLOUGH AVE

Limerick
Golf Club

CORK

KING JOHN'S CASTLE

BARRINGTONS HOSPITAL

THE HUNT MUSEUM

THE MILK MARKET

LIMERICK
RAILWAY STATION

KILMURRY PARK

DUBLIN RD

CHILDERS RD

ROBBOCK RD

KILMALLOCK RD

CHILDERS RD

PORTLAND PARK

RATHBANE GOLF COURSE

PORTLAND PARK

PORTLAND PARK

PORTLAND PARK

PORTLAND PARK

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UNIVERSITY OF
LIMERICK

University of Limerick
Sports Ground

CASTLETROY

CASTLETROY
GOLF CLUB

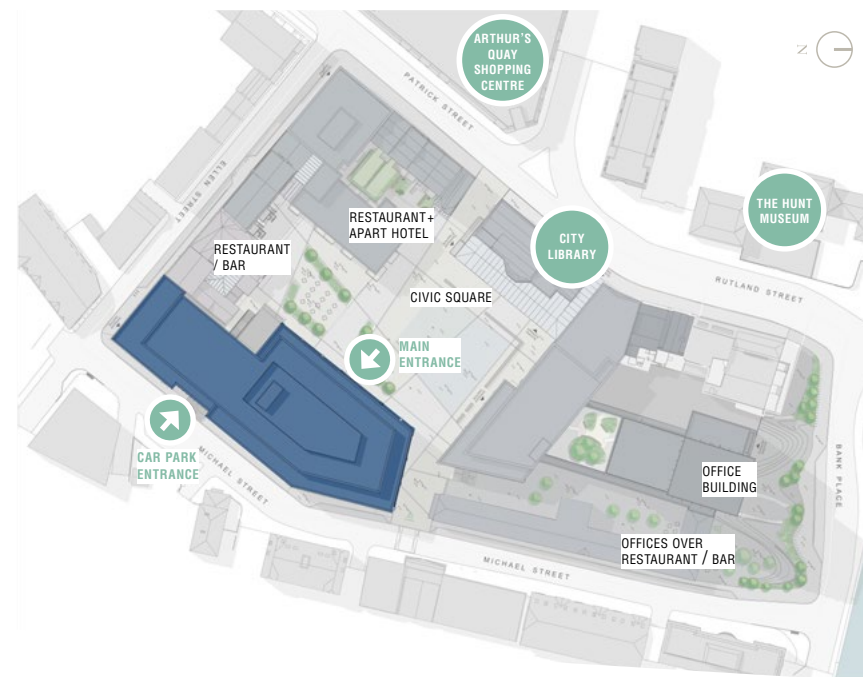


OPERA DEVELOPMENT BE PART OF IT!



THE OPERA DEVELOPMENT IS A VISIONARY PROJECT AT A STRATEGIC LOCATION IN LIMERICK CITY CENTRE

A new business hub at the heart of the city which also includes cultural, retail, and restaurant uses, all arranged around a vibrant new city square.



the BUILDING

ONE OPERA SQUARE



ONE OPERA SQUARE

CONTEMPORARY ARCHITECTURE SIDE BY SIDE WITH RESTORED HERITAGE BUILDINGS IN A RICH MIX OF NEW AND OLD

One Opera Square is a modern nZEB office at corner of Michael Street and Ellen Street, it provides for a gross area of 14,493m² with office space for 12,111m², excluding basement and non-office at ground level.

The office building is designed to allow flexibility of use as whole and has the largest floor plate of the Opera Scheme, which can also be designed to be subdivided to ensure flexibility in use.

GENEROUS ENTRANCE LOBBY WITH 3.5m FLOOR TO CEILING HEIGHT

2.85m FLOOR TO CEILING HEIGHT TO OFFICES

GRADE A OFFICE ACCOMMODATION

ROOF TERRACES



Proposed South East Elevation to Michael Street



Proposed North West Elevation to Public Plaza



nZEB

TYPICAL OFFICE FLOOR PLAN



THE BUILDING

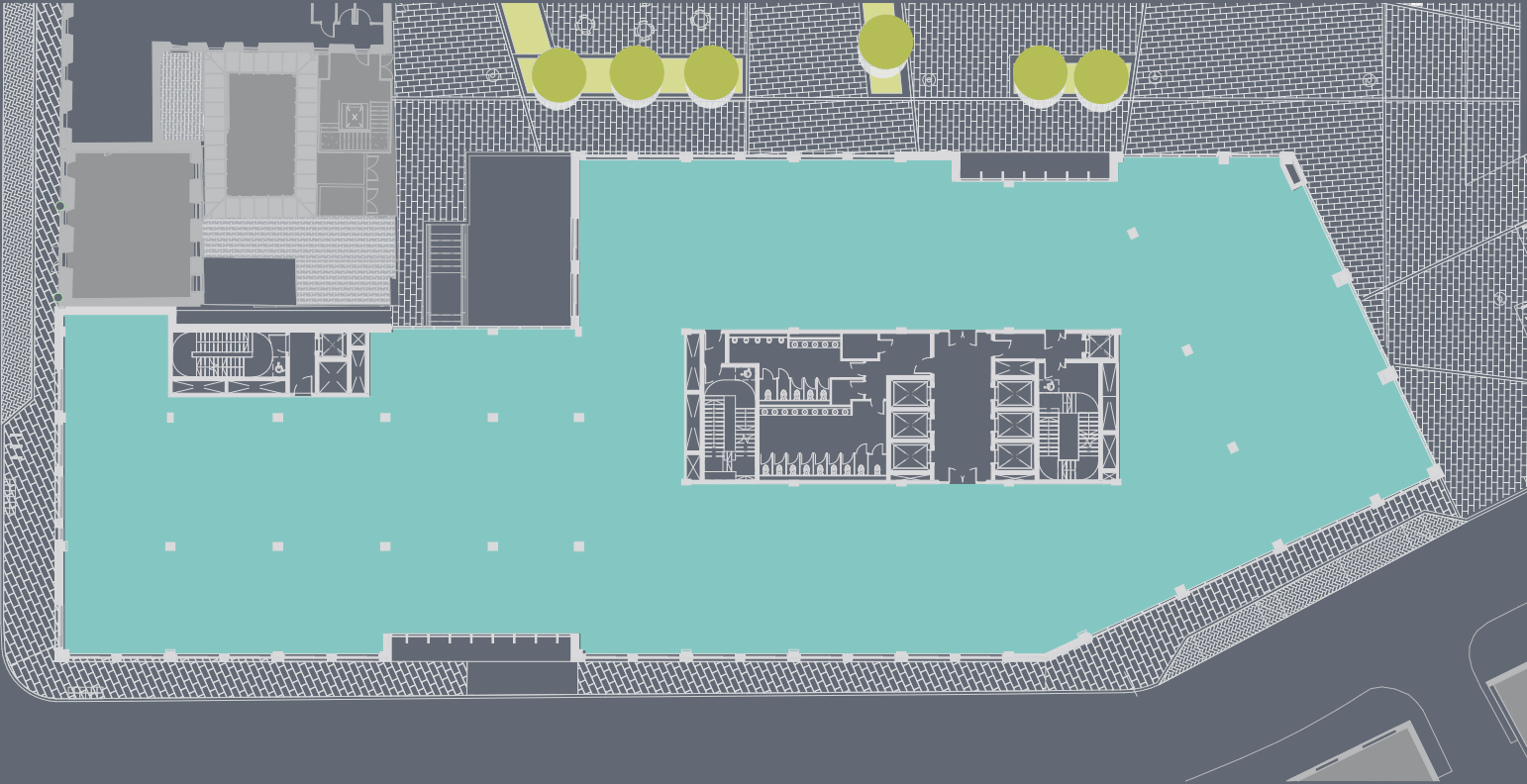
One Opera Square offers 12,111m² (130,362ft²) of Grade A office workspace over 5 highly flexible floors. The office building core and shell is LEED registered and targeting LEED Gold certification.

The building has been designed to have a very high energy performance as a Nearly Zero Energy Building (nZEB).

SCHEDULE OF ACCOMODATION

GROUND FLOOR	589m ²	6,340ft ²
FIRST FLOOR	2,516m ²	27,082ft ²
SECOND FLOOR	2,512m ²	27,039ft ²
THIRD FLOOR	2,532m ²	27,254ft ²
FOURTH FLOOR	2,242m ²	24,133ft ²
FIFTH FLOOR	1,686m ²	18,148ft ²
BASEMENT	2,572m ²	2,675ft ²
TOTAL	14.649m ²	132,671ft ²

Gross Internal Floor Areas inclusive of standard facilities and shared circulation areas.



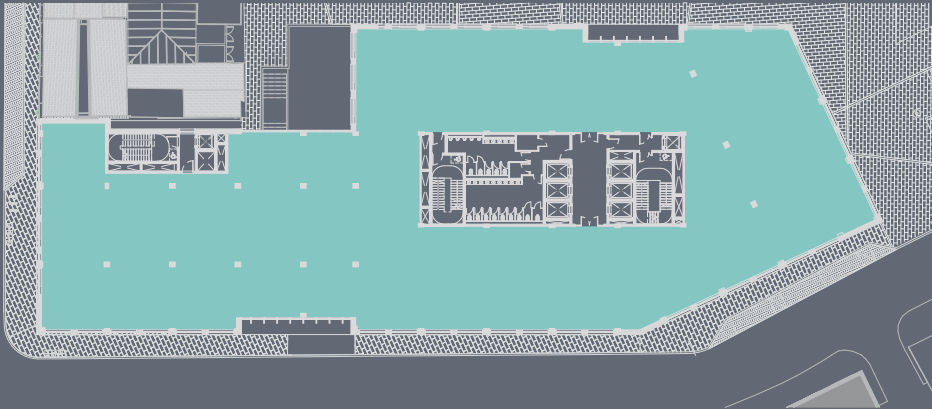
FIRST FLOOR

OFFICE SPACE	2,123m ²	22,852ft ²
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IPMS3 based on single occupancy. Floor area includes walls and columns.
Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.

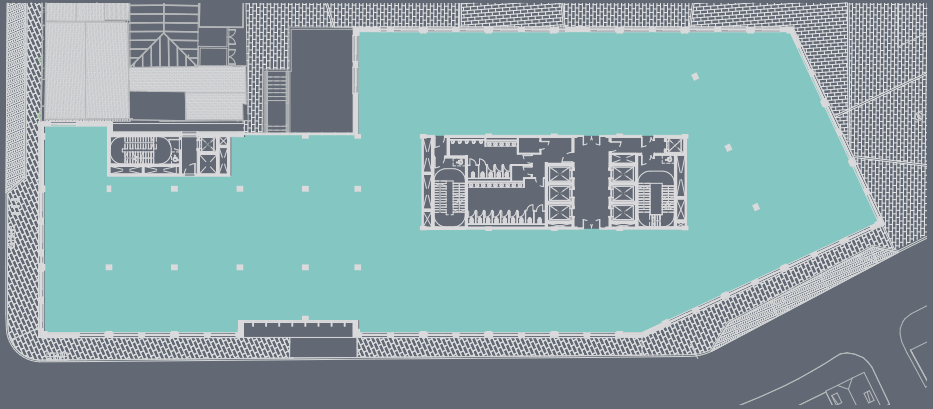
SECOND FLOOR

OFFICE SPACE	2,123m ²	22,852ft ²
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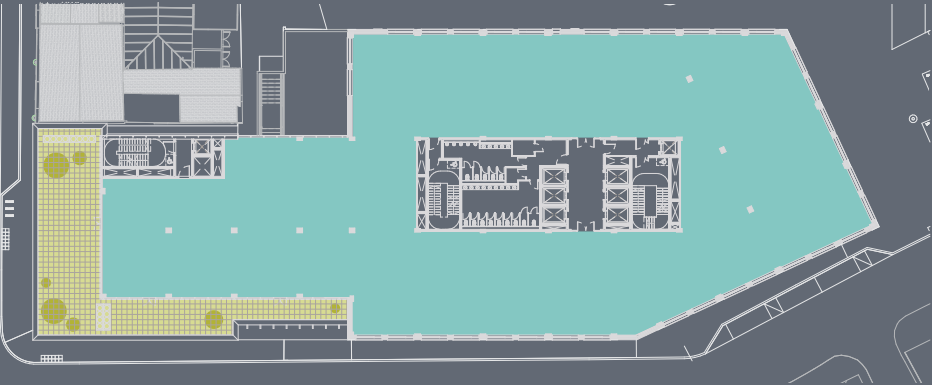
THIRD FLOOR

OFFICE SPACE	2,123m ²	22,852ft ²
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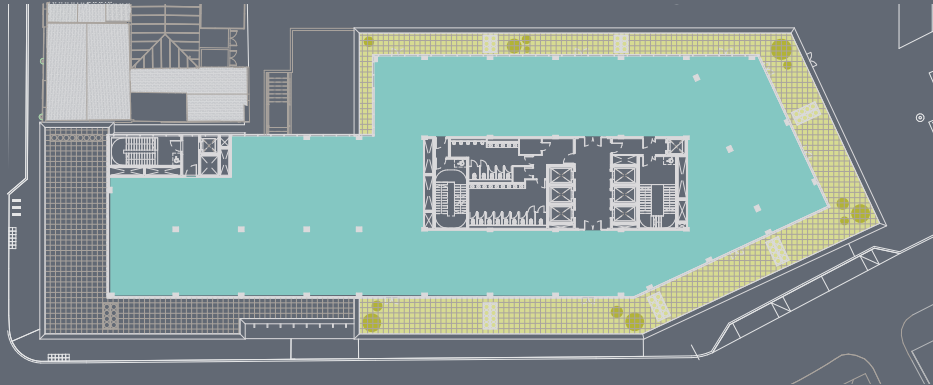
FOURTH FLOOR

OFFICE SPACE	2,123m ²	22,852ft ²
TERRACE	261m ²	2,809ft ²



FIFTH FLOOR

OFFICE SPACE	2,123m ²	22,852ft ²
TERRACE	468m ²	5,038ft ²



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nZEB

THE BUILDING

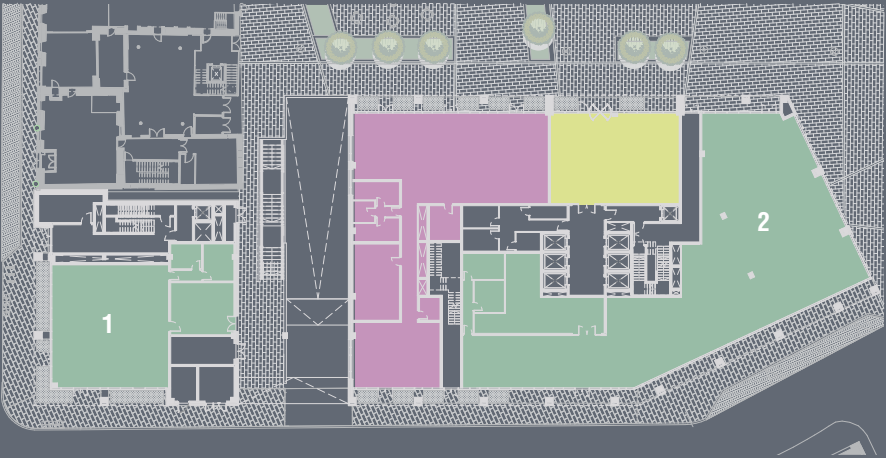
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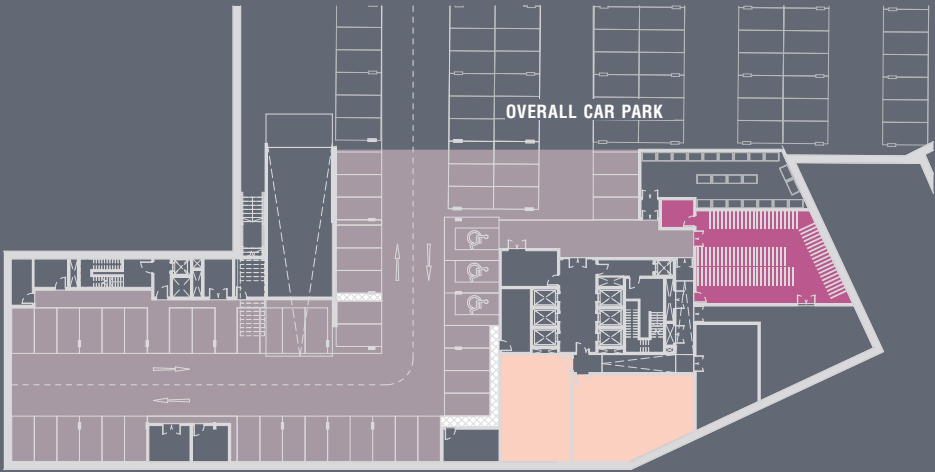
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BASEMENT	2,572m ²	2,675ft ²
TOTAL	14.649m ²	132,671ft ²

Gross Internal Floor Areas inclusive of standard facilities and shared circulation areas.



GROUND FLOOR

OFFICE RECEPTION	165m ²	1776ft ²
RETAIL 1	266m ²	2863ft ²
RETAIL 2	694m ²	7470ft ²
RESTAURANT	316m ²	3401ft ²



BASEMENT

PARKING	1,409m ²	15,166ft ²
STAFF CHANGING	208m ²	2,238ft ²
BICYCLE STORE	165m ²	1,776ft ²

Includes car parking as part of an overall basement car park for the development, along with plant storage and waste storage areas.

Secure bicycle parking with drying room, male and female showers and changing rooms for occupants, and a building manager's office are areas provided.



CONTEMPORARY
ARCHITECTURE

ONE

OPERA SQUARE

IN THE HEART OF THE CITY

URBAN FORM

INTERNATIONAL APPEAL

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GROWING

WWW.LIMERICK.IE
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