

DUBLIN AIRPORT
CENTRAL



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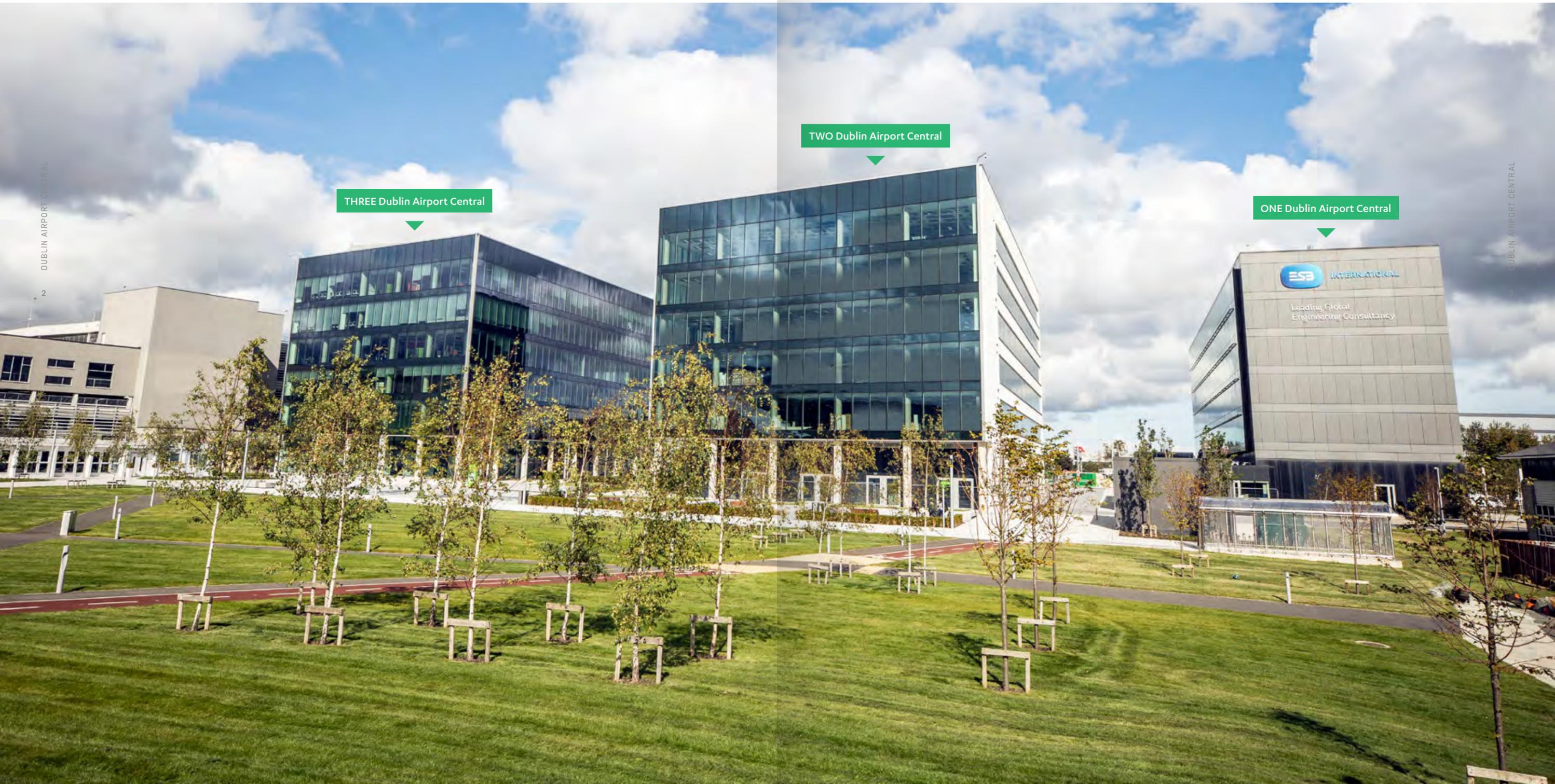
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Introduction

A New Era of Development at Dublin Airport

Dublin Airport Central is Ireland's next generation business destination, offering unrivalled international and national connectivity, directly opposite Terminal 2. Boasting a unique mix of business and social amenities, Dublin Airport Central is the ideal location for businesses to thrive and grow.

Redefining expectations with enticing offerings, our development brings the best Dublin Airport has to offer to growing national and international businesses.



THREE Dublin Airport Central

TWO Dublin Airport Central

ONE Dublin Airport Central



TRAVEL TIMELINE

-  M50
in 3 minutes
-  PORT TUNNEL
in 5 minutes
-  CITY CENTRE
in 15 minutes
-  BELFAST
in 90 minutes

Development Overview

Unique Connections
Unbeatable Environment
Unrivalled Growth

FOUR BUILDINGS / OVER 41,000 SQ M

Choose from four individual six or seven storey office, which range from 8,450 - 11,500 sq m

GRADE A

Full Grade-A office buildings with open and flexible floorplates

GOLD

LEED Gold targeted buildings with an A3 Building Energy Rating [BER]

CONNECT

Ultra-fast T50 fibre broadband, high-speed international network connection and free blanket Wifi across the campus

FIT

On-site multi-purpose fitness centre including 25 metre swimming pool

CHOICE

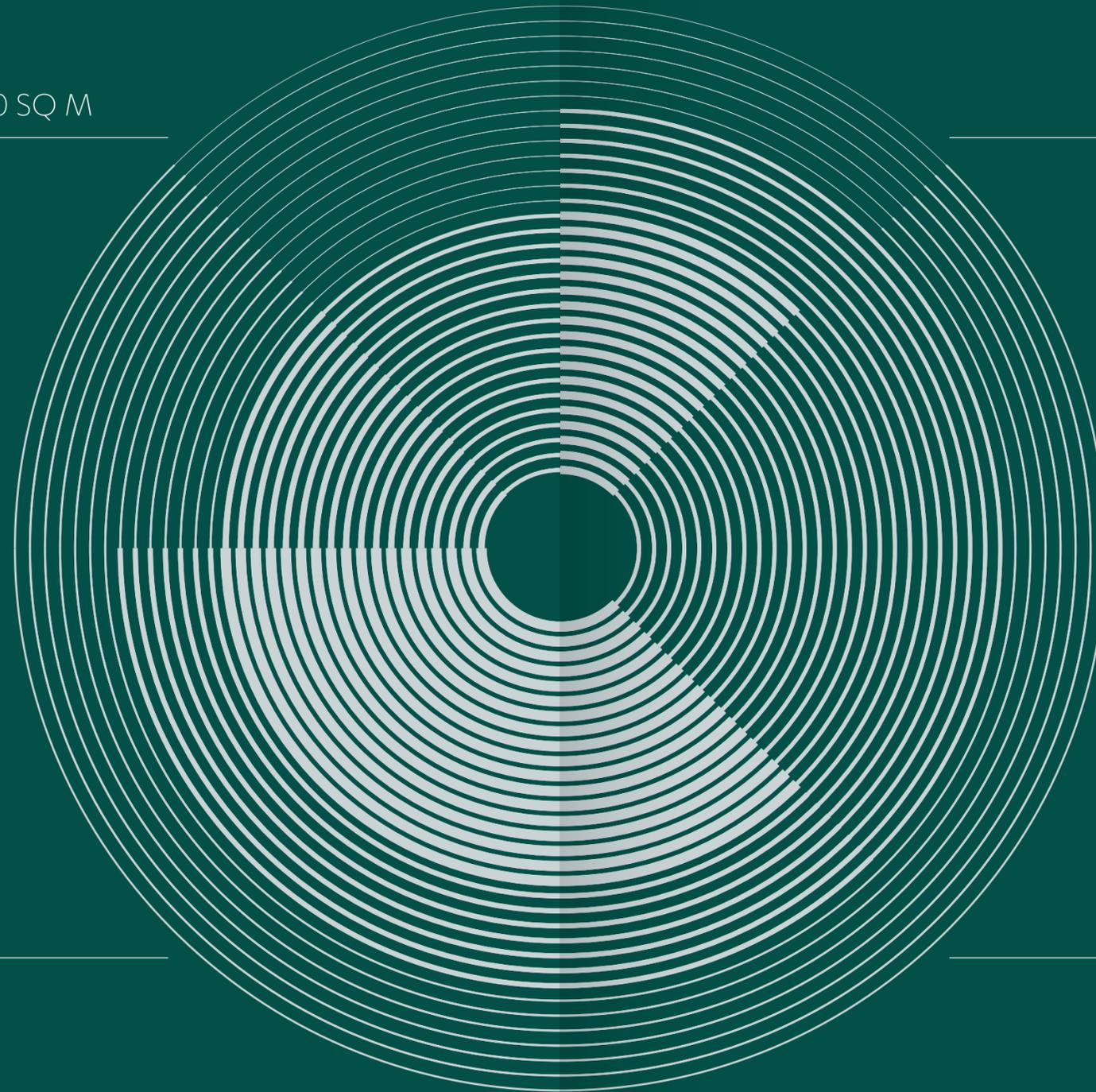
Restaurants, cafés, shops, banks and hotels

SPACE

Ample secure car and bike parking

LANDSCAPE

1.25 acre landscaped urban realm provides a natural outdoor meeting space





Your New Business Hub

Take advantage of transport links connecting your business to Dublin, Ireland, Europe, the U.S. and the Middle East. Embrace the very best office facilities in a buzzing business environment. Exercise, relax, shop and eat with world-class on-site amenities.

Unique Connections

-  **655**
Daily flights to 185 destinations
-  **CENTRAL**
15 minutes to City Centre via Dublin Port Tunnel
-  **DIRECT**
Drive to the M1 and M50 in 3 minutes
-  **1,500**
Daily local, urban and national bus departures
-  **U.S. DIRECT**
+160 Flights to 15 US destinations and the only EU capital with US preclearance
-  **TERMINAL 2**
Walk in 2 minutes via enclosed Terminal 2 link bridge

Unbeatable Environment

-  **LIVING**
Excellent residential areas just minutes away: Malahide, Howth, Clontarf, Swords, Drogheda and Blanchardstown
-  **ENJOY**
Collaborate, network and relax with over 31 restaurants and bars, plus outdoor spaces and cafes
-  **HEALTH & FITNESS**
Keep fit, full service fitness centre and swimming pool onsite with discounts available

Unrivalled Growth

-  **COMMUNITY**
Over 19,000 staff in Dublin Airport's business district, including ESB International
-  **FLEXIBILITY**
Choose the office size that suits you, from your initial team to your own building
-  **ROOM TO GROW**
Additional development land available in our masterplan when you need to expand

A. ESB International, ONE Dublin Airport Central

B. Kellogg's, THREE Dublin Airport Central

ONE Dublin Airport Central - Home to ESB International

daa has successfully completed ONE Dublin Airport Central. In 2017 ESB international moved 600 staff from Dublin city centre to ONE Dublin Airport Central. ESB International have provided excellent feedback and we are building on the success of this to create Ireland's unrivalled next-generation business destination.

THREE Dublin Airport Central welcomes the Kellogg company

US multinational food company Kellogg's has recently decided to relocate its EU HQ to THREE Dublin Airport Central.



High quality landscaped urban realm providing natural outdoor meeting spaces



Block THREE DAC

Keeping You Connected: Local and National Transport Links



ALWAYS CONNECTED

Over 1,500 bus and coach movements daily with direct and easy access to the city centre and greater Dublin area, along with routes to cities and towns across Ireland.



METRO

The new metro link will operate in 2027, cater for 25 stations and 15,000 pax p.h. The alignment of the tunnel will pass close to Terminals 1 & 2 and the short term car parks at Dublin airport.



RUNWAY INVESTMENT

Construction is well advanced on Dublin Airport's new North Runway which is being built by a consortium of Limerick-based Roadbridge and Spain's FCC Construcción. The 3.1km long airstrip is located almost 1.7km north of and parallel to the existing 10/28 runway. Scheduled for completion in 2021, the new runway will be able to handle all aircraft types up to Code F, providing greater destination choices and further enabling new non-stop and long-haul routes.



EXCLUSIVE DISCOUNTS

Occupiers can avail of amazing travel discounts for staff on bus routes including local Dublin and selected National route carriers.

A. Dublin Bus Airlink bus service direct from the airport terminals
B. Transport connections board
C. Runway investment pictured Sept 2020



Local Routes

Over 100 daily commuter routes to Dublin city and throughout the surrounding suburban areas.

Direct to/from Dublin city centre and rail/bus stations to Dublin Airport.

24-hour service to the city centre, South Dublin and Greystones.

Daily services to/from Tallaght and Maynooth, with local area stops.

National Routes

14 daily direct services between Dublin Airport/Dublin City and Galway.

Departs Dublin Airport every hour, 24 hours a day, seven days a week to Portlaoise, with connecting routes to Kildare and Limerick.

Non-stop motorway service between Dublin Airport and Cork City.

Multiple services daily from Dublin Airport to Wexford Town.

14 direct daily coach services to and from Dublin Airport nationwide, including additional services from Busáras.

Daily Goldline Express services from Dublin Airport to Northern Ireland.

Daily coach services to Kilkenny, Clonmel, Limerick, Waterford and Tramore and points en route.



Connect your business to the world

Always Moving

45
Airlines

655
Average daily flights

+185
Destinations

4,587
Flights weekly

VOTED 10th
Best Airport in the World



Keeping Connected

ALMOST 30 MILLION
Passengers travelled through Dublin Airport In 2017

85%
Of all air-traffic in/out Republic of Ireland through Dublin Airport

DUBLIN-LONDON
Busiest route in Europe and No.2 in the world

12th
Best connected airport in Europe

+19,000
Jobs directly supported by Dublin Airport

+6%
Passenger growth versus last year

5th
Most flights in Europe to North America

20
Flight destinations in North America

Worldwide Flights to/from Dublin Airport

NORTHERN/ WESTERN EUROPE

- ABZ Aberdeen
- AMS Amsterdam
- BSL Basel Mulhouse
- SXF Berlin [Schoenefeld]
- TXL Berlin [Tegel]
- BIQ Biarritz [Bayonne-Anglet]
- BHX Birmingham
- BOD Bordeaux [Merignac0]
- BRE Bremen
- BRS Bristol
- BRU Brussels
- CRL Brussels [Charleroi]
- CCF Carcassonne
- CWL Cardiff
- CGN Cologne/Bonn K.A.
- CPH Copenhagen
- DSA Donaster
- CFN Donegal
- DUS Dusseldorf
- EMA East Midlands
- EDI Edinburgh
- EIN Eindhoven
- EXT Exeter
- FRA Frankfurt

- HHN Frankfurt-Hahn
- GVA Geneva
- GLA Glasgow
- GNB Grenoble
- HAM Hamburg
- BDL Hartford-Bradley
- HEL Helsinki
- IVN Iverness
- IOM Isle of Man
- KEF Keflavik
- KIR Kerry
- LRH La Rochelle
- LBA Leeds-Bradford
- LNZ Linz
- LPL Liverpool
- LCY London-City
- LGW London-Gatwick
- LHR London-Heathrow
- LTN London-Luton
- SEN London-Southend
- STN London-Stansted
- LDE Lourdes/Tarbes
- LUX Luxembourg
- LYS Lyon [Satolas]
- MAN Manchester

- MRS Marseille [Provence]
- FMM Memmingen [Allgau]
- MPL Montpellier
- MUC Munich
- NTE Nantes Atlantique
- NCL Newcastle
- NQY Newquay
- NCE Nice [Cote D'Azur]
- ODE Odense
- OSL Oslo [Gardermoen]
- BVA Paris [Beauvais]
- CDG Paris [Charles De Gaulle]
- ORY Paris [Orly]
- PGF Perpignan
- RNS Rennes
- RDZ Rodez
- RYG Rygge
- SZG Salzburg
- SOU Southampton
- ARN Stockholm [Arlanda]
- STR Stuttgart
- TLS Toulouse
- TUF Tours
- VIE Vienna
- ZRH Zurich

EASTERN EUROPE

- BCM Bacau
- BOJ Bourgas
- BTS Bratislava [M.R Stefa]
- OTP Bucharest [Otopeni]
- BUD Budapest
- BZG Bydgoszcz [Szwederowo]
- KIV Chisinau
- CLJ Cluj Napoca
- DBV Dubrovnik
- GDN Gdansk
- KTW Katowice
- KUN Kaunas
- KRK Krakow
- LCJ Lodz Lublinek
- LUZ Lublin
- DME Moskva [Domodedovo]
- POZ Poznan Lawica
- PRG Prague
- PUY Pula
- RIX Riga International
- RZE Rzeszow/Jasionka
- SOF Sofia
- SPU Split
- SZZ Szczecin

- TLL Tallinn
- VNO Vilnius
- WAW Warsaw [Chopin]
- WMI Warsaw [Modlin]
- WRO Wroclaw
- ZAD Zadar

SOUTHERN EUROPE

- AHO Alghero
- ALC Alicante
- LEI Almeria
- ATH Athens Venezelos
- BCN Barcelona
- BRI Bari
- BGY Bergamo [Orio Al Seri]
- BIO Bilbao
- BLQ Bologna
- CTA Catania
- CHQ Chania [Souda]
- CIY Comiso Airport
- CFU Corfu/Kerkira
- DLM Dalaman [Mulga]
- FAO Faro
- FUE Fuerteventura
- FNC Funchal

- GRO Gerona
- LPA Gran Canaria
- HER Heraklion
- IBZ Ibiza
- IST Istanbul
- ADB Izmir
- KGS Kos
- ACE Lanzarote
- LCA Larnaca
- LIS Lisbon
- MAD Madrid
- MAH Mahon
- AGP Malaga
- MLA Malta
- RAK Marrakech
- LIN Milan [Liniate]
- MXP Milan Malpensa
- MJV Murcia
- NAP Naples
- PMO Palermo
- PSA Pisa
- OPO Porto
- REU Reus
- RHO Rhodos Diagoras

- CIA Rome [Ciampino]
- FCO Rome [Fiumicino]
- SDR Santander
- SCQ Santiago De Composte
- SVQ Seville
- TFS Tenerife South
- TRN Turin
- VLC Valencia
- VCE Venice [Marco Polo]
- TSF Venice [Treviso]
- VRN Verona [Villafranca]
- MAH Mahon
- ZTH Zakinthos

MIDDLE EAST/ AFRICA

- ADD Addis Ababa
- AGA Agadir
- AUH Abu Dhabi
- DOH Doha
- DXB Dubai
- ZAD Zadar

NORTH AMERICA

- BOS Boston
- ORD Chicago

- LAX Los Angeles
- MIA Miami
- JFK New York-JFK
- EWR New York-Newark
- SWF New York-Stewart
- MCO Orlando
- PHL Philadelphia
- PVD Providence Rhode Island
- SFO San Francisco
- YYT Toronto
- IAD Washington-Dulles

MIDDLE EAST/ AFRICA

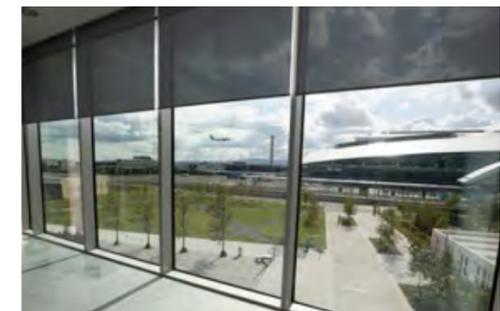
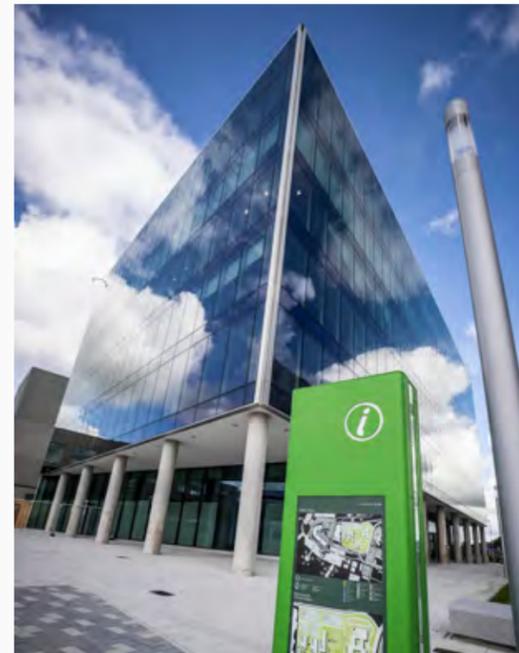
- PEK Beijing
- HKG Hong Kong

A unique location
at the intersection
of business and
connectivity



Grade A specification
and fit-out

Outdoor break-out
spaces



Flexible hi-tech
working space

An inspiring
and energising
workplace

Unbeatable
Environment

Ireland - A great place to do business



In the area of innovation
Ireland is ranked 10th best
in 141 countries.

Source: WEF Global Competitiveness Report 2018

Ireland has one of the most educated workforces in the world. The share of 30-34 year olds in Ireland with a third level qualification is 56.3% compared to an EU average of 40.7%.

Source: Eurostat 2018



FIVE OF THE TOP 10 COMPANIES

on Forbes' list of the world's most innovative companies have Irish operations.



IRELAND'S YOUNG WORKFORCE

is capable, highly adaptable, educated and very committed to achievement.



IRELAND HAS THE YOUNGEST POPULATION

in Europe with a third of the population under 25 years old and almost half of the population under the age of 34.



SECOND MOST COMPETITIVE ECONOMY

in the EU



SIXTH MOST COMPETITIVE ECONOMY

in the world



THIRD BEST ECONOMY

in the world for business efficiency

Dublin Airport Central provides an unbeatable environment

Talent Pool



Fingal's population has grown more than twice that of the state overall – **growing 8%** in 5 years



Fingal has the **youngest educated population** in Ireland



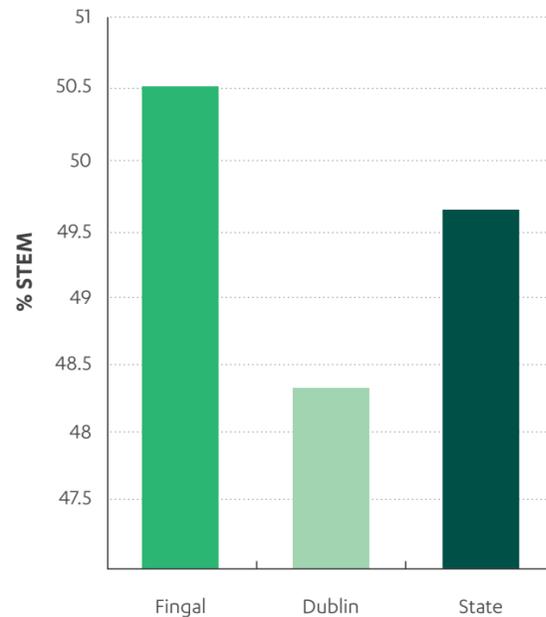
Fingal also has the **highest labour force participation rate** in the state at 66.9% and one of the lowest levels of unskilled workers in the state at **only 2.8%**



50% of all 3rd level graduates in Fingal come from Science technology, engineering and mathematics (STEM)

Source: CSO Census 2016 summary results

Fingal offers employers a young, educated and highly skilled population



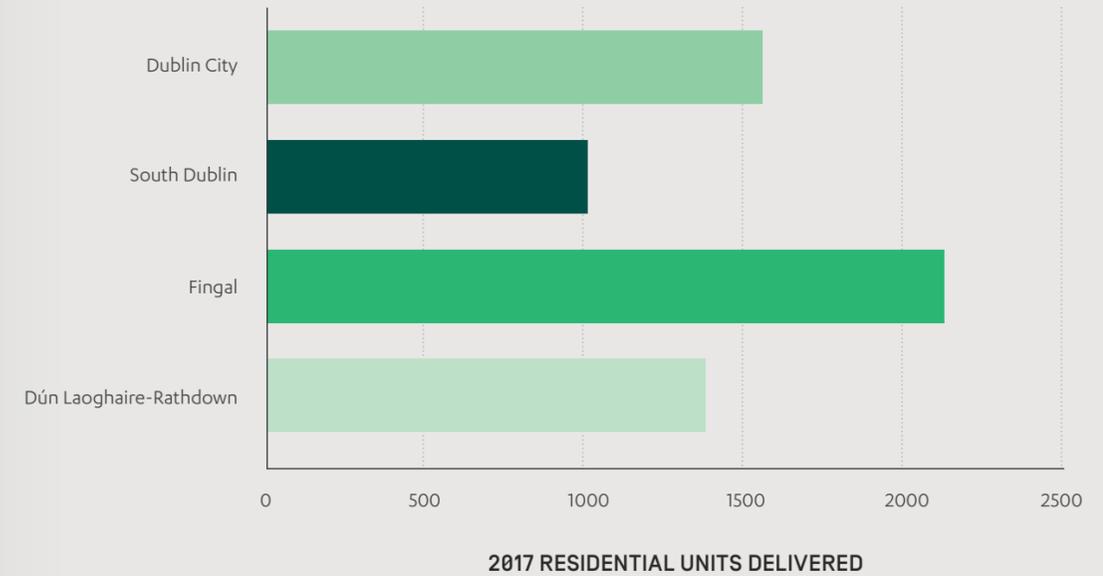
Housing

Fingal has the highest rate of residentially zoned land in Dublin.

Environment

Fingal has 88km of coastline with 3 protected estuaries and 13 major beaches.

Source: Fingal County Council 2019



EXCELLENT NEARBY RESIDENTIAL LOCATIONS

Such as Swords, Balbriggan, Lusk, Malahide, Portmarnock, Skerries and Castleknock

Source: Dept of Housing Planning and Local Government

Dublin Airport Central Wider Locality



RECREATIONAL

- 01 - Donabate Beach
- 02 - Malahide Castle
- 03 - Malahide Beach
- 04 - Malahide Estuary
- 05 - Portmarnock Beach
- 06 - Paddys Hill
- 07 - Hole in the Wall Beach
- 08 - Claremont Beach
- 09 - Howth Cliff Walk
- 10 - Dollymount Strand
- 11 - St Anne's Park
- 12 - Botanic Gardens
- 13 - Phoenix Park



FITNESS & LEISURE

- 14 - Fitness Centre
- 15 - Verve Gym Swords
- 16 - FLYfit Swords
- 17 - Extreme Fitness Ireland
- 18 - Crossfit Swords
- 19 - The Arena Health & Fitness
- 20 - M.U.F.C Gym
- 21 - P.S.L.C
- 22 - Ben Dunne Fitness
- 23 - Revolution Fitness
- 24 - The Fitness Bay Bayside
- 25 - The Fitness Bay Baldoyle
- 26 - Evolution Fitness



GOLF COURSES

- 27 - Silloge Park
- 28 - St. Margaret's
- 29 - Roganstown
- 30 - Swords
- 31 - Donabate
- 32 - Corballis Links
- 33 - The Island
- 34 - Malahide
- 35 - Portmarnock Golf Links
- 36 - Old Portmarnock
- 37 - Sutton
- 38 - Howth
- 39 - St. Annes
- 40 - Royal Dublin
- 41 - Elmgreen
- 42 - Hollystown
- 43 - Corrstown
- 44 - Forest Little



SHOPPING

- 45 - Swords Pavillions S.C.
- 46 - Ikea
- 47 - Dublin City Centre



CINEMAS

- 48 - Movies@Swords
- 49 - Odeon Charlestown
- 50 - IMC Santry
- 51 - Odeon Coolock





DUBLIN AIRPORT
CENTRAL



Marketing Suite



DUBLIN AIRPORT
CENTRAL

FRAL

DUBLIN AIRPORT CENTRAL

Dublin Airport Benefits



FOOD & BEVERAGE

Collaborate, network and relax with discounts at over 31 restaurants and bars, plus outdoor spaces and cafés.



- | | |
|------------------------|----------------------|
| Alcock & Brown | Leopold's |
| AMT Coffee | Marquette |
| Angel's Share | McDonald's |
| Burger King | Oak Café Bar |
| Butlers Chocolate Café | O'Brien's Sandwiches |
| Chocolate Lounge | Puro Gusto |
| Coffee Express | Refuel Café & Bar |
| Diep Le Shaker | Segafredo |
| Flutes | SOHO |
| Gate Clock Bar | Starbucks |
| Gourmet Burger Kitchen | Street Feast |
| Harvest Market | The Garden Terrace |
| Irish Meadows | The Slaney |
| Java Republic | Upper Crust |
| JUMP Juice | Wrights Food Fayre |
| Lavazza | |



RETAIL & SHOPPING

Discounts for staff and occupiers are available on food & beverage and retail shopping within Dublin Airport Central and Terminal 1 & Terminal 2, with locations open up to 20 hours per day.



- | | |
|--------------------|-----------------------|
| Best of the Best | Piquadro |
| Boots | PINKO |
| Buff Stop | Pure Pharmacy |
| Dixons Travel | Souvenirs |
| Hour Passion | Spar |
| House of Ireland | Spirits and Wines |
| Hugo Boss | Sunglass Hut |
| Irish Memories | Superdry |
| JD Sports | The Loop |
| Jo Malone | The Collection@Dublin |
| LK Bennett | WHSmith Book Store |
| Longchamp | Wrights Of Howth |
| MAC | |
| Pandora | |
| Parfois | |
| Perfume & Skincare | |



Dublin Airport Benefits: Business to Business Discounts

Redefine your expectations of what a business address can offer. As an occupier your company is part of a connected network of businesses that can avail of unbeatable offers and discounts.

Enjoy direct savings from a wide range of businesses including advertising and marketing, hotels, and car rental.



ADVERTISING & MARKETING

Occupiers can avail of discounted international corporate branding and advertising opportunities at Dublin Airport with a reach of almost 28 million airport passengers per year.



HOTEL OFFERS

Enjoy discounts at all of our on campus hotels when staying overnight or using the conference facilities at the Radisson Blu or Maldron hotels. Your guests, clients and staff may also avail of this unique discount.

New four-star Terminal 2 linked hotel opening soon.

Bringing even more convenience to business travellers, one of Ireland's largest hotels is due to be built less than 100m from the airport. With over 400 rooms across 11 storeys, the hotel will be connected to Terminal 2 by a covered walkway.



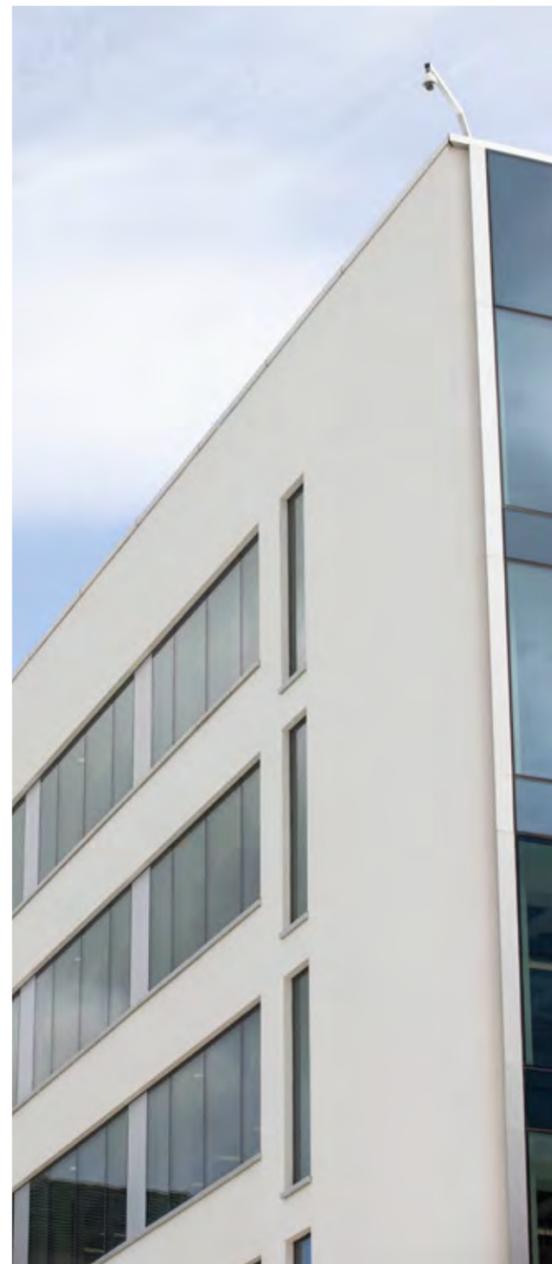
CAR RENTAL

If you need to venture further afield there are a large range of car rental services to choose from. Occupiers, staff and guests at Dublin Airport Central can avail of discounts from selected suppliers.



ONSITE SERVICES

- Corporate banking facilities
- International currency exchange
- Designated Property Maintenance team
- Car Park Maintenance
- 24-Hour Security surveillance
- Emergency Electrical Services
- 24 hour IT support network



At Your Service: Extra Benefits at Dublin Airport

Dublin Airport Central is the gateway to a world of smart working, business and living, both nationally and internationally.

As an occupier you can benefit from a bespoke package of staff, executive and business incentives at Dublin Airport.



FAST TRACK BOARDING

Fast Track boarding passes allow you to use the designated channel at the security entrance, designed to greatly improve your travel experience and quicken your desk to departure gate time.



PLATINUM SERVICES

Platinum Services is your very own 24 hour, private terminal at Dublin Airport offering on-demand services to meet your individual needs. Relax and enjoy the comfort of our private suites.



US PRECLEARANCE

The United States Customs and Border Protection (USCBP) facility at Terminal 2 in Dublin Airport is a purpose-built facility that allows US bound passengers to undertake all immigration, customs and agriculture inspections at Dublin prior to departure.



AIRPORT FACILITIES

Enhance your experience with access to a host of onsite facilities including – Shower Facilities, Meeting Rooms and free Wifi.



DIRECT TO TERMINAL 2

Terminal 2 within 2 minutes walk via connected T2 Link Bridge from Dublin Airport Central.



KEEP CONNECTED

Next-Gen T50 fibre connection, with high-speed connection to international networks, with free blanket Wifi across campus.



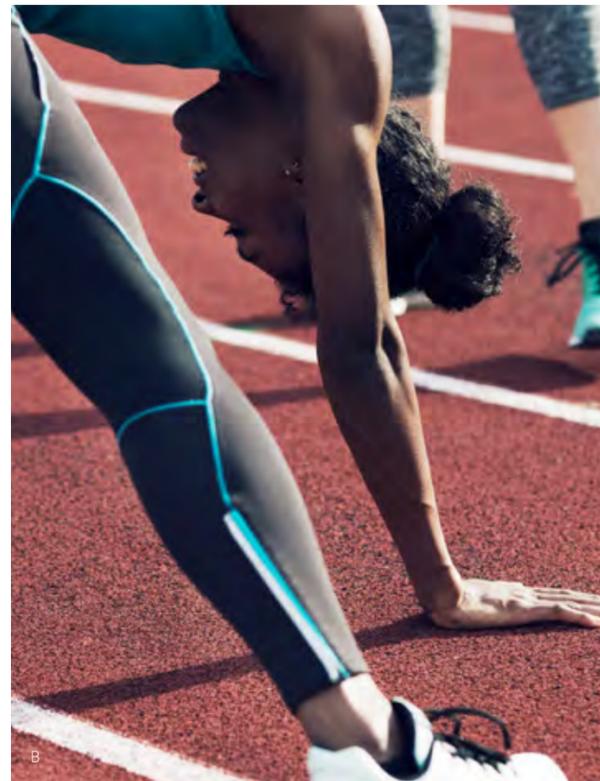
An Urban Gardenscape at its Centre

Landscaped city gardens provide outdoor break-out spaces and meeting places, and create a naturally green environment at the heart of the Dublin Airport Central business district.



Central to your Work-Life Balance

All staff working at Dublin Airport Central can enjoy discounted membership at our multi-purpose fitness centre where impressive facilities include; over 72 acres of outdoor sports grounds, 8 tennis courts, 3 glass-backed squash courts, a 25m indoor swimming pool, gym, fitness studio, physiotherapy and beauty clinic, dedicated bridge and snooker rooms, table tennis room and sports hall.

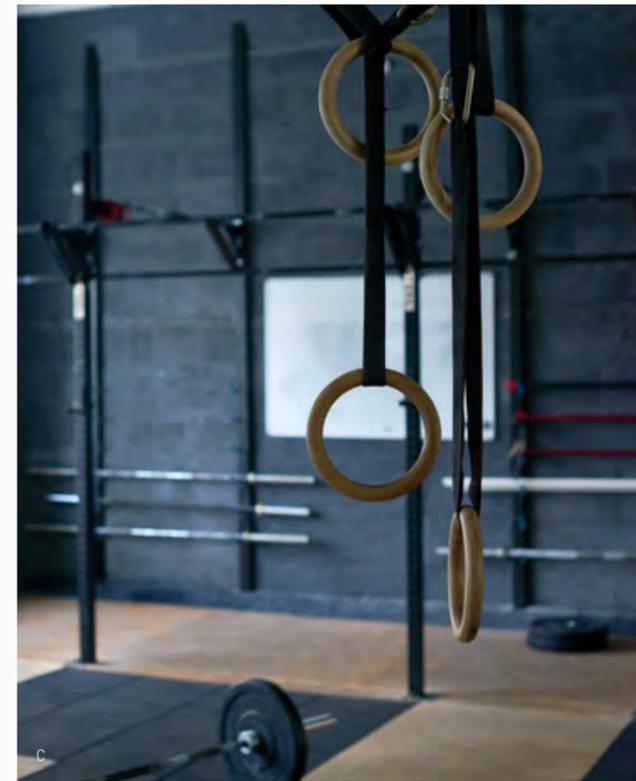


- 25m pool, sauna & steam room
- Athletics
- Aerobics
- Badminton
- Basketball
- Bowls lawn
- Darts
- GAA
- Golf society
- Fully fitted gym
- Hockey
- Pilates
- Rugby

- Spinning
- Snooker
- Soccer
- Softball
- Squash
- Sub Aqua
- Table Tennis
- Tae Kwon Do
- Tennis
- 10 Pin Bowling
- Volleyball
- Yoga

Balancing work and life in an environment designed for living

- A. Fitness gym
- B. Running grounds
- C. Bespoke work out facilities
- D. Tennis courts
- E. State of the art gym equipment
- F. Five-a-side football pitches



Explore the Neighbourhood

Choice of local amenities available within 15 minutes of Dublin Airport Central –

- Malahide / Howth / Skerries Marinas
- Award-winning championship golf courses and driving ranges including The Royal Dublin Golf Club and Portmarnock Golf Club
- Award-winning restaurants and bars
- Swords Pavilions Shopping Centre and Cinema
- Croke Park National Stadium & Conference Centre
- National Convention Centre
- Discounted prices for flexible car rental at Dublin Airport



A. Donnybrook Fair restaurant & shop

B. Gibney's famous bar, Malahide

C. Beautiful landscaped parks

D. Coastal watersports

E. Portmarnock beach

F. Malahide marina

Business to Business Support

We are creating a sense of place through social and business interaction and promoting a fun and flexible work environment.



- A. Food Market
- B. Cafe
- C. Sporting Events



MAKING USE OF COMMON SPACE

- Markets / Events
- Concerts / Sporting occasions
- Grade A external furniture and offerings
- Corporate team building events

Dublin Airport Central - Creating a sustainable community



PEOPLE-CENTRED DISTRICT

Developing a sustainable secure people-centred district.



OPTIMIZE & PROTECT NATURAL RESOURCES

Delivering an urban environment which optimises and protects natural resources.



CONNECTED COMMUNITY

Creating a community connected to the Dublin region - and the world.



ECONOMIC GROWTH

Supporting long term economic growth across the region.

Sustainability Strategy





Reception Area of Block THREE DAC

Grow your business in an exceptional space

Dublin Airport Central is your opportunity to have the perfect space for your company. Choose the size you need, from offices for growing businesses to entire buildings for multinationals. With flexible floor plates that are easily configurable, every type of occupier can have a bespoke space. And as your business grows, you can expand with Dublin Airport Central's masterplan development lands.

The accommodation will be completed to a Grade A specification creating a hi-tech working space to meet the most demanding needs.

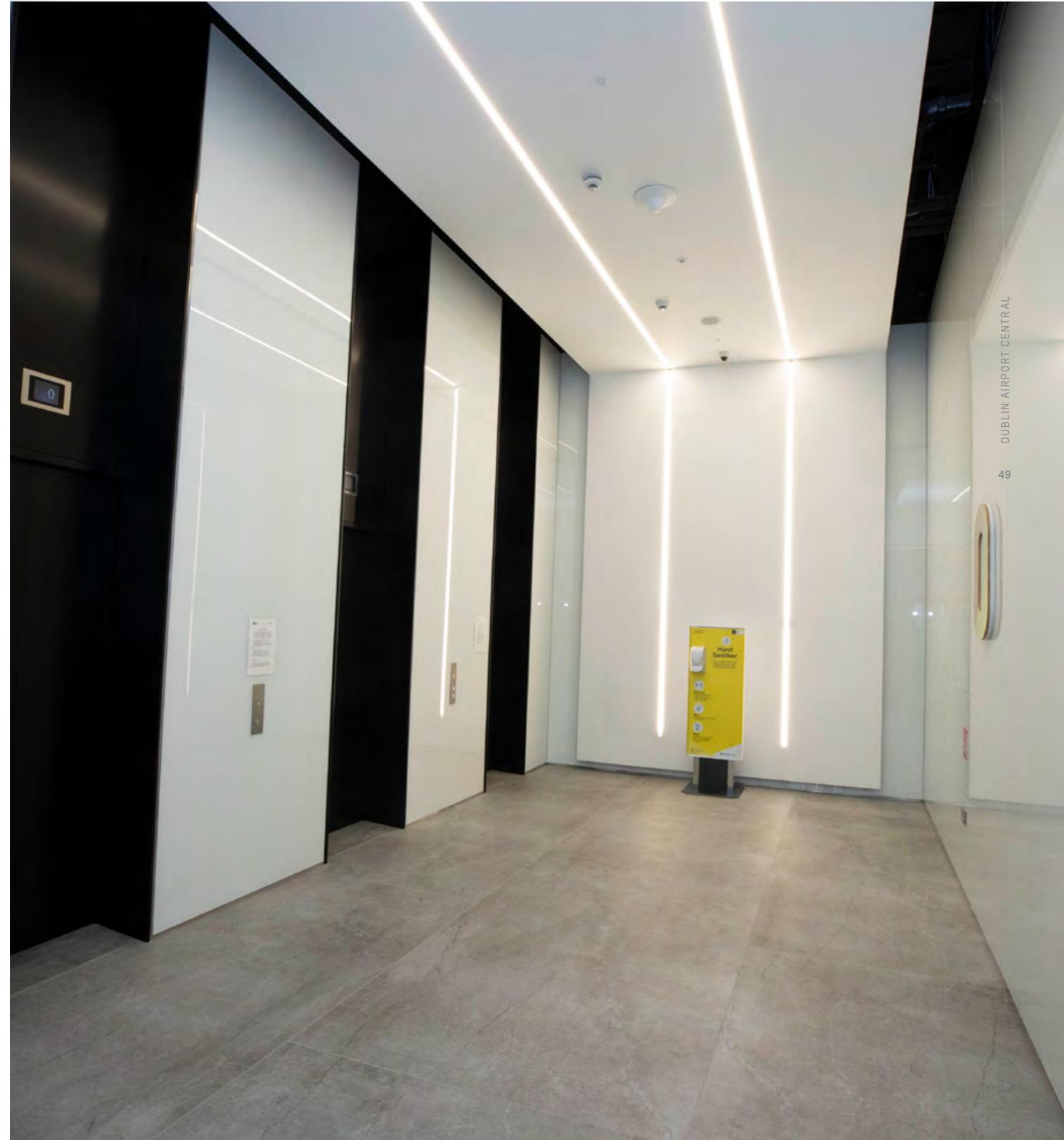
Growth at Dublin Airport Central takes on a new meaning as you become part of a vibrant business community of over 250 businesses.



Flexible floorplates
Grade A specification

Unique flexible floor plates to allow your business to grow

- A. Meeting facilities
- B. Dublin Airport interior





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DUBLIN AIRPORT CENTRAL

50



DUBLIN AIRPORT CENTRAL

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TWO

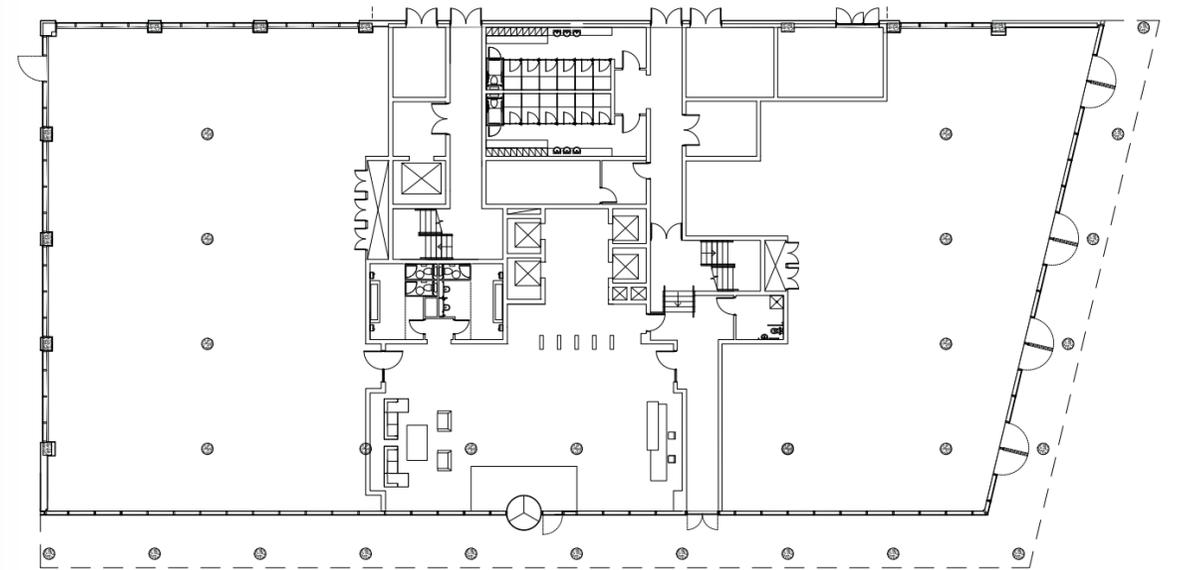
Dublin Airport Central Accommodation Schedule

FLOOR	SQ M	SQ FT
FIVE	1,856.1	19,979
FOUR	1,856.1	19,979
THREE	1,856.1	19,979
TWO	1,856.1	19,979
ONE	1,856.1	19,979
GROUND*	1,593.3	17,150
TOTAL	10,873.8	117,045

Gross Internal Area measurement.
All areas and floor layouts are for
indicative and discussion purposes only.

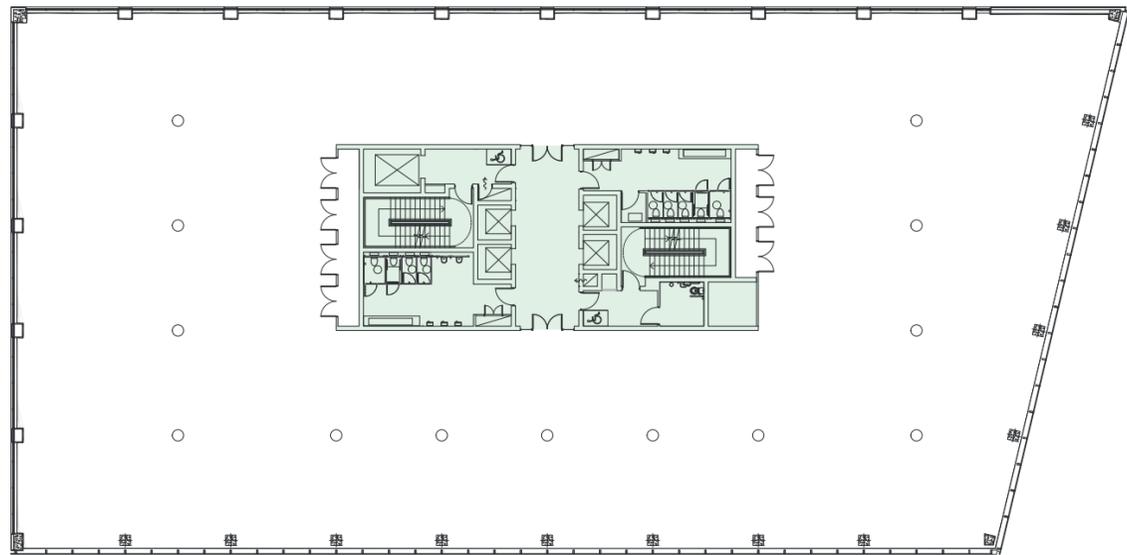
TWO

Dublin Airport Central Ground Floor



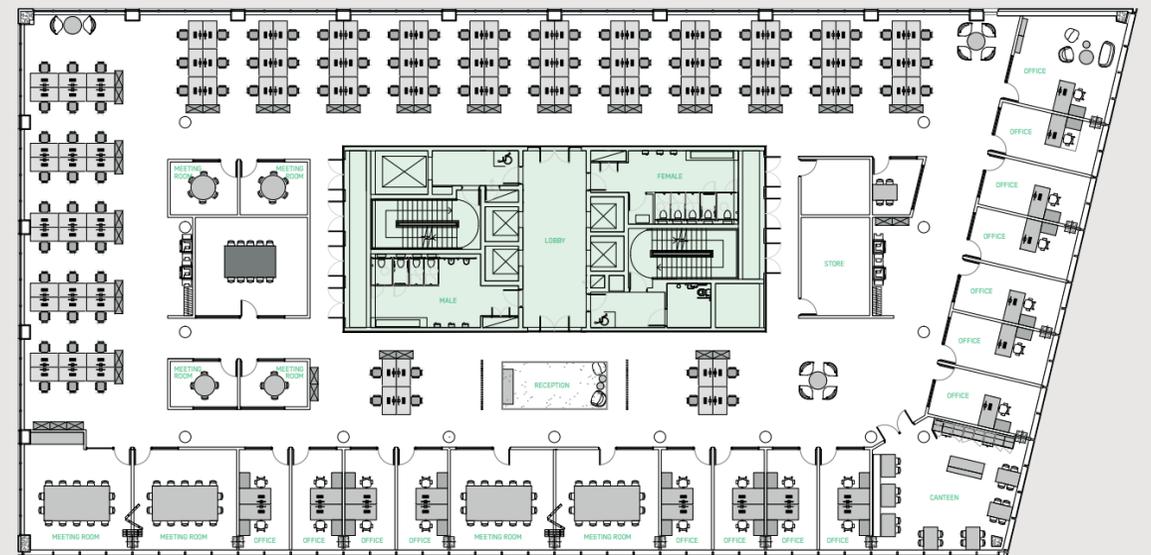
TWO

Dublin Airport Central Typical Floor Plan



TWO

Dublin Airport Central Corporate



ANALYSIS LEGEND CORPORATE

DESK TO AREA RATIO **1:12**
GROSS INTERNAL AREA **1856sqm**

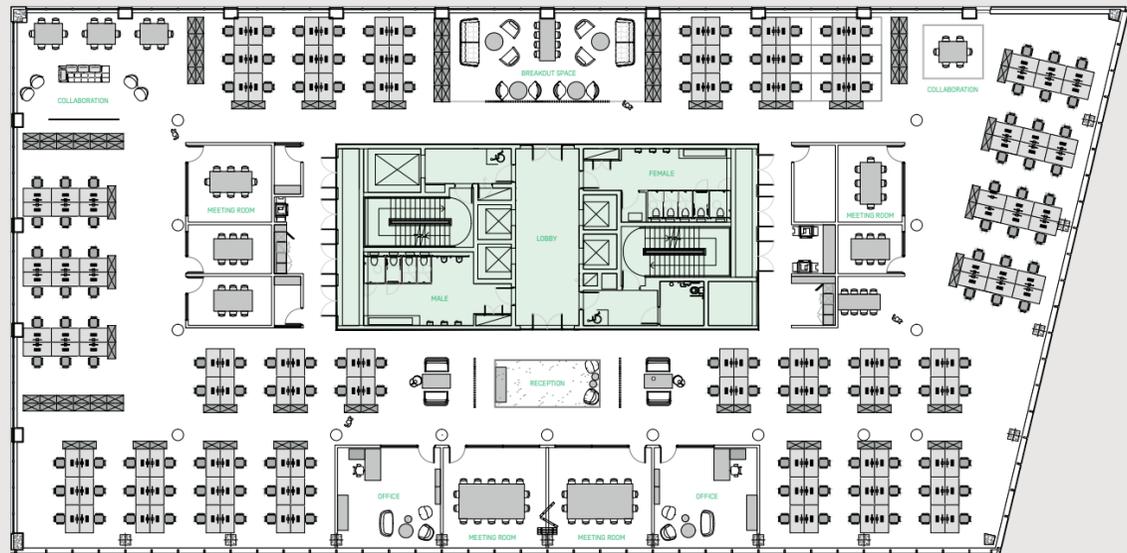
TOTAL WORKSTATIONS **127**
Open Plan **104**
Cellular Office **23**

TOTAL MEETING ROOMS **10**
2 Person **3**
6 Person **2**
10 Person **1**
14 Person **4**

COLLABORATION **2**
RECEPTION **1**
CANTEEN **1**
STORAGE **1**
PRINT **2**
IDF **1**

TWO

Dublin Airport Central Finance



ANALYSIS LEGEND FINANCE

DESK TO AREA RATIO **1:10**
GROSS INTERNAL AREA **1856sqm**

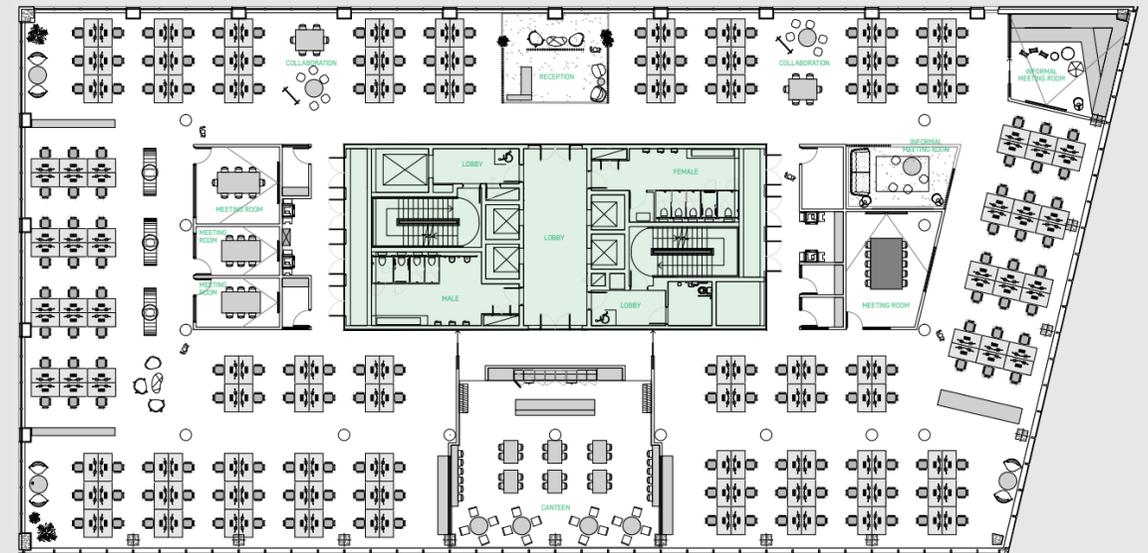
TOTAL WORKSTATIONS **150**
Open Plan **148**
Cellular Office **2**

TOTAL MEETING ROOMS **10**
2 Person **2**
6 Person **3**
8 Person **3**
14 Person **2**

COLLABORATION **10**
RECEPTION **1**
CANTEEN **2**
STORAGE **2**
PRINT **2**
IDF **1**

TWO

Dublin Airport Central Technology



ANALYSIS LEGEND TECHNOLOGY

DESK TO AREA RATIO **1:8**
GROSS INTERNAL AREA **1856sqm**

TOTAL WORKSTATIONS **180**
Open Plan **180**

TOTAL MEETING ROOMS **10**
2 Person **4**
6 Person **2**
8 Person **2**
10 Person **1**
16 Person **1**

COLLABORATION **12**
RECEPTION **1**
CANTEEN **1**
PRINT **2**
IDF **1**



THREE

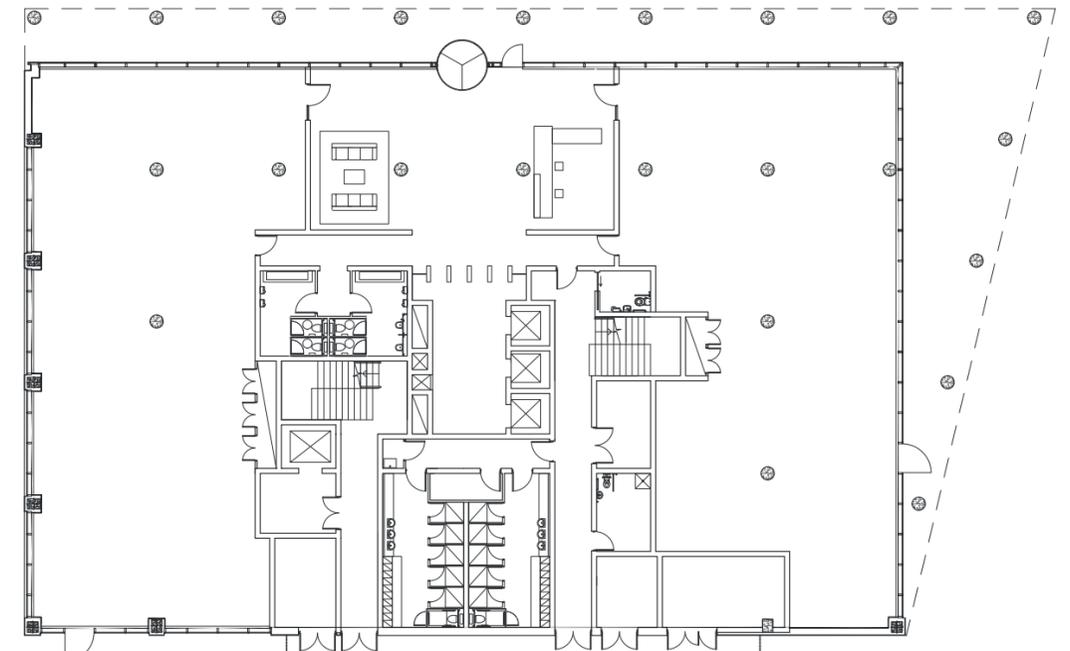
Dublin Airport Central Accommodation Schedule

FLOOR	SQ M	SQ FT
FIVE	1,449.6	15,603
FOUR	1,449.6	15,603
THREE	1,449.6	15,603
TWO	1,449.6	15,603
ONE	1,449.6	15,603
GROUND*	1,200.7	12,926
TOTAL	8,448.7	90,941

Gross Internal Area measurement.
All areas and floor layouts are for
indicative and discussion purposes only.

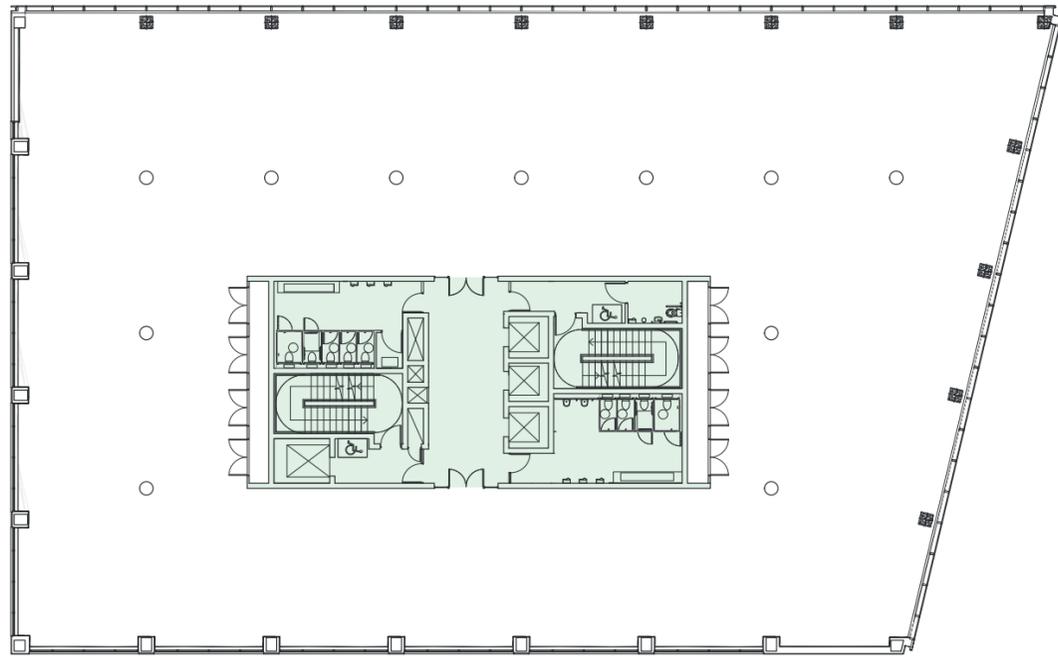
THREE

Dublin Airport Central Ground Floor



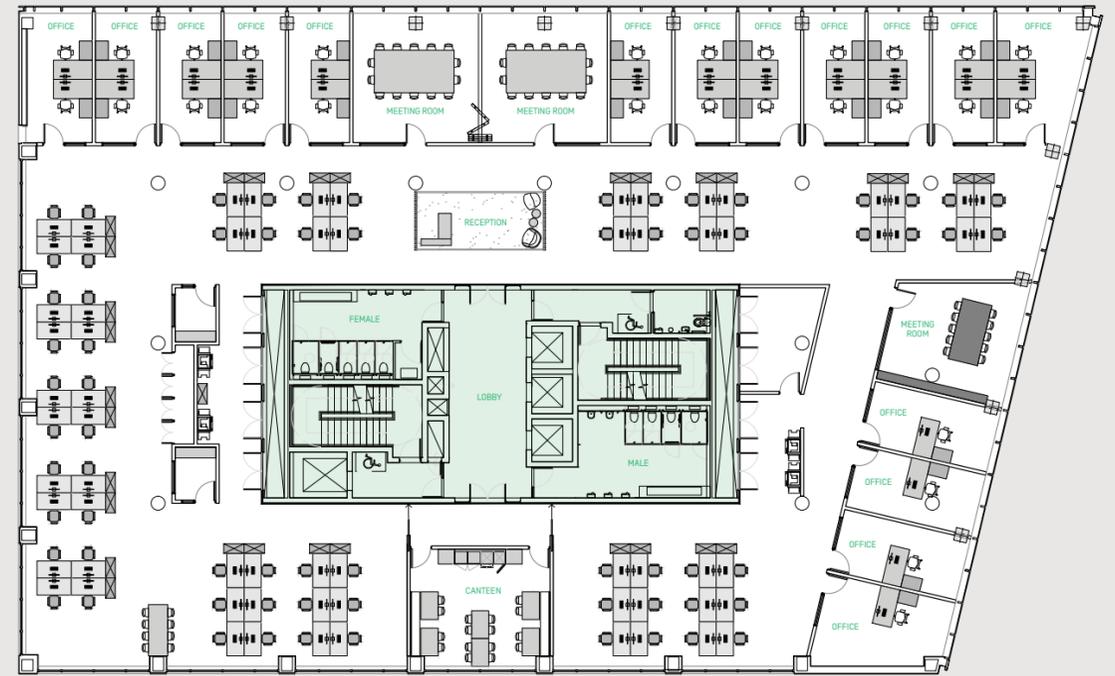
THREE

Dublin Airport Central Typical Floor Plan



THREE

Dublin Airport Central Corporate



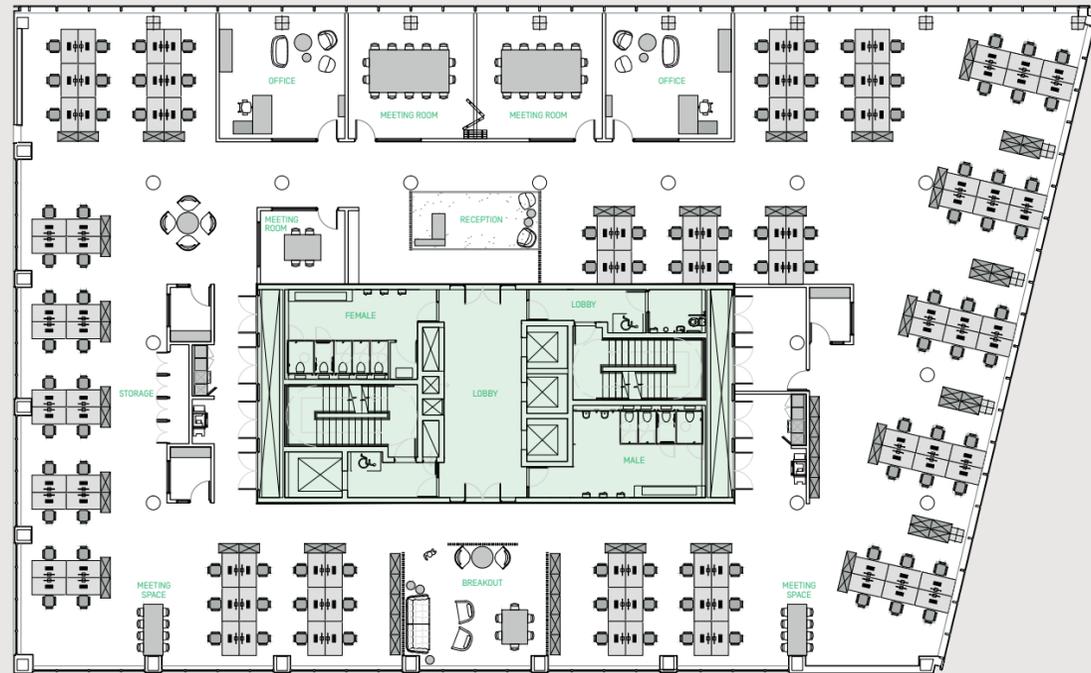
ANALYSIS LEGEND CORPORATE

DESK TO AREA RATIO	1:12	TOTAL MEETING ROOMS	5	CANTEEN	1
GROSS INTERNAL AREA	1449sqm	2 Person	2	STORAGE	1
TOTAL WORKSTATIONS	96	10 Person	1	PRINT	2
Open Plan	68	14 Person	2	IDF	1
Cellular Office	28	COLLABORATION	1		
		RECEPTION	1		

THREE

Dublin Airport Central Finance

DUBLIN AIRPORT CENTRAL
64



ANALYSIS LEGEND FINANCE

DESK TO AREA RATIO **1:10**
GROSS INTERNAL AREA **1449sqm**

TOTAL WORKSTATIONS **112**
Open Plan **110**
Cellular Office **2**

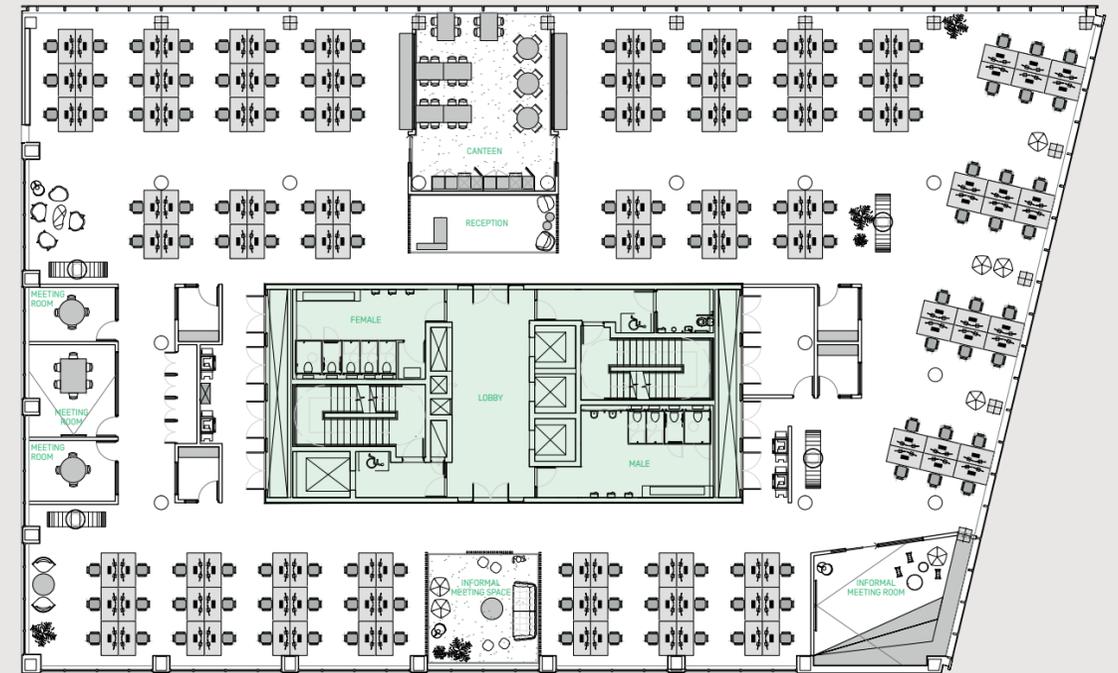
TOTAL MEETING ROOMS **8**
2 Person **3**
6 Person **1**
8 Person **2**
14 Person **2**

COLLABORATION **1**
RECEPTION **1**
TEASTATION **2**
STORAGE **1**
PRINT **2**
IDF **1**

THREE

Dublin Airport Central Technology

DUBLIN AIRPORT CENTRAL
65



ANALYSIS LEGEND TECHNOLOGY

DESK TO AREA RATIO **1:8**
GROSS INTERNAL AREA **1449sqm**

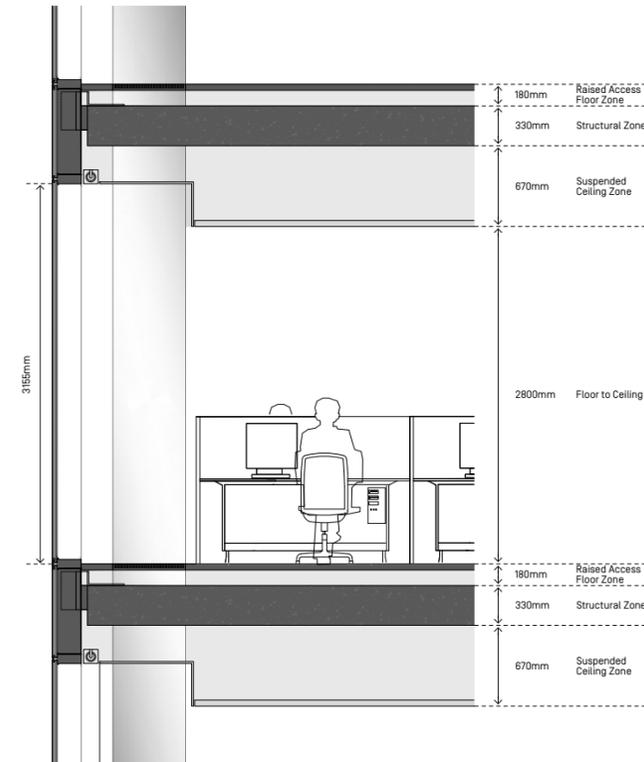
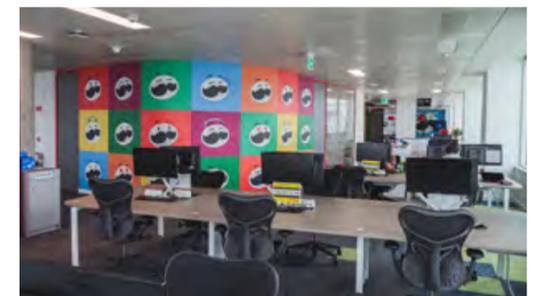
TOTAL WORKSTATIONS **138**
Open Plan **138**

TOTAL MEETING ROOMS **9**
2 Person **4**
6 Person **2**
8 Person **1**
10 Person **1**
16 Person **1**

COLLABORATION **6**
RECEPTION **1**
CANTEEN **1**
STORAGE **1**
PRINT **2**
IDF **1**

Dublin Airport Central Summary Specifications

- 2.8m floor-to-ceiling height
- 4.5 kN per sq m office floor loading
- Fronting south on to new 0.5ha "City Park" landscaped park
- Central event "City Square" plaza and "City Gardens" with raised lawns and mature tree installations
- 1:8 base occupancy (person/sq m)
- 4 pipe fan coil air conditioning
- Average lift waiting time <25 seconds
- 13 person passenger lifts
- Goods lift
- 1 car space per 56 sq.m
- Ample bicycle spaces
- Shower facilities
- Locker facilities
- Drying room
- LEED 'Gold' rating targeted
- BER A-3 rating targeted



Detailed Specification

OCCUPANCY

Means of Escape:	1 person per 6 sq m
Internal Escape:	1 person per 6 sq m
Sanitary provision:	1 person per 7 sq m
Toilet Ratio:	60% male & 60% female provision
Planning Module:	1.5 m square generally throughout

STRUCTURAL GRID

9m x 6m generally

FLOOR LOADINGS

Office Floors:	4.5 kN per sq m
Lift lobby and toilet areas:	3.0 kN per sq m or 4.5 kN
Plant Rooms:	7.5 kN per sq m
Areas of roof outside plant areas:	0.6 kN per sq m or 1.0kN

FLOOR HEIGHTS

Reception floor to ceiling: 3.52m

Office slab to slab: 3.65m

Office floor to ceiling generally: 2.8m

Office floor to underside of bulkhead: 3.155m

Raised floor zone: 180mm (Top of structural slab to top of finished floor level)

Ceiling light zone: 670mm (underside of structural slab to finish ceiling level)

STRUCTURE

- 250mm thick in situ reinforced concrete ground bearing slab with a power floated finish.
- In situ concrete frame, including exposed concrete circular columns with exposed smooth natural finish.
- 350mm deep in situ reinforced concrete floor slabs
- Precast concrete stairs and landings.
- Reinforced in situ concrete core walls to stairwells and lift core areas.

EXTERNAL FINISH

- Proprietary thermally broken aluminium curtain walling system with EPDM gasket / silicone seal to all joints.
- Opacified glass spandrel panels to give the appearance of sheer glazing without noticeable horizontal banding.
- Insulated anodised aluminium on selected panels.
- Acrylic, through-coloured render over high level of insulation.
- Ribbon glazing single span curtain wall between insulated render elements.
- Proprietary, natural anodised aluminium-framed, three-wing, electrically-operated revolving door.

ROOF FINISHES

- Reinforced bitumen sheet 'warm' roof covering system to in-situ concrete roof slab.
- Full stairs access to roof with clear access routes provided to all plant units.
- Insulated uPVC rainwater pipes concealed within building.

INTERNAL OFFICE FINISHES

Walls: Plasterboard and paint finish to all internal office walls.

Floors: Proprietary galvanised metal medium grade raised access floors.

Columns: Exposed concrete circular columns with smooth natural finish.

Ceiling: Perforated metal suspended ceiling system for enhanced

acoustic performance with perimeter plasterboard bulkheads to edges of suspended ceilings.

RECEPTION/ENTRANCE LOBBY

Internal Walls: Full height, back painted, toughened glass wall panelling with concealed fixings and white lacquered 'American white oak veneer wall panelling.

Floors: Ultra compact, super durable, large format (3.2m x 1.4m) floor tiles.

Ceilings: Extruded aluminium linear profile metal feature ceiling system with integrated lighting and full accessibility to services. Suspended painted plasterboard 'raft' ceiling clear of access hatches with continuous linear LED recessed light fittings flush with ceiling and wall finishes.

Signage: High quality directory and way finding signage integrated into the reception design.

LIFT LOBBIES

Internal Walls: Full height, back painted, toughened glass wall panelling with concealed fixings.

Floors: Ultra compact, super durable, large format (3.2m x 1.4m) floor tiles.

Ceilings: Extruded aluminium linear profile metal feature ceiling system with integrated lighting and full accessibility to services. Suspended painted plasterboard 'raft' ceiling clear of access hatches with continuous linear LED recessed light fittings flush with ceiling and wall finishes.

Doors: High quality lacquered stainless steel finish to lift doors.

TOILETS

Floors: Full body rectified porcelain floor tiles with natural matt finish.

Internal Walls: Full body rectified porcelain wall tiles with polished finish.

Ceilings: Accessible suspended metal ceiling system.

Doors: High quality, full height, glass fronted cubicle doors.

WC Cubicles: Full height, glass fronted cubicle system with back painted toughened glass doors. Full height, high pressure laminate cubicle system.

Vanity Units: Bespoke trough wash hand basin with sloped base & high quality quartz finish.

Sanitary Ware: Fully concealed, wall mounted high quality vitreous china.

SHOWERS

Two Dublin Airport Central: 1/96 People

Three Dublin Airport Central: 1/85 People

PASSENGER LIFTS

Size: 13 person passenger lifts. 1 extra fire fighting lift in each building.

Waiting Time: Passenger lift peak average interval is less than 25 seconds.

MECHANICAL INSTALLATIONS

The internal air-conditioning units are generally to be above ceiling concealed 4-pipe Fan Coil Units ducted to high induction diffusers, or an active chilled beam system.

The fresh air will be introduced through central handling units. The central AHU would have return air heat exchange or alternative heat recovery systems as energy saving devices. The air will be ducted in vertical risers to each floor.

Design Parameters

Winter Temperature:

Outside:	-5°C 100% RH
Internal Office:	22 +/- 2°C @ 70% Max RH
Toilets:	18°C Min.
Reception:	22 +/- 2°C

Summer Temperature:

Outside:	26°C (dry bulb) @ 19°Cwb (wet bulb)
Internal Office:	22 +/- 2°C @ 70% Max RH
Toilets:	18°C Min.
Reception:	22 +/- 2°C

Fresh Air Supply

Offices:	10l/s/p
Toilets:	10 ACH-1

Acoustics Level

Office Open Plan:	NR38
Toilets:	NR40
Reception Area:	N/A

Water Services

24 hour water storage shall be provided based on 22 l/person on the basis of an occupancy rating of 1 person per 8sqm.

Potable water shall be available to each tenant on a two tenant per floor basis.

ELECTRICAL INSTALLATIONS

- The supply to the building shall be transformed from MV to LV at ground floor.
- The incoming power supply shall have sufficient capacity to increase the load by 25%.
- The LV switch room will be designed to accommodate a main distribution board suitable for multi tenancy metering, have an automatic switchover to standby generator for life safety, have power factor and surge protection equipment and have spare space of 25% for new equipment.
- Main power supply cables will have a spare capacity of 25%.

Design Criteria

One Person per 8 m2

Lighting:	10 w/m2
Small Power:	10 w/m2
General Services:	30 w/m2
Mechanical Plant:	40 w/m2

Lighting

Offices: Dimmable LED flush fittings.

Reception: Continuous LED recessed strip light fittings flush with ceiling and wall finishes.

Toilets: Continuous LED recessed strip light fittings and recessed LED downlights.

Lighting Control

Office: Daylight control via occupancy sensors.

Reception: Daylight control via occupancy sensors with local override.

Internal Landlord Areas: Occupancy sensor controls.

Standby Power

Standby generator shall be provided by the Landlord to support all firefighting and life safety systems in the building.

BUILDING MANAGEMENT SYSTEM

A complete Building Management Control System including all necessary motor control centres and front end PC shall be provided in each building.

The Building Management Control System will provide the following:-

- Status of all plant
- Record energy consumed
- Monitor and adjust temperature set points
- Monitor and adjust time schedules and sequence of operation of all plant
- Be compatible for remote connections
- Have at least two user licences
- Allow for sub tenant billing

PROTECTIVE INSTALLATION

Fire Alarm System

The fire alarm system shall comply with the latest version of IS3218. The system will be designed for L-1 coverage. The fire alarm system will be fully addressable and capable of interfacing with other systems.

Security System

The building will come complete with access control, CCTV and intruder alarm systems installed at main cores, main entrances and exit points from the building. These systems will be IP type adaptable to an open network and fully expandable to incorporate the tenant's requirements.

Video intercom at main entrance doors and rear entrances.

Communication

- Diverse route incoming fibre cable network.
- Incoming copper cable network.
- A dedicated room at ground floor level is supplied for cable termination to transfer from external to internal grade cables. This frame room shall be dry and have power and lighting.
- Cable distribution shall be provided from the telecoms room to IT risers to serve office floors.

LEED & BER

The building is targeting LEED Gold and a BER A3 Rating.

ACCESSIBILITY

Designed in compliance with current relevant accessibility standards & regulations.

CAR & BICYCLE PARKING

Car Parking Spaces:	1 per 56 sq m
Bicycle Spaces:	240 secure spaces

GOODS LIFT

A separate goods lift shall be provided for each building.



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