



# WYTHE

B U I L D I N G

ON THE CORNER OF  
**ST STEPHEN'S GREEN**

CONTENTS

› THE BUILDING	6
› LOCATION	10
› AMENITIES	14
› TRANSPORT	16
› FLOOR PLANS	18
› SPECIFICATION	25
› THE DEVELOPERS	26
› CONTACTS	27

AT A GLANCE



**17,494 SQ.FT.**  
OF LEED GOLD OFFICE SPACE



FLOOR TO CEILING  
**HEIGHT 2.7 M**



**FLOORS FROM**  
2,121 SQ.FT. TO 3,531 SQ.FT.



6 EFFICIENT &  
**FLEXIBLE FLOORS**



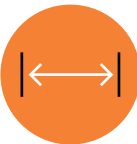
PRIME  
**CBD LOCATION**



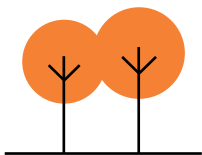
**350M**  
TO LUAS GREEN LINE



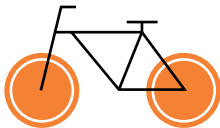
DOUBLE HEIGHT  
**FEATURE RECEPTION**



**5 MINS**  
TO GRAFTON STREET



**2 LANDMARK PARKS**  
WITHIN 400M



DEDICATED  
**BICYCLE SPACES**



**3 SHOWERS**  
& CHANGING ROOM



AIR  
**CONDITIONING**



» LOCATED ON THE CORNER ST. STEPHEN'S GREEN



#### » THE BUILDING

Named in recognition of the heritage of the site; Dublin's Bricklayers & Stonecutters Guild Hall stood here for a century.

The term 'Wythe', is a construction term that describes a continuous vertical section of masonry that's one unit in thickness. In both a reference to the heritage of the site and in homage to the new exposed brick elevations the building has been aptly named the 'Wythe Building'.

“

The architecture of the building provides a formal façade consisting of large glazing elements within a stone-clad frame fronting Cuffe Street. The façade echoes the proportions of the Georgian City. It is divided into four bays, with subtle vertical emphasis being introduced in the design of the stone façade, along with feature glass fins between the windows. The façade relates to the rhythm and proportions of a pair of Georgian houses in a contemporary and modern style.

”

JUDE O'LOUGHLIN  
DIRECTOR, NDBA ARCHITECTS



**► THE BUILDING**

Uniquely designed to accommodate multiple smaller sized occupiers on a floor by floor basis.

**► FULL HEIGHT GLAZING**

High Quality Modern Office Space

**► TERRACE VIEWS OF ST STEPHEN'S GREEN AND DUBLIN'S CENTRAL BUSINESS DISTRICT**

**The Wythe Building provides a bright, modern office space on the corner of St Stephen's Green.**

With six floors ranging from 2,121 sq ft to 3,531 sq ft the building will suitably cater for a number of occupiers.

The office accommodation will be finished to the highest LEED Gold specification to include: raised access floors, VRF air conditioning, suspended metal ceiling tiles and LED light fittings.



The Wythe Building is situated on Cuffe Street which links the prestigious St. Stephens Green and the Camden Street district.



#### ► LOCATION

Wythe offers occupiers a pivotal position in Dublin's Central Business district with some of the best leisure and retail offerings directly on your doorstep.

Marquee streets such as Camden, Harcourt, Grafton and Dawson are all within short walking distances. The area has a thriving litany of offices, parks, hotels, cafes, restaurants and pubs to enjoy.



### › AMENITIES

Located at the centre of Dublin City there are few addresses that boast such a wealth of amenities at their doorstep

› DEVITT'S BAR



› AGAINST THE GRAIN



› JJ SMYTH



› GRAFTON STREET



› BOOJUM



› DUBLIN BIKES



› THE LUCKY DUCK



› LUAS



Situated within the prime leisure district in Dublin there are a multitude of hotels, pubs, gyms, parks and concert venues on your doorstep. From street retail to the artisan coffee shops The Wythe Building has choice around each corner.



The Wythe Building is close by the city's epicentre St. Stephen's Green.

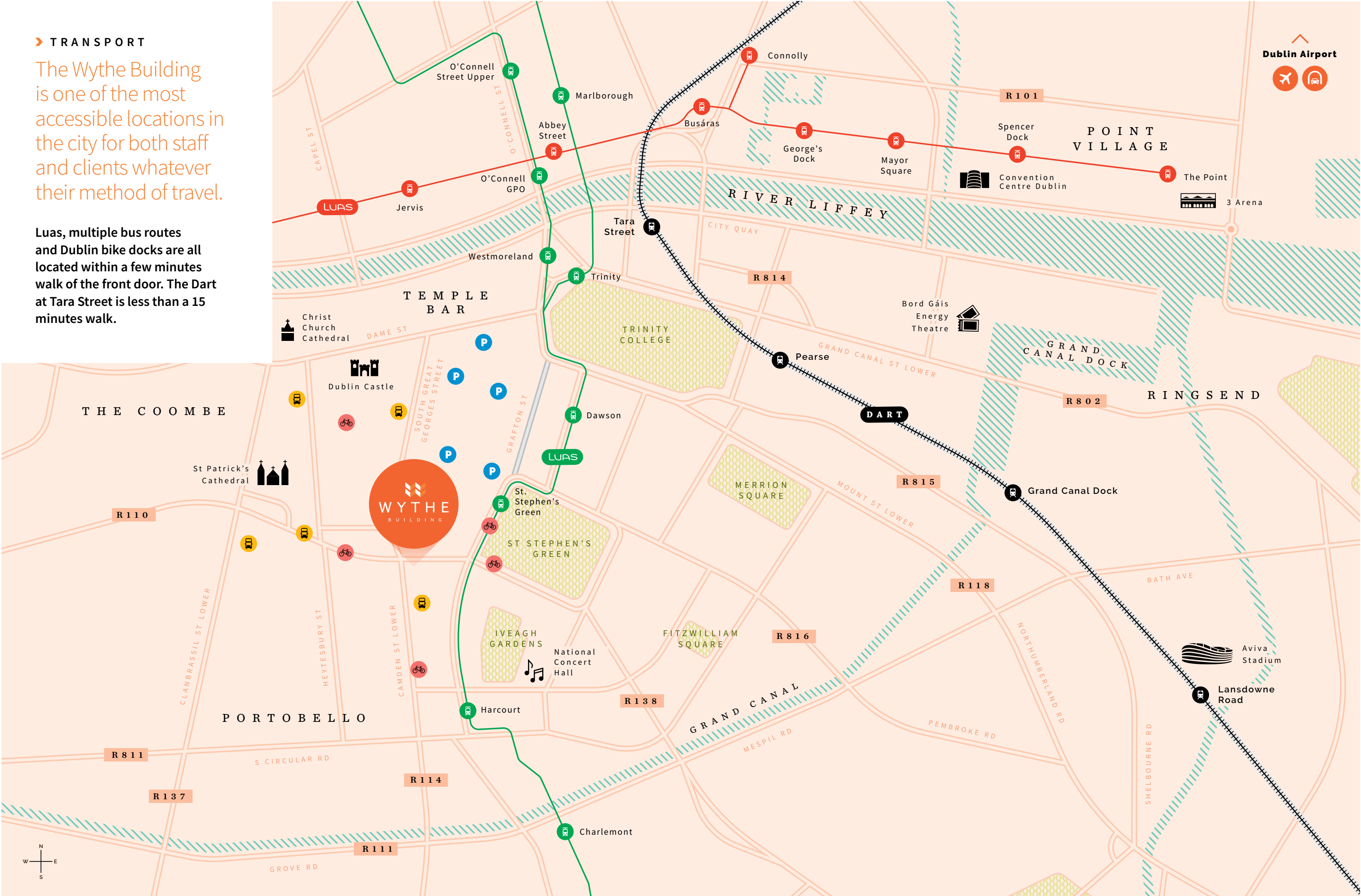




TRANSPORT

The Wythe Building is one of the most accessible locations in the city for both staff and clients whatever their method of travel.

Luas, multiple bus routes and Dublin bike docks are all located within a few minutes walk of the front door. The Dart at Tara Street is less than a 15 minutes walk.





► FLOOR PLANS

Floor to ceiling glazing allows for exceptional natural light



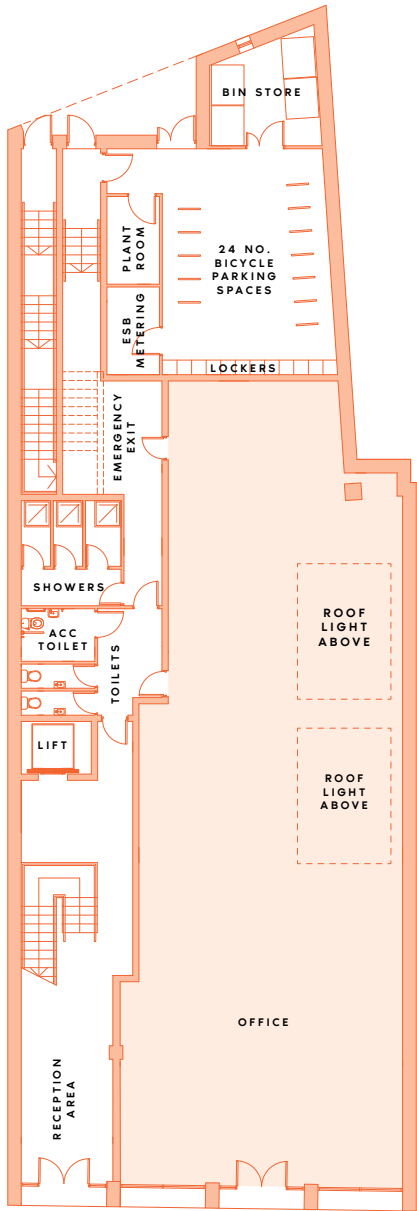
➤ FLOOR PLANS

Flexible & Efficient Floor Plates

Accommodating size requirements  
from 2,121 sq.ft to 17,494 sq.ft

➤ NIA SCHEDULE OF  
ACCOMMODATION

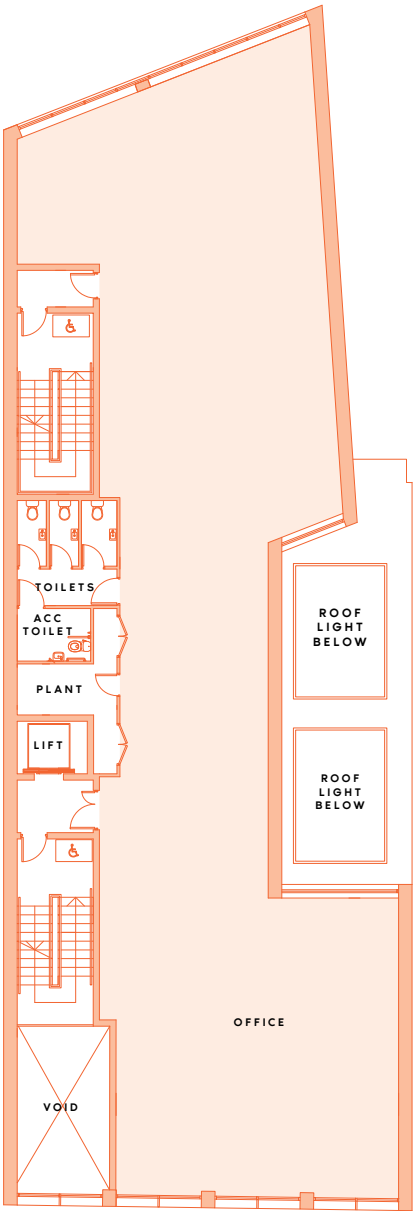
Floor	Sq m	Sq ft
Ground	235	2,530
First	309	3,327
Second	328	3,531
Third	305	3,283
Fourth	251	2,702
Fifth	197	2,121
Total	1,625	17,494



CUFFE STREET

GROUND FLOOR

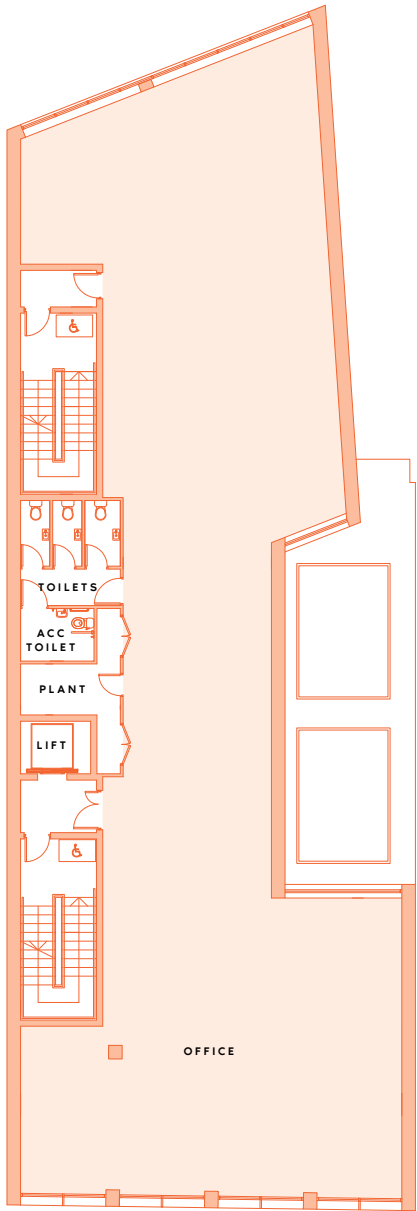
235 SQ M / 2,530 SQ FT



CUFFE STREET

FIRST FLOOR

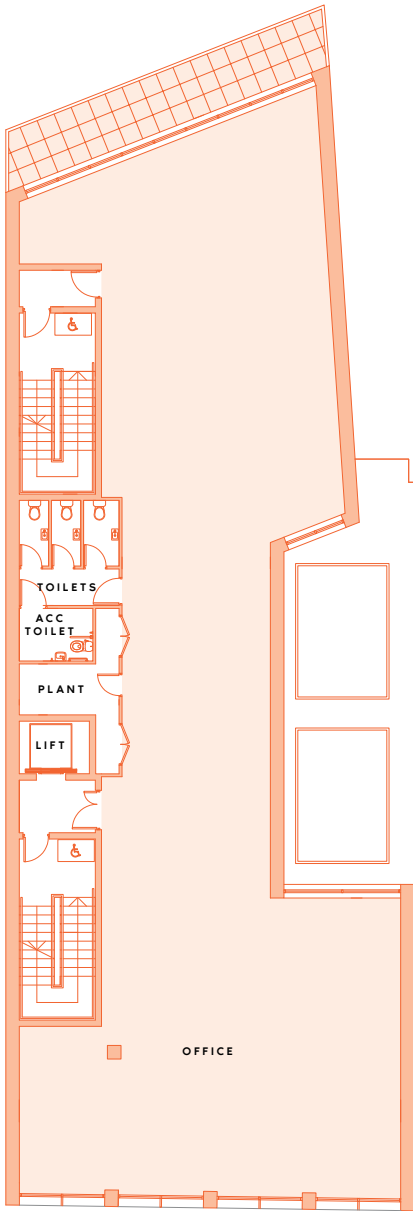
309 SQ M / 3,327 SQ FT



CUFFE STREET

SECOND FLOOR

328 SQ M / 3,531 SQ FT

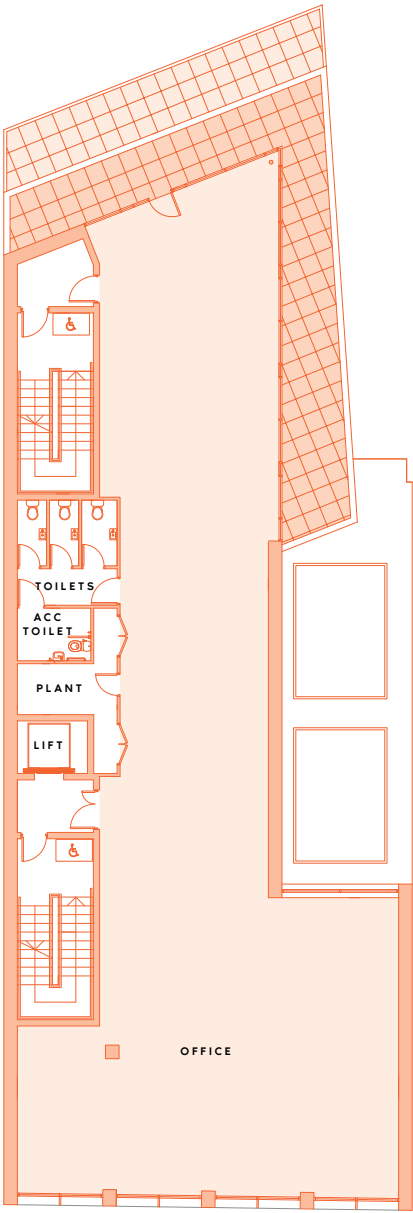


CUFFE STREET

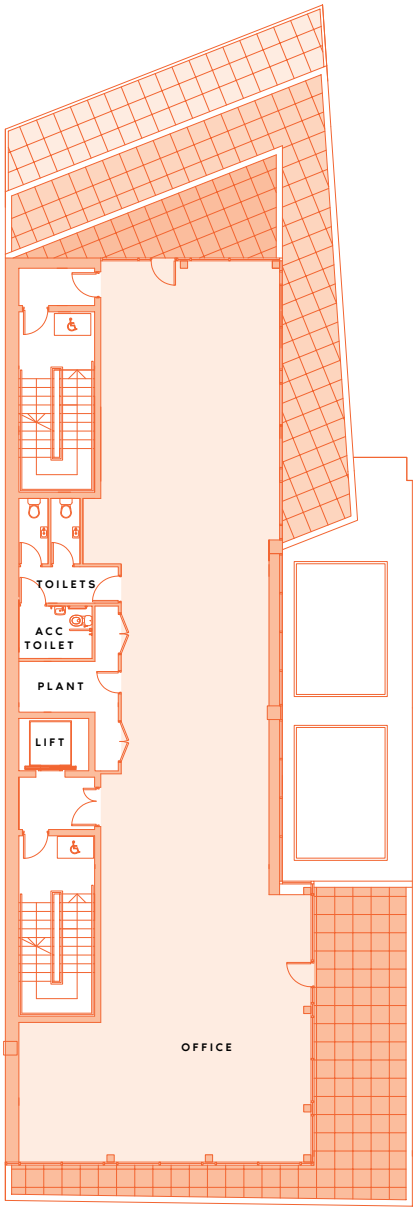
THIRD FLOOR

305 SQ M / 3,283 SQ FT



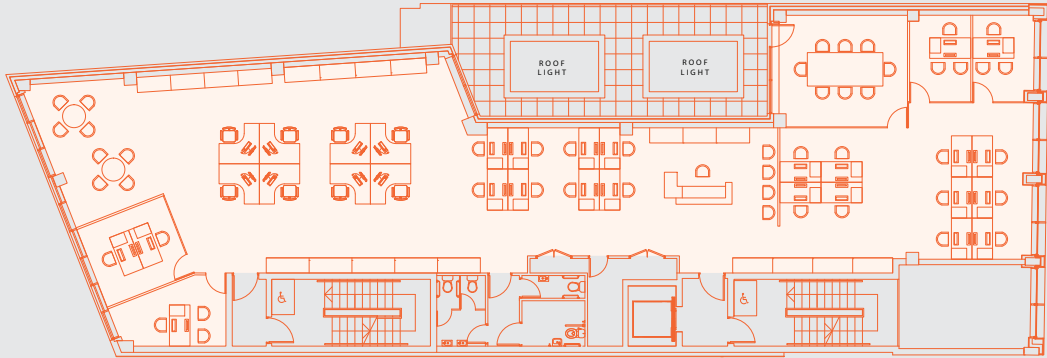


**FOURTH FLOOR**  
251 SQ M / 2,702 SQ FT

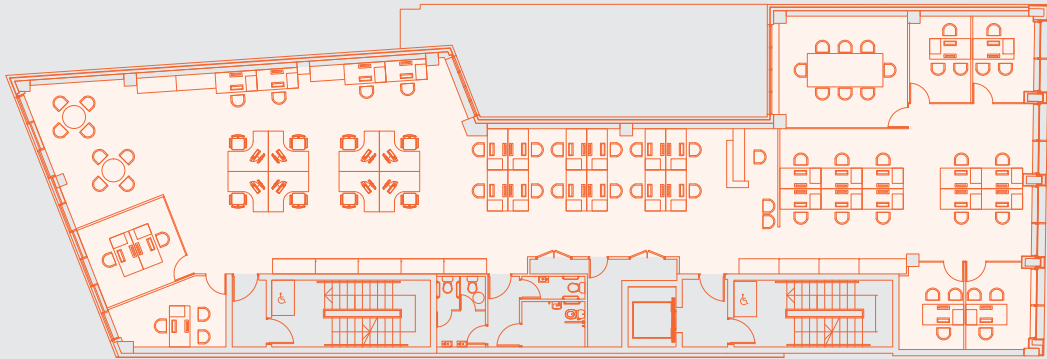


**FIFTH FLOOR**  
197 SQ M / 2,121 SQ FT

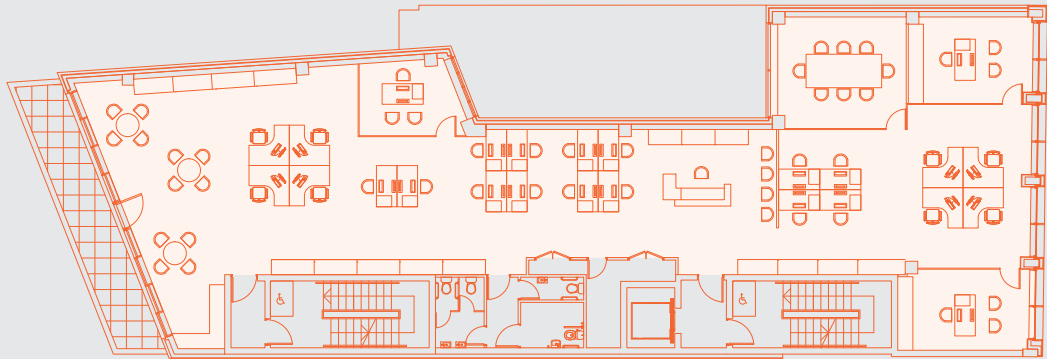
➤ SPACE PLANS



**FIRST FLOOR**  
OCCUPANCY DENSITY: 1/10M<sup>2</sup>  
31 DESKS



**SECOND FLOOR**  
OCCUPANCY DENSITY: 1/8M<sup>2</sup>  
41 DESKS



**THIRD FLOOR**  
OCCUPANCY DENSITY: 1/12M<sup>2</sup>  
25 DESKS





## › SPECIFICATION

### Occupancy

- › **Means of Escape**  
1 person per 5 sq m
- › **Internal Climate**  
1 person per 10 sq m
- › **Lift Provision**  
1 x 10 person Kone lift  
Average lift waiting time <25 seconds
- › **Toilets**  
1 person per 10 sq m as per British Standards or British council of offices

### Floor Heights

- › Reception Floor to Ceiling  
7200 mm
- › Office Floor to Ceiling  
2700 mm
- › Raised Floor Zone  
150 mm
- › Ceiling Zone  
400 mm

### Structure

The main structure consists of both concrete and steel, curtain glazed walling and insitu concrete floor slabs throughout. The external envelope is constructed of brick and stone cladding.

### Internal Office Finishes

- › **Walls**  
Emulsion painted dry lining
- › **Floors**  
New 600mm x 600mm raised access floor throughout, including grommets
- › **Ceilings**  
Perforated 600mm x 600mm metal ceiling tile system
- › **Columns**  
Only one protruding on each floor  
Emulsion painted plasterboard encasement

### Reception

- › **Walls**  
Plaster finish throughout with feature wall
- › **Floors**  
Polished granite, including skirting
- › **Ceilings**  
Gyproc Quattro ceilings
- › **Furniture**  
High quality designer seating

### Mechanical

A VRF System shall be provided throughout the building.

The office toilet core shall be provided with an extract air system and make up supply air shall also be provided via transfer grilles in doors. The supply air shall be filtered and tempered and the air shall be extracted using a dedicated twin extract fan mounted on the roof complete with automatic changeover.

The primary fresh air to the office areas shall be provided using roof mounted heat recovery air handling unit, fitted with inverter control. Each tenancy zone is to be fitted with a motorized zone damper linked to CO2 monitoring equipment. This will enable the fresh air supply rate to match the building fresh air demand and also ensures that tenants with differing occupancy hours can be accommodated independently.

### Electrical

The incoming supply is at 400V with an ESB Meter Panel located in a Rear Switchroom with ESB meters for Landlord services and ESB meters for the individual floors.

Sub-distribution boards will be provided on each floor and will be located in service cupboards. Toilets and cores areas will be served from a metered landlord supply. Desk power is provided by floor boxes supplied from under floor power hubs distributed throughout each floor plate.

### Lighting

- › **Office**  
Modular LED panels incorporating daylight/dimming control
- › **Core**  
Downlighters in core areas activated by passive infra-red sensors
- › **Reception**  
Bespoke design comprising feature pendent lighting

### Sustainability

- › BER target is A3
- › LEED Gold
- › Full certification shall be provided upon completion

### Amenities

- › 3 Shower Rooms on Ground Floor
- › 24 Bicycle Space

### › SHOWER ROOM





» PROFESSIONAL TEAM

Developers

Avam

Contractor

Clancy

Architect

NDBA

Project Manager

KSN

Mechanical & Electrical

Renaissance Engineering



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