



THE
PINNACLE
ABERDEEN

A LANDMARK DEVELOPMENT IN ABERDEEN CITY CENTRE



pinnacle (noun) -

“the highest point or level achievable, especially of success, etc.”



***T**he Pinnacle Aberdeen is a spectacular office development located in the heart of the global energy hub of Aberdeen, so bold and imposing it will become a true city landmark for future generations.*

THE PINNACLE ABERDEEN

Imagine

In today's business world, we strive to reach the pinnacle of success - so where better to be motivated every day by the ever-changing landscapes of Aberdeen's harbour and city centre?

Your team will be proud to come to work in such a light and inspirational space with unrivalled views that will stimulate creativity and productivity.

The Pinnacle Aberdeen will also offer them a lifestyle that befits a modern business environment, thanks to coffee shops, bars, restaurants and excellent shopping on their doorstep once the working day is done.

Bold and imposing

With 100,000 sq ft of contemporary space available, The Pinnacle Aberdeen offers flexible office space alongside new conferencing space, existing hotel facilities and serviced apartments.

The high-quality development is situated between historic Shiprow and the Adelphi, opposite Aberdeen Harbour and parallel to the main thoroughfare of Union Street.

Its unique central location is just three minutes' walk from the city's train and bus stations with links to the city's major shopping centres, Bon Accord, Union Square and the Trinity Centre. Adjacent to Aberdeen's Merchant Quarter, with its own bars, restaurants and independent retailers while the main thoroughfare of Union Street can be reached in just a few strides. Jamie Oliver has recently chosen this area for his first restaurant in Aberdeen.

100,000sq ft of space and light

Nowhere else will offer such spectacular panoramic views, with glass allowing natural light to illuminate The Pinnacle Aberdeen, spread over 10 floors with open plan floor plates. The main facade will afford occupiers open views over Aberdeen Harbour, and city centre.

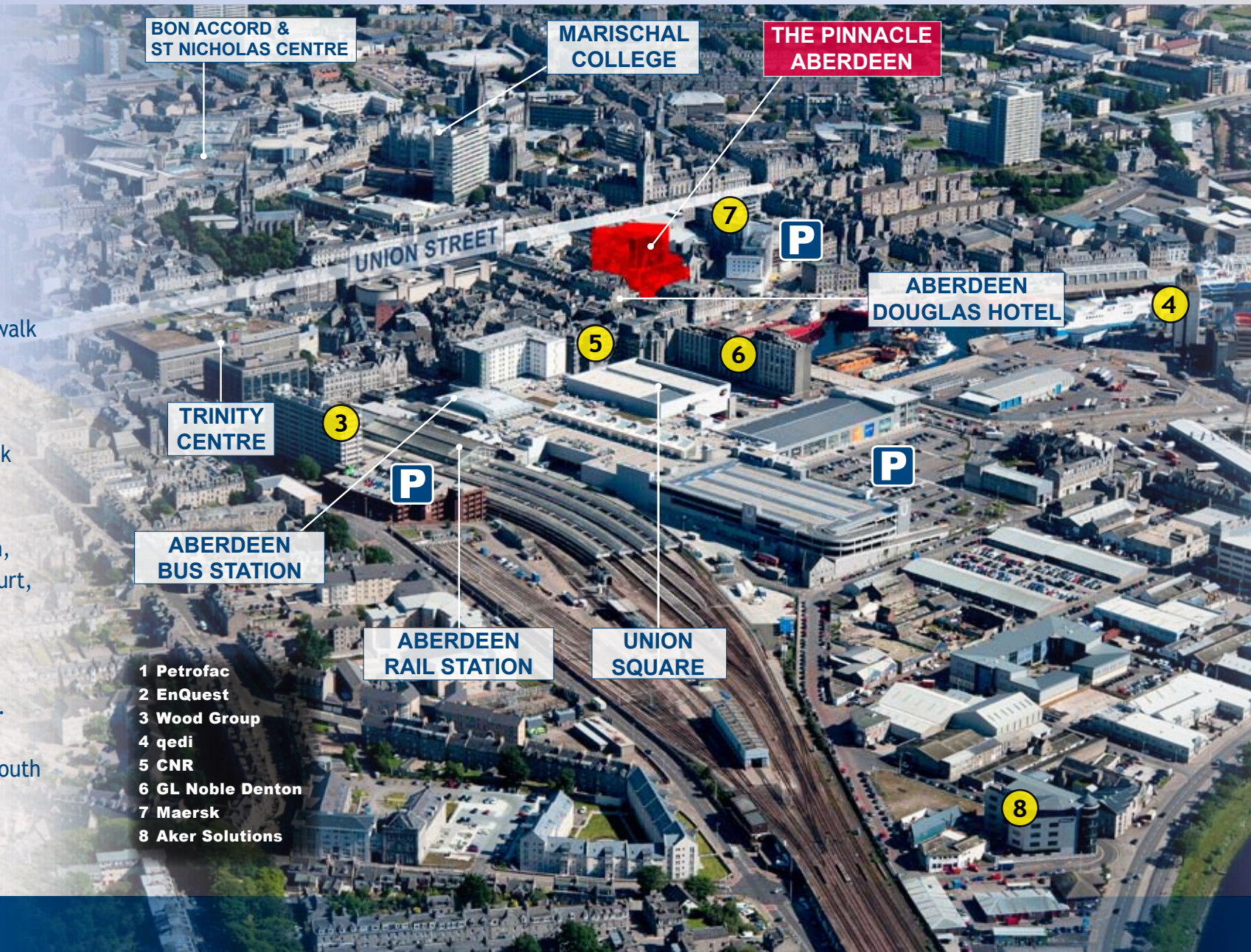
The building also features a series of roof terraces, providing break-out space or an awe-inspiring place to entertain over the Aberdeen skyline.

Strategic Location

Its location in the centre of Europe's energy capital means neighbouring businesses include Petrofac, Aker Solutions, Wood Group, CNR, Maersk, ASCO, Oil and Gas UK, as well as Aberdeen City Council's new headquarters at Marischal College.

From The Pinnacle Aberdeen:

- ▶ Railway station - three-minute walk
- ▶ Bus station - three-minute walk
- ▶ Ferry terminal - five-minute walk
- ▶ Aberdeen Airport - seven miles, with direct flights to Amsterdam, Paris, Azerbaijan (Baku), Frankfurt, Stavanger and most UK airports, including London, Manchester, Birmingham, Newcastle, Humberside and Leeds Bradford.
- ▶ Easy access to the A90 leading south to Edinburgh/Glasgow



BON ACCORD & ST NICHOLAS CENTRE

MARISCHAL COLLEGE

THE PINNACLE ABERDEEN

UNION STREET

ABERDEEN DOUGLAS HOTEL

TRINITY CENTRE

ABERDEEN BUS STATION

ABERDEEN RAIL STATION

UNION SQUARE

- 1 Petrofac
- 2 EnQuest
- 3 Wood Group
- 4 qedi
- 5 CNR
- 6 GL Noble Denton
- 7 Maersk
- 8 Aker Solutions

THE PINNACLE ABERDEEN

World-class expertise and technology

Aberdeen is Scotland's third largest city, with a diverse population of around 217,000. The city is well known for its energy industry, which has created prosperity as well as world-class expertise and technology, and a skills base which is renowned around the world.

Accessible

First impressions count, and an impressive, 5 storey central atrium arrival space links entrances from both Ship Row and Adelphi, rising up through the building to flood the space with natural light. This theatrical entrance space continues and adds to the rich sequence of spatial experiences encountered in this historical part of Aberdeen's urban fabric.

The Pinnacle boasts 82 secure basement car parking spaces, with additional spaces available at nearby Union Square and the NCP car park on Shiprow.



Specification



*The pinnacle of success
can be a reality,
no longer simply an aspiration.*

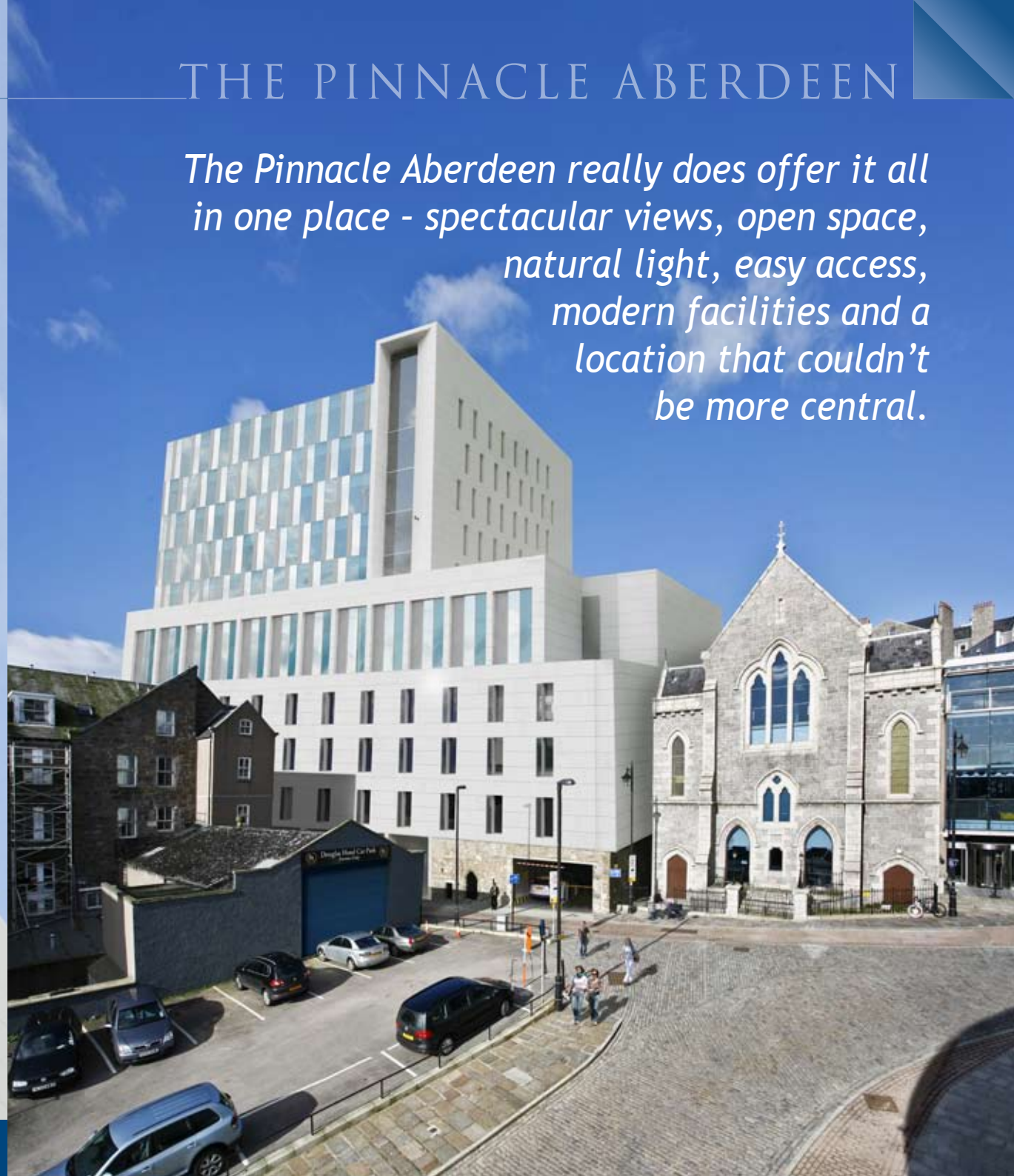
- ▶ High quality external finishes incorporating glass and granite
- ▶ Dramatic 5 storey atrium arrival space
- ▶ Three high speed passenger lifts
- ▶ Air conditioned with design and zoning to provide optimum flexibility for occupiers
- ▶ Low energy, low cost in use building aiming to achieve BREEAM 'excellent' and 'A' EPC rating
- ▶ 150mm full access raised floor system
- ▶ Plant space and risers to allow bespoke occupier fit-out
- ▶ M+E system capacities to provide flexibility of occupant density

THE PINNACLE ABERDEEN

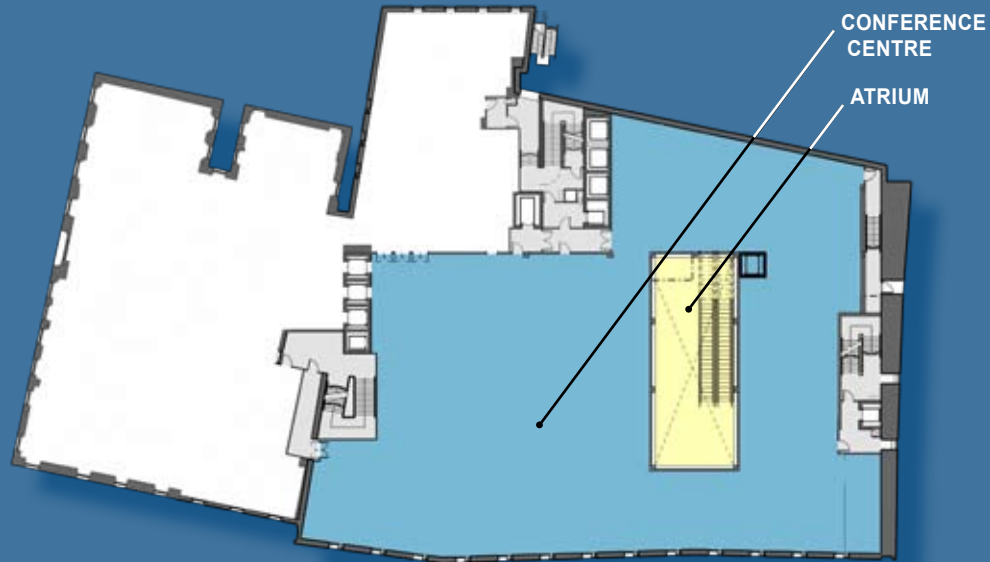
The Pinnacle Aberdeen really does offer it all in one place - spectacular views, open space, natural light, easy access, modern facilities and a location that couldn't be more central.

Accommodation schedule

| Level | sq ft | sq m |
|----------|-------|------|
| Level 10 | 10319 | 959 |
| Level 9 | 10319 | 959 |
| Level 8 | 10319 | 959 |
| Level 7 | 10319 | 959 |
| Level 6 | 10319 | 959 |
| Level 5 | 10588 | 984 |
| Level 4 | 10782 | 1002 |
| Level 3 | 12030 | 1118 |
| Level 2 | 11858 | 1102 |
| Level 1 | 12136 | 1128 |
| Level 0 | 5317 | 494 |



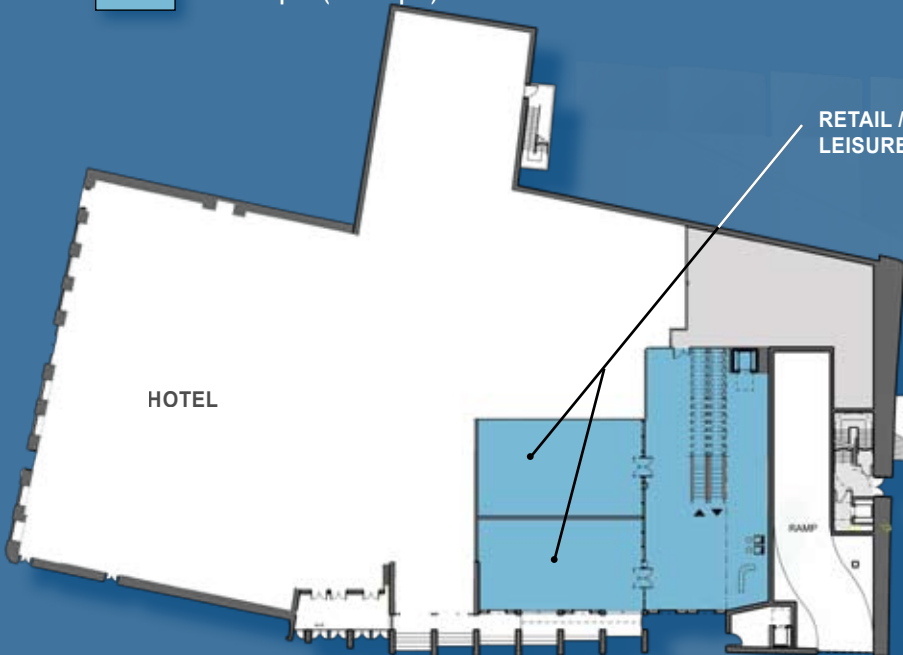
Floor Plans



Level 1 12136 sq ft (1128sq m)



Level 3 Office 12030 sq ft (1118 sq m)

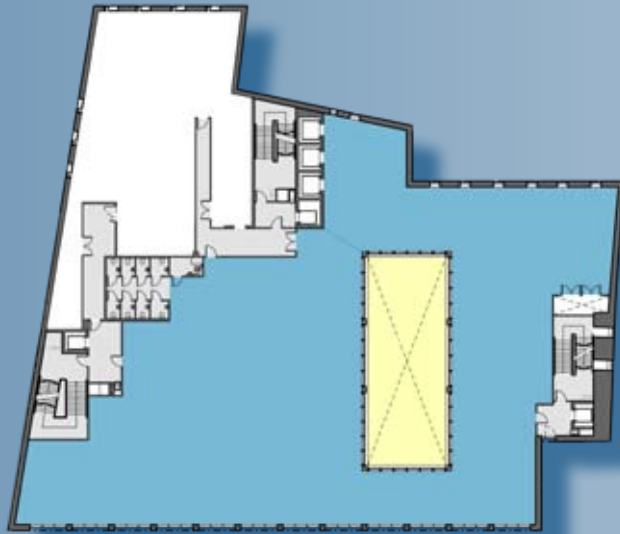


Level 0 Office 5317 sq ft (494 sq m)

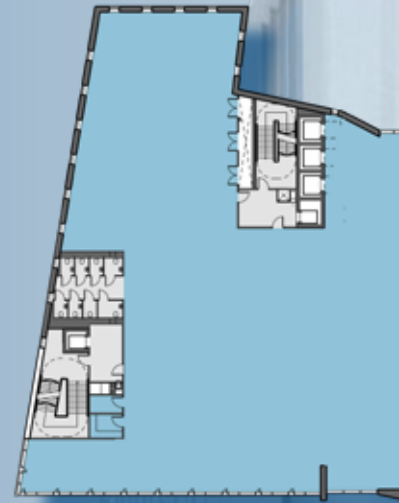


Level 2 Office 11858 sq ft (1102 sq m)

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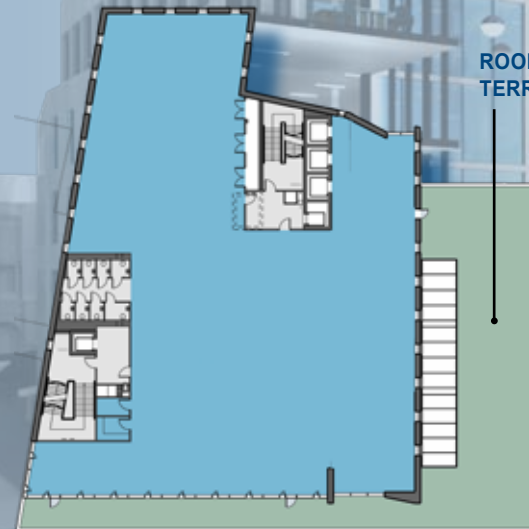
Level 5 Office 10588 sq ft (984sq m)



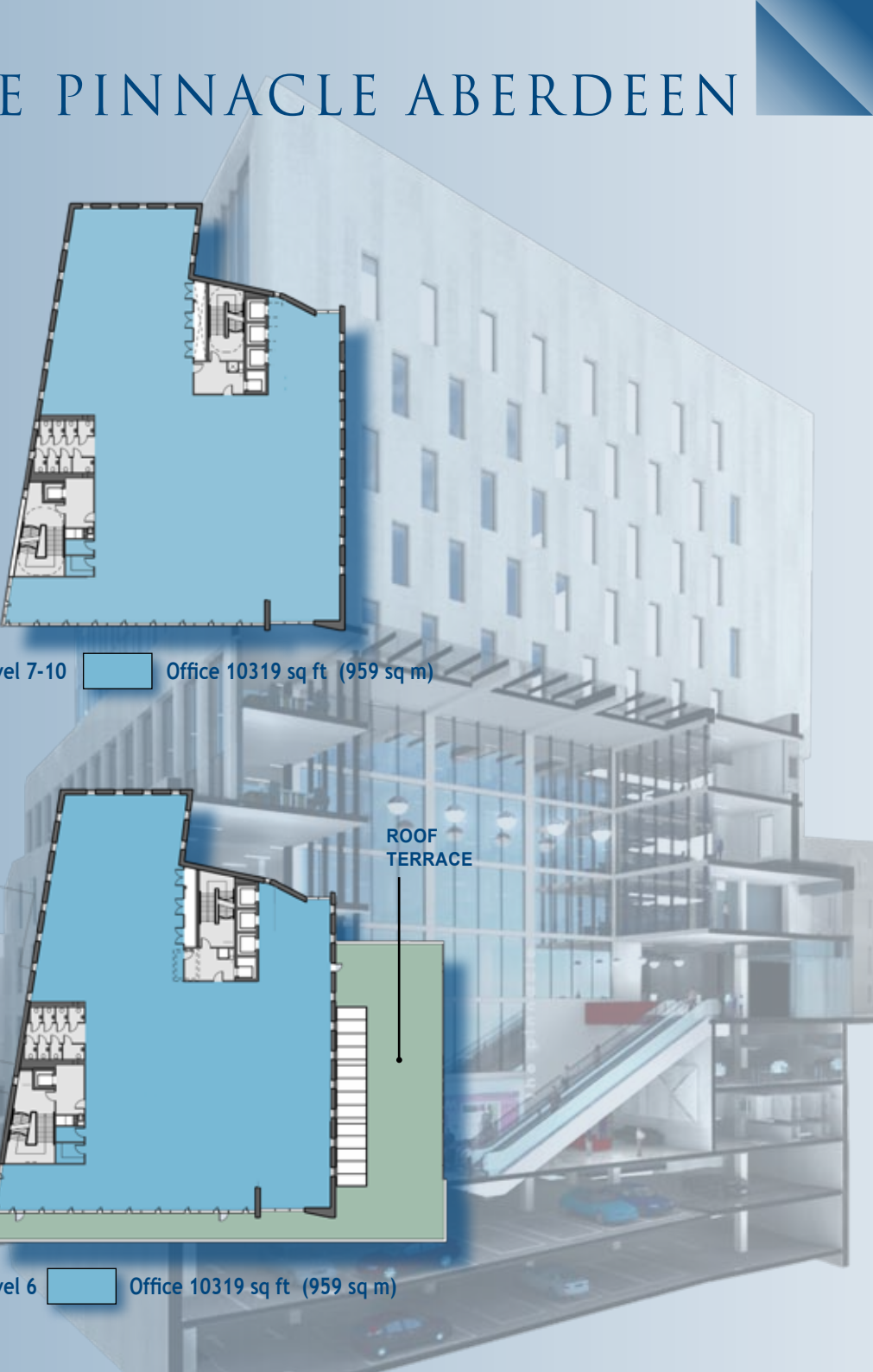
Level 7-10 Office 10319 sq ft (959 sq m)

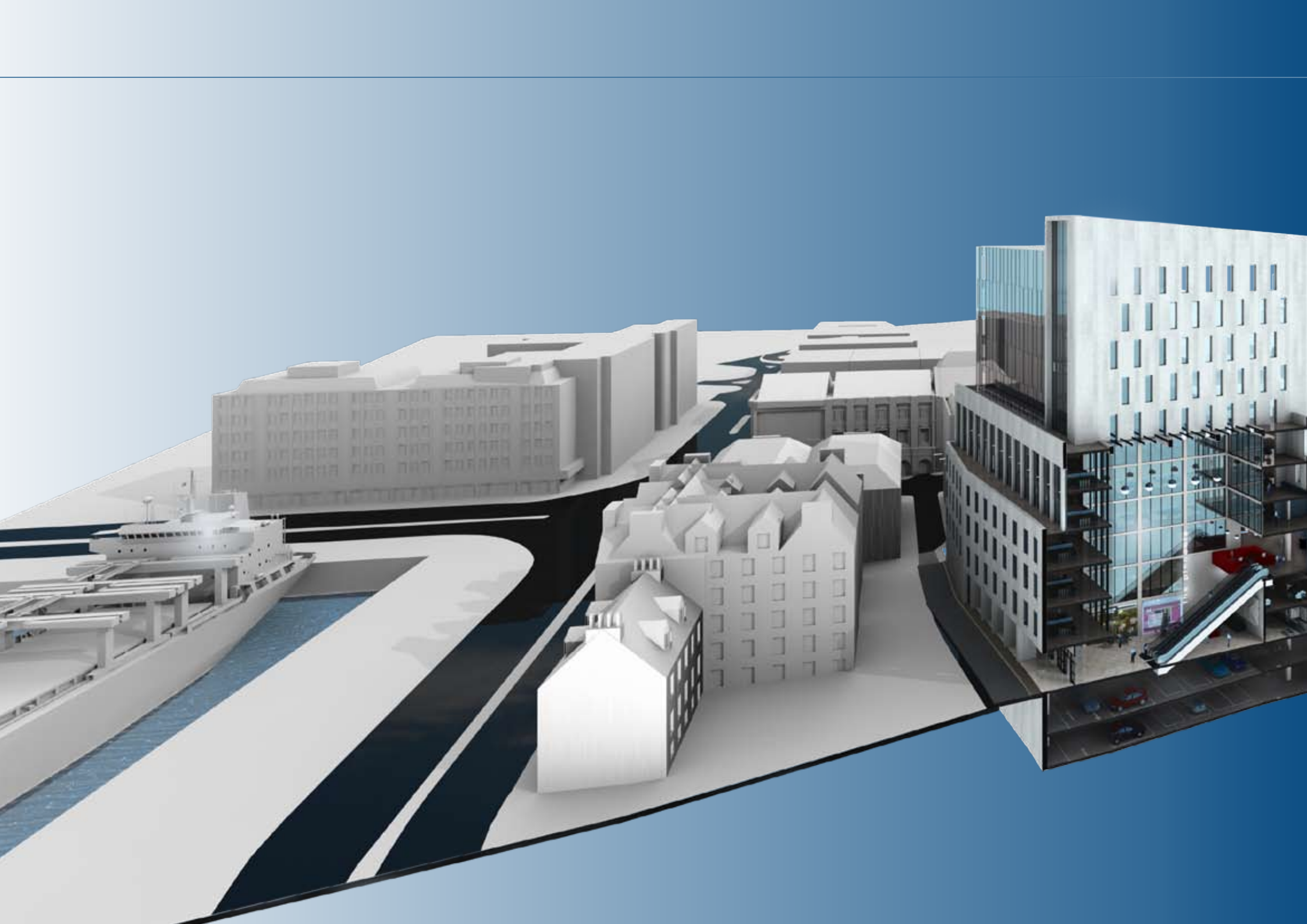


Level 4 Office 10782 sq ft (1002sq m)



Level 6 Office 10319 sq ft (959 sq m)





THE PINNACLE ABERDEEN

The Pinnacle Aberdeen

Landmark development in Aberdeen City Centre.

- ▶ 100,000 sq ft of Grade A office space
- ▶ Large open-plan floorplates,
- ▶ Aiming for BREEAM excellent rating
- ▶ Unrivalled panoramic views over Aberdeen Harbour and city centre
- ▶ Excellent transport links with the train and bus stations and ferry terminal just minutes' walk away
- ▶ Central location between Union Street and Union Square
- ▶ Conference space for up to 500 delegates
- ▶ 120-bed 4-star hotel and 31 serviced apartments adjoining the development
- ▶ 82 secure underground parking spaces
- ▶ Next to many major oil and gas companies and Aberdeen Maritime Museum
- ▶ Close to shops, bars and restaurants





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