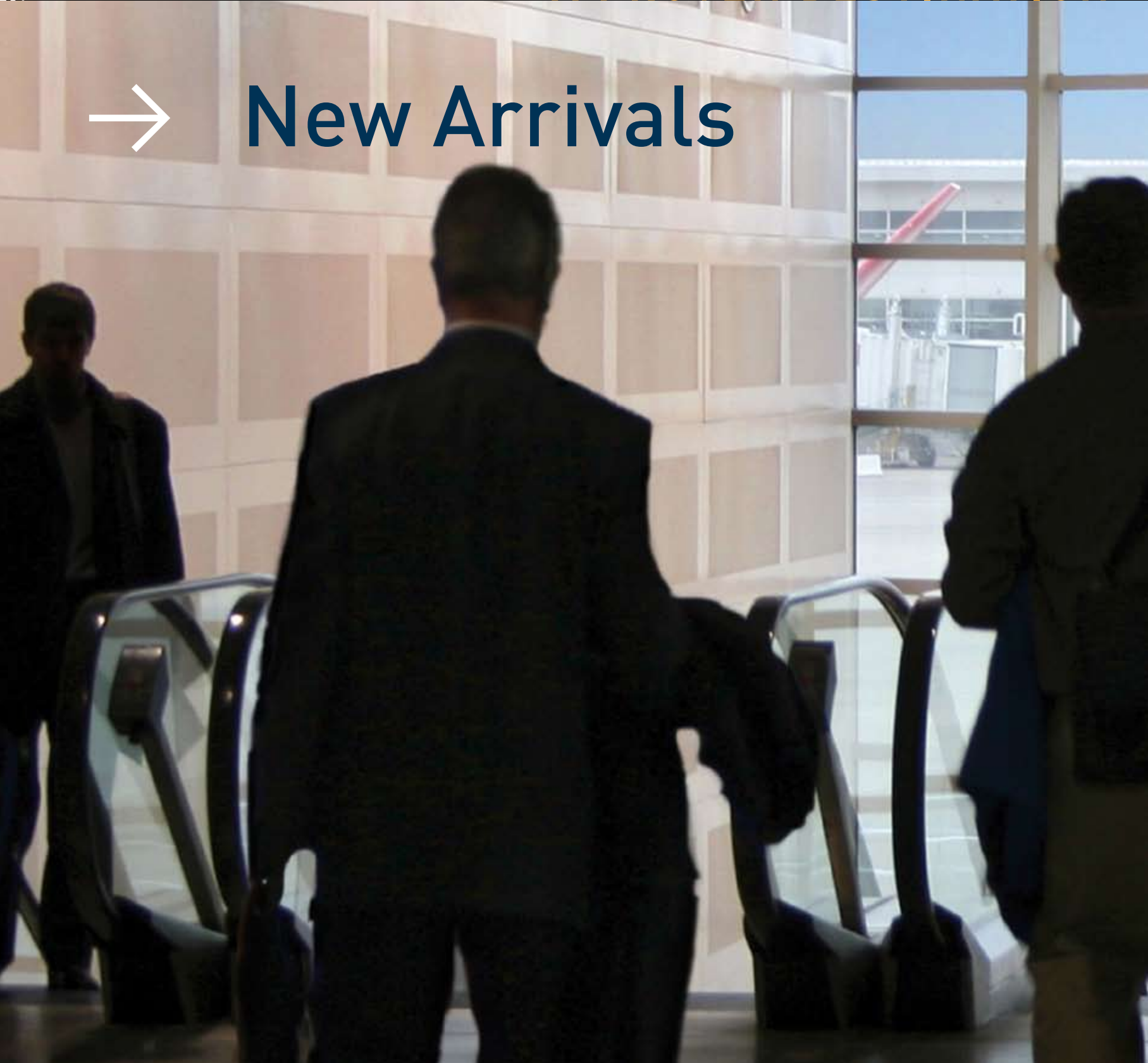


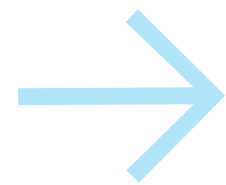


New Arrivals



**CORK AIRPORT
BUSINESS PARK**

An unrivalled location



Located just two minutes from the fastest growing regional airport in Europe and supported by unrivalled commercial infrastructure, Cork Airport Business Park represents an outstanding opportunity for businesses to gain a foothold close to expanding European markets.



Join the names which have arrived

Occupiers of Cork Airport Business Park will be joining some of the biggest names in world business – from IT Giant IBM to industry leaders such as Newsweaver, Amazon.co.uk, Analog Devices and The Bank of New York – who have established offices here since the Park's development in 1998. Top Irish companies such as Hibernian and Irish Life & Permanent plc have also taken advantage of the Park's excellent access to the rest of Ireland and lucrative European markets.

Visit www.corkairport.ie/phase01.htm for a list of occupiers.

THE IDEAL BUSINESS DESTINATION





European markets

The park offers a campus-like environment of twenty seven office units, set in 9.3 hectares of mature landscaped grounds. Ample car parking is provided, with up to 4 spaces per 93 sq. m.

The buildings achieve an attractive contemporary appearance through using a combination of curtain walling and glazing. Each building provides spacious accommodation with excellent natural light and a generous reception area.

The business park is serviced by an on-site Gourmet Restaurants and pharmacy. Several hotels with business facilities are conveniently located on site, including the Great Southern Hotel cork airport and the newly completed Cork International Airport Hotel, a superb location for conferences or large gatherings. With 150 spacious guestrooms, including 30 executive-style rooms and catering and conference facilities for up to 400 people, it is an ideal Business venue.



A perfect environment for business

On the edge of Europe, at the gateway to Ireland and connected to the world, Cork Airport Business Park is a working environment with the strategic advantages needed for your business to take flight.



Cork International Airport Hotel



SUPERB HOTELS AND LEISURE FACILITIES ON YOUR DOORSTEP

A truly contemporary office culture



The newest phase of this highly successful park is now being launched with third-generation offices in sizes from 400 sq. m. upwards available.



Just minutes walk from the new airport terminal and only 10 minutes from the city centre, the park offers an easily accessed location in the innovative harbour city of Cork, Southern Ireland. Cork's highly skilled population, well-developed technological infrastructure, supportive business environment and superb lifestyle have already attracted some of the world's biggest names, particularly in the pharmaceutical and technology industries.

With tenants such as IBM, Marriot, Motorola, Amazon, Hibernian and The Bank of New York already on board, we invite you to be the next to take advantage of this dynamic business environment with an office at Cork Airport Business Park.





DESIGNED FOR WORLD CLASS COMPANIES

All units feature extensive curtain walling and glazing. Wall areas are coated in coloured, glazed terracotta tiles and insulated architectural panelling to contrast with the transparent areas. Brise soleils protect against direct sunlight and support the building's stylish appearance.

CHOOSE FROM OVER 30,000 GRADUATES EVERY YEAR



Cork has a youthful and highly educated workforce. Around 37% of Cork's population is under the age of 25, with 30,000 students studying each year at Cork's top two institutions.

A proud tradition of academic achievement

University College Cork was named the Sunday Times Irish University of the Year 2005-06, partly a testament to its reputation as one of the country's leading research institutions. It has a roll of over 15,000 students with 3,000 of these at postgraduate level.
 Source: University College Cork

The Cork Institute of Technology (CIT) has a total enrolment of 17,000 full and part-time students and has recently been granted awarding authority up to PhD level. It has a growing reputation for quality research with strengths in engineering, IT and biosciences. Both institutes have industry liaison offices where businesses can make connections with leading academics and numerous research centres within the universities.

The Cork School of Music, with an area of over 12,900 sq. m., will be the first purpose built building of its kind in Ireland, consisting of specialist tuition areas, rehearsal hall, live recording studio, drama suite and lecture rooms. It will initially accommodate 400 full time students and 2000 part time students.

FACT 60% of Cork's third-level students graduate with engineering, science, and business degrees, with a significant number proficient in more than one language.

Source: Strategic Cork, Cork City Council



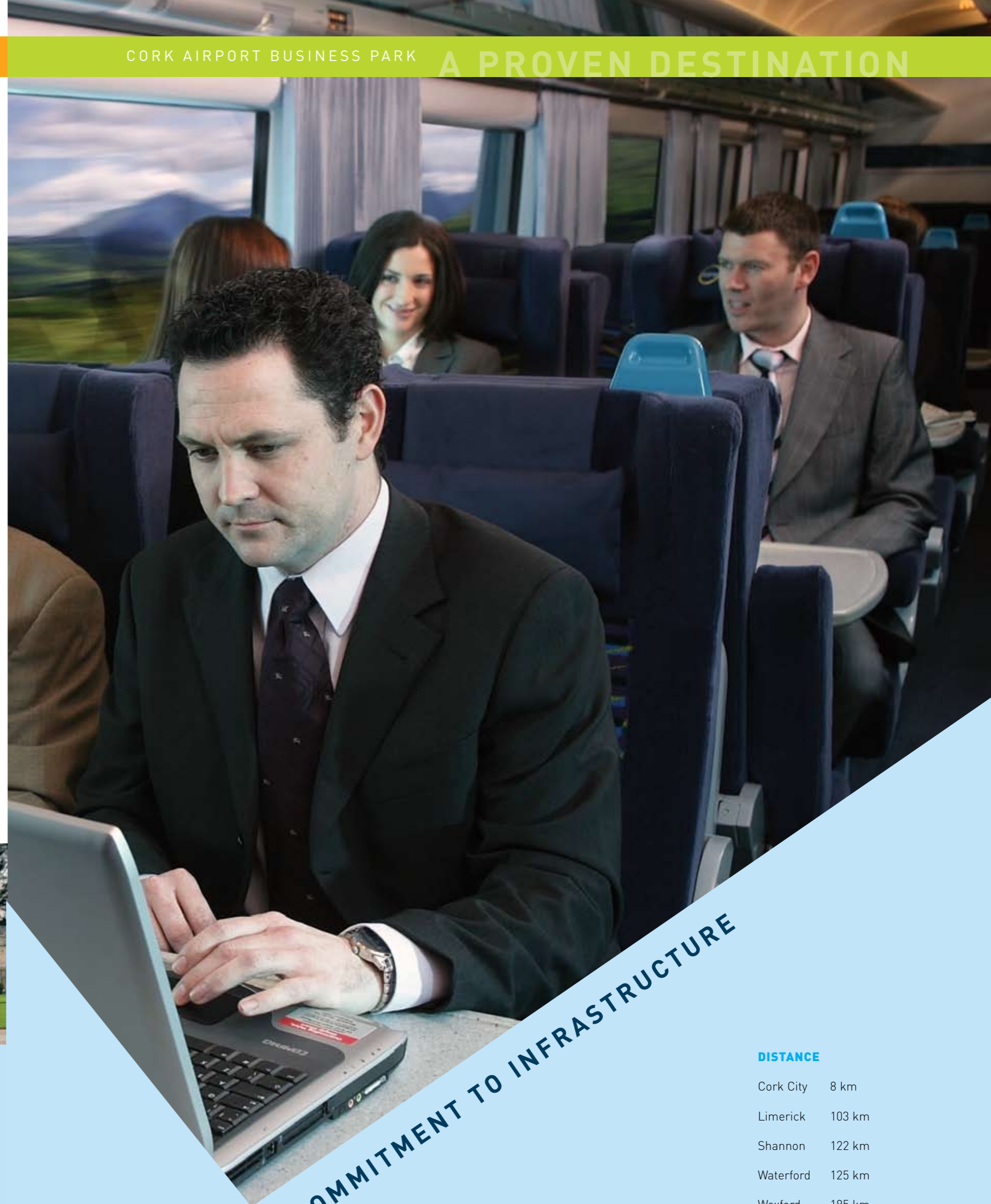
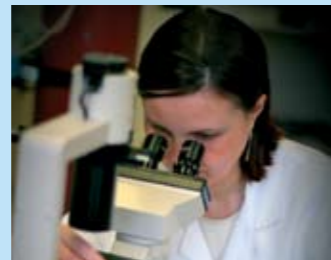
Cork School of Music



University College Cork

FACT Ireland has the highest number of computer science graduates per 100,000 population in the OECD

Source: Strategic Cork, Cork City Council



Higher Education

A COMMITMENT TO INFRASTRUCTURE

DISTANCE	
Cork City	8 km
Limerick	103 km
Shannon	122 km
Waterford	125 km
Wexford	185 km
Galway	207 km
Dublin	261 km

Get things moving in the gateway city

Cork is a designated "gateway" city for Ireland, ensuring it receives strong national support for infrastructural expansion. In recent years a great deal of investment has been placed in the roads around Cork, with quick access and exit points generated by a new ring road system allowing users to bypass the city centre.

Exporters and importers are well supported by Cork Port, one of only two Irish ports that can support all five shipping modes and host to one of the world's finest natural deepwater harbours, often compared with Sydney Harbour and San Francisco Bay. Its natural position as a gateway to Europe and proximity to main shipping lines has seen significant capital investment placed in developing the port, with the amount of throughput trade expected to almost double in the next 15 years. For smaller volumes and rapid service, Cork Airport also has a growing freight trade. Additional capacity is provided by a much-improved train service between Cork and Dublin Heuston, offering 15 direct services daily.

But of course business is no longer just bricks and mortar. Cork has acknowledged this shift with a long-term commitment to developing its ICT environment, including the creation of the Cork City Metropolitan Area Network (CCMAN), a 61km broadband ring around the city providing all business parks and third level institutions with extra capacity and resilience.



Cork is a place of easily accessible relaxation. Leave the city behind and in less than 30 minutes arrive at the village of Kinsale – renowned for its fantastic food – the Blue Flag beaches of Garretstown and Garrylucas, or the serene woodlands of Fota Island Wildlife Park.

Misty mountains, the rolling countryside and meandering rivers provide the backdrop for the extensive walking and cycling trails that criss-cross the county.

Golf is a highlight of the region, with 22 varied and challenging courses. Just 20 minutes from Cork Airport Business Park is the spectacular and world renowned Old Head Golf Links, located on the edge of dramatic cliffs with the sea foaming below. Also of note is Fota Island golf course, a previous host of the Irish Open and other internationals.

A perfect place to relax or get away



With hundreds of kilometres of beautiful coastline, the Cork region is strongly tied to the sea, boasting excellent diving, fishing and sailing.



Cork Airport

Manchester	1 HOUR
London	1 HOUR 15 MINS
Gatwick	1 HOUR 20 MINS
Brussels	1 HOUR 35 MINS
Amsterdam	1 HOUR 35 MINS
Paris	1 HOUR 35 MINS
Madrid	2 HOURS 5 MINS
Barcelona	2 HOURS 25 MINS
Berlin	2 HOURS 25 MINS
Gdansk	2 HOURS 35 MINS

Imagine working just two minutes from an international airport terminal – able to step out of the office and onto a flight to Europe in an hour.

Cork is well positioned to make the most out of the world's working day, meaning when you're in the office so are they.

Cork Airport has flights to 40 scheduled destinations in Ireland, the UK and continental Europe, with up to 12 flights to London, and daily departures for Amsterdam, Paris, Birmingham and Manchester. The airport terminal has the capacity to expand to accommodate 5 million passengers per year. New destinations are being added regularly, with a number of well-priced charter flights to holiday destinations.

A truly unrivalled

business network



CORK FILM FESTIVAL – celebrated its 50th anniversary in 2006 www.corkfilmfest.org

CORK JAZZ FESTIVAL – rated one of the top three jazz festivals in the world www.corkjazzfestival.com

KINSALE INTERNATIONAL GOURMET FESTIVAL – an autumn celebration of food www.kinsalerestaurants.com

CORK MIDSUMMER FESTIVAL – local, national and international arts www.corkfestival.com

CORK WEEK – recognised as one of the major sailing regattas around the world www.corkweek.com

Cork enjoys a relaxed lifestyle, and is a compact, friendly place that is easy to navigate.

Living in a city of history and culture

Cork is a city of water, located at the end of Ireland's deepest freshwater harbour. The River Lee drifts through, with the main part of the city centre located on an island created by a short diversion into two channels.

Cork has something of a reputation for independence dating as far back as 1491, when townsmen attempted to overthrow the King of England. Today the people of Cork remain fiercely proud of their distinctive identity and city – a place cheerfully referred to by locals as “the People's Republic of Cork”.

The city fosters a vibrant arts scene with excellent live venues such as the 150-year-old Cork Opera House, The Everyman, the Half Moon Theatre, and Triskel Arts Centre.

The presence of so many students has created a lively pub and club scene, while weekends and holidays play host to a variety of festivals.



From local market to modern boutique

With a compact, pedestrian-friendly central city and vibrant café scene, shopping in Cork is a pleasure for all shopping styles.

All the major stores you would expect of a European city can be found along the main thoroughfares, though it is worth exploring the side streets which host a number of quirky, interesting stores and chic fashion boutiques. Those who prefer a leisurely browse might like to search through the antique stores and bookstores of the Old French Quarter and Rory Gallagher Place, or on a Saturday soak up the atmosphere at the Coal Quay Market.

Outside the city centre new malls such as Mahon Point and Blackpool Shopping Centre offer a wide range of stores, ample free parking, crèche facilities, dining and entertainment in comfortable, modern surroundings.

Standard shopping hours are from Monday to Saturday 9am to 5 or 6pm, with late nights on Thursday and Friday. Malls and many city stores are open on Sundays.



GOURMET CAPITAL

One of the city's oldest and best loved institutions is The English Market, a foodie heaven of local cheeses, bakeries, delicatessens, fruit, meat and cafés under a covered roof.

Nearby Midleton is said to have the best farmers' market in Ireland.



INTERNATIONAL RETAIL BRANDS AND LOCAL PRODUCE

The right zone in a 24 hour economy





**CORK AIRPORT
BUSINESS PARK
IRELAND**

www.corkairpark.ie

