



# Marischal Square

NEW ABERDEEN

Marischal Square is the most significant development designed to transform the centre of Aberdeen. It's a place where an imaginative mix of offices, quality restaurants, coffee shops, hotel, open space and art come together to create a fresh, vibrant, new destination in the heart of Aberdeen's city-centre.



# New Aberdeen

Historically, the area was known as New Aberdeen. Inspired by its rich historical past, we have created a new place where business and pleasure come together for a bright future. New thinking for a new Aberdeen.



## City Central

A city-centre location puts you in the heart of everything. Every amenity anyone could ever want is easily accessible.



Welcome to Marischal Square.  
We call it city central.



Today's modern lifestyle is busy. It's immediate.  
We want everything here. And we want it now.  
That's why we have created an area that's central to life  
- an area buzzing with activity. This is not just business  
central, it's social central too.

## Business, centred around life

We spend so much of our time working, it makes a lot of sense to do it at a place that turns work into a pleasure. Marischal Square has so much on offer, from restaurants to café bars and coffee shops, you're spoilt for choice whatever the time of day.

For those wishing to enjoy a spot of retail therapy, around the corner are the likes of Marks and Spencer and Next. The excellent Bon Accord shopping centre is just a stone's throw away. And for those wishing to indulge in excitement of a culinary nature, Marischal Square provides a choice of new restaurants including All Bar One, Maggie's Grill, Tony Macaroni and Resident X. For Coffee lovers, Costa Coffee and Mackie's 19.2, the iconic north-east company's first ice-cream parlour.

At Marischal Square, going to town comes naturally. Because you're already there.

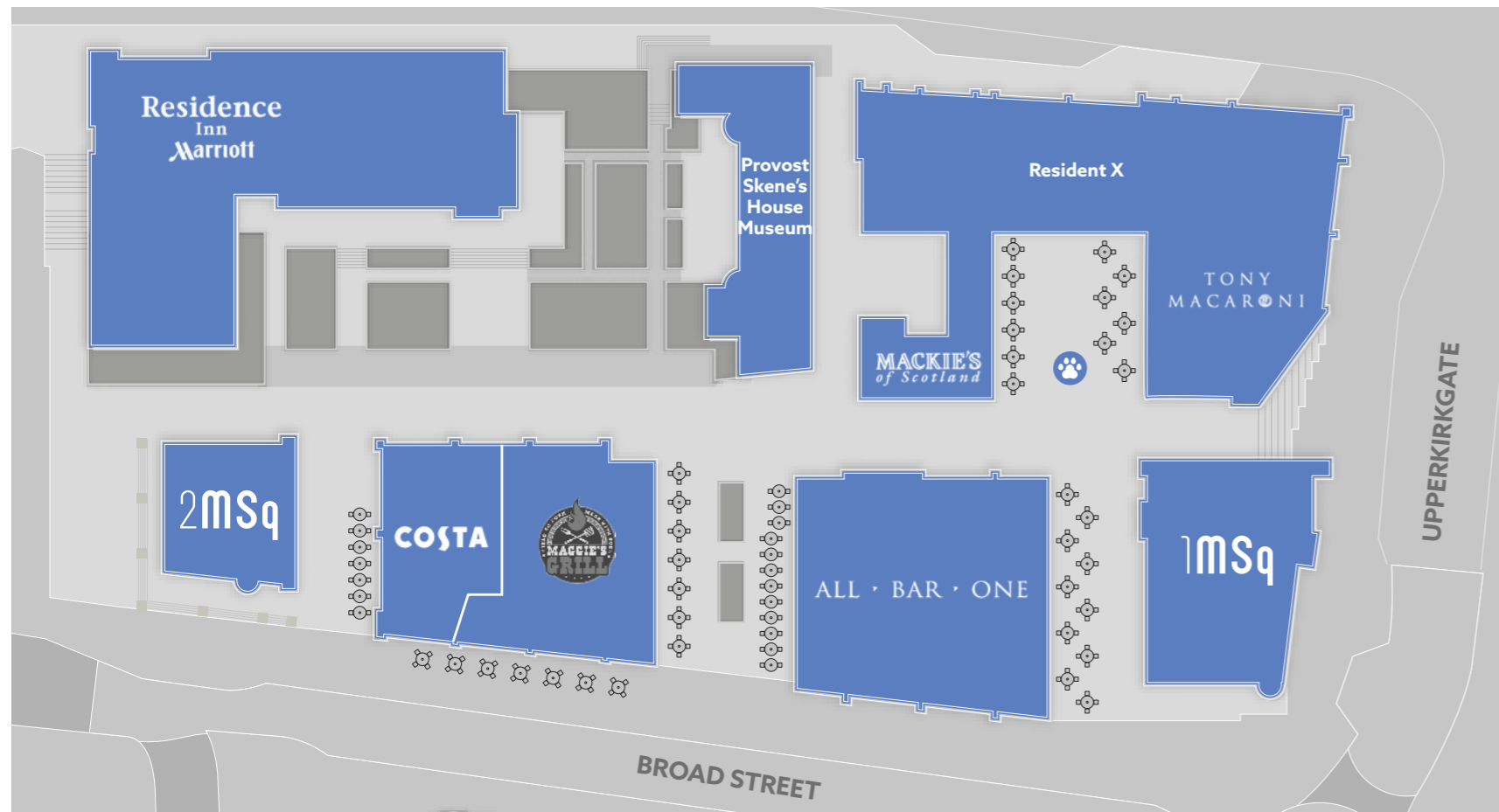


Spectra Festival

## A great outlook

Time spent at Marischal Square is quality time.

We have ensured each and every space at Marischal Square is designed around life. From large glazed frontages to wide, covered spaces and even a secret garden, this is a new development that seamlessly blends modern architectural design with traditional views.



## Home away from home

Choose Marischal Square's Residence Inn by Marriott.

For those working away from home for extended periods or visiting business guests, Marischal Square's Residence Inn by Marriott offers a 'home-away-from-home' experience with fully equipped kitchen facilities and comfortable living and sleeping areas.



## Creative working environments with a unique entrepreneurial spirit

No matter if you need a small office or a big one, Spaces by Regus can provide you with a perfectly sized environment for you and your team. Set it up the way that works for you and settle in knowing you can access your secure space 24/7 - with full access to the Business Club during regular business hours.

- Serviced Office space available - from 100 sq ft upward
- Flexible lease durations - 3 month minimum commitments
- Meeting space available on an hourly / daily basis
- Quality break out space and collaborative working areas
- Co-working space available
- Project/Contract space available





# City life is good

## Onsite

Costa  
Mackie's 19.2  
All Bar One  
Maggie's Grill  
Resident X  
Tony Macaroni  
Residence Inn by Marriott

1. Starbucks
2. Costa
3. Queens Link Leisure Park  
(Cineworld Cinema, Eating, Bowling)
4. Miller & Carter
5. Apple
6. Cafe 52
7. Books and Beans
8. Revolución De Cuba
9. YO! Sushi
10. Brewdog
11. Lane 7
12. Premier Inn
13. Ibis Hotel
14. Jurys Inn
15. Caledonian Thistle Hotel
16. Travelodge
17. Rox Hotel
18. Carmelite Hotel
19. Pret a Manger
20. His Majesty's Theatre
21. Vue Cinema
22. Cineworld Cinema
23. Belmont Filmhouse
24. Aberdeen Art Gallery
25. Pure Gym
26. Warehouse Health Club
27. DW Fitness Club
28. Marks & Spencer
29. Beach



# 1MSq

## A premier business space

With panoramic views over the city, this state-of-the-art building of granite and glass allows for an office environment that is at the heart of this high-profile development.

The total area of 1MSq, comprising 122,000 sq ft over six floors and ground-floor leisure space has been designed to offer full flexibility. Its dramatic entrance and quality of finish reflects the high standard of businesses residing here.

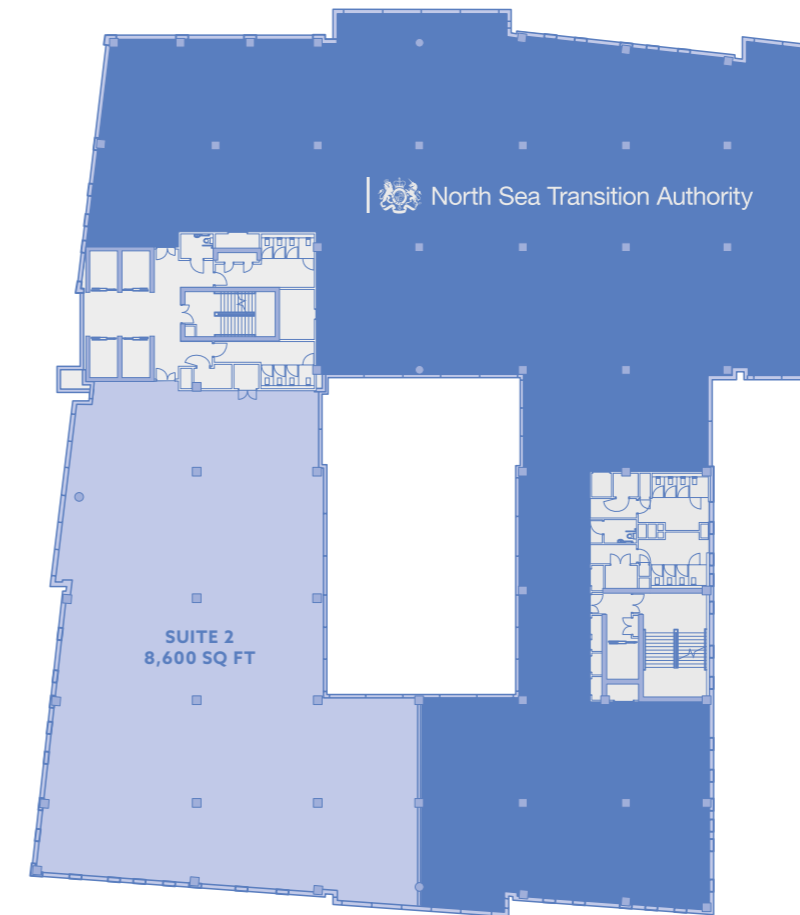
Advanced control and security systems, along with lift access to dedicated parking decks with 164 underground spaces take business to a new level.



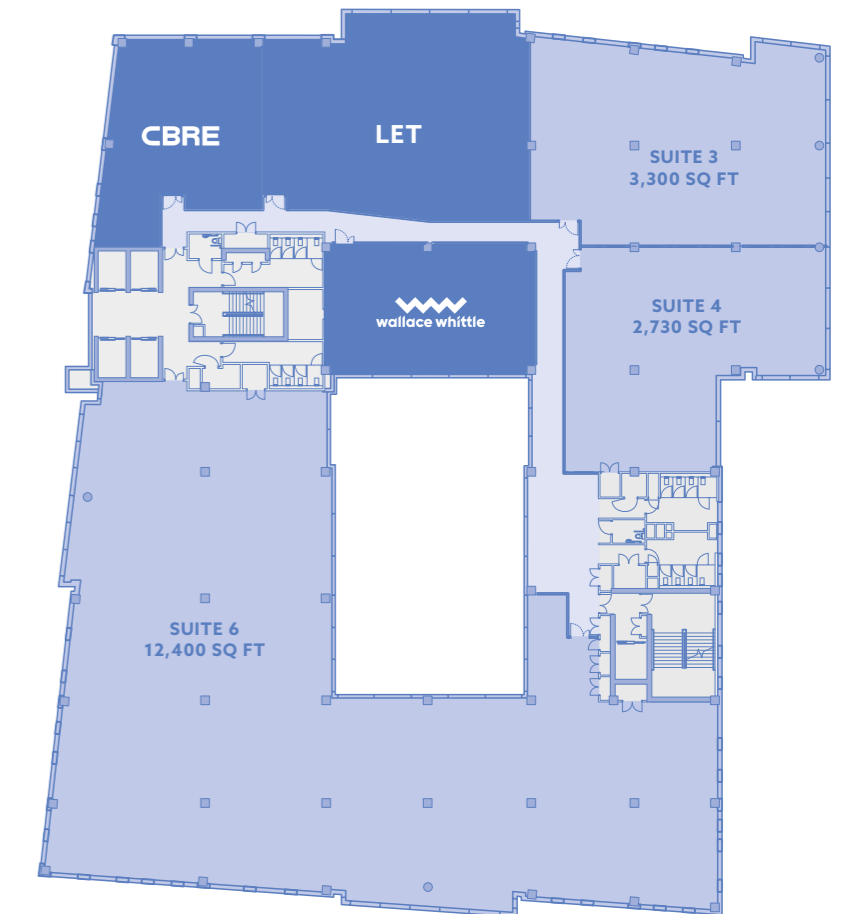


### Available Area Schedule (Net)

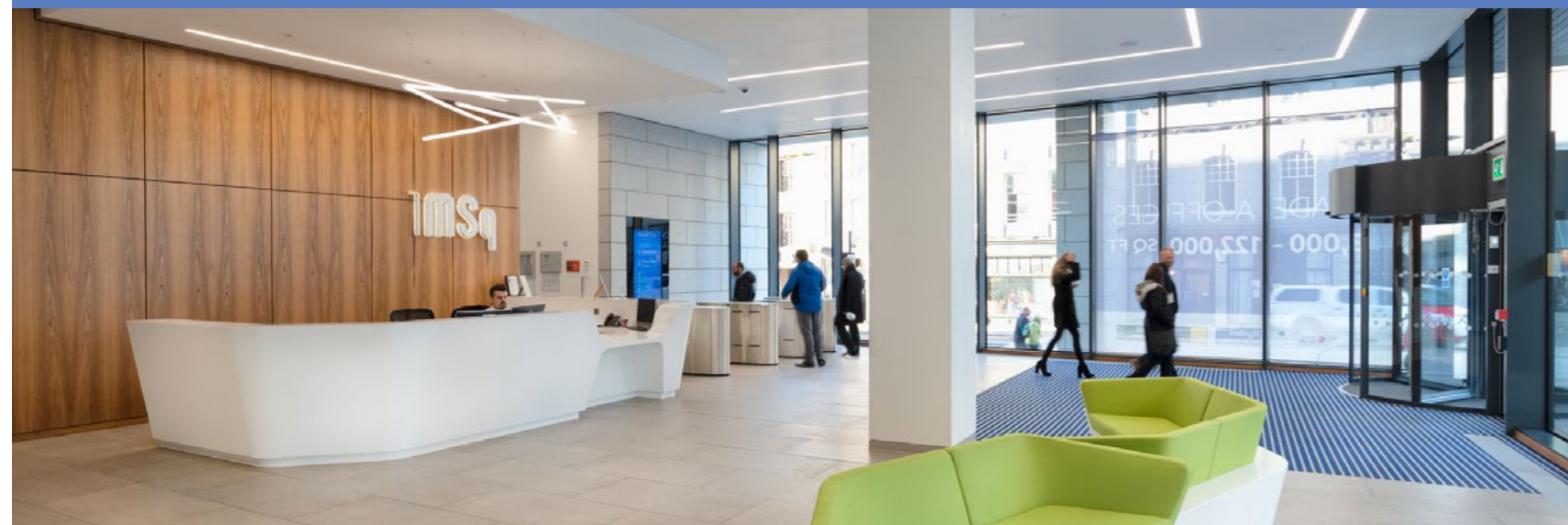
	sq m	sq ft	Car Spaces
<b>Level 1</b>	<b>LET TO SPACES</b>		
<b>Level 2</b>			
<b>Suite 1</b>	<b>LET TO CBRE</b>		
<b>Suite 2</b>	<b>LET</b>		
<b>Suite 3</b>	307	3,300	5
<b>Suite 4</b>	254	2,730	4
<b>Suite 5</b>	<b>LET TO WALLACE WHITTLE</b>		
<b>Suite 6</b>	1,152	12,400	16
<b>Level 3</b>			
<b>Suite 1</b>	<b>LET TO NORTH SEA TRANSITION AUTHORITY</b>		
<b>Suite 2</b>	799	8,600	11
<b>Level 4</b>	<b>LET TO NHS / LET TO KPMG</b>		
<b>Level 5</b>	<b>LET TO ABERDEEN JOURNALS</b>		

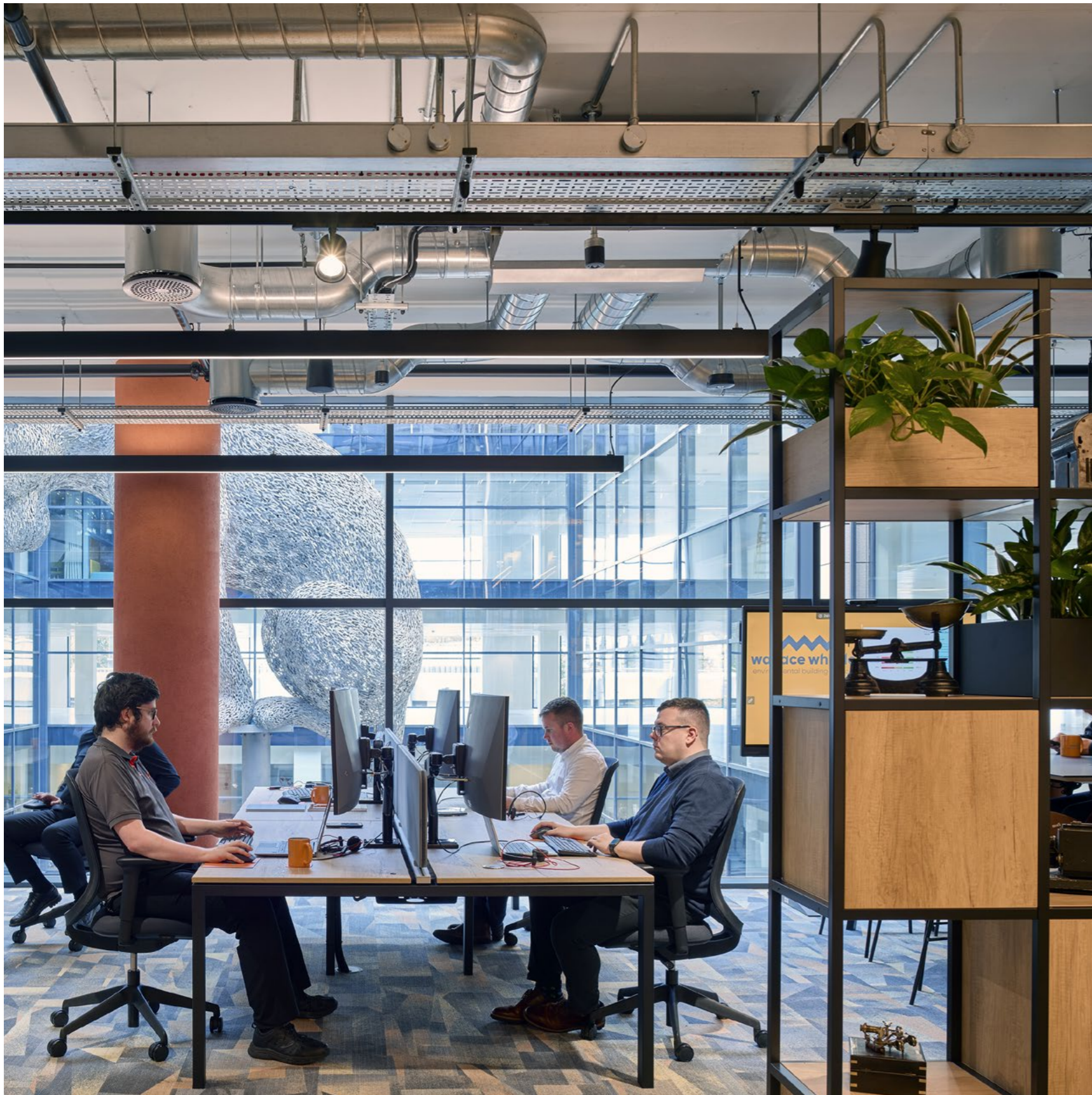


Level 3



Level 2





# 2mSq

## Second to none

The second office within the impressive Marischal Square development is a flexible, contemporary environment for any organisation wishing to make a statement.

This is an adaptable space for modern business, appealing to big business or mighty small organisations.

Impressive views of the iconic structures of Marischal College and Provost Skene's House blend modernity with the traditional. Over seven floors with ground-floor leisure space and 78 underground parking spaces, this building is finished to an exceptionally high standard, destined to be your city-centre headquarters.





GRADE A OFFICES  
ONLY ONE FLOOR REMAINING  
9,500 SQ FT

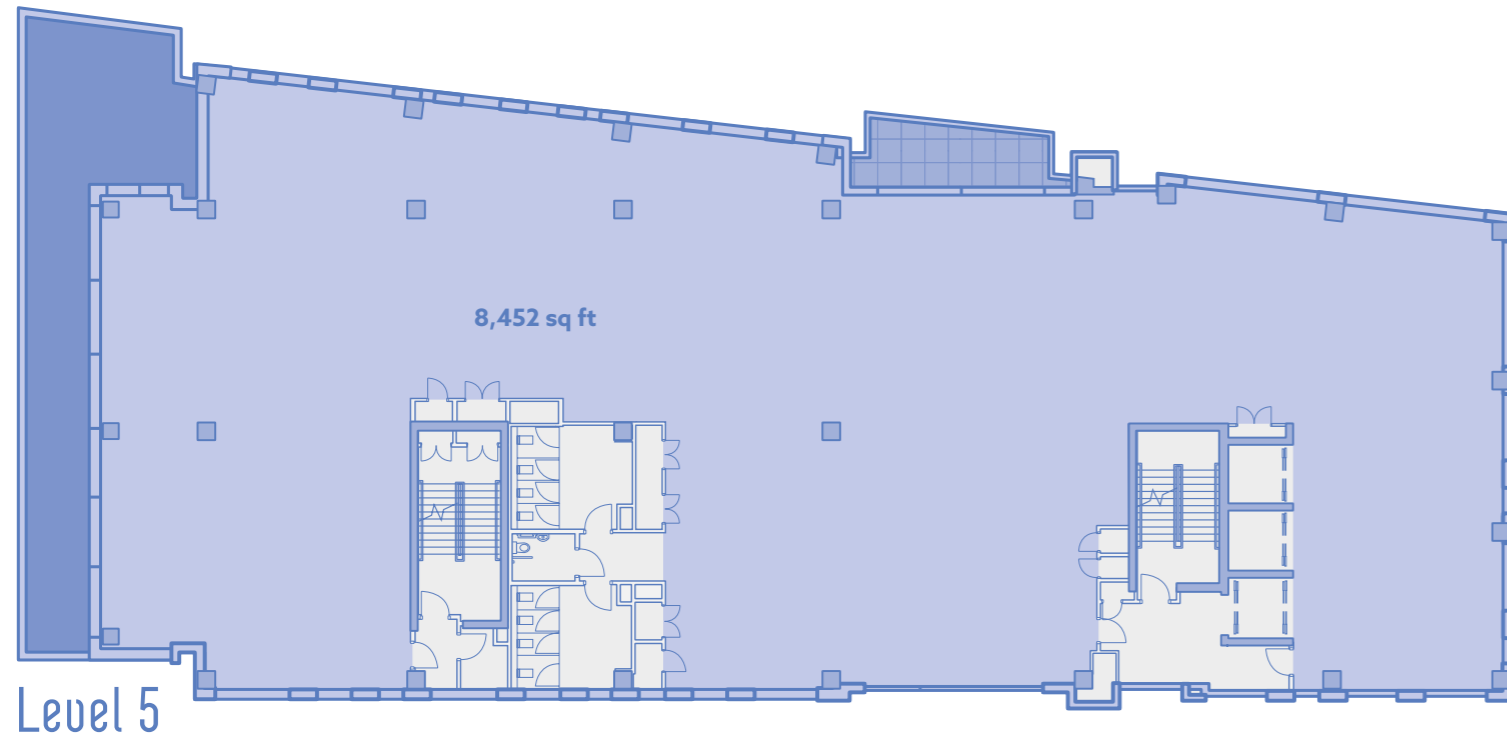
COSTA

FIELD TO FURN  
MADE WITH SOUL

# 2msq

## Available Area Schedule (Net)

	sq m	sq ft	Car Spaces
Level 1	LET TO NESPF		
Level 2	LET TO BURNES PAULL		
Level 3	LET TO CHEVRON		
Level 4	LET TO EY		
Level 5	785.2	8,452	13
Level 6	LET TO RBS		





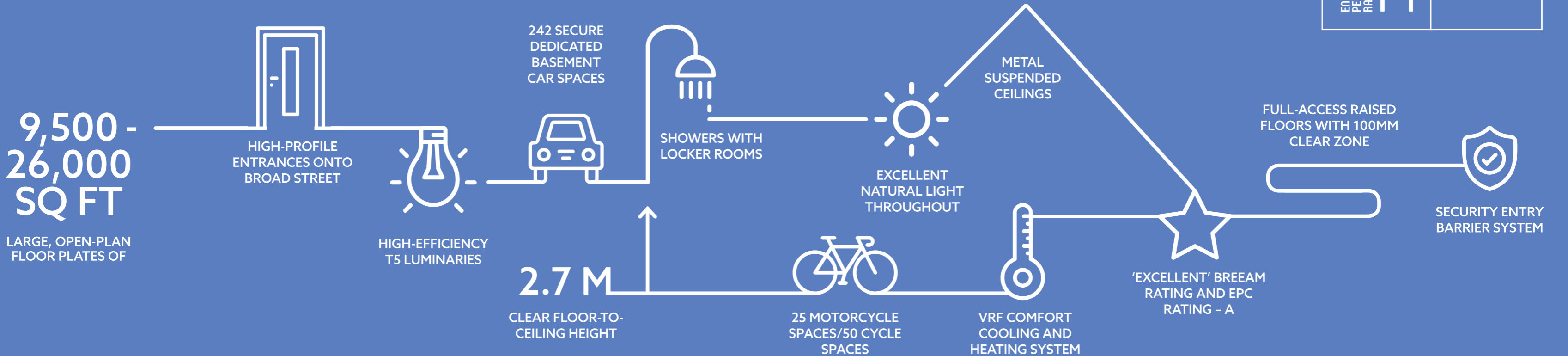


# Environmental Exemplar

Marischal Square's has the best environmental ratings of any office building in Aberdeen.

This is an iconic and prestigious development central to a 21st Century Aberdeen. Every consideration has been made to reflect this, through our use of materials, design, construction and methodology. Marischal Square has the best BREEAM and EPC ratings of any office building in Aberdeen.

Sustainability forms a core strategy of the development where exemplary practice has been achieved through the design, construction and operation of the buildings. This includes the design of energy-efficient buildings that provide healthy and productive environments where people can enjoy working. To quantify the high levels of sustainability achieved, the development has achieved a BREEAM Excellent rating as well as an EPC rating A which surpasses current and future best-practice levels in terms of energy efficiency and CO2 emissions.





2ms

## Better located, Better placed

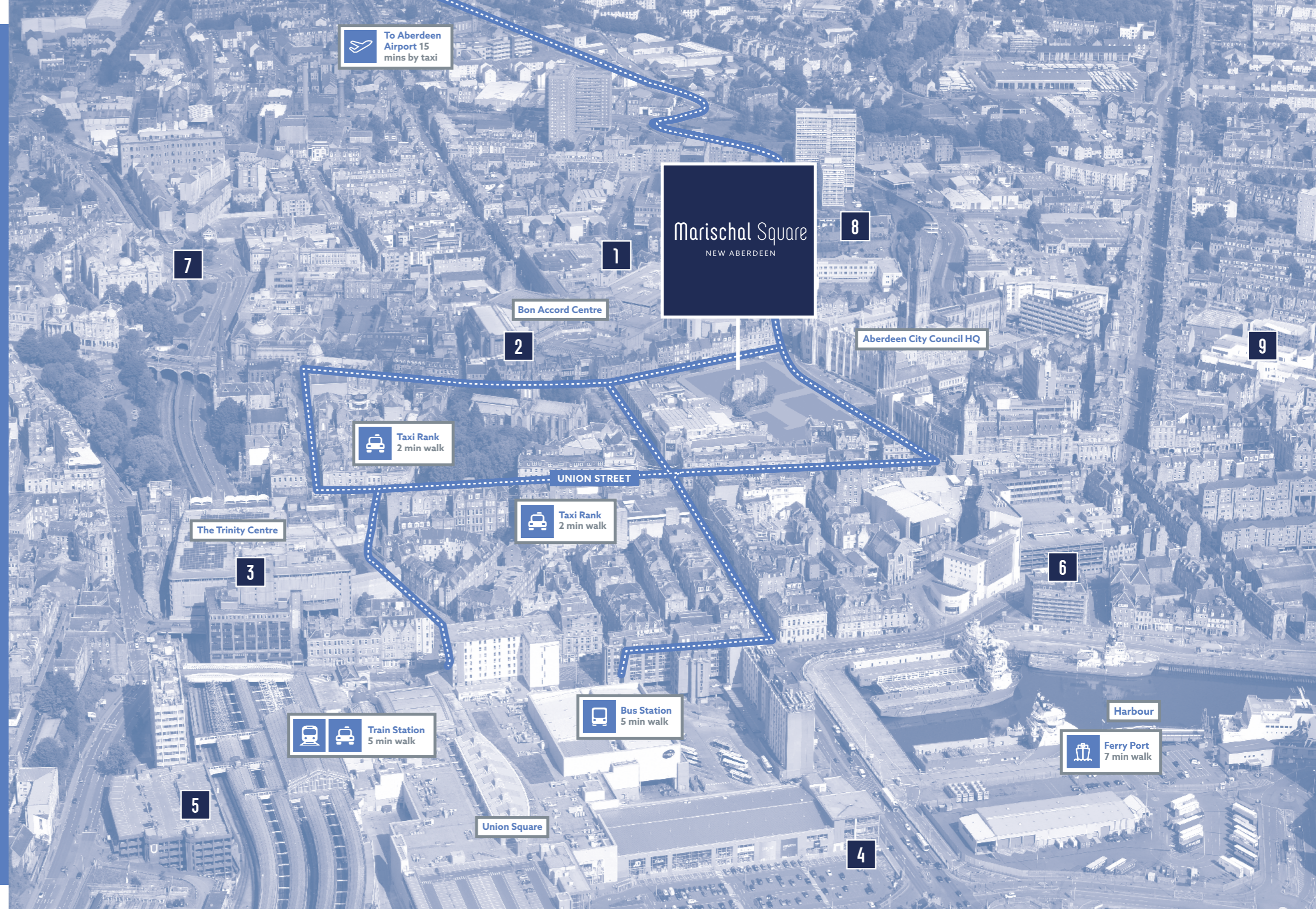
Marischal Square's city-centre location makes it ideal for businesses and patrons alike.

The location also offers unrivalled public transport links. Aberdeen Airport is just a taxi ride away and the city's train station is within walking distance, where frequent train services link Aberdeen with the commuter belt. Regular bus services also make access a breeze.

It's not only a great place to work and play, it's an easy place to get to.

### Transport Links & Car Parking

No	Car Park	No of Spaces
1	Bon Accord Centre Harriet Street	350
2	Bon Accord Centre Loch Street	900
3	The Trinity Centre	395
4	Union Square Market Street	1,200
5	Union Square College Street	500
6	Shiprow NCP	365
7	Denburn Car Park	326
8	Gallowgate Car Park	71
9	Frederick Car Park	150
<b>TOTAL</b>		<b>4,257</b>



Marischal Square is where the traditional and the visionary come together to form an iconic new area for the city centre.

This is city central.  
This is New Aberdeen.



## CONTACT

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