

DUBLIN AIRPORT
CENTRAL

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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.



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



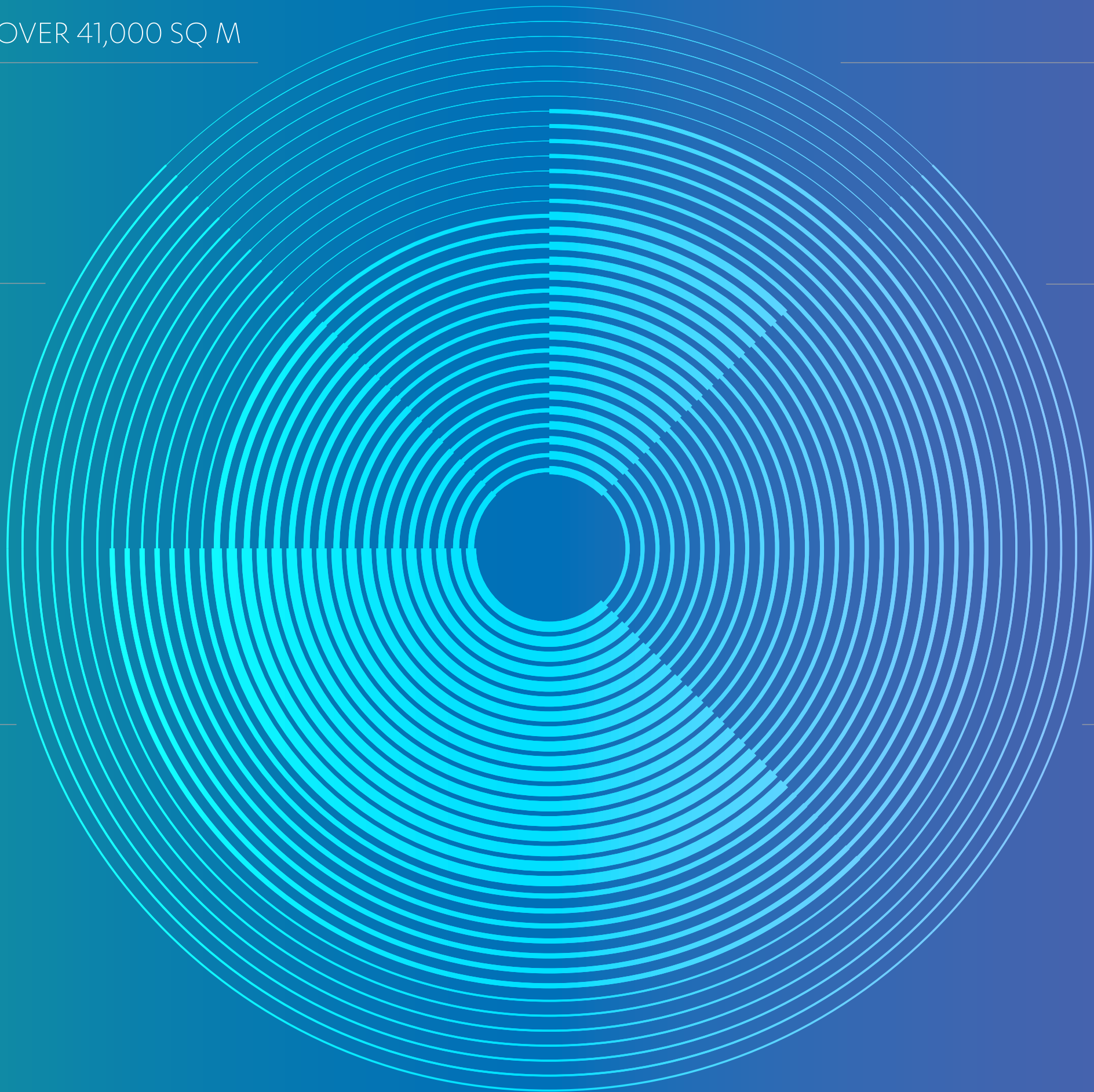
SPACE

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.

Benefit from the established surrounding area, with excellent neighbourhoods, schools and cultural attractions on your doorstep.

At Dublin Airport Central, unique connections and an unbeatable environment lead to unrivalled growth.

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 16,000 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

Redefining Space, Redefining Choice

daa is building on the success of ONE Dublin Airport Central to create Ireland's uniquely connected, unrivalled next-generation business destination, where organisations and employees can grow in an unbeatable environment.

In addition, its tastefully landscaped urban realm provides natural outdoor meeting spaces, while also creating a sense of place at the heart of the business district.



High quality landscaped
urban realm providing
natural outdoor
meeting spaces.



Keeping You Connected: Local and National Transport Links

With its distinctive business address and exceptionally well-connected location, working at Dublin Airport Central is the smart choice. Whether you're travelling by road, rail or air, our unrivalled transport links will get you there.

While our campus is located just 15 minutes by car or taxi to Dublin City Centre via the Dublin Port Tunnel and 3 minutes by car to the M1 and M50 motorways, Dublin Airport Central also boasts a phenomenal 1,500 coach movements daily.

The bus and coach services provide direct access to Dublin City Centre (including express transfers to Heuston and Connolly train stations), Greater Dublin and to cities and towns across the country.

When you are based at Dublin Airport Central your staff can avail of generous travel discounts on all bus routes including Dublin City and selected National route carriers.



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.



EXCLUSIVE DISCOUNTS

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

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.

A. Transport connections board

B. Dublin Bus Airlink bus service direct from the airport terminals



- A. Dublin Airport Terminal 2 link bridge
- B. Dublin Airport Terminal 2
- C. Catch up on work in the Oak Café Bar
- D. Dublin Airport exterior

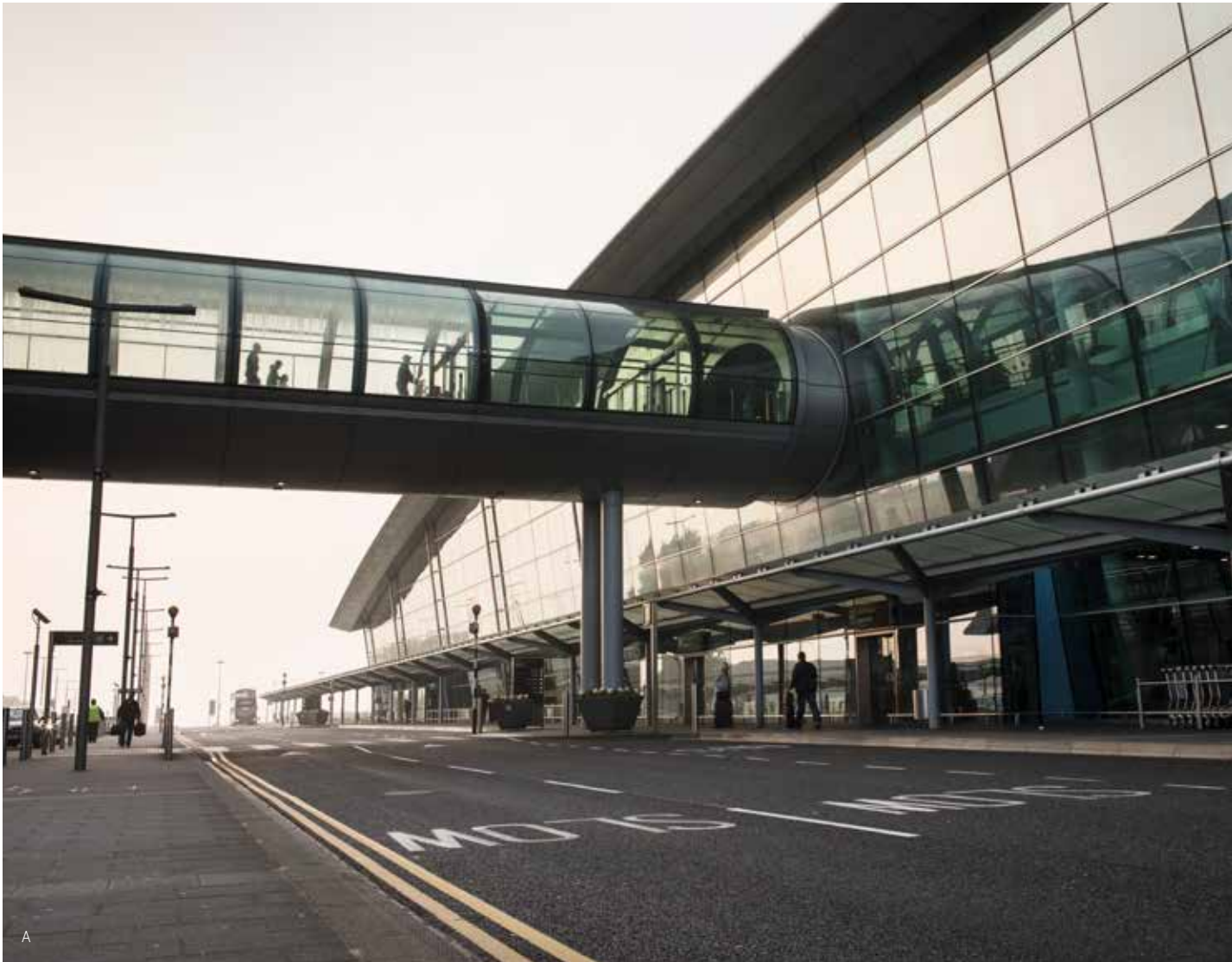
Business travel, on your doorstep

Choosing Dublin Airport Central as your new business address allows you to enjoy the convenience of being next door to Dublin Airport and all its premium services.

But it's not just about the 600 daily aircraft movements to 185 destinations. Dublin Airport Central's proximity to the airport means that a short walk via the Terminal 2 Linkbridge will take you from your desk at Dublin Airport Central to Terminal 2's check-in desk.

Business travellers through Dublin Airport can avail of US Preclearance. Which means all immigration and customs checks take place prior to departure.

And for those who aren't flying, generous discounts are available for Dublin Airport Central staff on food, beverages and shopping in both Terminal 1 and Terminal 2.



Always Moving

40

Airlines

655

Average daily flights

+185

Destinations

4,587

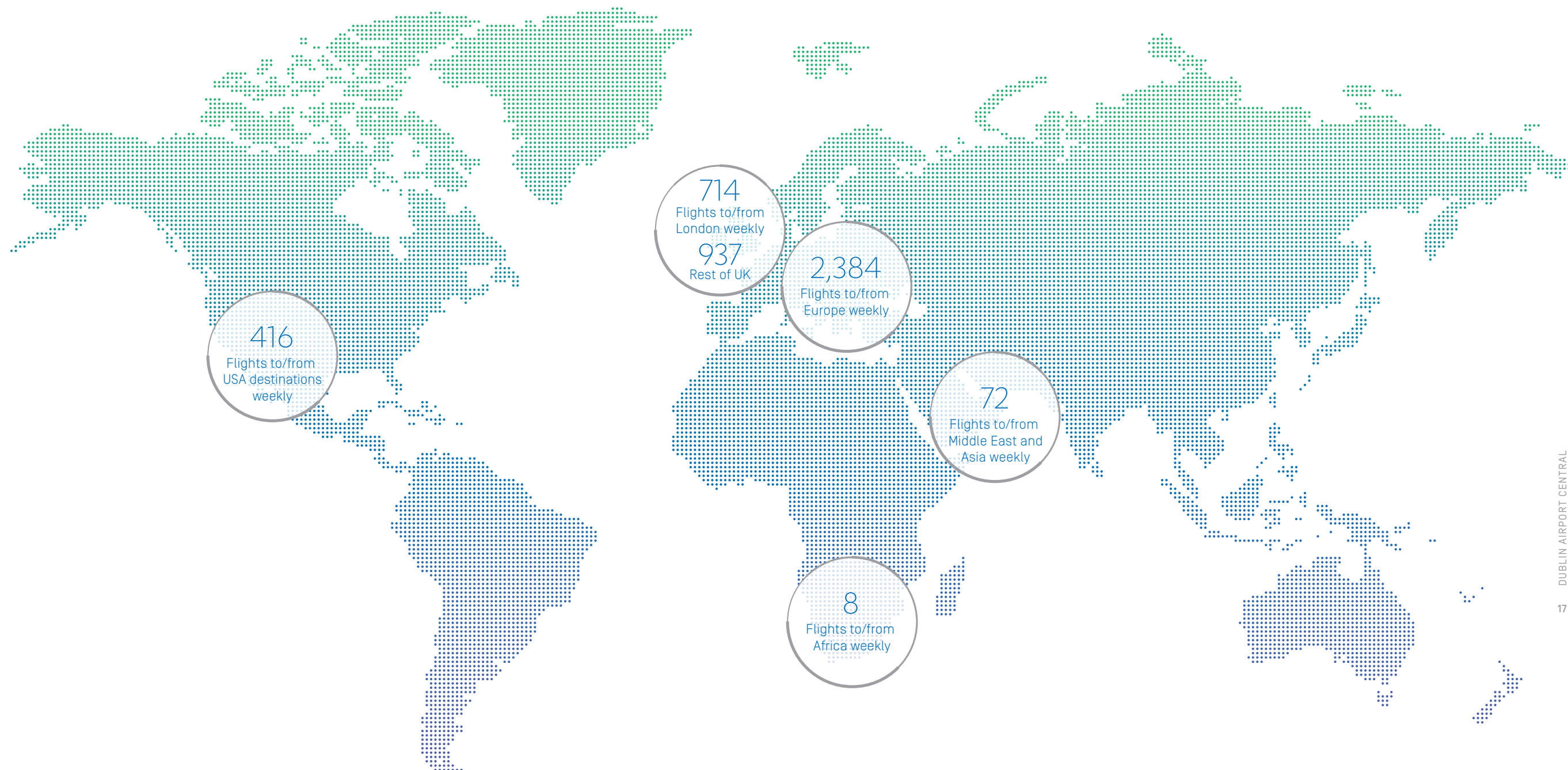
Flights weekly

VOTED 10th

Best Airport in the World

DUBLIN AIRPORT CENTRAL

16



DUBLIN AIRPORT CENTRAL

17

Keeping Connected

ALMOST 28 MILLION

Passengers travelled through
Dublin Airport In 2016

DUBLIN-LONDON

Busiest route in Europe
and No.2 in the world

85%

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

14th

Best connected
airport in Europe

+16,000

Jobs directly
supported by Dublin Airport

5th

Most flights in Europe
to North America

+11%

Passenger growth
versus last year

20

Flight destinations
in North America

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

Central to Business, Central to You

We're located in the heart of Dublin Airport's business district – already home to over 250 businesses and 16,000 employees. Building on the success of ONE Dublin Airport Central, our four new headquarter buildings offer exceptional accommodation and ample space to expand according to your company's future needs.

With well-connected international and national transport links, the development is also uniquely placed to take advantage of Dublin Airport's premium services.

On-campus facilities include security, generous parking and state-of-the-art broadband providing unrivalled connectivity for you and your business.

Working in Dublin Airport Central also means access to over 31 restaurants and bars with staff discounts on food, beverages and shopping in Terminal 1 and Terminal 2. Our fitness centre boasts a 25m swimming pool, gym, running and cycling tracks, tennis, squash and sports pitches, all within walking distance.

Added value facilities include on-site banking, car valet & rental, petrol station, dry-cleaning and a chapel/meditation centre.

For best in class business environment, Dublin Airport Central offers an inspiring and energising workplace.



Dublin Airport Central Local Area



DUBLIN AIRPORT CENTRAL

- 01 - DUBLIN AIRPORT CENTRAL
- 02 - Marketing Suite



TRANSPORT

- 03 - Aircoach
 - Airlink
 - Taxi
- 04-5 - Dublin Airport Car Park Bus
 - Dublin Bus
 - Airport Hopper
 - Bus Éireann
 - Translink
 - J. J. Kavanagh & Sons
 - Wexford Bus
 - John McGinley
 - GoBe
 - GoBus
 - CityLink
 - Dublin Coach
 - Taxi



CAR RENTAL

- 06-7 - Enterprise Rent-A-Car
 - Avis
 - Hertz
 - Sixt
 - Thrifty



HOTELS

- 08 - T2 Linked 4-star Hotel
- 09 - Maldron Hotel
- 10 - Radisson Hotel



FITNESS

- 11 - 25m Swimming Pool
- 12 - Multi-purpose Fitness Centre
- 13 - Swords Rugby Club
- 14 - Pitch & Putt Course
- 15 - Halpenny Golf Driving Range



RESTAURANTS/BARS

- 16 - O'Briens Sandwich Bar
 - Diep Le Shaker
 - Gourmet Burger Kitchen
 - Oak Café Bar
 - Wrights Food Fayre
 - Burger King
 - Butlers Chocolate Café
 - Chocolate Lounge
 - Flutes Champagne Bar
 - Harvest Market
 - Irish Meadows
 - Java Republic
 - Lavazza
 - Puro Gusto
 - The Slaney
- 17 - McDonald's
 - Alcock & Brown
 - AMT Coffee
 - The Angels Share
 - Upper Crust
 - Burger King
 - Butlers Chocolate Café
 - Gate Clock Bar
 - Leopold Bar & Coffee
 - Jump Juice
 - Marquette
 - Puro Gusto
 - ReFuel
 - Soho Coffee Co.
 - The Garden Terrace Bar
 - Starbucks
 - Street Feast
 - Wrights of Howth
- 18 - Wrights Food Fayre
- 19 - McDonalds
- 20 - The Coachman's Inn



SHOPPING

- 21 - WHSmith
 - SPAR
 - The Loop
 - BOTB
 - Dixons Travel
 - Hour Passion
 - House of Ireland
 - Boss
 - JD Sports
 - L. K. Bennett
 - Pandora
 - Pinko
 - Pure Pharmacy
 - Sunglass Hut
 - The Collection
 - Tommy Hilfiger
 - Wrights of Howth
- 22 - WHSmith
 - The Loop
 - Boots
 - Dixons Travel
 - Hour Passion
 - House of Ireland
 - Pandora
 - Parfois
 - Sunglass Hut
 - Superdry
 - Wrights of Howth
 - Rolling Luggage



FACILITIES

- 23 - Bank of Ireland
- 24 - ICE Currency Exchange
- 25 - Credit Union
- 26 - Ulster Bank
- 27 - Topaz





Central Shopping: Convenience, Choice and Savings



FOOD & BEVERAGE

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



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.



Alcock & Brown
AMT Coffee
Angel's Share
Burger King
Butlers Chocolate Café
Chocolate Lounge
Coffee Express
Diep Le Shaker
Flutes
Gate Clock Bar
Gourmet Burger Kitchen
Harvest Market
Irish Meadows
Java Republic
JUMP Juice
Lavazza

Leopold's
Marquette
McDonald's
Oak Café Bar
O'Brien's Sandwiches
Puro Gusto
Refuel Café & Bar
Segafredo
SOHO
Starbucks
Street Feast
The Garden Terrace
The Slaney
Upper Crust
Wrights Food Fayre

Best of the Best
Boots
Buff Stop
Dixons Travel
Hour Passion
House of Ireland
Hugo Boss
Irish Memories
JD Sports
Jo Malone
LK Bennett
Longchamp
MAC
Pandora

Parfois
Perfume & Skincare
Piquadro
PINKO
Pure Pharmacy
Souvenirs
Spar
Spirits and Wines
Sunglass Hut
Superdry
The Loop
The Collection@Dublin
WHSmith Book Store
Wrights Of Howth



Direct Savings: 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.

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.

Enjoy access to a range of airport services while located at Dublin Airport Central.



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.



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.



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.



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 2019.

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.



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



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.



KEEP CONNECTED

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



DIRECT TO TERMINAL 2

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

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

Whether you rise at dawn for your workout or de-compress at the end of your day, 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.



Over 72 acres
of outdoor
sports grounds

A. Old Portmarnock Golf Club, 18th green

B. Sports & fitness area

C. 25m Swimming pool on campus

Balancing work and
life in an environment
designed for living

Health, Fitness
& Leisure

- 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



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

Connected Community: Staying Local

Dublin Airport Central is in the heart of Fingal – a vibrant area of Dublin with a young, highly-educated population. With mature residential areas like Malahide, Skerries, Howth and Swords close by, and a little further you'll find Clontarf, Santry, Blanchardstown and Drogheda within easy reach.

Just minutes away from Dublin Airport Central, new residential developments are already under construction. These include St. Marnock's Bay in Portmarnock and Ridgewood in Swords. And with over 1,600 hectares of land currently zoned for residential development in Fingal, almost 50,000 more homes are expected in the coming years, together with new primary and secondary schools to cater for future demand.

Boasting 88km of coastline and associated water-based activities, wide expanses of countryside, important historical sites and countless golf courses, there's an activity or leisure pursuit to suit all tastes.

Dublin Airport Central is uniquely placed at a location with a wide variety of cultural and lifestyle amenities

- 26 golf courses
- 13 beaches
- 88km coastline



A. Howth marina

B. Prime residential locations

C. A world of different eateries including great coffee shops and cafés

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

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



A Locality Full of
Discovery and Joy



- A. Malahide Castle
- B. Malahide Village at your doorstep
- C. Beautiful Portmarnock Golf Course
- D. Relax and have a fantastic meal in one of the many great restaurants in Malahide village
- E. Artisan shopping at your doorstep
- F. Howth Village
- G. Parks and play areas are plentiful



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





TWO

Dublin Airport Central

Accommodation Schedule

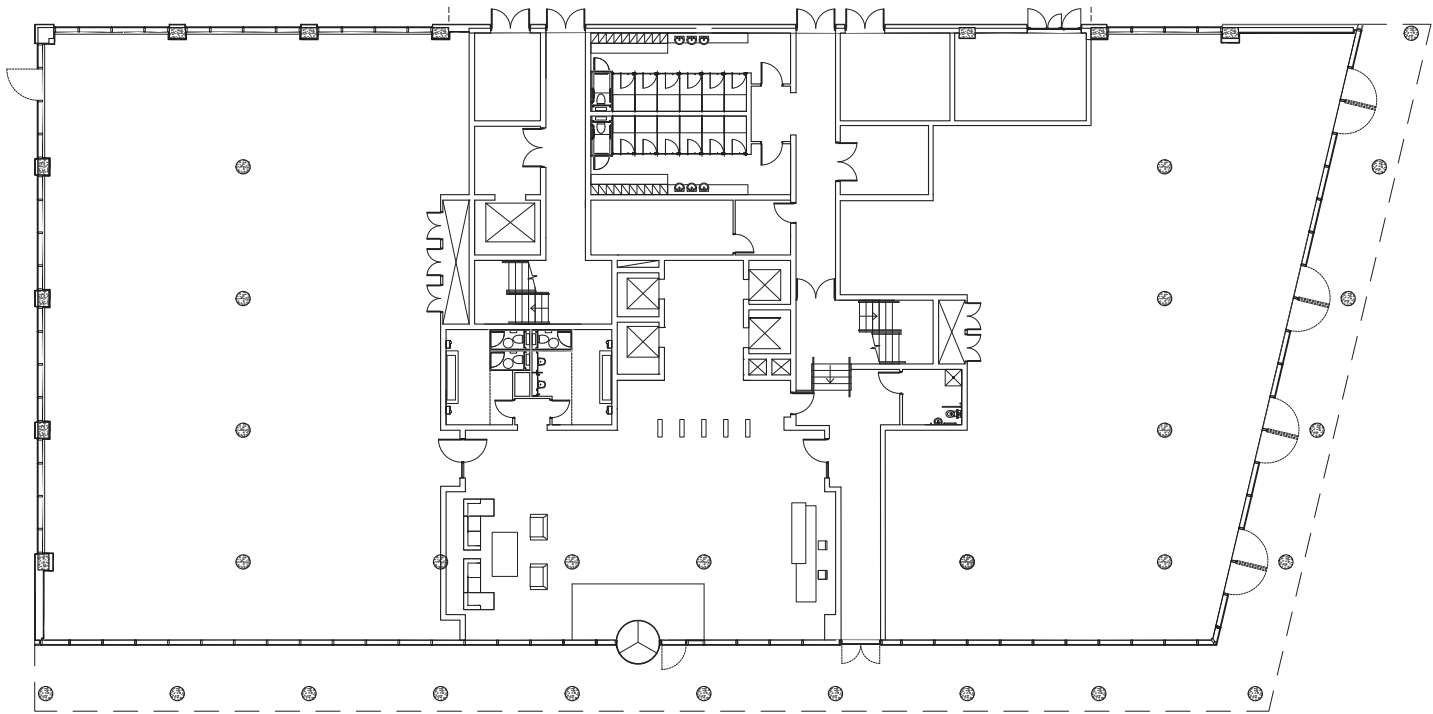
FLOOR	SQM	SQ Ft
FIVE	1,856.1	19,979
FOUR	1,856.1	19,979
THREE	1,856.1	19,979
TWO	1,856.1	19,979
ONE	1,856.1	19,979
GROUND*	1,593.3	17,150
TOTAL	10,873.8	117,045

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

TWO

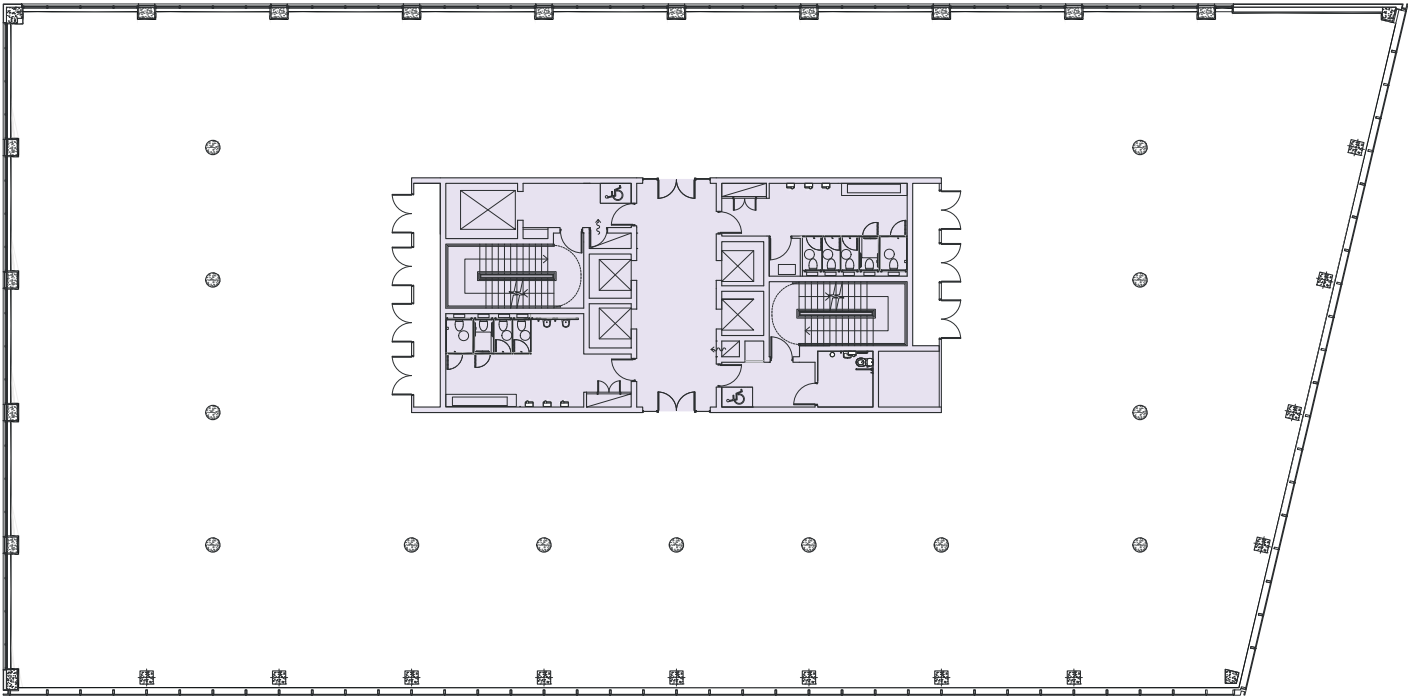
Dublin Airport Central

Ground Floor



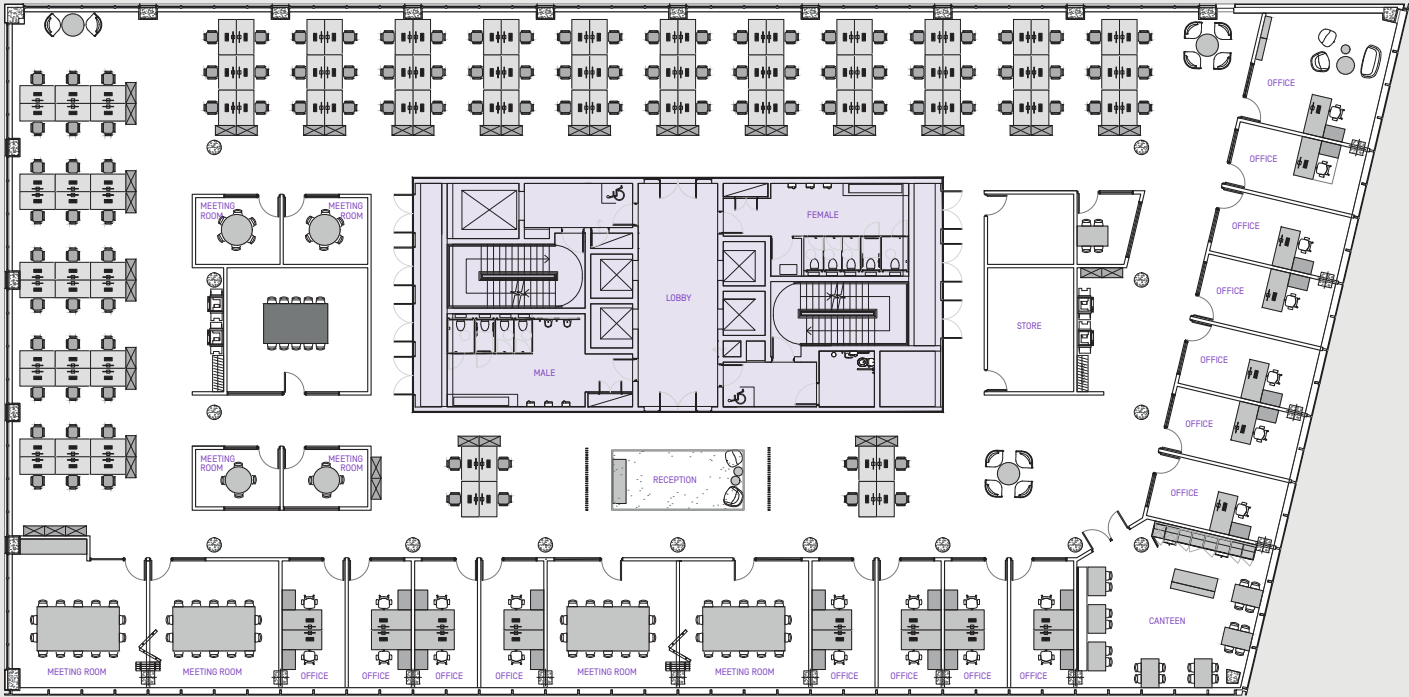
TWO
Dublin Airport Central
Typical Floor Plan

56 DUBLIN AIRPORT CENTRAL



TWO
Dublin Airport Central
Corporate

57 DUBLIN AIRPORT CENTRAL



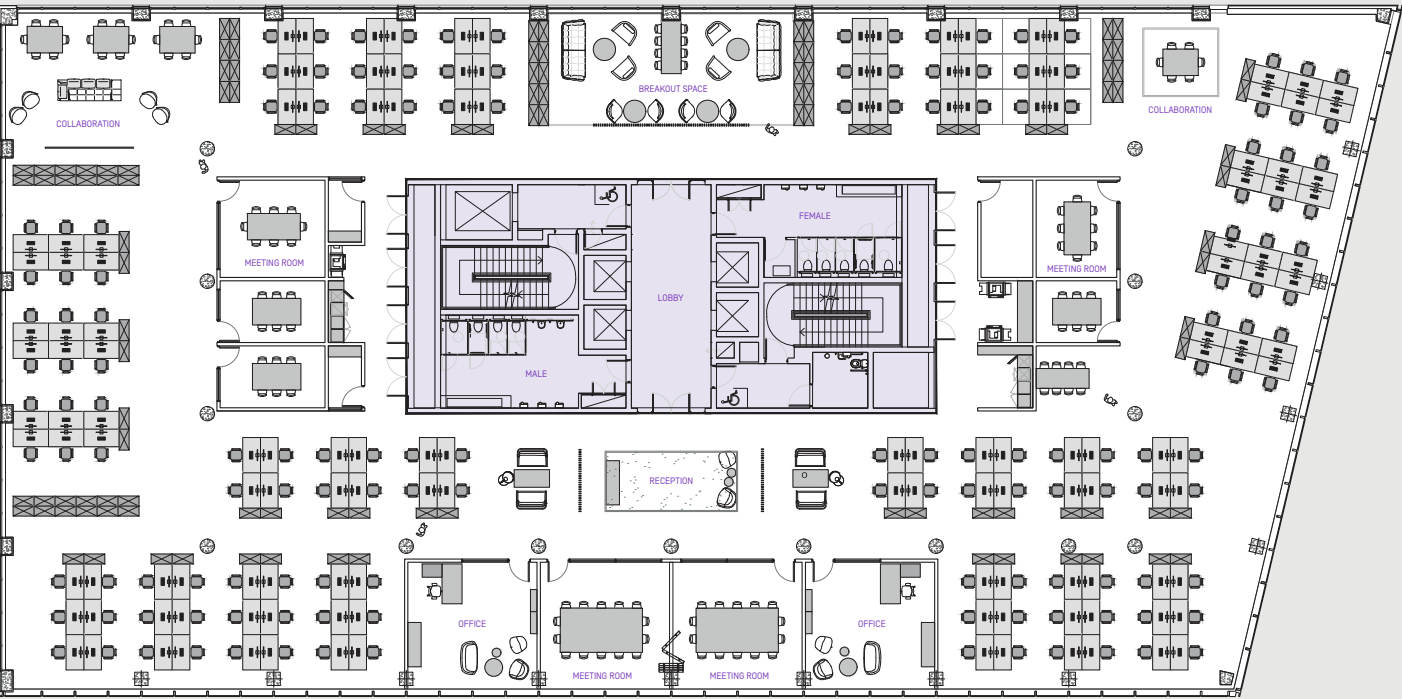
ANALYSIS LEGEND CORPORATE

DESK TO AREA RATIO	1:12	TOTAL MEETING ROOMS	10	COLLABORATION	2
GROSS INTERNAL AREA	1856sqm	2 Person	3	RECEPTION	1
		6 Person	2	CANTEEN	1
TOTAL WORKSTATIONS	127	10 Person	1	STORAGE	1
Open Plan	104	14 Person	4	PRINT	2
Cellular Office	23			IDF	1

TWO

Dublin Airport Central

Finance



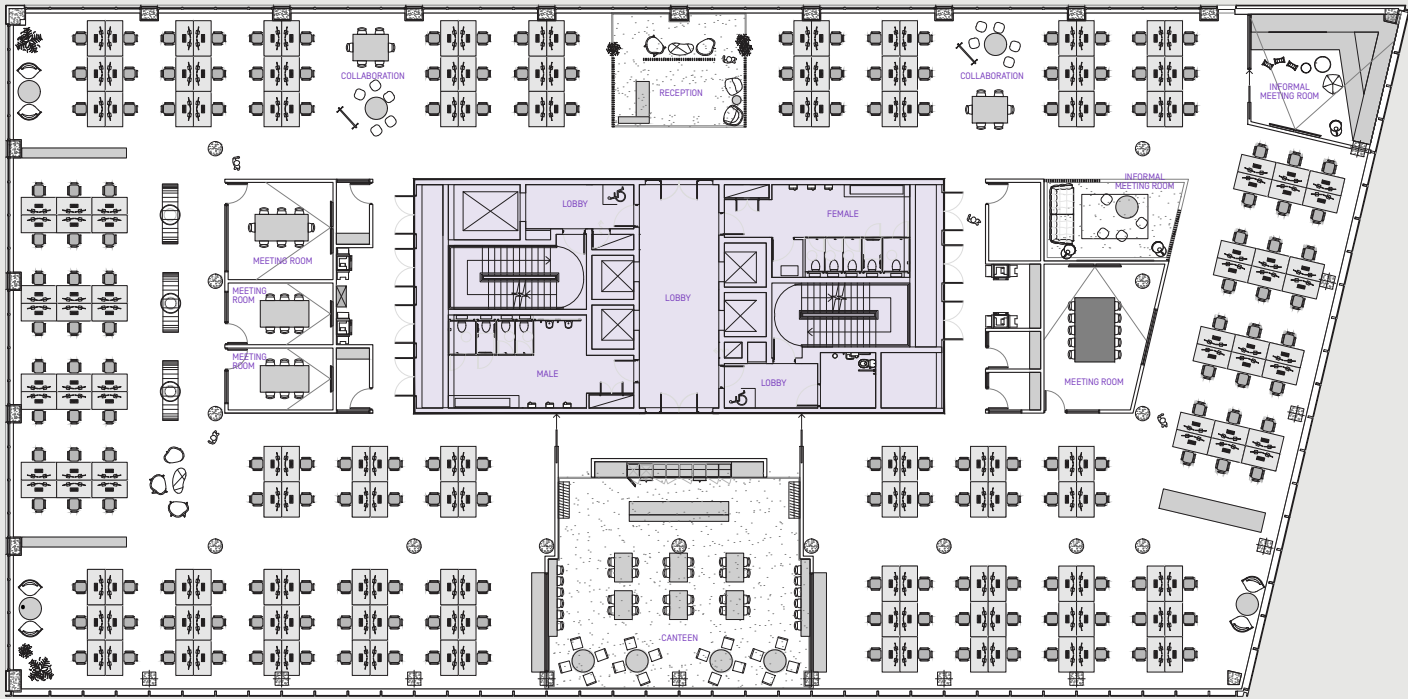
ANALYSIS LEGEND FINANCE

DESK TO AREA RATIO	1:10	TOTAL MEETING ROOMS	10	COLLABORATION	10
GROSS INTERNAL AREA	1856sqm	2 Person	2	RECEPTION	1
		6 Person	3	CANTEEN	2
TOTAL WORKSTATIONS	150	8 Person	3	STORAGE	2
Open Plan	148	14 Person	2	PRINT	2
Cellular Office	2			IDF	1

TWO

Dublin Airport Central

Technology



ANALYSIS LEGEND TECHNOLOGY

DESK TO AREA RATIO	1:8	TOTAL MEETING ROOMS	10	COLLABORATION	12
GROSS INTERNAL AREA	1856sqm	2 Person	4	RECEPTION	1
		6 Person	2	CANTEEN	1
TOTAL WORKSTATIONS	180	8 Person	2	PRINT	2
Open Plan	180	10 Person	1	IDF	1
		16 Person	1		



THREE

Dublin Airport Central

Accommodation Schedule

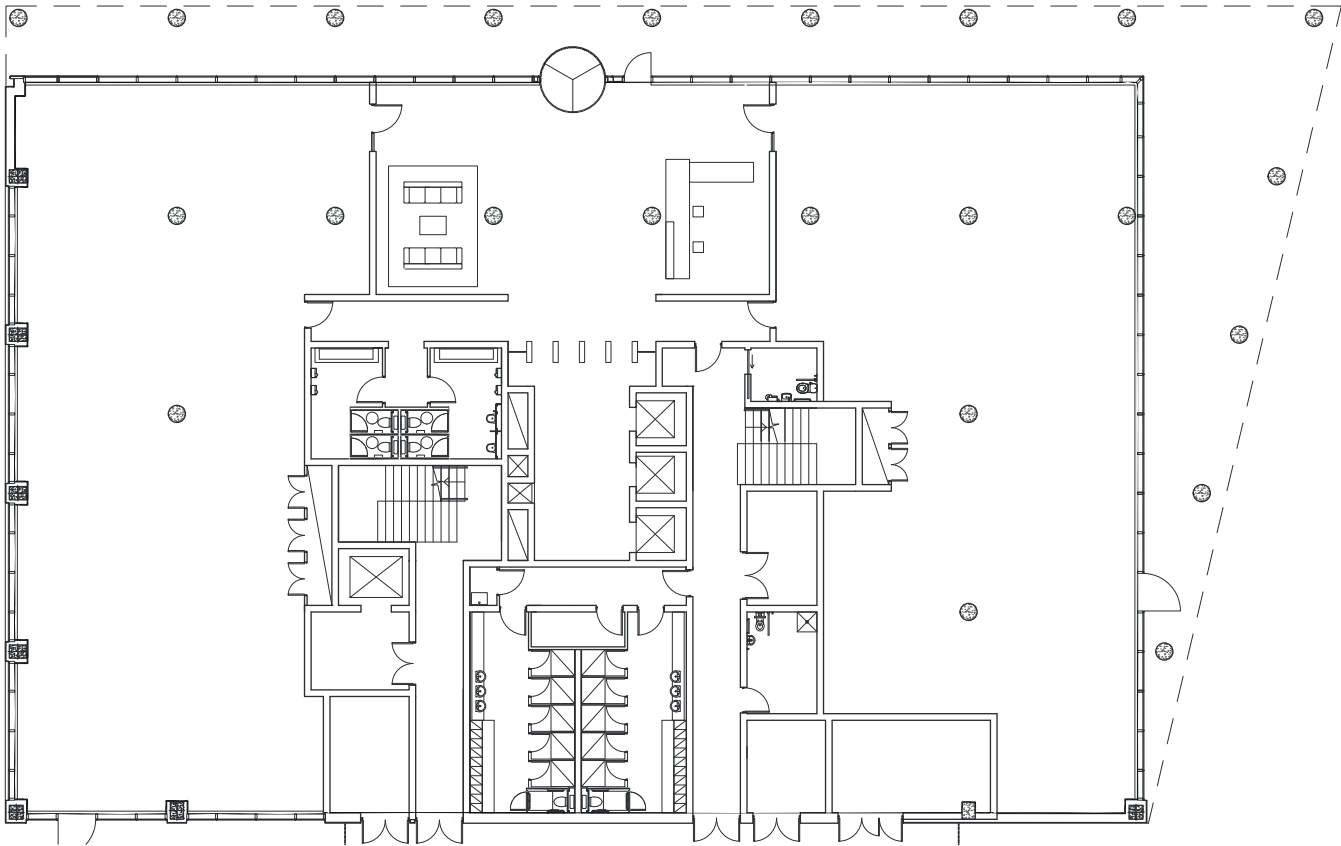
FLOOR	SQM	SQ Ft
FIVE	1,449.6	15,603
FOUR	1,449.6	15,603
THREE	1,449.6	15,603
TWO	1,449.6	15,603
ONE	1,449.6	15,603
GROUND*	1,200.7	12,926
TOTAL	8,448.7	90,941

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

THREE

Dublin Airport Central

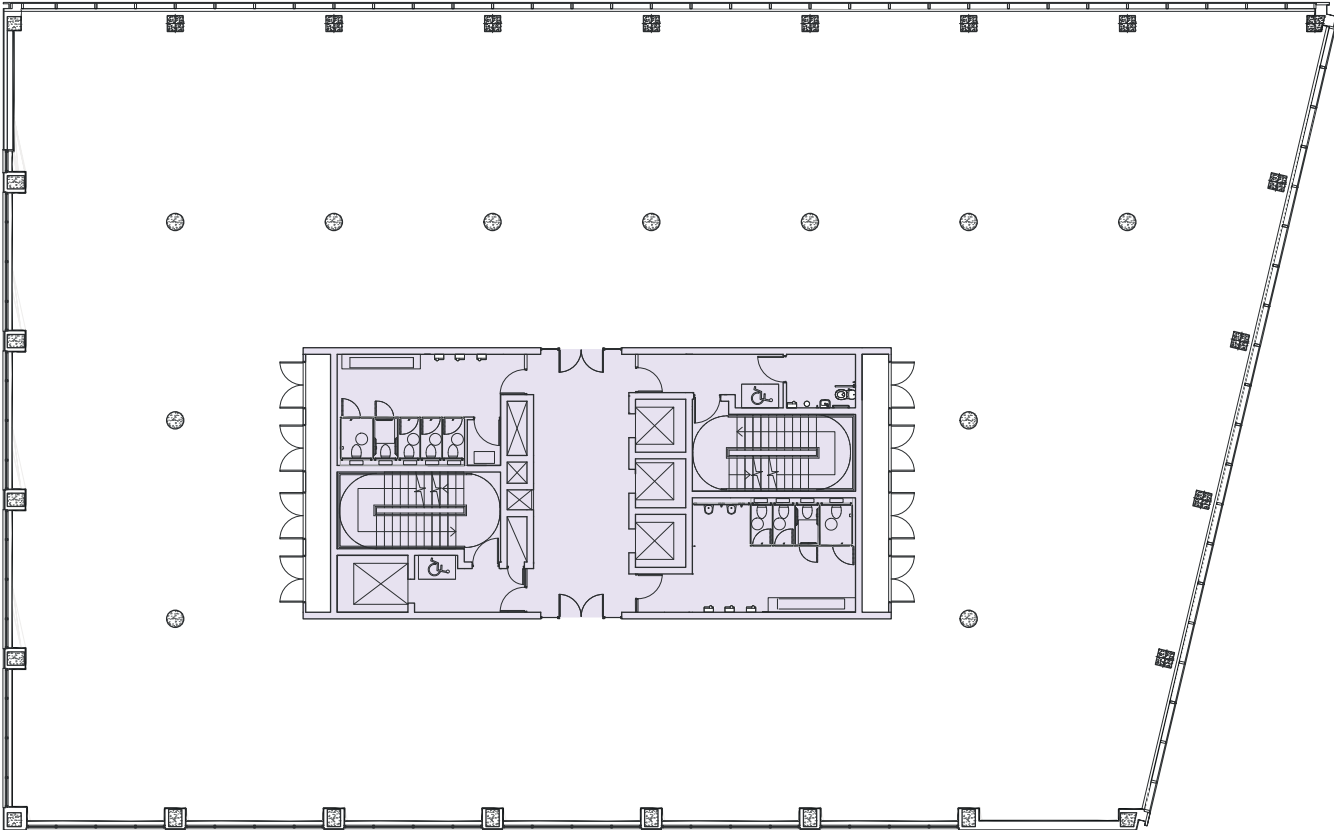
Ground Floor



THREE

Dublin Airport Central

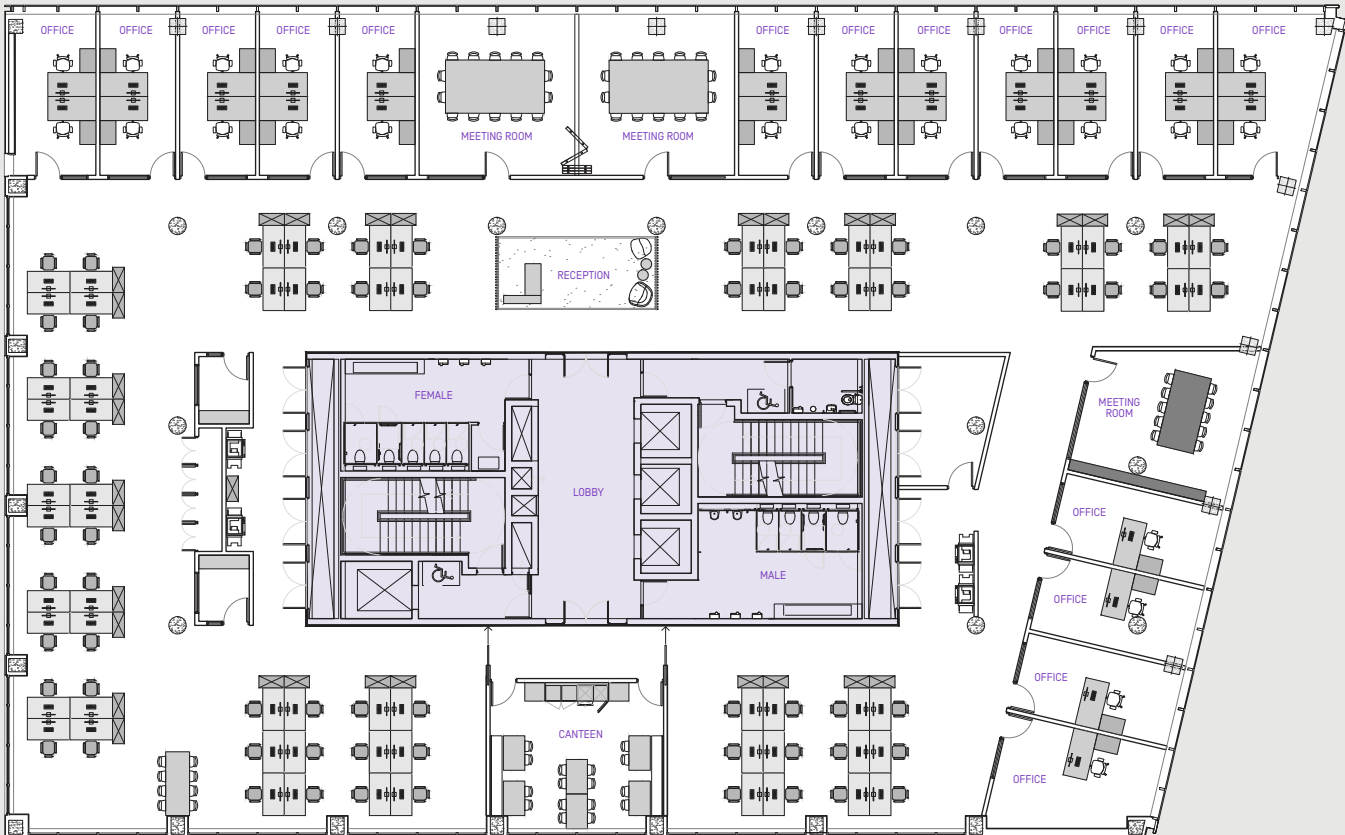
Typical Floor Plan



THREE

Dublin Airport Central

Corporate



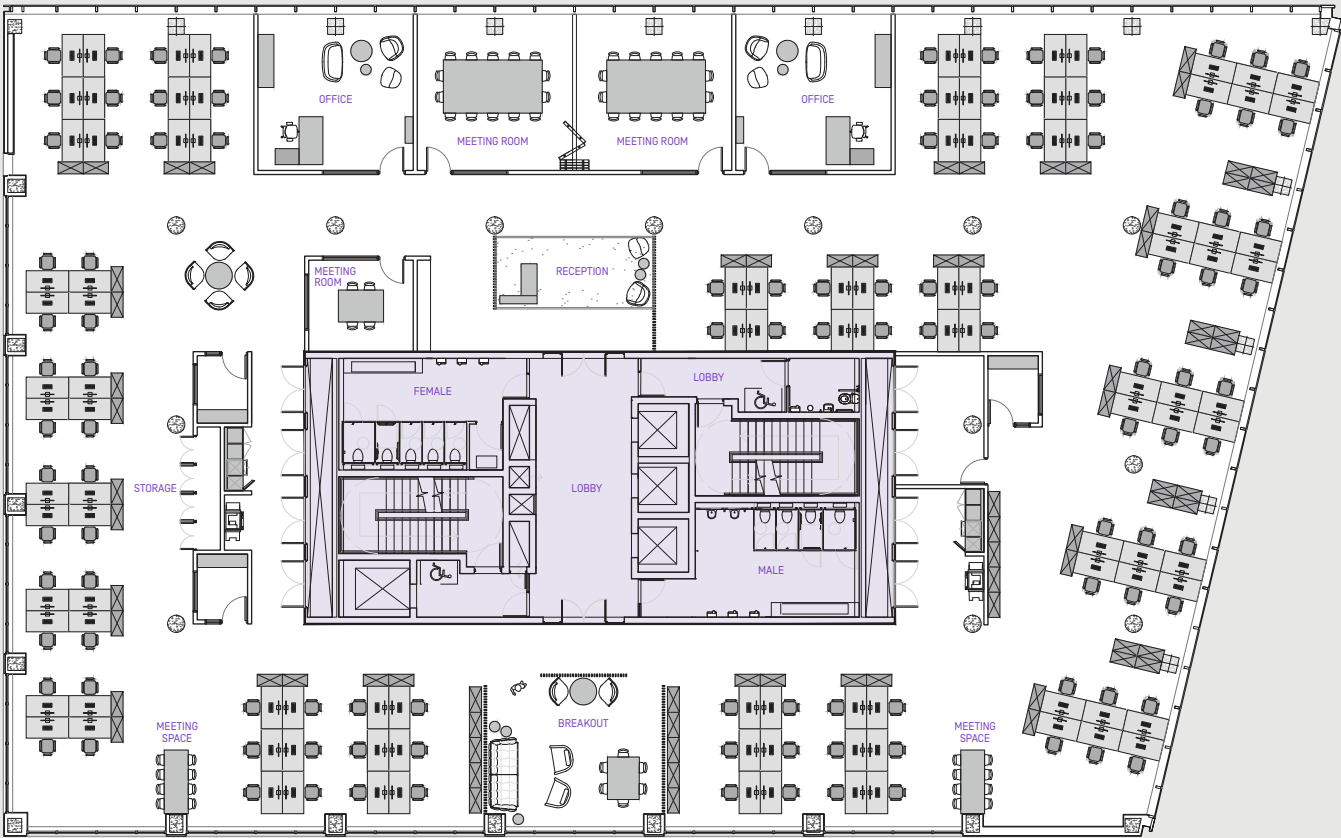
ANALYSIS LEGEND CORPORATE

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

THREE

Dublin Airport Central

Finance



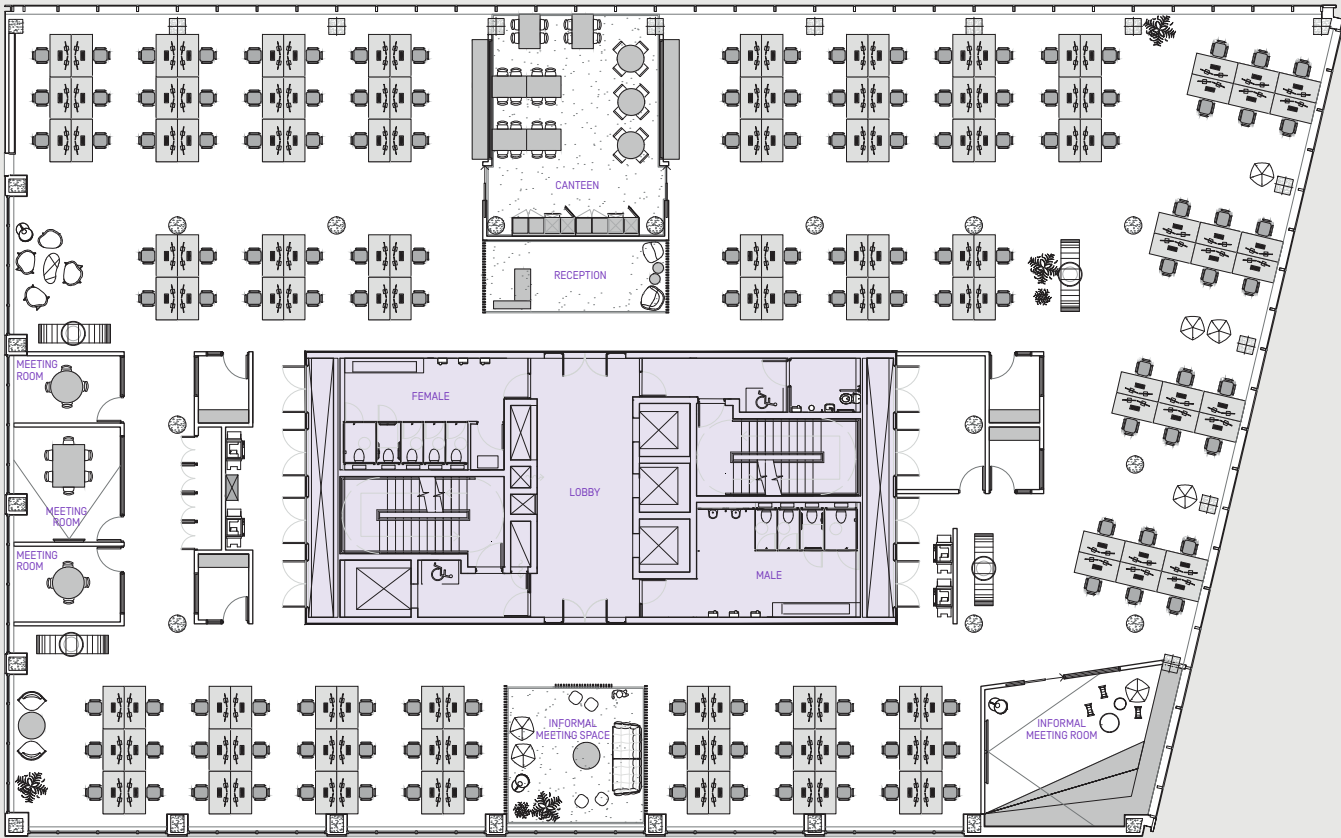
ANALYSIS LEGEND FINANCE

DESK TO AREA RATIO	1:10	TOTAL MEETING ROOMS	8	COLLABORATION	1
GROSS INTERNAL AREA	1449sqm	2 Person	3	RECEPTION	1
		6 Person	1	TEASTATION	2
TOTAL WORKSTATIONS	112	8 Person	2	STORAGE	1
Open Plan	110	14 Person	2	PRINT	2
Cellular Office	2			IDF	1

THREE

Dublin Airport Central

Technology

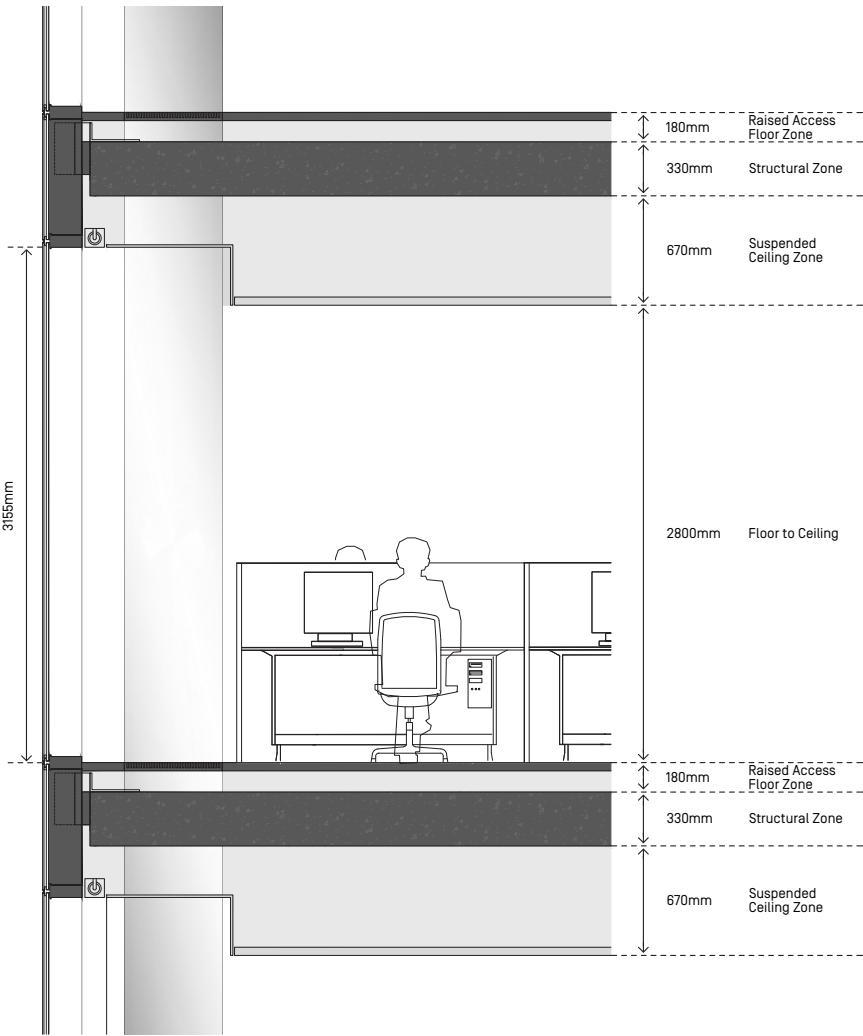


ANALYSIS LEGEND TECHNOLOGY

DESK TO AREA RATIO	1:8	TOTAL MEETING ROOMS	9	COLLABORATION	6
GROSS INTERNAL AREA	1449sqm	2 Person	4	RECEPTION	1
		6 Person	2	CANTEEN	1
TOTAL WORKSTATIONS	138	8 Person	1	STORAGE	1
Open Plan	138	10 Person	1	PRINT	2
		16 Person	1	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
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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.

* Irish National Annex states that a minimum imposed load of 3.0kN/m2 is applicable for office loading. For high specification offices an imposed load of 4.0kN/m2 is deemed appropriate with an additional allowance of 0.5kN/m2 to allow for lightweight moveable and demountable partitions. The movable lightweight partition loading is based on weight of a painted stud partition: 2 layers of 2.85m high x 12.5mm taped and jointed tapered edge wallboard both sides fixed to 70 mm studs at 600mm centres with deep flange floor and ceiling channels fixed to concrete slab. A 20mm deflection allowance shall be accommodated. [qk=0.92kN/m/2m=0.46 kN/m2].



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