



Begin your
FUTURE

Play by
NEW RULES

Where business moves
to a different beat

Every day, The Campus reverberates with the buzz of possibility as it brings thousands of the city's most talented people together. Now is the chance to let your teams thrive in this high energy environment, in our next phase of development.



From left to right: F1, F2 and F3 offer superb new office space at The Campus; Elavon has let the entire F1 building

 **Luas station** at your door  **M50/N11** within easy reach


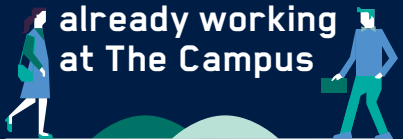
2.8 metre  **Floor to ceiling height** |  **1:1,000** sq ft car parking ratio

 **164,708** sq ft LEED Gold workspace now letting | **Hotel-class shower facilities** 

Stylish  **double-height reception entrance areas** |  **Electric vehicle charge points**

Bright  **floorplates with 360° glazing** | **Open air terraces** with lake & Dublin bay views 

Instant access Bleeperbike  **New dedicated bike lanes** 

Meticulously landscaped grounds  | **Over 3,700 people** already working at The Campus 

Shuttle bus to local DART station 

Nº1 Ireland's first on campus events & experience service provided by Equiem | **Gym, cafés & convenience store** at The Campus

Cherrywood  **721,000** sq ft town centre  **3km greenway**

It's time to

LIVE A LITTLE



Start your social life every morning

Think outside the desk and immerse yourself in The Campus community. **The Campus Connects** app is your key to mingle with a diverse and dynamic crowd and enjoy a world of stellar amenities, weekly food fests and curated events. More variety is on its way, when 120 new restaurants and retail stores open in Cherrywood Town Centre.



Lifestyle

Lifestyle

All you need

IN EASY REACH

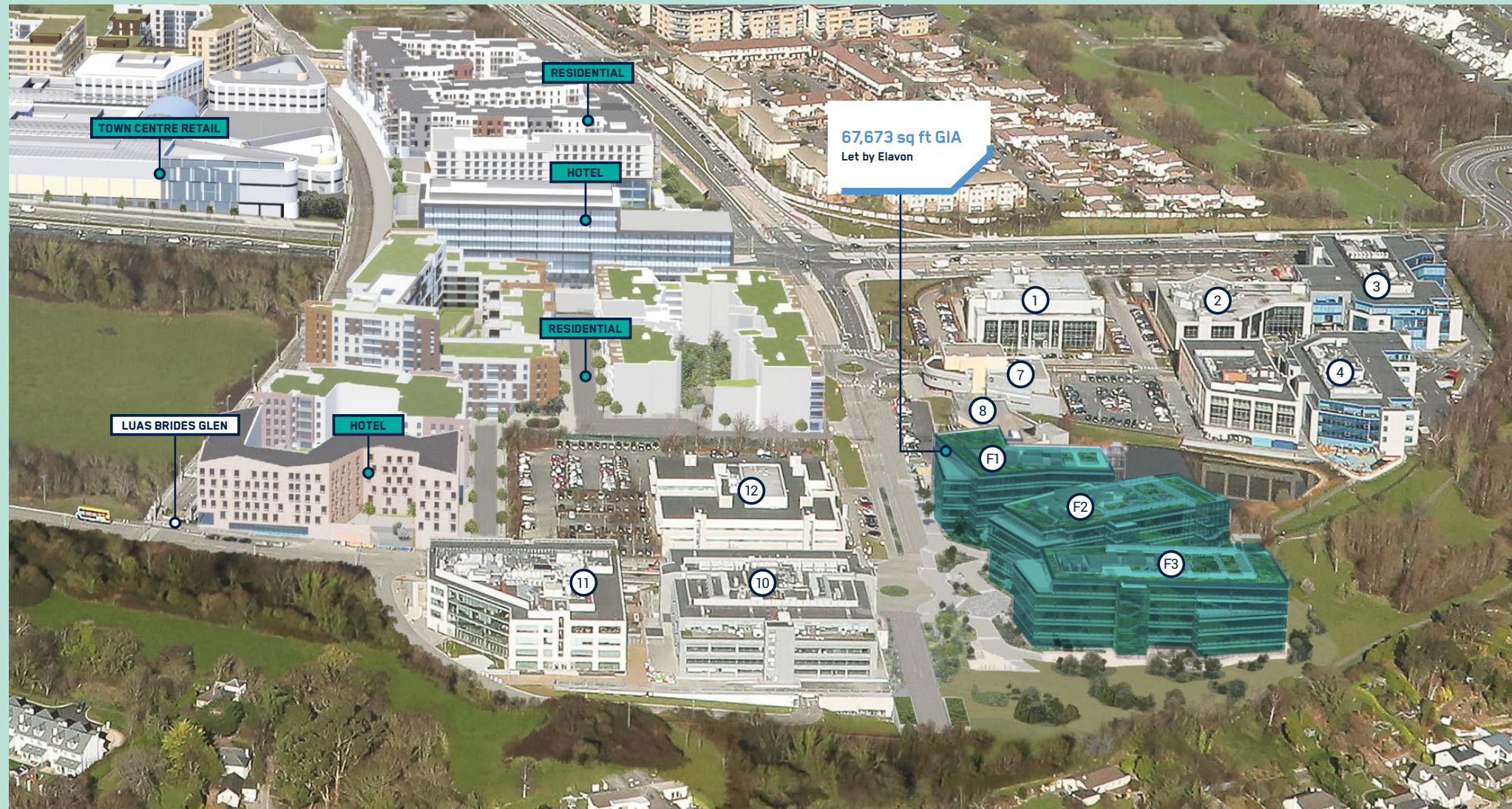
Amenities at The Campus

- ① Bank of Ireland
- ② Ben Dunne Gym
- ③ Giraffe Childcare
- ④ Insomnia
- ⑤ Lake and picnic area
Huddle pods with wifi
- ⑥ My Dental
- ⑦ My Medical
- ⑧ Spar
- ⑨ Starbucks
- ⑩ Subway
- ⑪ The Lighthouse Café
- ⑫ Whelehans Wine Bar
- ⑬ Banaras Indian & Thai Takeaway



Meet the
TRAILBLAZERS

- F1 Elavon
- F2 Now letting
- F3 Now letting
- 1 Evros
DLRP
Welocalize
- 2 Dell
- 3 Dell
BMC
Milner Browne
- 4 Capricorn Ventis
Elavon
Genomics
GMI
The Stars Group
- 7 Synchro
- 8 Elavon
- 10 Abbot
Zoetis
- 11 Accenture
APC
- 12 Aviva
- Future Development



Via the M50 and N11

| | |
|-----------------------|----------------|
| Shankill DART Station | 8 mins |
| Dundrum Town Centre | 12 mins |
| UCD | 16 mins |
| St. Stephen's Green | 25 mins |
| Dublin Airport | 35 mins |



**From The Campus
Luas Stop at Brides Glen**

| | |
|-----------------------|----------------|
| The Park Carrickmines | 8 mins |
| Central Park | 15 mins |
| Sandyford | 18 mins |
| Dawson Street | 42 mins |



Cycling The Campus

A new network of cycle lanes connect The Campus with the city centre and Cherrywood Town Centre.

F2 – F3 at The Campus

A NATURAL EVOLUTION



Lakeside view with F3, F2 and F1 (left to right)

Room to

DREAM BIGGER



Set in landscaped grounds, F2 and F3 are striking modern workspaces of 80,363 sq ft and 84,345 sq ft (GIA) that give you commanding presence at the centre of The Campus. Rising five storeys above a shared three-level basement, both buildings offer wide open views of Dublin's coastline and mountains. Fully-glazed façades and floating stairwells add to the sense of unbounded space in which modern talent and ideas can flourish.



A dramatic

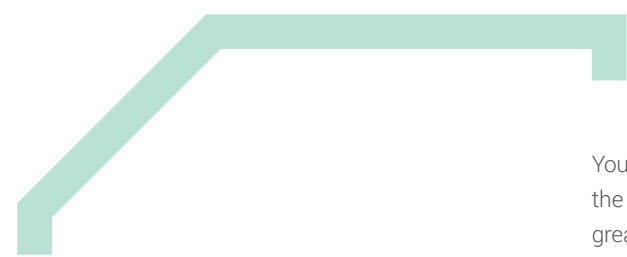
SENSE OF SPACE



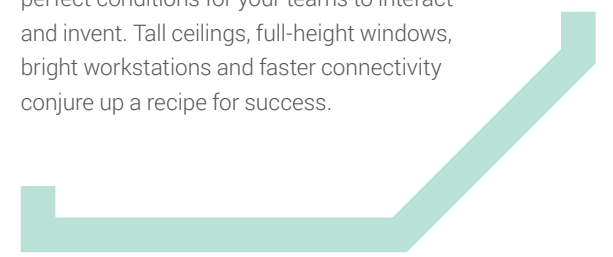
Unleash your imagination and apply your ideal office layouts to large-span flexible floorplates. These are buildings that foster expansion, designed to adapt seamlessly to evolving ways of working and the needs of a growing workforce.



Where the
MAGIC HAPPENS



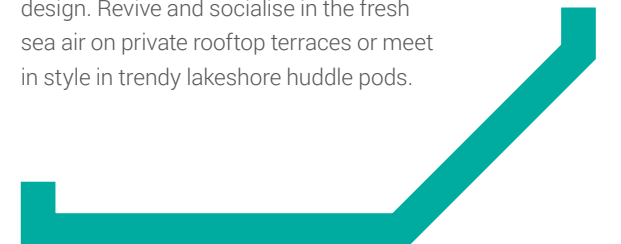
Your workspace should be a catalyst, the spark that sets off daring ventures and great advances. That's why we've chosen top architects Henry J Lyons to create the perfect conditions for your teams to interact and invent. Tall ceilings, full-height windows, bright workstations and faster connectivity conjure up a recipe for success.



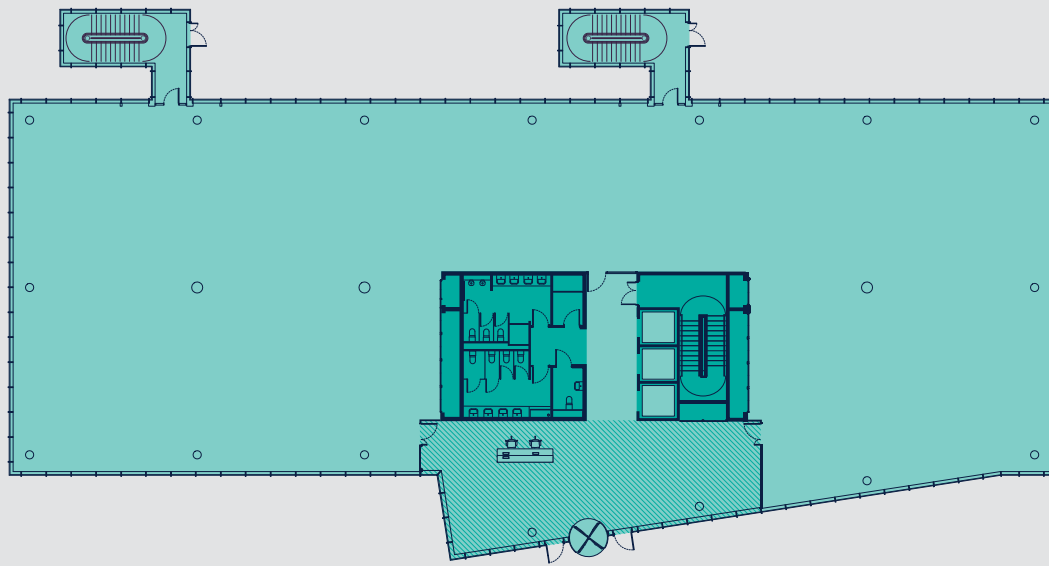
Life's a
SEA BREEZE



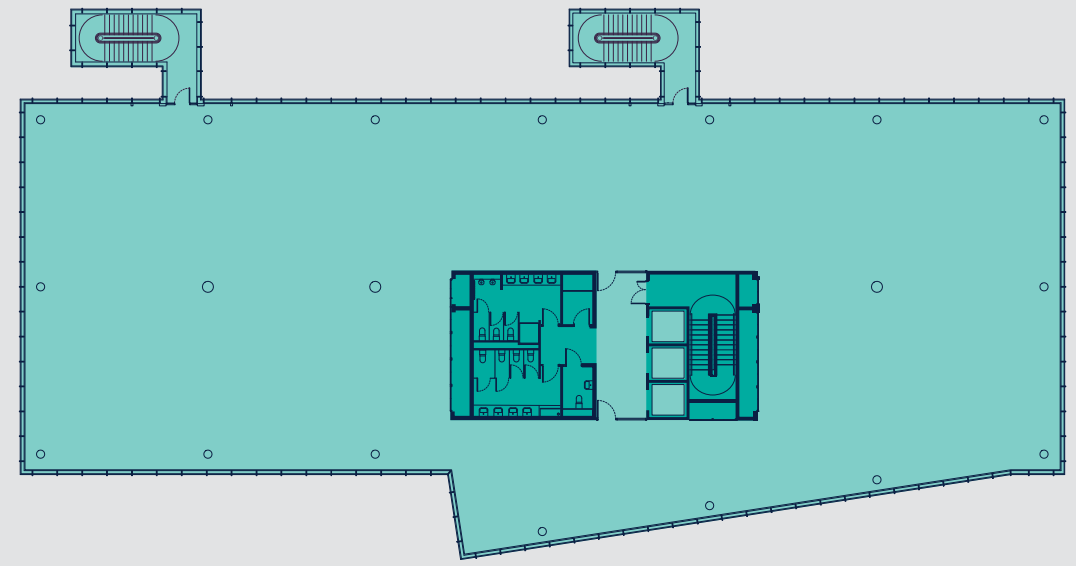
The Campus is a place with room to roam where office and outdoor life overlap by design. Revive and socialise in the fresh sea air on private rooftop terraces or meet in style in trendy lakeshore huddle pods.



F2, Ground Floor
1,521 sq m / 16,372 sq ft GIA



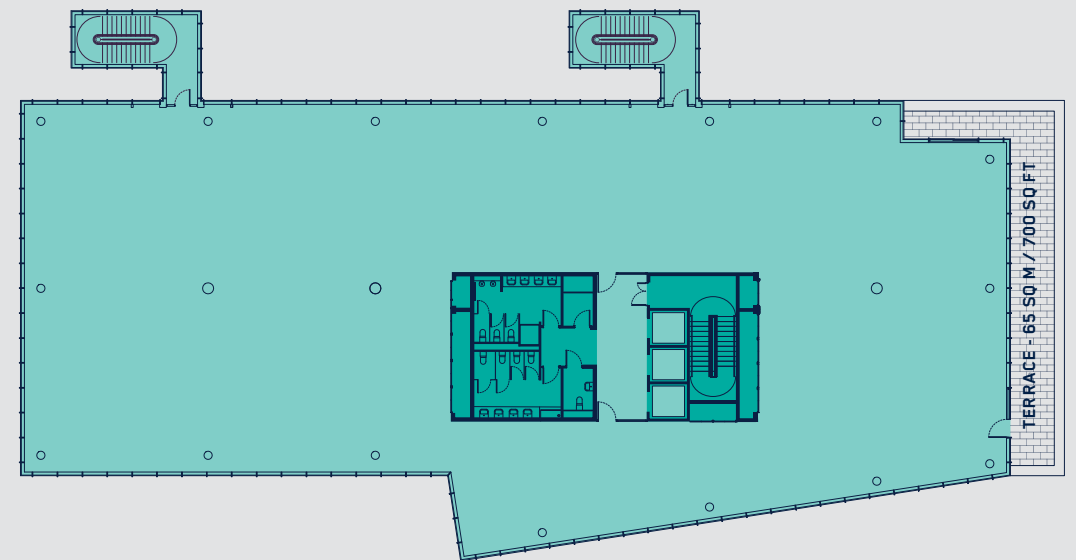
F2, Typical Floor
1,521 sq m / 16,372 sq ft GIA



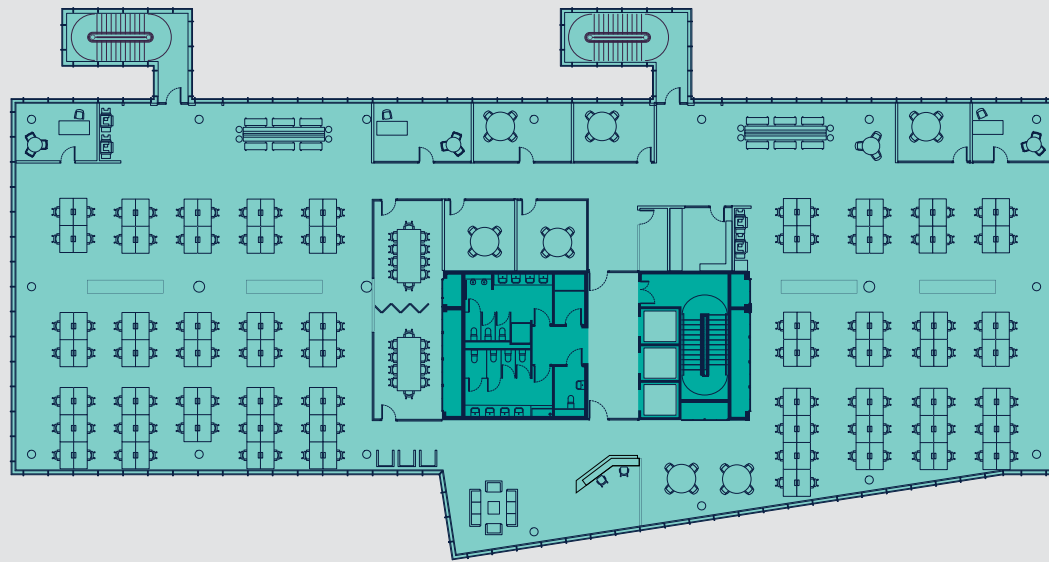
F2
Schedule of Accommodation (GIA)

| F2 | sq m | sq ft |
|--------------|--------------|---------------|
| Reception | 130 | 1,399 |
| Ground Floor | 1,391 | 14,973 |
| First Floor | 1,469 | 15,812 |
| Second Floor | 1,521 | 16,372 |
| Third Floor | 1,521 | 16,372 |
| Fourth Floor | 1,434 | 15,435 |
| Total | 7,466 | 80,363 |

F2, Fourth Floor
1,434 sq m / 15,435 sq ft GIA



F2, Test Layout

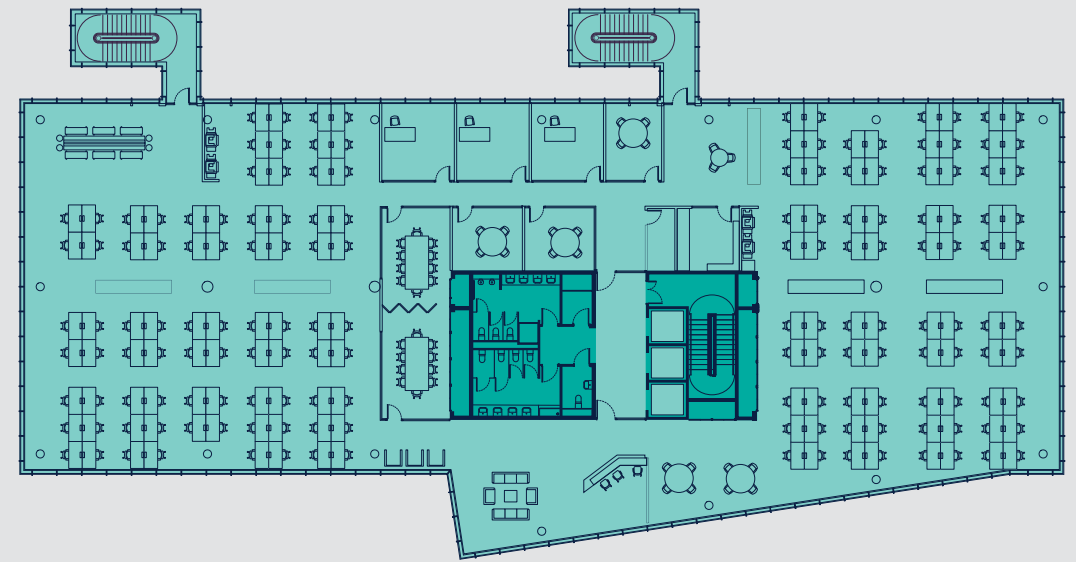


1:10 sq m

| | |
|----------------------|-----|
| Workstations | 126 |
| Executive Offices | 3 |
| Large Meeting Rooms | 2 |
| Small Meeting Rooms | 5 |
| Breakout Areas | 2 |
| Collaborative Spaces | 2 |
| Phone Booths | 3 |
| Reception Lounge | 1 |
| Kitchen | 1 |
| Printer Stations | 2 |
| Docu Hubs | 4 |

Floor plans not to scale. For indicative purposes only.

F2, Test Layout

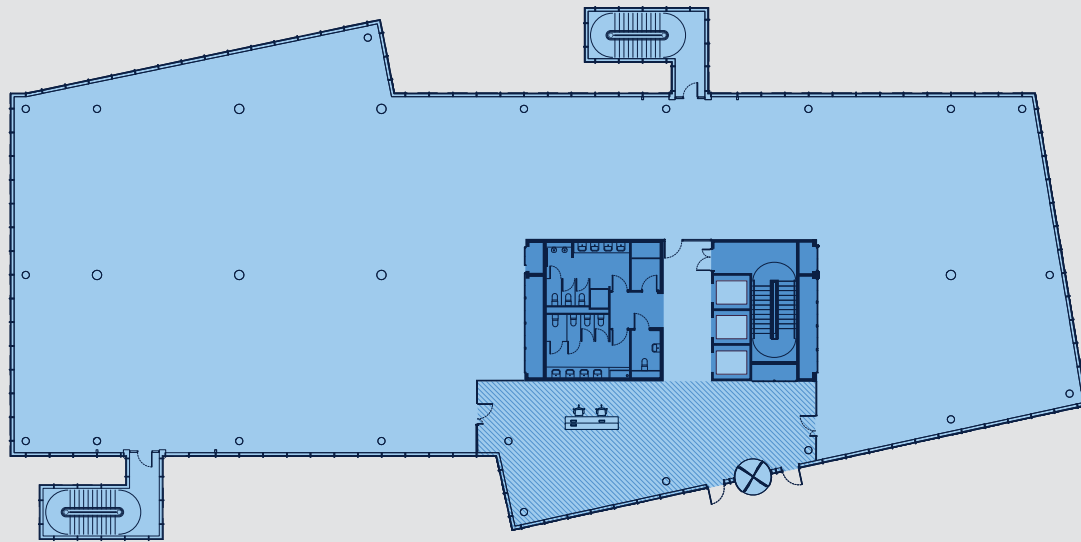


1:8 sq m

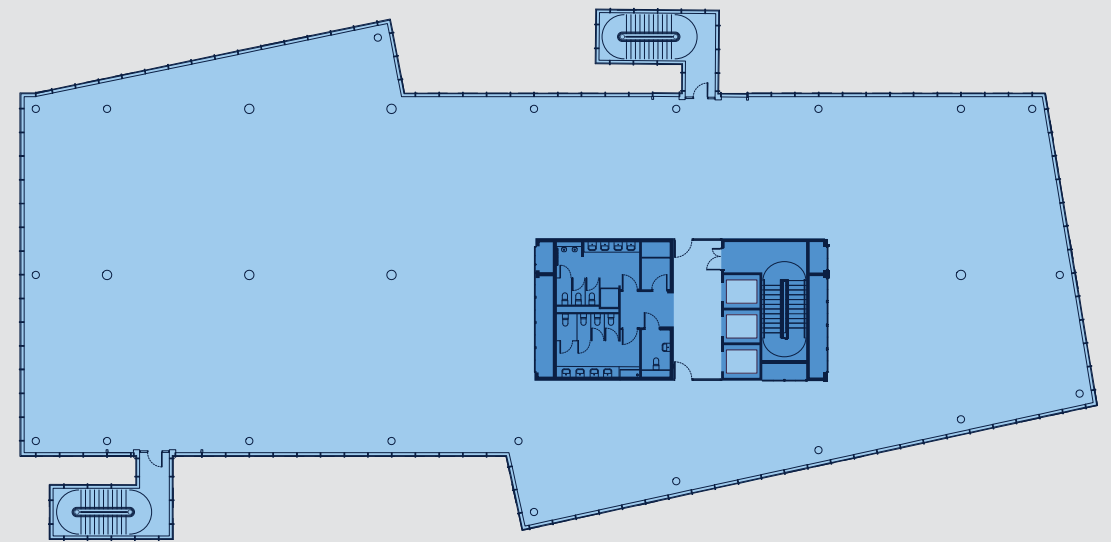
| | |
|---------------------|-----|
| Workstations | 158 |
| Executive Offices | 3 |
| Large Meeting Rooms | 2 |
| Small Meeting Rooms | 3 |
| Breakout Areas | 2 |
| Collaborative Space | 1 |
| Phone Booths | 3 |
| Reception Lounge | 1 |
| Kitchen | 1 |
| Printer Stations | 2 |
| Docu Hubs | 5 |

Floor plans not to scale. For indicative purposes only.

F3, Ground Floor
1,623 sq m / 17,470 sq ft GIA



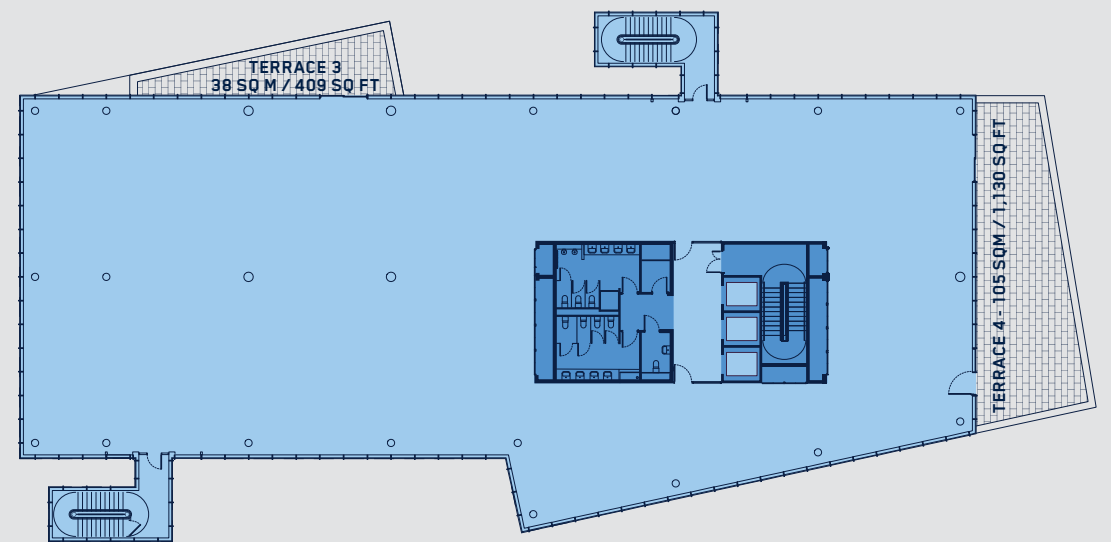
F3, Typical Floor
1,625 sq m / 17,491 sq ft GIA



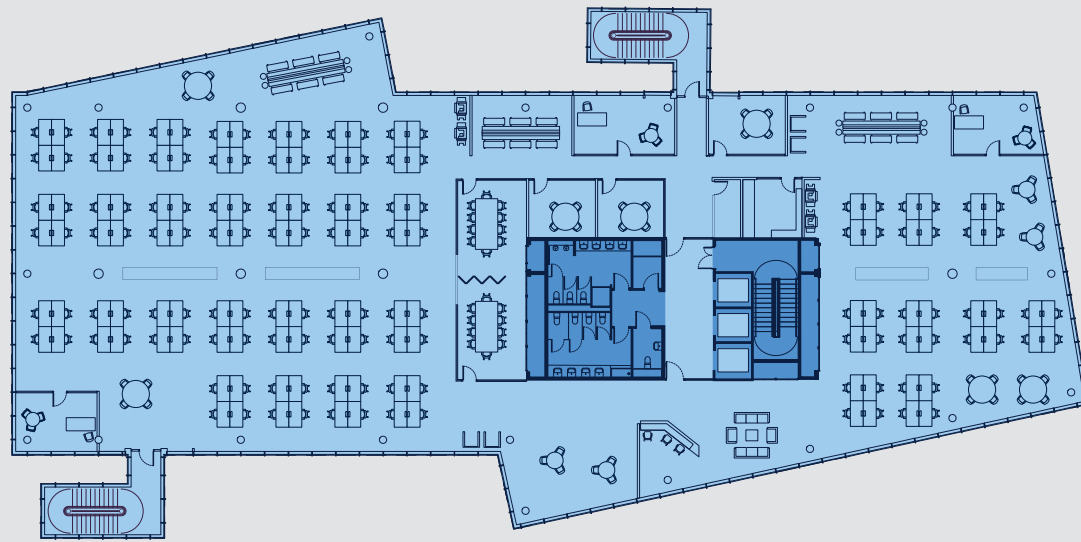
F3
Schedule of Accommodation (GIA)

| F3 | sq m | sq ft |
|--------------|--------------|---------------|
| Reception | 147 | 1,582 |
| Ground Floor | 1,476 | 15,888 |
| First Floor | 1,570 | 16,899 |
| Second Floor | 1,625 | 17,491 |
| Third Floor | 1,570 | 16,899 |
| Fourth Floor | 1,448 | 15,586 |
| Total | 7,836 | 84,345 |

F3, Fourth Floor
1,448 sq m / 15,586 sq ft GIA



F3, Test Layout

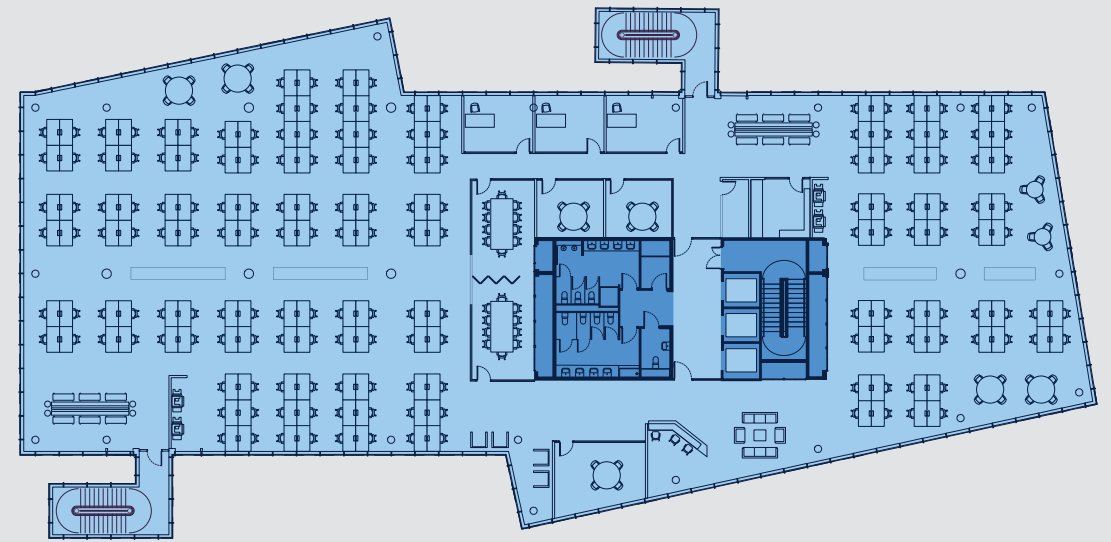


1:10 sq m

| | |
|----------------------|-----|
| Workstations | 136 |
| Executive Offices | 3 |
| Large Meeting Rooms | 2 |
| Small Meeting Rooms | 3 |
| Breakout Areas | 4 |
| Collaborative Spaces | 3 |
| Phone Booths | 4 |
| Reception Lounge | 1 |
| Kitchen | 1 |
| Printer Stations | 2 |
| Docu Hubs | 4 |

Floor plans not to scale. For indicative purposes only.

F3, Test Layout



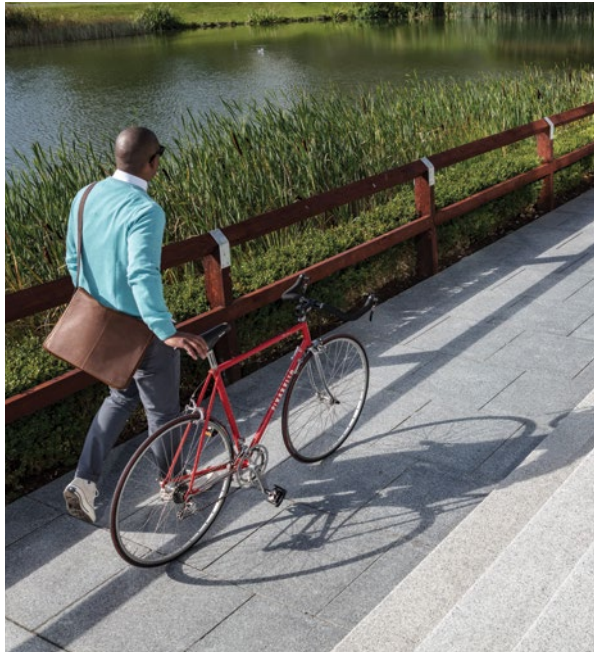
1:8 sq m

| | |
|----------------------|-----|
| Workstations | 172 |
| Executive Offices | 3 |
| Large Meeting Rooms | 2 |
| Small Meeting Rooms | 3 |
| Breakout Areas | 3 |
| Collaborative Spaces | 2 |
| Phone Booths | 4 |
| Reception Lounge | 1 |
| Kitchen | 1 |
| Printer Stations | 2 |
| Docu Hubs | 4 |

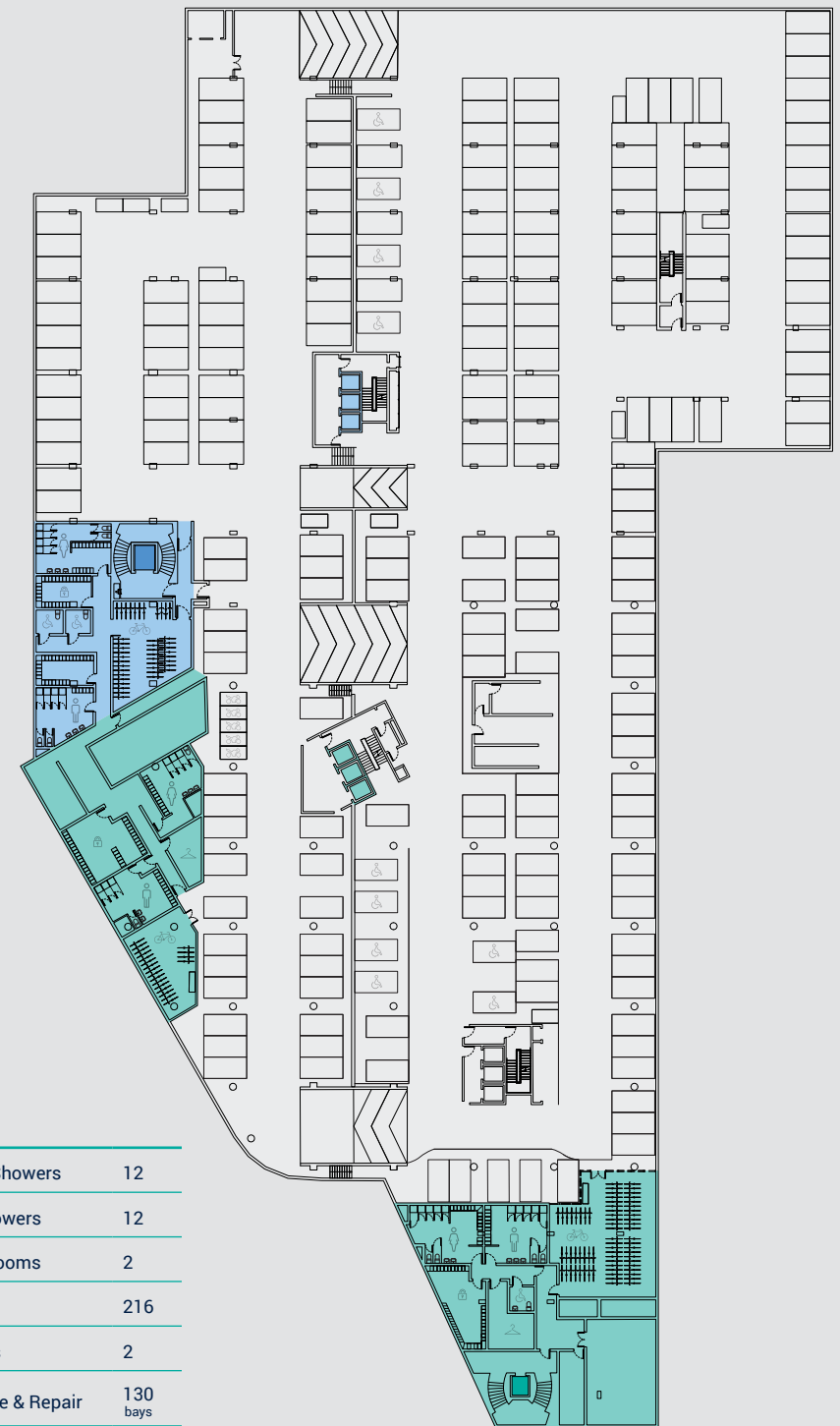
Floor plans not to scale. For indicative purposes only.

Everything

UNDER THE SUN



Commuting to F2 - F3? Plentiful parking and a warm welcome await you. The shared basement will include bike lifts and repair stations, multiple vehicle charge points and hotel-grade shower, drying and locker rooms.



| | | |
|--|---------------------|----------|
| | Female Showers | 12 |
| | Male Showers | 12 |
| | Drying Rooms | 2 |
| | Lockers | 216 |
| | Bike Lifts | 2 |
| | Bike Store & Repair | 130 bays |

Basement is shared by tenants of F1, F2 and F3.
F3 section (shown in blue) is part of Phase 2 construction.

Design is

IN THE DETAIL

- F2 and F3 have target LEED Gold / BER A3 energy ratings. F3 will be nZEB-compliant
- Floor-to-ceiling height is 2.8m on all office floors
- Air conditioning and heating is by VRF systems with ducted units to the office floors; air-handling units use runaround coil exchangers for heat recovery
- Bright, double-height reception areas have large revolving doors, bespoke reception desks, natural stone wall and floor finishes, underfloor heating and feature lighting
- Façades use a factory-made, stick-aluminium, thermally-broken curtain wall system with silver-anodised mullions and cappings and mid-iron double glazing
- The shared three-level basement provides parking for over 600 cars (incl. accessible, fuel-efficient and electric vehicles), 130 bicycles and 40 motorbikes
- Basement facilities include 17 hotel-grade shower and changing rooms with underfloor heating and 128 storage lockers
- Outdoor terraces on upper floors and rooftops create breakout spaces ranging from 409 sq ft to 1,130 sq ft
- Floorplates are designed to 10m x 10m (F2) and 10.5m x 9m (F3) structural grids for 1:8 sq m base occupancy; structural columns are arranged in formats that maximise flexibility and open plan space
- Office floors feature emulsion-painted dry lining walls, medium-duty 600mm x 600mm access flooring, and metal suspended ceiling systems with integrated services
- Each office floor has male, female and accessible bathrooms finished to a high standard with ceramic wall and floor tiles, full height cubicles and stylish accessories
- The slab-to-slab office floor height is 3.8m (F2) and 3.85m (F3) with 150mm raised access floors; in-situ cast reinforced concrete structure with 325/350mm (F2/F3) floor slab; 525/550mm (F2/F3) ceiling void
- Lighting systems use energy-efficient LED fittings with presence detection on the office floors
- Each building has 3 high-speed, 13-person Kone passenger lifts to ensure smooth circulation between floors
- Lift lobbies are finished with large format natural stone, painted plasterboard and timber veneer doors
- Infrastructure is included for security turnstiles and fob access; landlord areas are monitored by CCTV
- Tenants enjoy large external courtyards and an attractive public realm with contemporary landscaping and reconstituted stone paving





Team

Architect

Henry J Lyons

Contractor

KPH Construction

Project Managers

Virtus Project Management

Quantity Surveyor

Virtus Cost Management

Development Managers

Hines

Planning Consultants

BMA Planning

Façade Engineers

Billings Design Associates Ltd

Mechanical & Electrical Engineers

O'Connor Sutton Cronin

Fire & Access Consultants

Michael Slattery Associates

LEED Consultants

O'Connor Sutton Cronin

Assigned Certifier

Henry J Lyons

PDSP Health & Safety

DCON Safety Consultants

Landscape Architects

Murray & Associates

Architectural Visualisation

Model Works

Branding & Marketing

Originate

Event Management

Equiem



Owner and Landlord



Agent details



PSRA No. 002273

Deirdre Costello

Deirdre.Costello@eu.jll.com

+353 1 673 1600

Rita Carney

Rita.Carney@eu.jll.com

+353 1 673 1685

Conor Fitzpatrick

Conor.Fitzpatrick@eu.jll.com

+353 1 477 9714

jll.ie



PSRA No. 002222

Aisling Tannam

Aisling.Tannam@cushwake.com

+353 1 639 9300

Karl Byrne

Karl.Byrne@cushwake.com

+353 1 639 9378

Patrick Kiersey

Patrick.Kiersey@cushwake.com

+353 1 639 9211

cushmanwakefield.ie

DISCLAIMER: The particulars and information contained in this brochure are issued by Jones Lang LaSalle and Cushman & Wakefield 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 Cushman & Wakefield, their 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. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

