



STEP
INTO YOUR
STORY



VISION

PLACE

WORKSPACE

PEOPLE

CULTURE

PLANS

SPECS

CONTACT



THERE ARE STORIES TO THIS PLACE.
WHERE THE CULTURE OF GENERATIONS
SUSTAINS LIKE A HEARTBEAT,
WHILE A NEW GENERATION FORGE NEW INDUSTRY
WITH INTELLIGENT TECHNOLOGY.
WHERE KNOWING WHAT'S IMPORTANT
MEANS PROTECTING THE FUTURE TODAY,
AND HOW YOU LIVE AND WORK CAN BE REDEFINED,
IN A PROUD, HISTORIC NEIGHBOURHOOD.

STEP INTO YOUR STORY AT COOPERS CROSS.

CHAPTER ONE

A STORY
OF VISION

RL
2022

A LANDMARK SIX ACRE MIXED-USE CAMPUS THAT MARKS THE BEGINNING OF A VIBRANT NEW STORY FOR DUBLIN'S HISTORIC NORTH DOCKS.

Comprising 1M SQ. FT. of the most intelligent, sustainable Grade-A office and residential accommodation in the city centre with community green spaces, retail, and a dedicated cultural space. Coopers Cross is redefining how your team can work, live and thrive.



381K

SQ. FT. OF
WORKSPACE

ONE

ACRE OF
COMMUNITY
GREEN SPACE

471

NEW RENTAL
APARTMENTS

10K

SQ. FT. OF
DEDICATED
CULTURAL SPACE

5K

SQ. FT. OF
TOWN HALL
SPACE

UP TO

47K

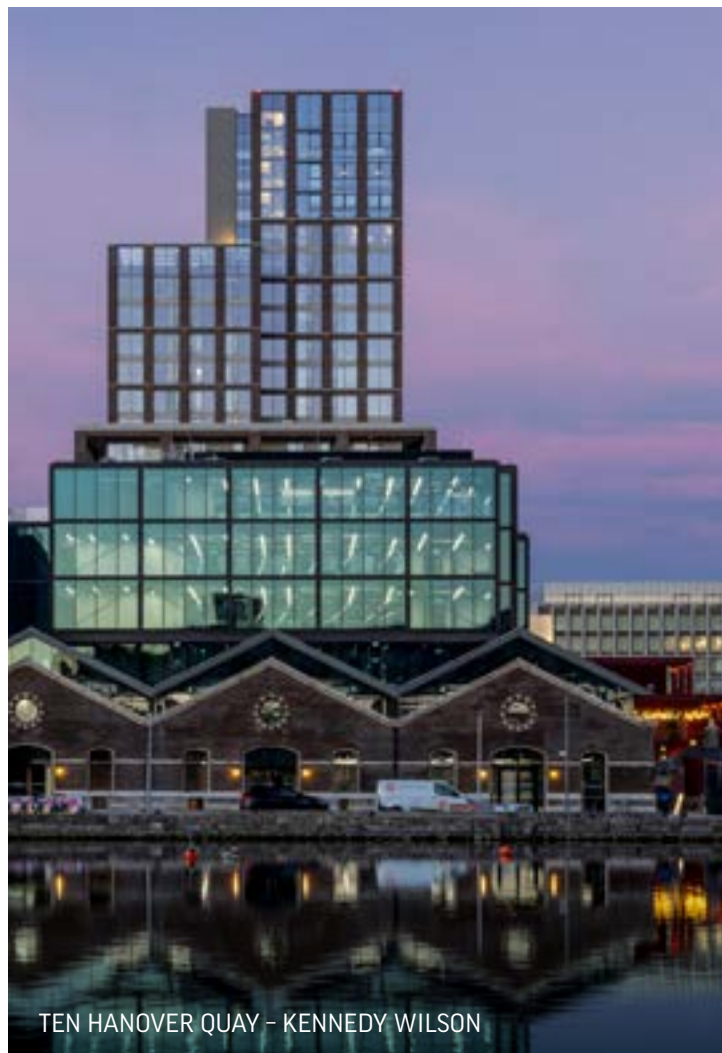
SQ. FT. FLOOR
PLATES

18K

SQ. FT. OF RETAIL
AND F&B SPACE

Coopers Cross is a place where your team will want to spend time with colleagues and friends. Coopers Cross blends technology and architectural excellence within one dynamic campus.

With intelligent design, sustainable workspaces and rich cultural experiences, Coopers Cross will enhance employee wellbeing and sense of community.





VISION

PLACE

WORKSPACE

PEOPLE

CULTURE

PLANS

SPECS

CONTACT

CHAPTER TWO

A STORY OF PLACE

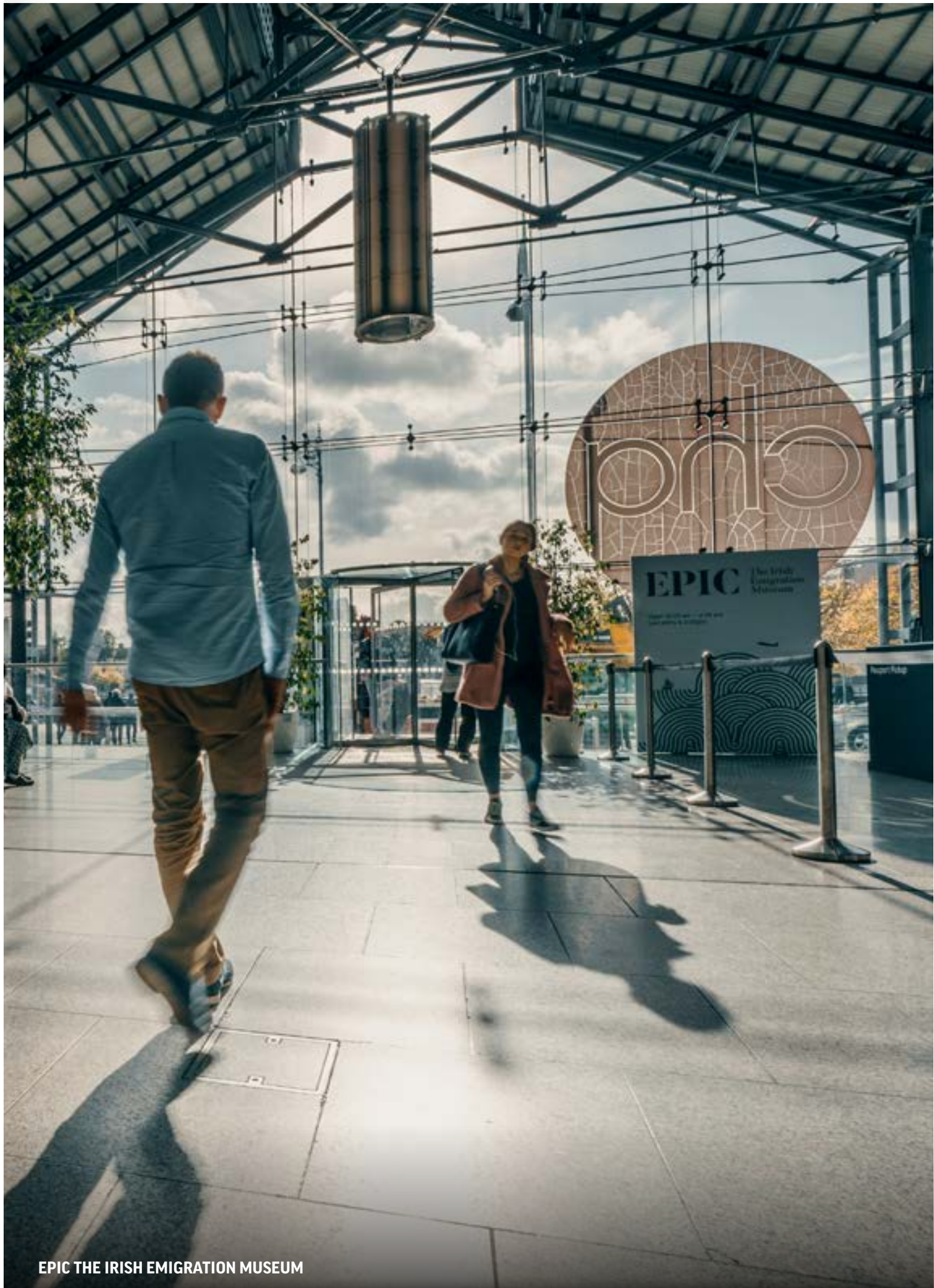
DUBLIN IS A GLOBAL CITY WITH AN EXCEPTIONAL CULTURAL HERITAGE. OUR NORTH DOCKS LOCATION IS HOME TO A PROUD COMMUNITY WITH A RICH HISTORY, AND A DIVERSE NEW COMMUNITY OF GLOBAL BUSINESSES.





AT THE HEART OF A VIBRANT COMMUNITY

Dublin's North Docks is bustling with social life, creativity and culture. With the famous 3Arena, EPIC Museum, local restaurants and bars, ODEON Point Square cinema and a wealth of events and entertainment all year round, the opportunity to write your own story is here.





CHAPTER THREE

A STORY
OF WORKSPACE



VISION

PLACE

WORKSPACE

PEOPLE

CULTURE

PLANS

SPECS

CONTACT

Two spectacular LEED Platinum energy-efficient office buildings totaling 381,000 sq. ft.

With a sector-defining intelligent building system, our Grade-A office space is designed to deliver cost-effective and seamless convenience for your employees.

COOPERS CROSS DELIVERS WORKSPACES THAT ARE FUTURE-READY AND SUSTAINABLY-LED – IMPROVING YOUR TEAM'S EFFICIENCY AND PERFORMANCE.



2.8M

FLOOR TO CEILING HEIGHT

UP TO 46.8K

SQ. FT. FLOOR PLATES

84

CAR SPACES

744

BICYCLE PARKING SPACES

83

SHOWER CUBICLES

12

SMART HIGH-SPEED LIFTS

5K

TOWN HALL SPACE

7

FLOORS

15.5K

SQ. FT. TERRACE SPACE

INTELLIGENT BUILDING MANAGEMENT SYSTEM

DOUBLE HEIGHT RECEPTIONS





BREEAM OUTSTANDING





WELCOME TO THE SUSTAINABLE, INTELLIGENT CAMPUS

THE SMARTEST OFFICE BUILDING IN DUBLIN

The entirety of Coopers Cross is founded on sector defining innovation to deliver seamless convenience and to enhance sustainability, safety, health and wellbeing, and of course operational efficiency.

This is intelligent architecture at its most exciting and most inspiring.

SmartScore
PLATINUM

WiredScore
PLATINUM



**Watch how Coopers Cross
is setting the standards for
intelligent buildings in Dublin.**



Town Hall space with thermal control and air circulation systems delivering the optimum environment, no matter the size of your team gathering.



Real time energy usage tracking

Each floor has sub-meters that allow you to monitor and track your energy usage in real time and in detail. You can use this data to identify usage patterns and adjust your usage accordingly.

Demand/Response Thermal Control

The state of the art HVAC system integrated throughout the building adapts itself to changing environments and needs in real time.

Intelligent Predictive Maintenance

Intelligent building software constantly monitors the performance of the building, and will make intuitive adjustments to correct an issue or automatically generate a maintenance request.

Touchless Door to Floor

Hands-free mobile phone access control systems allow your team to travel from the front door to your floor without touching unnecessary surfaces. Destination-controlled lifts are automatically called as you enter the building - reducing wait time and congestion in lobbies.

ANPR Plate Recognition

As you drive up to the building, the security system automatically detects your car's number plate and provides access to the car park.

Air Quality Sensor & Increased Fresh Air

The campus delivers an additional 20% of fresh air to the buildings above that required by the local building code.

THE CAMPUS
COMMUNITY APP

FEATURES AT A GLANCE

- ✓ VISITOR MANAGEMENT
- ✓ AMENITY/ROOM BOOKING
- ✓ THERMAL/LIGHTING CONTROL
- ✓ DIGITAL WAYFINDING
- ✓ PARKING MANAGEMENT SYSTEM
- ✓ SEAMLESS ACCESS CONTROL
- ✓ CAMPUS COMMUNICATION PLATFORM

SETTING HIGHER STANDARDS



BREEAM
OUTSTANDING



BER A1

Coopers Cross is seeking the highest sustainability credentials in the market, targeting LEED Platinum, BREAM Outstanding and WELL Platinum.

As an occupier, you can rest assured that your business utilises energy efficiently, with cutting-edge building management systems that deliver prime operational performance.

TARGETING THE HIGHEST SUSTAINABILITY CREDENTIALS

**NO FOSSIL
FUELS**
FULLY ELECTRIC
BUILDING
OPERATION

**SOLAR
ENERGY**
PRODUCTION AT
ROOF LEVEL

**247
TREES**
WITH A MIX
OF SPECIES

7,500M²
PLANTED
AREA

**ADDITIONAL
20%**
OF FRESH AIR TO
THE BUILDINGS**

**HIGH
EFFICIENCY**
INTELLIGENT
CONTROL
LED LIGHTING

35% - 40%
REDUCTION IN
POTABLE WATER
USE*

2,990M²
BIODIVERSE
ROOF AREA

* BASED ON THE SELECTION OF EFFICIENT SANITARY FIXTURES
** ABOVE LOCAL BUILDING CODE

SUSTAINABILITY AND INTELLIGENT DESIGN
DELIVERS REAL RESULTS TO YOUR BUSINESS



WELLNESS EXPERIENCE



EMPLOYEE PERFORMANCE



WORKPLACE FLEXIBILITY



OPERATIONAL CARBON



OPERATIONAL COST



ENERGY USAGE



One acre of landscaped public realm with over 247 trees enables more movement outdoors and spaces for wellbeing.

Sustainable and locally sourced materials, including Kilkenny Limestone and Wicklow Granite, provide a natural and tactile setting.





Touchless mobile access controls allow your team and visitors to walk uninterrupted through security turnstiles.

MAKE A SEAMLESS ENTRANCE

The double-height reception is clad in high performance glazing and polished plaster with Chelmsford Granite flooring to give a warm and modern arrival.

A mobile phone security access system, destination-controlled lifts and touchless door-to-desk make the experience of moving through the building seamlessly.



**FLEXIBLE FLOOR PLATES
UP TO 15,800 SQ. FT.**

Create a dynamic office environment to suit your team's needs through highly flexible floor plates and versatile design. Harness moments of collaboration surrounded in an abundance of natural light green spaces.



TAKE CONNECTING TO NEW
HEIGHTS FROM THE TERRACES
OF BUILDING ONE.

Large terraces designed to allow for activation
and space to unwind.



VISION

PLACE

WORKSPACE

PEOPLE

CULTURE

PLANS

SPECS

CONTACT

MAKE A DRAMATIC ENTRANCE

Arrive to a dramatic building reception wrapped in Kilkenny Limestone and capped with a light-filled, full building height atrium. Traverse the building using your mobile device to access door to desk controls, destination-controlled lifts and sliding doors.





VISION

PLACE

WORKSPACE

PEOPLE

CULTURE

PLANS

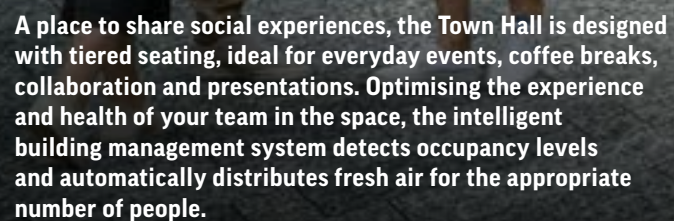
SPECS

CONTACT

LARGE FLOORPLATES UP TO 46,800 SQ. FT. FOR TEAM COLLABORATION

Large, flexible floorplates with high performance floor-to-ceiling glazing provide an abundance of natural light and minimizes heat loss. Minimal columns create expansive spaces to allow for more flexible floor space design for how your team works today and tomorrow.





The Town Hall integrates seamlessly with the Garden Street level and the stepped bleachers, providing a relaxing, social atmosphere and an ideal place for gatherings and cultural events.





TWO SPACIOUS
ROOF TERRACES
Ample space to relax while enjoying
exceptional cityscape views.



VISION

PLACE

WORKSPACE

PEOPLE

CULTURE

PLANS

SPECS

CONTACT

CHAPTER FOUR

A STORY OF PEOPLE



VISION

PLACE

WORKSPACE

PEOPLE

CULTURE

PLANS

SPECS

CONTACT

COOPERS CROSS IS MORE THAN A CAMPUS. IT IS DESIGNED TO BRING PEOPLE AND COMMUNITY TOGETHER THROUGH SHARED WORKING, LIVING AND CULTURAL EXPERIENCES.



DESIGNED FOR COMMUNITY - BUILDING

The Garden Street level is a signature public realm feature between the two office buildings. Seamlessly connecting interior and exterior spaces that can be used day and night, it offers a charming place to grab a coffee with a colleague, witness an exhibition or simply enjoy the sun - all within one landmark.





STEP INTO LIVING

471 SPACIOUS RENTAL APARTMENTS IN A VARIETY OF SIZES AND CONFIGURATIONS, WITH ALL THE AMENITIES YOUR TEAM WILL NEED INCLUDING CONCIERGE, GYM,BUSINESS CENTRE, RESIDENTS LOUNGE, GAMES ROOM, RESIDENTS KITCHEN AND ROOF TERRACES.



CHAPTER FIVE

A STORY OF CULTURE



CULTURE IS THE BEATING HEART OF COOPERS CROSS. EVERY EVENT, ENGAGEMENT AND EXPERIENCE WITHIN OUR PUBLIC SPACES AIMS TO ENHANCE YOUR TEAM'S GROWING CULTURE.





10,000 SQ. FT.
DEDICATED
CULTURAL SPACE

WHERE CULTURE HAS A DEDICATED ROLE

Culture influences how we experience a place. That's why we have a dedicated Head of Culture Strategy to drive the creation of vibrant cultural commissions and programming through events, engagement initiatives and outreach opportunities. Coopers Cross is a catalyst for enhancing your team's working experience shaped by your values and goals.

STEP INTO A NEW CULTURAL DESTINATION

A PLACE WHERE
COMMUNITY LIVES AND
BREATHES

At Coopers Cross we're making a place and we want it to mean something to all of Dublin. Our explicit commitment to culture means you'll be stepping into a stimulating environment where you can work, learn, connect, relax and socialise.

We are setting out to create a place with deep local roots and a city-wide draw.



CHAPTER SIX

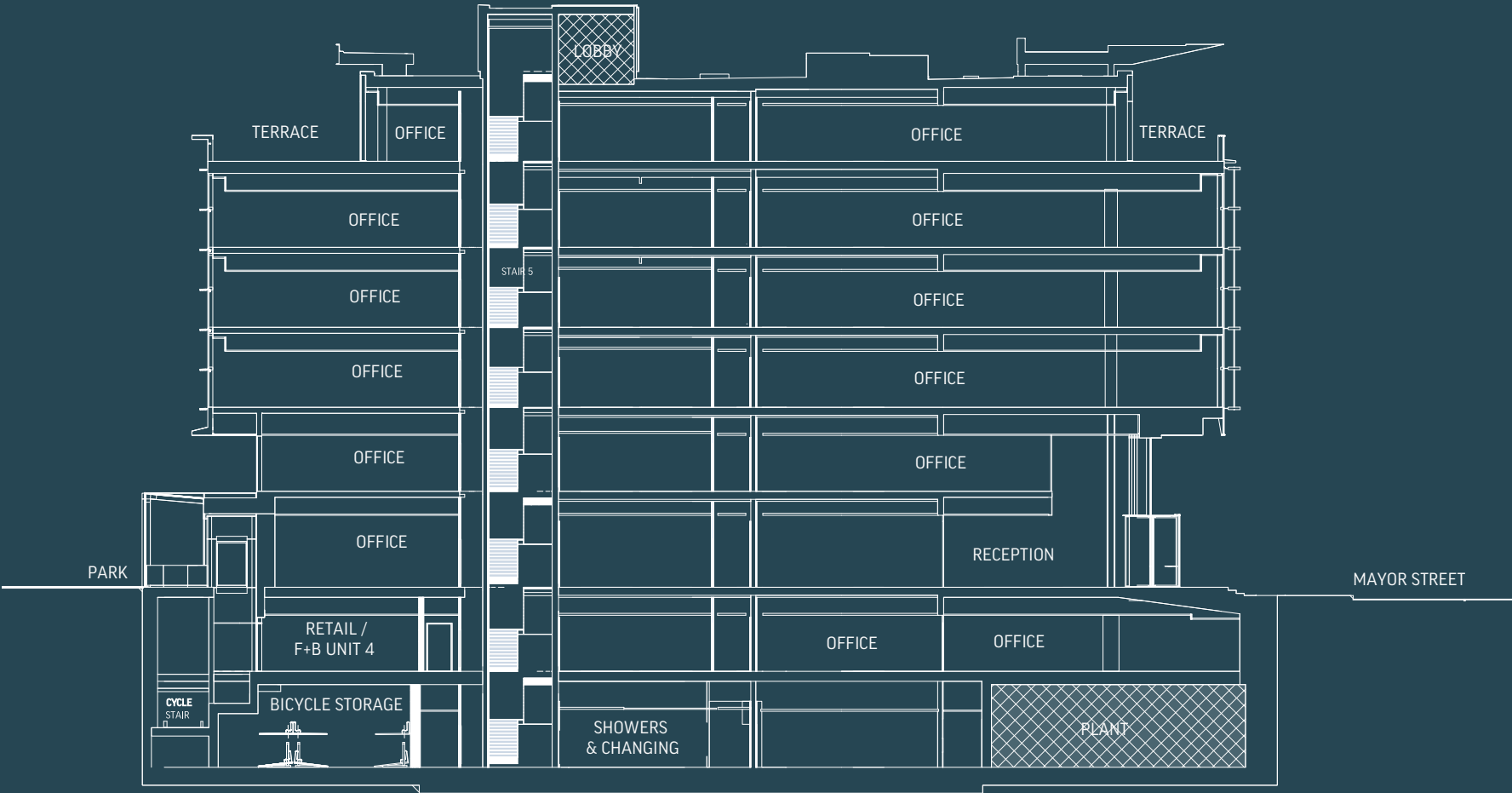
FLOOR PLANS AND SPECIFICATIONS

AREA SCHEDULE
BUILDING ONE

	Level	NIA SQ. FT.	NIA SQ. M.
	PENTHOUSE	9,793	910
	FOURTH FLOOR	15,816	1,469
	THIRD FLOOR	15,816	1,469
	SECOND FLOOR	15,816	1,469
	FIRST FLOOR	11,810	1,097
	GROUND FLOOR	10,888	1,012
	GARDEN STREET LEVEL	13,143	1,221

TOTAL	93,081 SQ. FT.	8,647 SQ. M.
-------	-------------------	-----------------

	NIA SQ.FT.	NIA SQ.M.
RECEPTION	1,792	167
- THIS IS INCLUDED IN THE ABOVE FLOOR AREAS.		

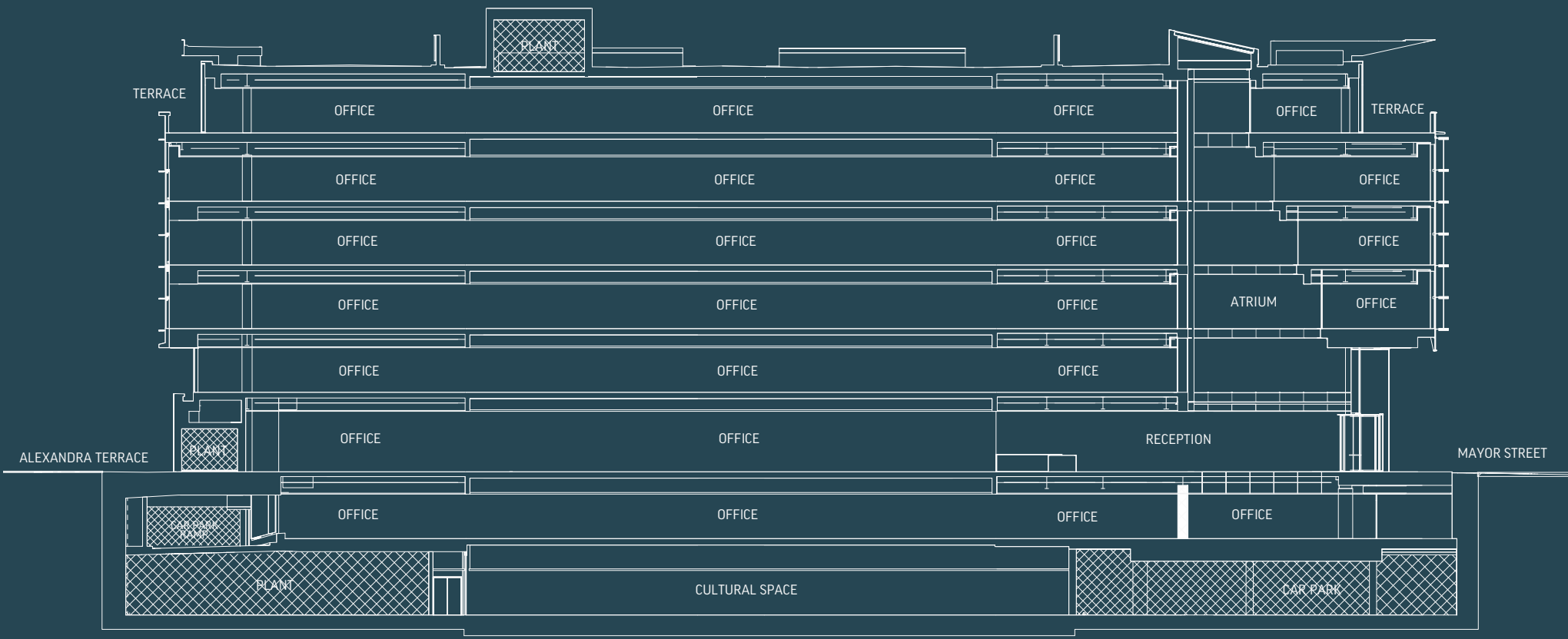


AREA SCHEDULE
BUILDING TWO

Level	NIA SQ. FT.	NIA SQ. M.	
PENTHOUSE	36,280	3,371	
FOURTH FLOOR	46,798	4,348	
THIRD FLOOR	46,544	4,324	
SECOND FLOOR	46,279	4,299	
FIRST FLOOR	38,143	3,544	
GROUND FLOOR	33,775	3,138	
GARDEN STREET LEVEL	39,911	3,708	
TOTAL	287,721 SQ. FT.	26,731 SQ. M.	

	NIA SQ.FT.	NIA SQ.M.
RECEPTION	10,415	968
TOWN HALL	4,693	436
- THESE ARE INCLUDED IN THE ABOVE FLOOR AREAS.		

CULTURAL SPACE	9,965	926
----------------	-------	-----



GARDEN STREET LEVEL FLOOR PLAN

FLOOR AREAS

BUILDING 1
13,143 SQ. FT.
1,221 SQ. M.

BUILDING 2
39,911 SQ. FT.
3,708 SQ. M.

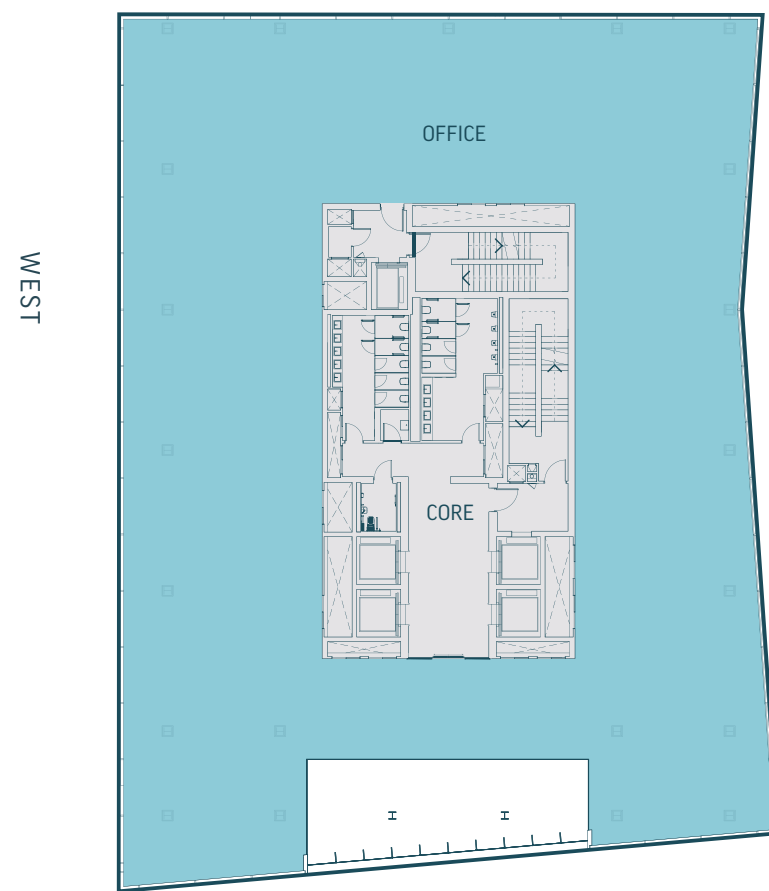


FIRST FLOOR PLAN

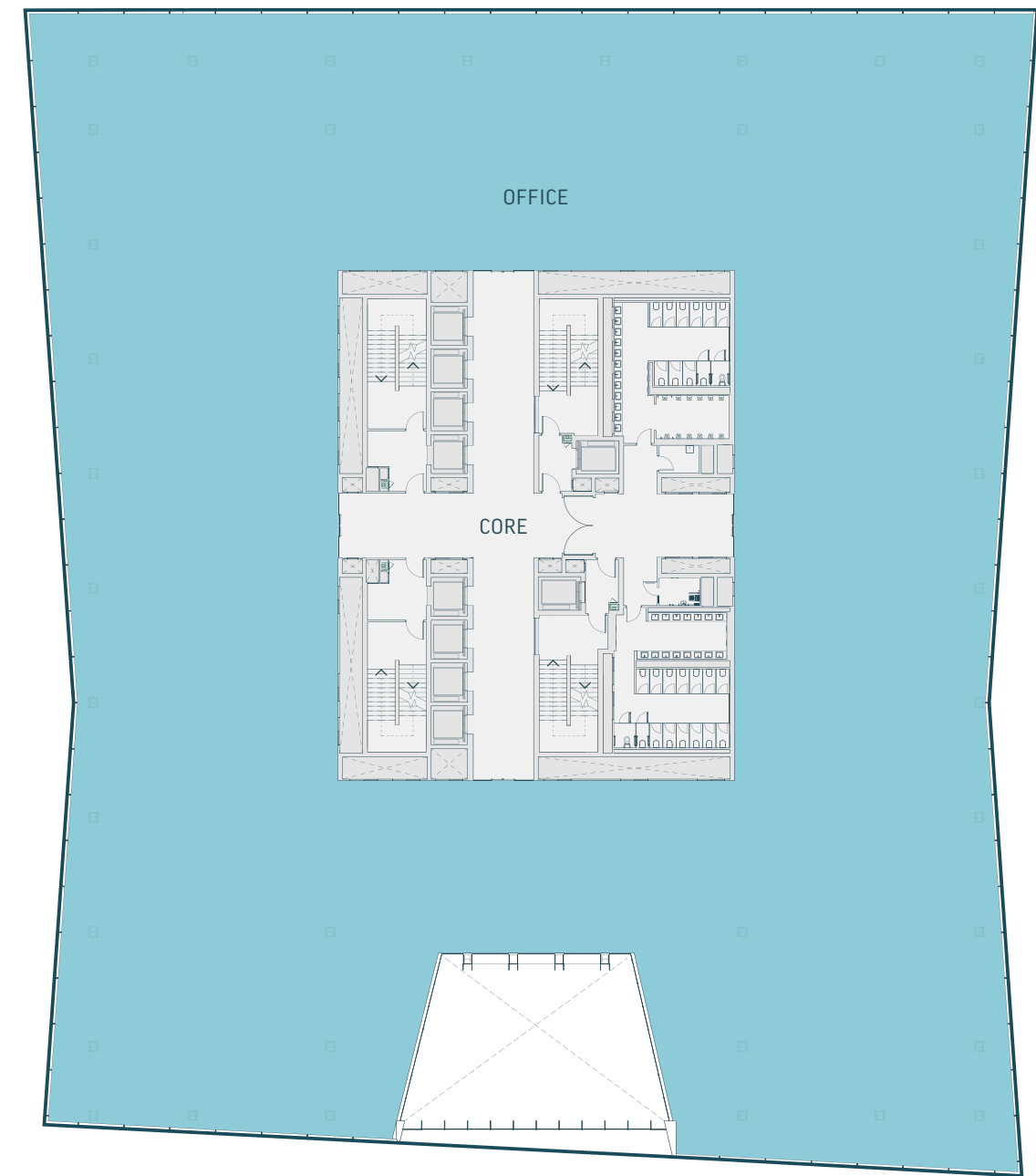
FLOOR AREAS

BUILDING 1
11,810 SQ. FT.
1,097 SQ. M.

BUILDING 2
38,143 SQ. FT.
3,544 SQ. M.



BUILDING 1



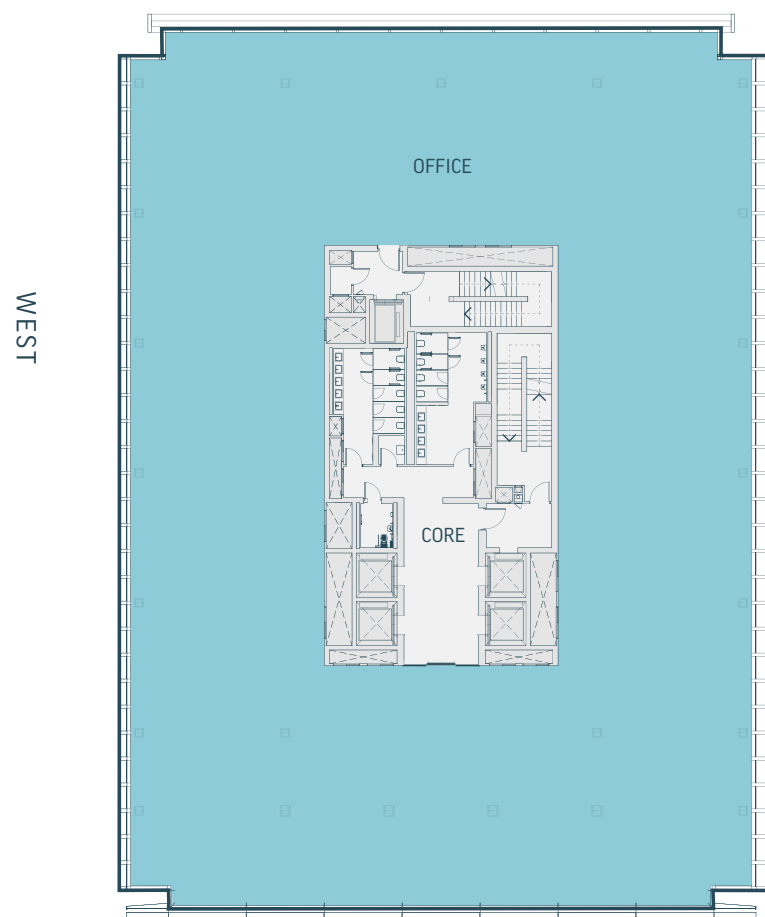
BUILDING 2

SECOND FLOOR PLAN

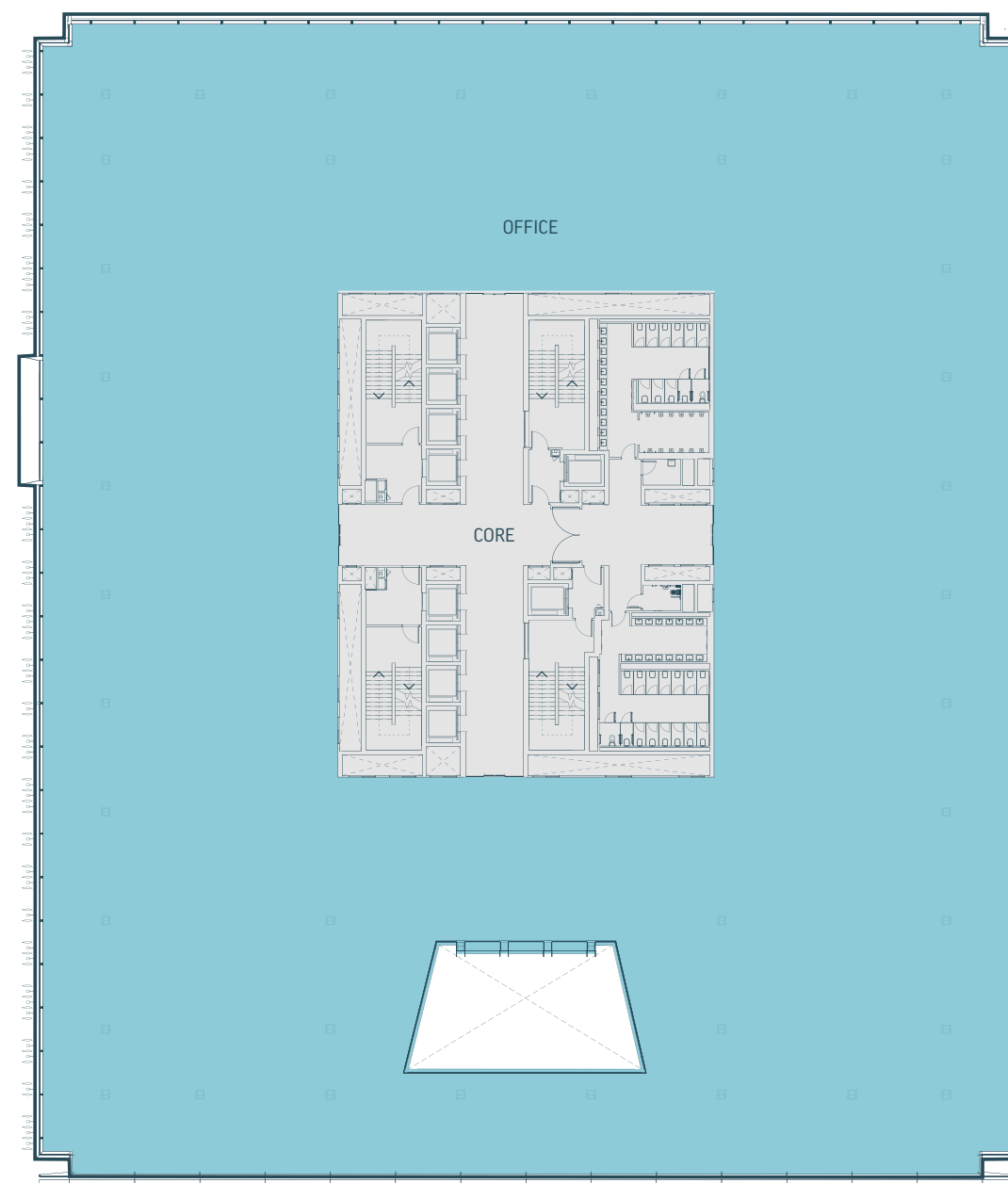
FLOOR AREAS

BUILDING 1
15,816 SQ. FT.
1,469 SQ. M.

BUILDING 2
46,279 SQ. FT.
4,299 SQ. M.



BUILDING 1



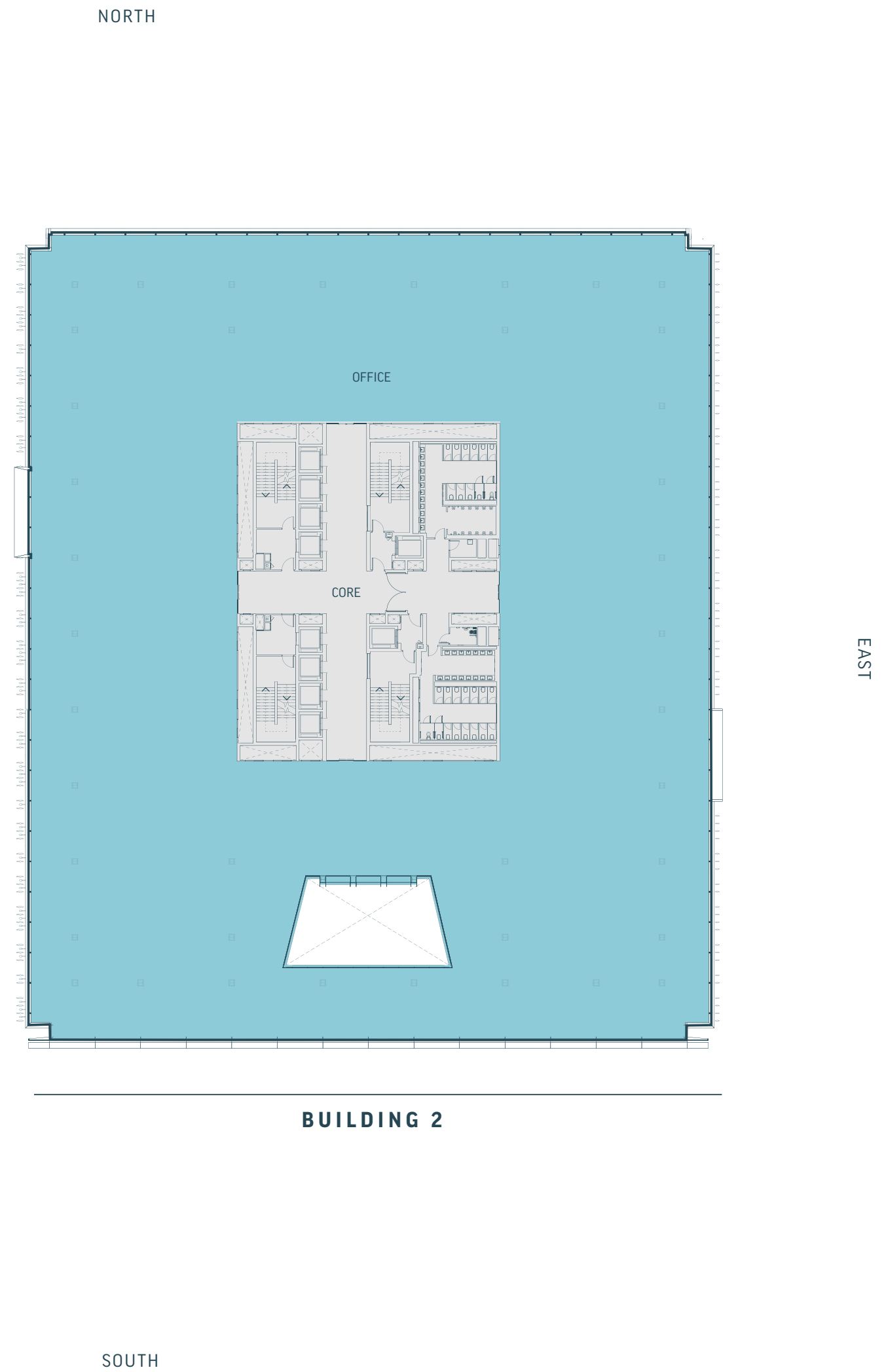
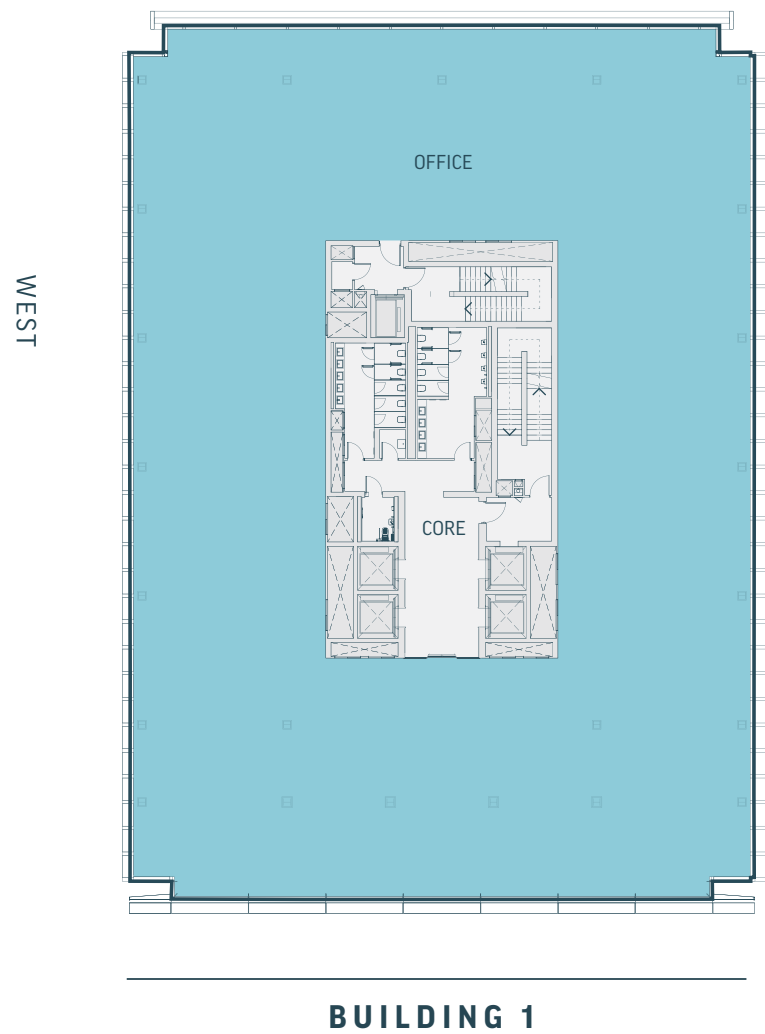
BUILDING 2

THIRD
FLOOR PLAN

FLOOR AREAS

BUILDING 1
15,816 SQ. FT.
1,469 SQ. M.

BUILDING 2
46,544 SQ. FT.
4,324 SQ. M.



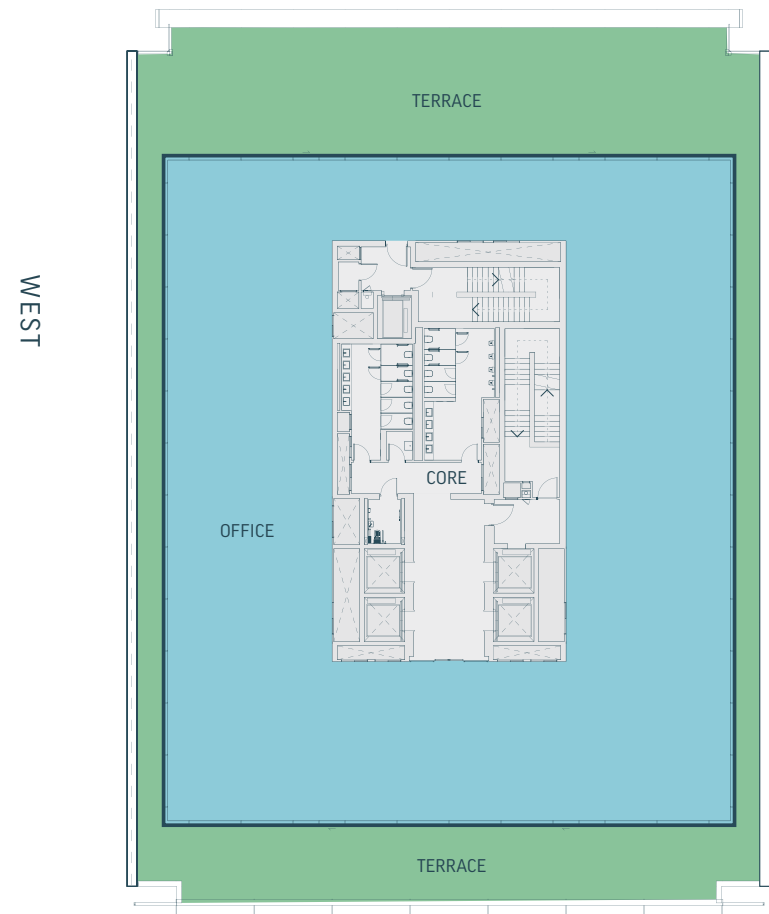
PLANS 81

PENTHOUSE FLOOR PLAN

FLOOR AREAS

BUILDING 1
9,793 SQ. FT.
910 SQ. M.

BUILDING 2
36,280 SQ. FT.
3,371 SQ. M.



BUILDING 1



BUILDING 2

SPECIFICATIONS

BUILDING 1

EXTERNAL FEATURES

EXTERNAL ENVELOPE

- Structural glazing to garden street level
- Unitised structural glazing system with horizontal and vertical fins to upper floors
- Double-glazed window unit with high performance glass coatings to ensure a high level of visual light transmission, low thermal conductance to minimise heat loss and low emissivity to prevent excessive solar heat gain
- Water recovery and re-use via rainwater harvesting

EXTERNAL AREAS

- High quality public realm and landscaping
- Private roof terraces on penthouse levels with stone paved surface and glass balustrades

STRUCTURAL DETAIL

STRUCTURE

- Reinforced concrete substructure with steel frame superstructure

STRUCTURAL GRID

- Typical grid 9m x 7.5m
- Column density of 1 column per 133m² of floor area

STRUCTURAL SLAB

- 150mm composite slab on 750mm castellated steel beams

FLOOR TO CEILING HEIGHTS

- 3.8m for ground floor
- 2.8m for typical floors

FLOOR LOADINGS

- 4kN/m2 (office occupancy) + 1kN/m² (partition allowance)

FLOOR/CEILING VOID

- The raised access floor zone in the CAT A area is 150mm which includes the floor tile and carpet finish. These would typically be in the order of 45mm leaving a void of approx. 105mm
- The ceiling zone from the underside of the metal deck floor slab to the underside of the ceiling is generally 900mm

MECHANICAL & ELECTRICAL

BUILDING MANAGEMENT SYSTEM

- A campus BMS system will be installed which will incorporate the landlord and tenant infrastructure.
- The technology will be open protocol to facilitate tenant smart building IOT and smart building integration.

HEATING & COOLING

- Four pipe multi-purpose heat pump at roof level connected to basement thermal storage centres
- The CAT A design in the tenant space includes four pipe water side fan coil units
- Energy meters and commissioning valves at each riser location
- Electric heat pumps for heating, cooling and hot water

AIR CONDITIONING

- Four pipe water side fan coil units

VENTILATION

- Increased fresh air by 20% over code recommendations
- Mechanical ventilation based on 12 l/s 1 per 7m² (occupancy)
- Showers and toilets @10 air changes per hour
- Air handling units located at roof and basement level
- High efficiency/low energy air handling units with thermal wheel heat recovery

LIGHTING

- Low energy LED lighting with automatic presence detection, daylight sensing and dimmer control
- Office areas: 450 lux
- Circulation areas: 200 lux
- WCs: 200 lux
- Plantrooms: 150 lux

QUALITY OF NATURAL LIGHT

- 2% ADF achieved across all tenant floors

SERVICE RISERS & PLANT

- Dedicated tenant riser space provided
- Space will be allocated to tenants to include:
 - Medium voltage transformer
 - Tenant generator
 - Heat rejection equipment
 - Catering plant space
 - Satellite dish location at roof level

POWER / ESB STRATEGY

- Fossil-free fully electric building operation
- Large PV solar panel array at roof level – above LEED minimum
- Full flexibility for tenant submetering
- MV provision included
- Space for 1 ESB meter and 1 Water meter on each floor plate
- 3 electrical submeters and 1 water submeter will be installed per floor

LANDLORD SPECIFICATION

BUILDING ESTATE / SERVICE CHARGE

- The estate service charge will cover services including:
 - 24/7 security at the estate with manned security room, patrols and CCTV services
 - The use of dedicated visitor parking spaces within the basement at Coopers Cross
 - The opportunity to attend estate events plus use of the estate to host company events.

ACCESS

Access to the demised premises and any associated car parking 24 hours per day, 365 days of the year.

SATELLITE ANTENNAE

Subject to landlord consent and planning as required occupiers can install, operate and maintain their own telecommunications antennas, microwave dishes and other communications equipment in a specific allocated area on the roof solely for their use.

WC & WELFARE AREAS

WALL FINISHES

- Full height large format Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Maglica Ceppo floor tile in grey matte

CEILINGS

- Plasterboard ceilings



CUBICLES

- Full height Venesta cubicle sytem with oak laminate finish

SAINTARYWARE

- Water use control sanitaryware (touchless operation)

BASIN

- Cielo Shui Comfort Rectangular Basin 600x400 on black Silestone Negra solid surface cantilever counter top
- Infrared Noken round electronic wall mounted basin mixer

LOCKERS

- High-gloss laminate lockers with OCS smart locking system

WELFARE FACILITIES

WELFARE FACILITIES

- Located at basement level accessed directly via the building core, car ramp, and bicycle stairs

SHOWERS

- 23 Shower Cubicles: Full Height Flush Fronted Laminate Cubicle System with PTV Soname finish to Doors
- Large forma Florim Buildtech Tiles to Back of Shower

BICYCLE STORAGE

270

BASEMENT CAR PARK

- Total of 21 car parking spaces allocated to Building 1 futureproofed for EV charging
- Includes 3 dedicated electric car charging locations allocated to Building 1 - expandable to 100%

COMMON AREAS

ATRIUM

- Atrium framing in black metaloxide finish in linear format

LIFTS/ LIFT LOBBIES

- Four (4) high-speed 21 person passenger lifts
- Destination control on all floors
- Stainless steel finish to lift reveals and door
- Plasterboard ceiling raft with recessed track light
- Average wait time less than 25 seconds

SECURITY

- Entry/exit points to the building shall be provided with CCTV, door access control and intruder alarm systems
- Upper floors have cable ways installed to facilitate future fit out of door access control to the tenant demise

INTERNAL FINISHES

GENERAL LIFT LOBBIES

- Wall: Large format full height Metaline corten square format wall tiles. Matt black oxide metal wall clading to house lift controls between each lift
- Ceiling: Painted plasterboard ceiling with central Floating Black Mesh Ceiling with integrated linear lighting.
- Floor: Ceramica Magica Ceppo in grey matte
- Doors: Black RAL 9005 Painted Solidcore Doors with Vision Panels. All doors fitted with high quality steel ironmongery

STAIRCORES

- Wall: Plasterboard painted white
- Ceiling: Plasterboard painted white
- Floor: Carpet (FOH) / vinyl (BOH)
- Balustrade: Feature black metal with stainless steel handrail

RECEPTION & GROUND FLOOR LIFT LOBBY

WALL FINISHES

- Large format full height Metaline corten square format wall tiles
- Matt black oxide metal wall cladding to house lift controls between each lift

FLOOR FINISH

- Chelmsford Granite

CEILINGS

- SAS metal mesh floating ceiling system
- Acoustic plasterboard

WALL FINISHES

- Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Maglica Ceppo floor tile in grey matte

CEILINGS

- Gyproc moistureboard

CUBICLES

- Full height Venesta cubicle system with oak laminate finish

LOCKERS

- High-gloss laminate lockers with OCS smart locking system



SPECIFICATIONS

BUILDING 2 EXTERNAL FEATURES

EXTERNAL ENVELOPE

- Structural glazing to garden street level
- Unitised structural glazing system with horizontal and vertical fins to upper floors
- Double-glazed window unit with high performance glass coatings to ensure a high level of visual light transmission, low thermal conductance to minimise heat loss and low emissivity to prevent excessive solar heat gain
- Water recovery and re-use via rainwater harvesting

EXTERNAL AREAS

- High quality public realm and landscaping
- Private roof terraces on penthouse levels with stone paved surface and glass balustrades

STRUCTURAL DETAIL

STRUCTURE

- Reinforced concrete substructure with steel frame superstructure

STRUCTURAL GRID

- Typical grid 9m x 7.5m
- Column density of 1 column per 133m² of floor area

STRUCTURAL SLAB

- 150mm composite slab on 750mm castellated steel beams

FLOOR TO CEILING HEIGHTS

- 3.8m for ground floor
- 2.8m for typical floors

FLOOR LOADINGS

- 4kN/m² (office occupancy) + 1kN/m² (partition allowance)

FLOOR/CEILING VOID

- The raised access floor zone in the CAT A area is 150mm

which includes the floor tile and carpet finish. These would typically be in the order of 45 mm leaving a void of approx. 105mm

- The ceiling zone from the underside of the metal deck floor slab to the underside of the ceiling is generally 900mm

MECHANICAL & ELECTRICAL

BUILDING MANAGEMENT SYSTEM

- A campus BMS system will be installed which will incorporate the landlord and tenant infrastructure
- The technology will be open protocol to facilitate tenant smart building IOT and smart building integration

HEATING & COOLING

- Four pipe multi-purpose heat pump at roof level connected to basement thermal storage centres
- The CAT A design in the tenant space includes four pipe water side fan coil units
- Energy meters and commissioning valves at each riser location
- Electric heat pumps for heating, cooling and hot water

AIR CONDITIONING

- Four pipe water side fan coil units

VENTILATION

- Increased fresh air by 20% over code recommendations
- Mechanical ventilation based on 12 l/s 1 per 7m² (occupancy)
- Showers and toilets @10 air changes per hour
- Air handling units located at roof and basement level
- High efficiency/low energy air handling units with thermal wheel heat recovery

LIGHTING

- Low energy LED lighting with automatic presence detection, daylight sensing and dimmer control
- Office areas: 450 lux
- Circulation areas: 200 lux
- WCs: 200 lux
- Plantrooms: 150 lux

QUALITY OF NATURAL LIGHT

- 2% ADF achieved across all tenant floors

SERVICE RISERS & PLANT

- Dedicated tenant riser space provided
- Space will be allocated to future tenants to include:
 - Medium voltage transformer
 - Tenant generator
 - Heat rejection equipment
 - Catering plant space
 - Satellite dish location at roof level

POWER / ESB STRATEGY

- Fossil-free fully electric building operation
- Large PV solar panel array at roof level – above LEED minimum
- Full flexibility for tenant submetering
- MV provision included
- Flexibility to submeter each floor plate in half or quarters

LANDLORD SPECIFICATION

BUILDING ESTATE / SERVICE CHARGE

- The estate service charge will cover services including:
 - 24/7 security at the estate with manned security room, patrols and CCTV services
 - The use of dedicated visitor parking spaces within the basement at Coopers Cross
 - The opportunity to use the town hall, attend estate events plus use of the estate to host company events

ACCESS

Access to the demised premises and any associated car parking 24 hours per day, 365 days of the year.

SATELLITE ANTENNAE

Subject to landlord consent and planning as required occupiers can install, operate and maintain their own telecommunications antennas, microwave dishes and other communications equipment in a specific allocated area on the roof solely for their use.

W/C & WELFARE AREAS

WALL FINISHES

- Full height large format Florim Buildtech porcelain tile
- Timber laminate feature wall finish at vanity

FLOOR FINISH

- Ceramica Maglica Ceppo floor tile in grey matte

CEILINGS

- Plasterboard ceilings

CUBICLES

- Full height Venesta cubicle system with oak laminate finish

SAINTARYWARE

- Water use control sanitaryware (touchless operation)

BASIN

- Cielo Shui Comfort Rectangular Basin 600x400 on black Silestone Negra solid surface cantilever counter top.
- Infrared Noken round electronic wall mounted basin mixer.

LOCKERS

- High-gloss laminate lockers with OCS smart locking system

WELFARE FACILITIES

WELFARE FACILITIES

Located at basement level accessed directly via the building core, car ramp and bicycle stairs.

SHOWERS

- 60 Shower Cubicles: full height flush fronted laminate cubicle system with PTV Soname finish to doors
- Large forma Florim Buildtech tiles to back of shower

BICYCLE STORAGE

474 units

BASEMENT CAR PARK

- Total of 63 car parking spaces allocated to Building 2 futureproofed for EV charging
- Includes 7 dedicated electric car charging locations allocated to Building 2 - expandable to 100%

COMMON AREAS

ATRIUM

Atrium framing in black metaloxide finish in linear format

LIFTS/ LIFT LOBBIES

- Eight (8) high-speed 21 person passenger lifts
- Destination control on all floors
- Stainless steel finish to lift reveals and door
- Plasterboard ceiling raft with recessed track light
- Average wait time less than 25 seconds

SECURITY

- Entry/exit points to the building shall be provided with CCTV, door access control and intruder alarm systems
- Upper floors have cable ways installed to facilitate future fit out of door access control to the tenant demise

INTERNAL FINISHES

GENERAL LIFT LOBBIES

- Wall: Armourcoat 'Koncrete' Polished Plaster with selected Oak Veneer Timber Wall Panelling each side of Lift Doors. Matt black oxide metal wall cladding to house lift controls between each lift
- Ceiling: Painted plasterboard ceiling with central Floating plasterboard ceiling with integrated linear lighting
- Floor: Ceramica Maglica Ceppo in grey matte
- Doors: Oak Veneer Solidcore Doors with Vision Panels. All doors fitted with high quality steel ironmongery

STAIRCORES

- Wall: Plasterboard painted white
- Ceiling: Plasterboard painted white
- Floor: Carpet (FOH) / vinyl (BOH)
- Balustrade: Feature black metal with timber handrail

RECEPTION & GROUND FLOOR LIFT LOBBY

WALL FINISHES

- Kilkenny blue limestone
- Feature bronze cladding
- Timber panelling in flat panels and batons
- Armourcoat 'Koncrete' Polished Plaster with selected Oak Veneer Timber Wall Panelling each side of Lift Doors. Matt black oxide metal wall cladding to house lift controls between each lift

FLOOR FINISHES

- Chelmsford and Wicklow Granite
- Timber flooring

CEILINGS

- SAS 150 system
- Exposed slab with Acosorb DC1 2.0 applied to soffit
- Ecophon solo baffle plant 40mm profile
- Acoustic plasterboard

PROFESSIONAL TEAM

Contractor
John Sisk & Son

Project Architects:
Henry J Lyons

Landscape Architects:
Gillespies

Planning Consultants:
SLA

Structural Engineers:
Barrett Mahony

Service Engineers:
Metec

Fire Safety Engineers:
Maurice Johnson



JOINT AGENTS



PSRA No. 001528

Alan Moran
T +353 1 618 5500
M +353 86 874 9169
Alan.Moran@cbre.com

Paddy Conlon
T +353 1 618 5500
M +353 87 675 3091
Paddy.Conlon@cbre.com



PSRA No. 002273

Deirdre Costello
T +353 1 673 1600
M +353 86 257 0395
Deirdre.Costello@eu.jll.com

Rita Carney
T +353 1 673 1600
M +353 83 803 1845
Rita.Carney@eu.jll.com

DISCLAIMER: The particulars and information contained in this brochure are issued by Jones Lang LaSalle and CBRE on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle or CBRE, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information.



COOPERS CROSS DUBLIN.COM