



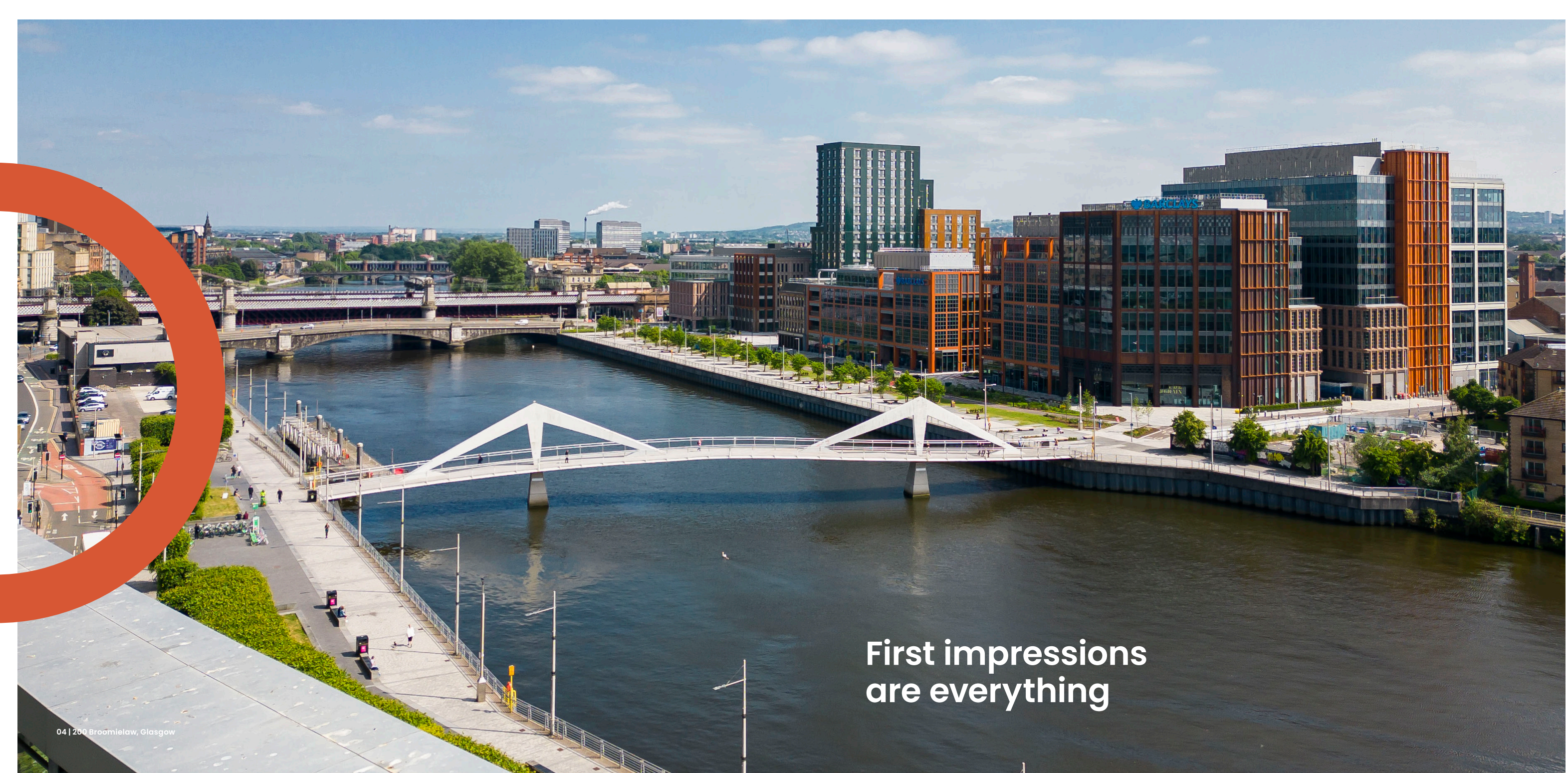
200
BROOMIELAW

Glasgow Waterfront

Making an entrance

200 Broomielaw has been designed with you in mind: from the flexible floorplates with river views to the excellent cycling and changing facilities, it'll make work better and work smarter.





First impressions
are everything



Work Happier

The changes we've made to 200 Broomielaw are designed to make you more comfortable and happier at work, which can lead to being more efficient and productive. The building has impressive modern floorplates, new efficient building services, stunning river views and a private terrace on the 7th floor.



Panoramic views
over the river



Easy access
to transport



Light-filled
floorplates





Work Smarter

We care about the planet and have embedded sustainable technology to help our occupiers reduce their carbon footprints and meet future environmental targets.

The combination of renewable energy, smart building design, high quality specification and intelligent technology has made 200 Broomielaw one of the most energy efficient office developments in Scotland.



Wiredscore
Certification



Intelligent
Technology



Touch-free
Access



Work Greener

200 Broomielaw is fully electric from 100% renewable sources to minimise the building's environmental impact, with all gas completely eliminated from the building. Our redesign includes shower and changing facilities, lockers, drying room and cycle storage – making it easy to cycle to and from work, go for a run or to simply go for a lunchtime stroll along the Clyde Walkway directly opposite.



Electric car
charging points



Storage for
42 bicycles



Increased energy
efficiency





A space to make your own

Everything you need and more

Entrance and reception

- 7-storey feature entrance atrium
- New business lounge
- Concierge reception desk
- 3 x 10 person passenger lifts
- Smart tech security and access control

Ground floor key highlights

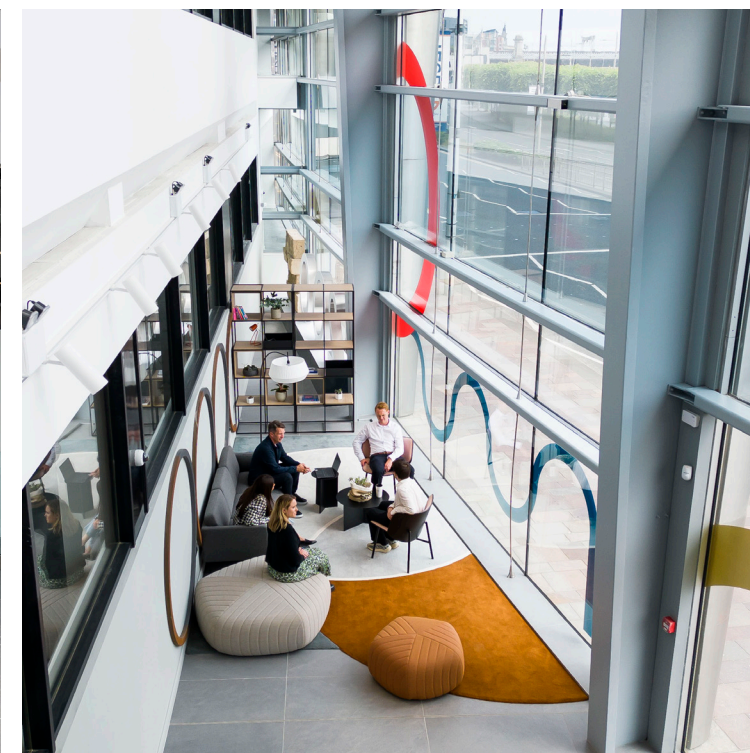
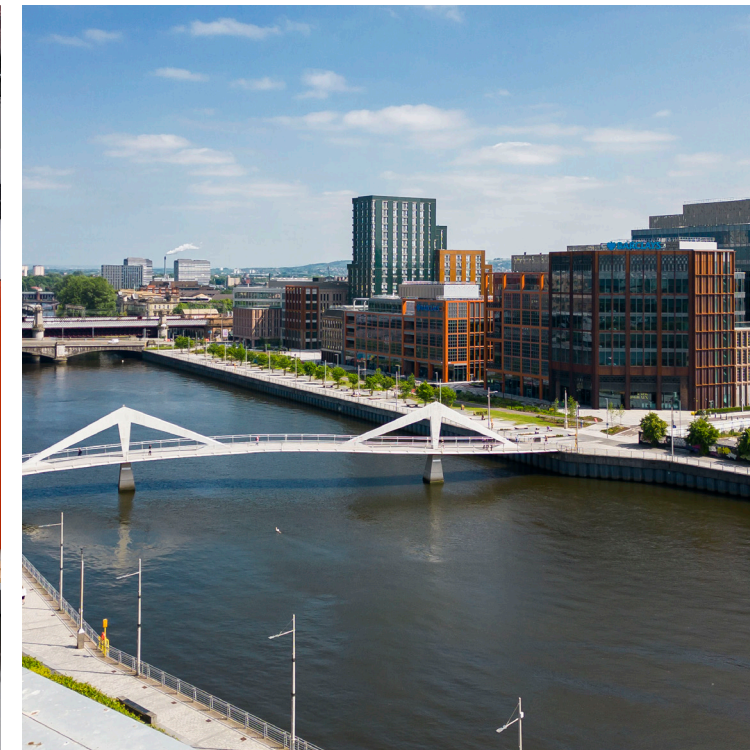
- A variety of creative contemporary workspaces, fully-fitted and ready to occupy
- Private and quiet areas for concentration, shared spaces for teamwork and collaboration
- Stylish, high quality furniture, set up for modern flexible working
- Flexible lease terms available with all-inclusive costs
- Real flexibility for businesses with plans to make it big
- Smart and bespoke fully enabled tech solutions
- Air conditioning
- Vibrant business lounge
- Communal kitchen, breakout and informal meeting areas including private phone booths

Wellness

- 42 secure bicycle spaces
- E-bike charging points
- Separate male and female shower and changing facilities
- Drying room

Parking

- 19 basement car parking spaces, including two accessible spaces
- Four electric car charging points





Work Flexible

These are exciting and creative new workspaces in the heart of Glasgow city centre with stunning waterfront views, complementing our larger full floor offering within 200 Broomielaw.

We now have a full range of spaces available from smaller flexible suites between 1,005 sq ft – 1,675 sq ft on the ground floor and eight upper floors offering between 8,665 – 9,041 sq ft.



New business
lounge



Spaces from
16 – 30 desks



7th Floor - 8,844 sq ft

Outside Terrace

The floor plan of the second floor is divided into several functional zones. At the top, there are lecture halls (2100, 2101, 2102) and seminar rooms (2103, 2104, 2105). A large auditorium (2106) is located in the center-left. To the right of the auditorium is a library (2107) and a computer center (2108). The bottom right section contains a cafeteria (2109) and a large outdoor courtyard area. The central part of the plan features a large circulation area with stairs and elevators. The plan is color-coded by room type: lecture halls are yellow, seminar rooms are light blue, the auditorium is dark blue, the library is light green, the computer center is light orange, and the cafeteria is light pink. The plan is labeled with room numbers and names, and includes a scale bar and a north arrow.

Welcome to life on the river



200 Broomielaw is perfectly positioned to take advantage of the redeveloped public space along both banks of the river. Take a stroll, go for a run or get on your bike and soak up the beautiful riverside air.

Whether you're just grabbing a quick bite for breakfast, looking to enjoy a leisurely lunch, or planning drinks after work, there's lots of choice just a few minutes' walk from 200 Broomielaw.

From here to everywhere

200 Broomielaw is ideally situated for easy access by road or rail. Central Station is just eight minutes' walk away, offering mainline connections throughout Scotland and the UK. Underground connections covering the city can be accessed just around the corner at St Enoch station.

The building is on the Fastlink bus route, offering easy road access to the M8 with rapid connections to the city, the airport and Scotland's motorway network.

Journey Times



2

Buchanan Warf will be just a short two minute walk over the Squiggly Bridge

9

There are three train stations within a nine minute walk of 200 Broomielaw

10

The hustle and bustle of Buchanan Street is only 10 minutes walk

15

Glasgow International Airport is only 15 minutes drive away



In great company

200 Broomielaw rubs shoulders with UK & international occupiers within the heart of Glasgow's Central Business District. The building also sits across the river from the new Buchanan Wharf, the latest development breathing new life into the River Clyde waterfront.

- | | | |
|--|---|--|
| 1 The Scottish Government | 10 SQA | 19 Morgan Stanley |
| 2 BT | 11 Student Loans Company | 20 Virgin Money
Transport Scotland
Aecom
Evelyn Partners
BNP Paribas
CBRE |
| 3 HMRC | 12 JP Morgan Chase | 21 Hymans Robertson
Ashurst |
| 4 MacRoberts
AON
ATOS | 13 AXA | 22 Santander |
| 5 Barclays | 14 Esure | 23 KPMG |
| 6 Scottish Courts & Tribunals | 15 OVO Energy
RBC Brewin Dolphin
TLT Solicitors | 24 ScottishPower |
| 7 Ministry of Defence | 16 Direct Line Group | |
| 8 Atkins Global
BDO
Burness Paull LLP
Siemens | 17 Chubb Insurance
Sedgwick
DWF
JLL | |
| 9 DWP
McTaggart & Mickel | 18 SSE | |
- Cycle routes



A BUILDING OF
AM ALPHA

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