

THE INNOVATION
NEIGHBOURHOOD





INNOVATING FOR THE INNOVATORS

Riverwalk is a vibrant home to life sciences, technology and global companies. Located in the most accessible part of Dublin's world-class Citywest Business Campus, the existing cluster of 10 waterside buildings and two development sites benefit from exceptional amenities and connectivity. Business can look to the future at Riverwalk.





THE COMMUNITY FOR HAPPY COLLABORATIONS

Talk science to software over a sandwich

More than a collection of tightly knit buildings, Riverwalk has a distinct campus feel, connecting like-minded people and dynamic businesses within Citywest, around Dublin and across the globe. Here, you can feel the energy around you, and ideas have an international edge.

"YOU CAN REALLY SEE THE
COMMUNITY SPIRIT EMERGING.
OUR TEAM LOVE INITIATIVES LIKE
THE WALKING CLUBS AND ST
PATRICK'S DAY CELEBRATIONS"

Carol, Origin Enterprises





RIVERWALK

Over 27,870 sq m
(300,000 sq ft)
of best-in-class
workplaces

Part of
**CITYWEST
BUSINESS CAMPUS**

A global hub of excellence
with 180 occupiers across
250 hectares

IN
DUBLIN

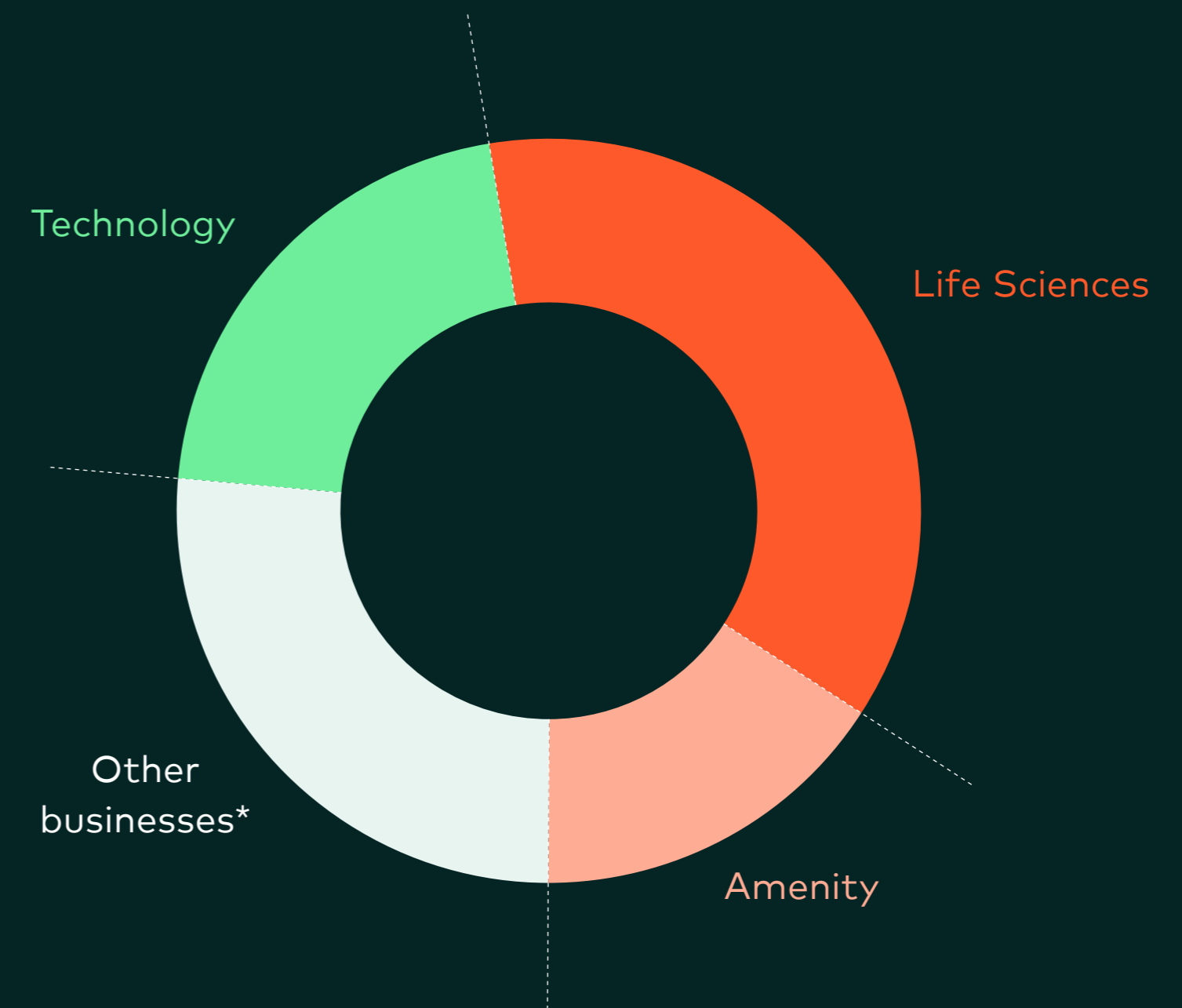
A commercial centre for the
EU and beyond with a thriving
economy and experienced
talent pool, supporting clusters
of international companies

Part of an
**INTERNATIONAL
NETWORK**

Adding to an
interconnected map
of life science and
tech districts in
Europe, the US and
the rest of the world

CLUSTER + CONNECT

RIVERWALK IS HOME TO WORLD-SHAPING SECTORS



*A range of other businesses, including multinational manufacturers



THE SETTING FOR A CAMPUS LIFESTYLE

Green and urban, waterside and mountainside, Riverwalk offers talent the best of all worlds in a leafy environment that is close to nature and on-site facilities. You're also adjacent adjacent to Citywest's residential village and retail hub.

Thoughtfully designed and beautifully landscaped, lifestyle amenities cover every need, from places to eat, meet and shop to the great outdoors for fresh air and exercise.

"THE NATURAL SURROUNDINGS
AND THE LAKE ARE GREAT
TO HAVE CLOSE BY"

Edel, Boots



A DEDICATED WORKPLACE APP

Technology joins up the thriving Riverwalk community, providing concierge-style services for day-to-day use.

- Invitations to social events
- Deals on amenity services
- Local area information
- Real-time public transport details
- A quick link for tenant support

"AT RIVERWALK, WE BELIEVE
PEOPLE ARE THE HEART AND SOUL
OF THE CAMPUS AND WE AIM TO
PROVIDE A POSITIVE AND FUN
WORKPLACE FOR ALL"

Livia Vilares, Community Manager





SWITCH THE SCENE, CHANGE THE PACE

Enjoy an array of expanding amenities

- Cafés, restaurants and convenience stores within Riverwalk, on campus and in the immediate vicinity, including a shopping and leisure centre with a gym (10-min walk)
- Ongoing programme of Riverwalk events and pop-ups
- Ample car parking with EVC points and vehicle valeting
- Hotel and conference centre, adjacent to the campus
 - e-Bikes for communal use, bookable via the Riverwalk app (coming soon)
- Opportunities locally to play golf, hike on trails, go horse riding and more





WORK IN A SUSTAINABLE PLACE

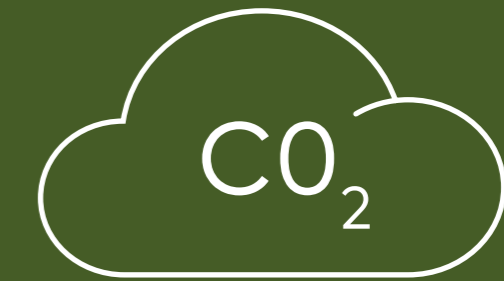
Operating responsibly day-to-day

We are committed to delivering sustainability in its widest sense, from providing future-facing technology that includes Ireland's best fibre data network and services to new decarbonisation plans. Public transport links are outstanding. Buildings have met, or are targeting, leading ESG standards.



LEED GOLD ACCREDITATION & EU TAXONOMY COMPLIANT

LEED GOLD achieved for Blocks 4-6, with plans in place for all remaining Riverwalk buildings



ACTIVELY WORKING TOWARDS DECARBONISATION

Our plans include removing gas boilers, installing photovoltaic panels and using energy-saving technology



BIODIVERSE LANDSCAPING

Including wild meadows to attract pollinators, bug motels, rooftop beehives and 200+ specimens of plants and trees for fresh air



ONGOING SUSTAINABILITY INITIATIVES

Introducing more bike shelters for cyclists, communal e-Bikes and electric vehicle charging points



RIVERWALK

CITYWEST



- Existing buildings
- Development opportunities

READY TO GROW

Take your people and plans further at Riverwalk. Our cohesive and highly connected neighbourhood offers over 3.5 acres for new, cutting-edge workplaces across two sites.

Join world-leading companies at Riverwalk:





THE SPACE FOR YOUR VISION

Create the working environment, built-in flexibility and experiential amenities your business needs, from a statement international headquarters to first-class life sciences facilities with wet and dry labs, Grade A office floors and informal working spaces. All in a secure neighbourhood that is actively managed to meet evolving tenant needs.

New development opportunities

Two parcels of land, totalling 3.5 acres, are currently available to create visionary workplaces.

**"RIVERWALK IS JUST A NICE PLACE
TO BE - IT FEELS LIKE YOU ARE
LIVING AS WELL AS WORKING IN
YOUR PROFESSIONAL ENVIRONMENT"**

Audrey, AbbVie





CURRENT CAMPUS



CGI is for illustrative purposes only



INDICATIVE CGI



CGI is for illustrative purposes only



CGI is for illustrative purposes only



IDEALLY LOCATED

Riverwalk is located 13km from Dublin city centre. Situated at the heart of Citywest Business Campus in suburban west Dublin, and benefits from both on-site and local amenities, as well as ample parking and outstanding public transport links.



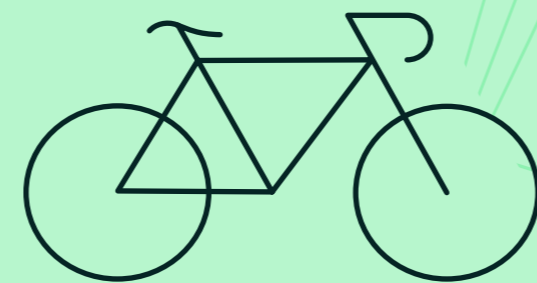
Citywest Luas Red Line
tram stop
(5-min walk)



Multiple Dublin bus routes
serve the area, including
the 77a, 77b and 65b



Connected by the N7/M50,
with ample on-site car
parking and EVC points



Storage for up to 52 bicycles,
with end-of-journey facilities for
the active commuter



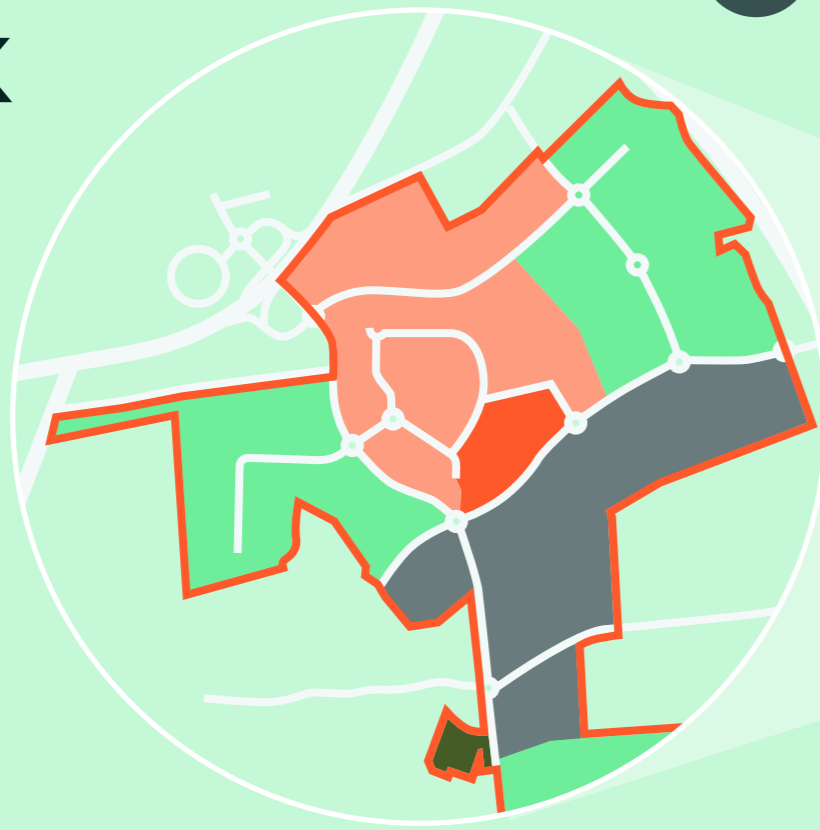
Dublin Airport for seamless
international travel and Dublin Port
are a 25–30 min drive away



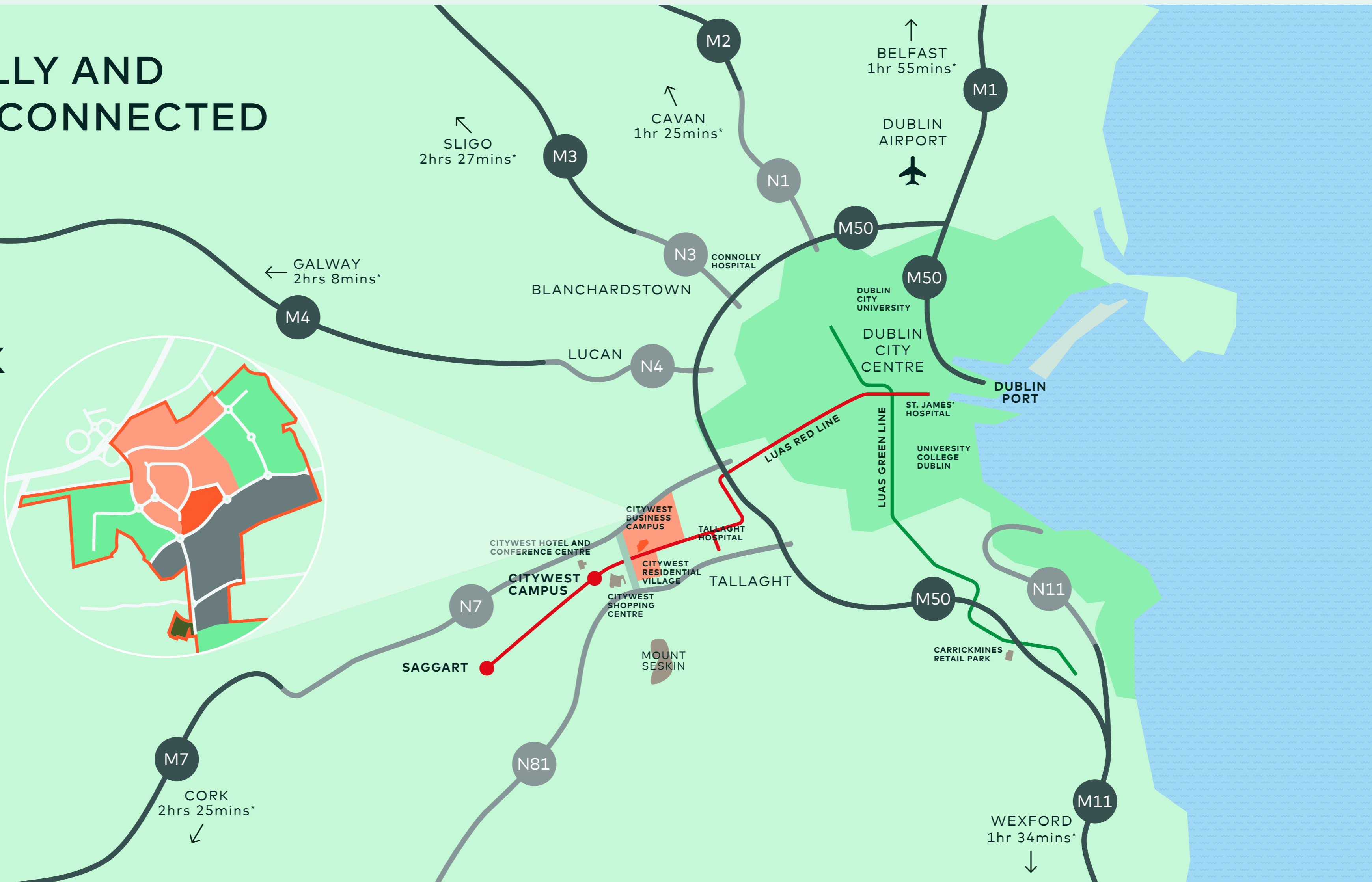
LOCALLY AND GLOBALLY CONNECTED

RIVERWALK CITYWEST

-  Citywest
-  Citywest Office Campus
-  Riverwalk
-  High-Tech Manufacturing
-  Residential Village
-  Shopping Centre



* Driving time from Riverwalk





SHAPE TOMORROW AT RIVERWALK

Riverwalk

Citywest Business Campus
Dublin 24

riverwalk-dublin.com



PSRA No: 002222

Karl Byrne

Divisional Director

+353 (86) 283 9073

karl.byrne@cushwake.com

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