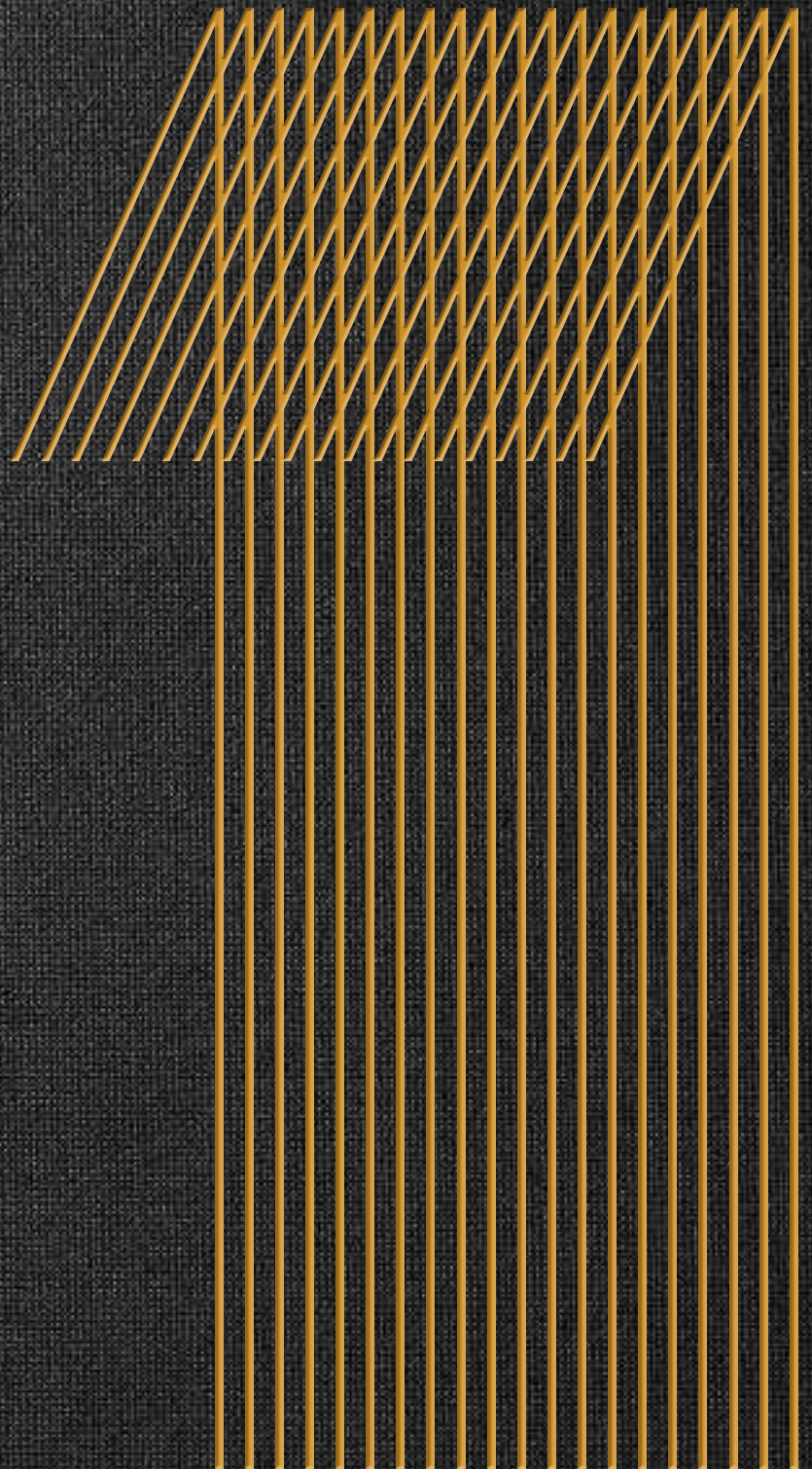


CHARLEMONT  
SQUARE

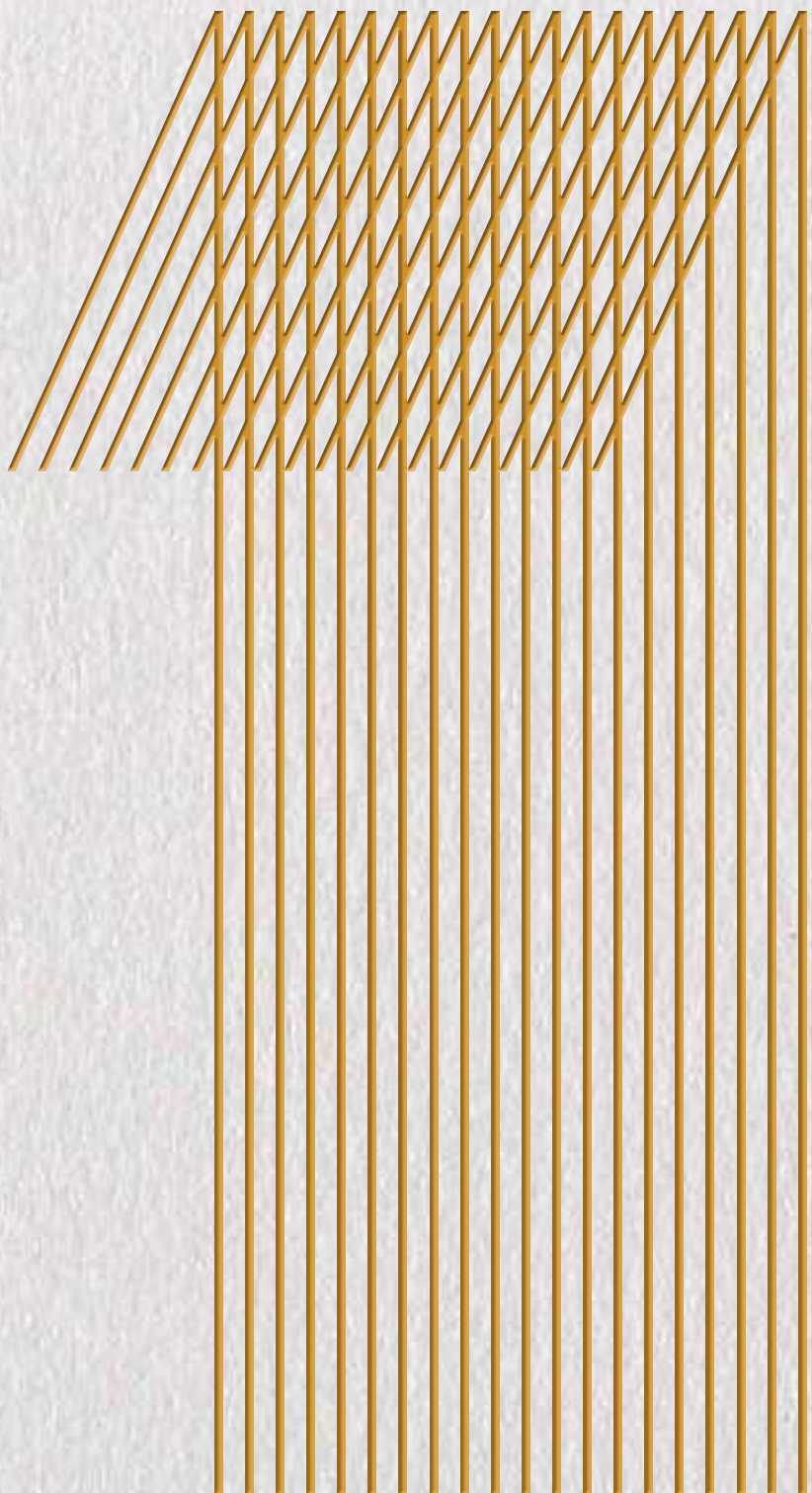




CHARLEMONT SQUARE IS  
REDEFINING URBAN MIXED-USE  
DEVELOPMENT FOR DUBLIN.

A CITY CENTRE ADDRESS  
COMBINING GRADE-A  
OFFICE SPACE, RESIDENTIAL  
ACCOMMODATION, RETAIL,  
AND A VIBRANT PUBLIC REALM.









# ONE

CHARLEMONT SQUARE

DUBLIN 2

WELCOME TO ONE  
CHARLEMONT SQUARE,  
A STUNNING 184,000 SQ FT  
NEW HEADQUARTER OFFICE  
BUILDING SET IN A NEW  
LANDMARK DEVELOPMENT.

**CHARLEMONT**  
SQUARE



# A DUBLIN DISTRICT WITH A BRIGHT FUTURE

**CHARLEMONT  
SQUARE**

**ONE**

CHARLEMONT SQUARE

Located within the core Dublin 2 CBD, Charlemont Square will provide a unique and vibrant new quarter in a prime central location. The development provides 355,000 sq ft of office accommodation across two buildings with 30,000 sq ft of retail space and 280 apartments, offering occupiers a unique opportunity to live, work and socialise in this exciting location.















# A NEW PUBLIC REALM FORMS THE FOCAL POINT FOR CHARLEMONT SQUARE









# A DAY AND NIGHT DESTINATION







Vibrancy will be an integral part of the public realm space at Charlemont Square, with an open plaza area designed by leading landscape architects Cameo & Partners, creating a focal point of the development and offering a range of food and beverage outlets, as well as linking the leafy Grand Canal area with the action of the city centre. Charlemont Square will become a new city meeting place.



# PERFECTLY POSITIONED TO CREATE ENDLESS OPPORTUNITIES















# ONE

CHARLEMONT SQUARE  
DUBLIN 2

AN IDEAL  
WORKING  
ENVIRONMENT



# NINE FLOORS OF VERSATILITY

A building that has been designed to cater for modern occupiers needs, One Charlemont Square offers high-quality office accommodation that will create a perfect working environment for your teams.



Double-height reception entrance

---

2 light-filled internal atria

---

Rooftop terrace space

---

High-quality tenant end-of-trip facilities

---

Secure basement car parking

---

4 pipe fan coil air-conditioning

---

Energy efficient LED lighting

---

6 x 17 and 2 x 21 high speed passenger lifts









# A RECEPTION OF THE HIGHEST CALIBRE

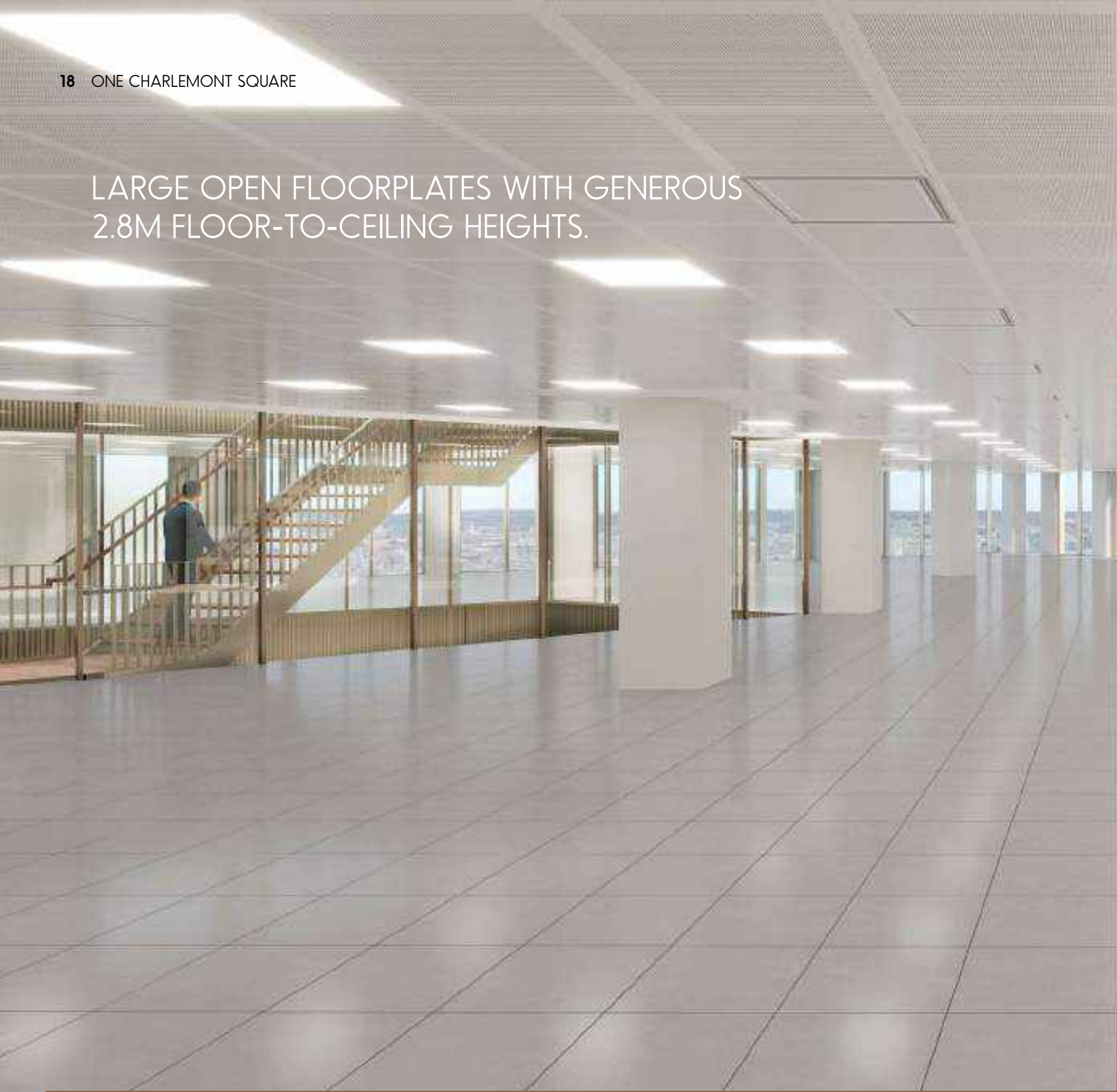








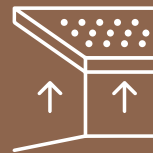
LARGE OPEN FLOORPLATES WITH GENEROUS  
2.8M FLOOR-TO-CEILING HEIGHTS.



## SUMMARY SPECIFICATION



4 pipe fan coil  
air-conditioning

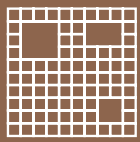


2.8m floor-to-  
ceiling height,  
3.45m floor-to-ceiling  
at ground floor



150mm floor zone  
on Floors LGF-6,  
300mm floor zone  
on Floor 7





9m x 9m structural grid



Sensor controlled LED lighting



Base Design Density of 1:8 sq m



6 x 17 person & 2 x 21 person high-speed passenger lifts





Charlemont Street

Terrace

Reception

Lower Ground Office

North Atrium





Showers &  
Changing

South  
Atrium

Bike  
Parking

Convenience  
Store

Car  
Parking



## A SUSTAINABLY DESIGNED GRADE A, ENERGY EFFICIENT OFFICE BUILDING.



### GREEN CREDENTIALS

---

Leed Gold

---

Well Enabled

---

Nearly Zero Energy Building

---

### CONNECTED INFRASTRUCTURE

---

WiredScore Platinum

---

Digital Twin Management Platform

---

Intelligent BMS

---

High-performance thermal-glazed facade

---

Green Roof

---

Solar Reflective Roofing

---

Native and adaptive vegetation reducing irrigation requirements

---

Waste-management collection facilities to promote recycling and encourage landfill diversion

---

Low-flow sanitaryware selected to reduce water use 35% below the LEED baseline

---

All-electric air source heat pump – no fossil fuels

---

Energy efficient sensor controlled LED lighting throughout

---

Proximity to excellent public transport, local amenities and residential development

---

Materials procured on basis of recycled content

---

Use of Materials with Corporate Sustainability Reporting (CSRs)

---

Regional materials prioritised

---

EPD Compliant Materials

---

Access to E-Car Spaces

---







# HIGH-QUALITY END-OF-TRIP FACILITIES



22 INDIVIDUAL  
SHOWER ROOMS



326 SECURE LOCKERS



2 DRYING ROOMS







259 BICYCLE  
PARKING SPACES



BICYCLE REPAIR  
STATION



ACCESS TO 56 CAR  
PARKING SPACES





# TRANSPORT CONNECTIONS

Charlemont Square has a range of transportation options in its immediate area. Most conveniently, it is located a couple of minutes' walk from both Harcourt Street and Charlemont Luas Stations which provides a connection point to the wider Dublin transportation links. The proposed new MetroLink will also be available at Charlemont by 2027, providing airport access within 20 minutes.



TRANSPORT	LOCATION	WALKING TIME	DISTANCE
LUAS GREEN LINE	CHARLEMONT	4 MINS	350M
LUAS GREEN LINE	HARCOURT	3 MINS	200M
LUAS RED LINE	ABBEY STREET	24 MINS	1.9KM
DUBLIN BIKES	CHARLEMONT	3 MINS	260M
CANAL WAY CYCLE ROUTE	CHARLEMONT	3 MINS	260M
DUBLIN BUS	CHARLEMONT ST	1 MIN	50M
DART	PEARSE STN	25 MINS	1.9KM
AIRCOACH BUS	LEESON ST	11 MINS	850M
AIRLINK BUS	CHARLOTTE WAY	4 MINS	300M
DOCKLANDS STN	SHERIFF ST	40 MINS	3.2KM
METRO (PROPOSED)	CHARLEMONT	4 MINS	350M

LUAS TRAVEL TIMES FROM CHARLEMONT SQUARE







DOCKLANDS STATION

GPO

IFSC

CONVENTION CENTRE DUBLIN

TARA STREET

CITY QUAY

RIVER LIFFEY

TEMPLE BAR

DAME STREET

TRINITY COLLEGE

PEARSE STREET

LOMBARD STREET

SIR JOHN ROGERSON'S QUAY

TOWNSEND STREET

CARDIFF LANE

BORD GÁIS ENERGY THEATRE

GRAND CANAL DOCK

SIR JOHN ROGERSON'S QUAY

HANOVER QUAY

ST. JAMES'S STREET

GRAFTON STREET

DAWSON STREET

NASSAU STREET

MOLESWORTH ST.

KILDARE STREET

MERRION SQUARE

PEARSE STREET

GRAND CANAL STREET

MOUNT STREET LOWER

MOUNT STREET UPPER

GRAND CANAL DOCK

BARROW STREET

RINGSEND ROAD

BATH AVENUE

ST. JAMES'S STREET

ST. STEPHEN'S GREEN

BAGGOT STREET

PEMBROKE STREET

FITZWILLIAM SQUARE

MOUNT STREET UPPER

HADDINGTON ROAD

ST. JAMES'S STREET

HARCOURT STREET

IVEAGH GARDENS

LEESON STREET LOWER

PEMBROKE STREET

FITZWILLIAM SQUARE

WILTON TERRACE

MOUNT STREET UPPER

HADDINGTON ROAD

LANSDOWNE ROAD

ST. JAMES'S STREET

CHARLEMONT STREET



METRO CHARLEMONT  
LUAS CHARLEMONT

CANAL ROAD

LEESON STREET UPPER

MESPIL ROAD

BURLINGTON ROAD

PEMBROKE ROAD

PEMBROKE ROAD

SHELBOURNE ROAD

RATHMINES ROAD

ONE  
CHARLEMONT SQUARE

RANELAGH ROAD

METRO CHARLEMONT  
LUAS CHARLEMONT

CANAL ROAD

LEESON STREET UPPER

MESPIL ROAD

BURLINGTON ROAD

MOREHAMPTON ROAD

HERBERT PARK

HERBERT PARK



# THE NEW PLACE TO BE IN THE CITY CENTRE



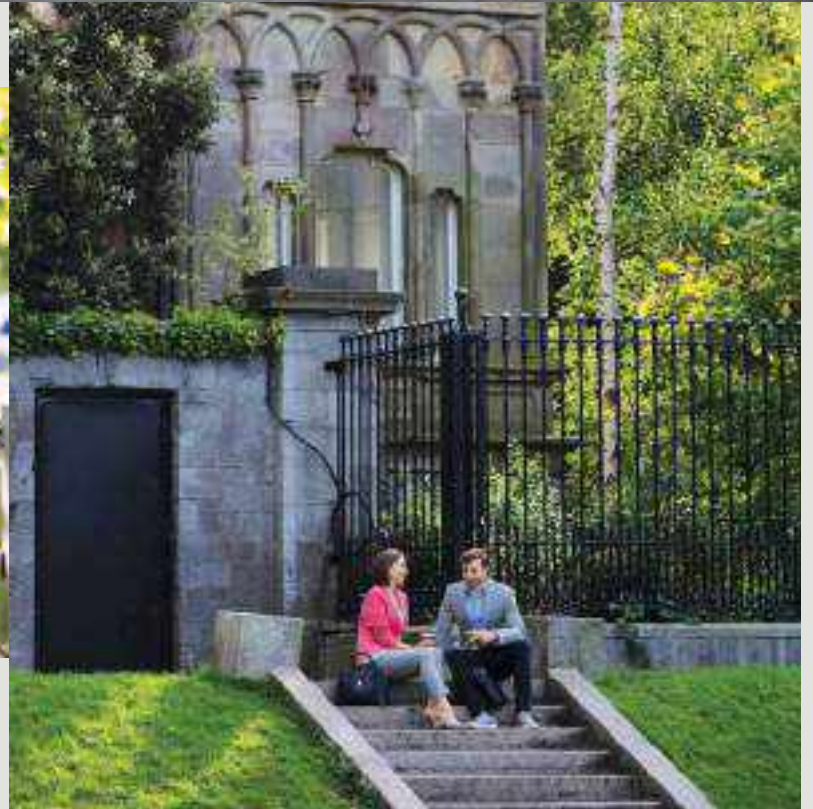


The development perfectly merges some of Dublin's coolest living addresses; Ranelagh, Rathmines and Portobello, alongside the core Dublin 2 office locations and the city's leading social districts.





# A DYNAMIC CITY, ALIVE WITH OPPORTUNITY









# DUBLIN OFFERS WORLD-CLASS RETAIL, THE FINEST ARTS & ENTERTAINMENT AND THE BEST IN INTERNATIONAL DINING















## A PROVEN LOCATION FOR WORLD-CLASS BUSINESSES

1. Indeed
2. Iconic Offices
3. KPMG
4. Byrne Wallace
5. Hedgeserv
6. JLL
7. L'Oreal
8. Cargurus
9. Horizon Pharma
10. AerCap
11. Permanent TSB
12. EY
13. Dropbox
14. Aviva
15. Regus
16. Mazars
17. Bank of America
18. IDA
19. Maples
20. Santander
21. Deloitte
22. Eversheds
23. BioMarin
24. Mercer
25. AON
26. SEAI
27. Arthur Cox
28. WeWork
29. Iconic Offices
30. National Transport Authority
31. AIB
32. Intercom
33. Metlife
34. Amazon
35. LinkedIn
36. Department of Communications
37. Marsh
38. ZenDesk
39. Viasat
40. WeWork
41. Bank of Ireland
42. Bank of Ireland
43. AIB
44. Amazon
45. Wrike
46. CIF



## OFFICE ACCOMMODATION

NET INTERNAL FLOOR AREAS	SQ M	SQ FT
7th Floor	1,765	18,998
6th Floor	2,231	24,014
5th Floor	2,231	24,014
4th Floor	2,325	25,026
3rd Floor	2,325	25,026
2nd Floor	2,325	25,026
1st Floor	2,283	24,574
Ground Floor	848	9,127
Lower Ground Floor	720	7,750
<b>Total</b>	<b>17,053</b>	<b>183,555</b>









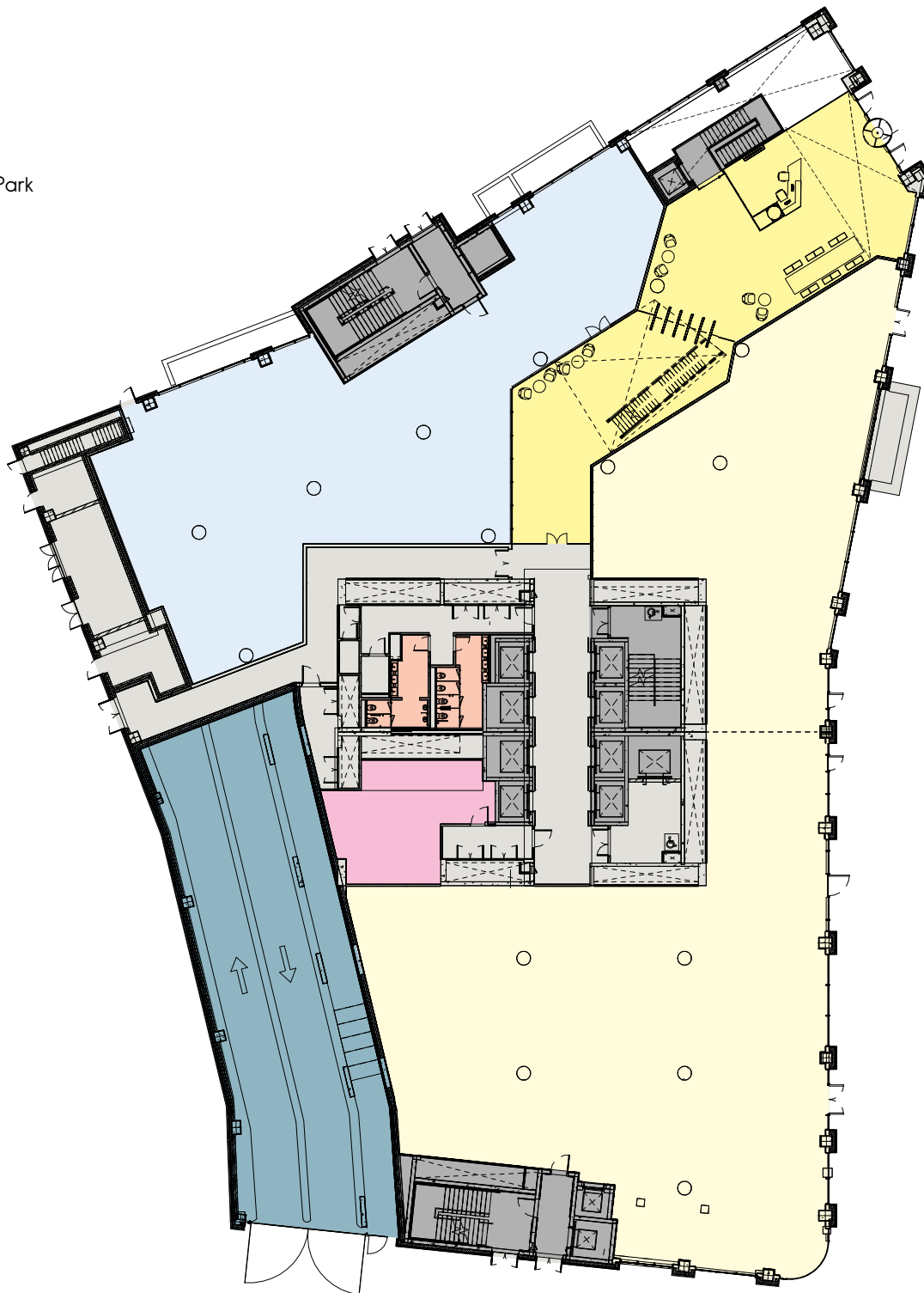
# FLOOR PLANS

## GROUND

848 sq m / 9,127 sq ft

Reception	287 sq m / 3,089 sq ft
Office	495 sq m / 5,328 sq ft
Storage	66 sq m / 710 sq ft

- Offices
- Reception
- Core
- Lift/Stairs
- Toilets
- Store
- Ramp to Car Park
- Retail



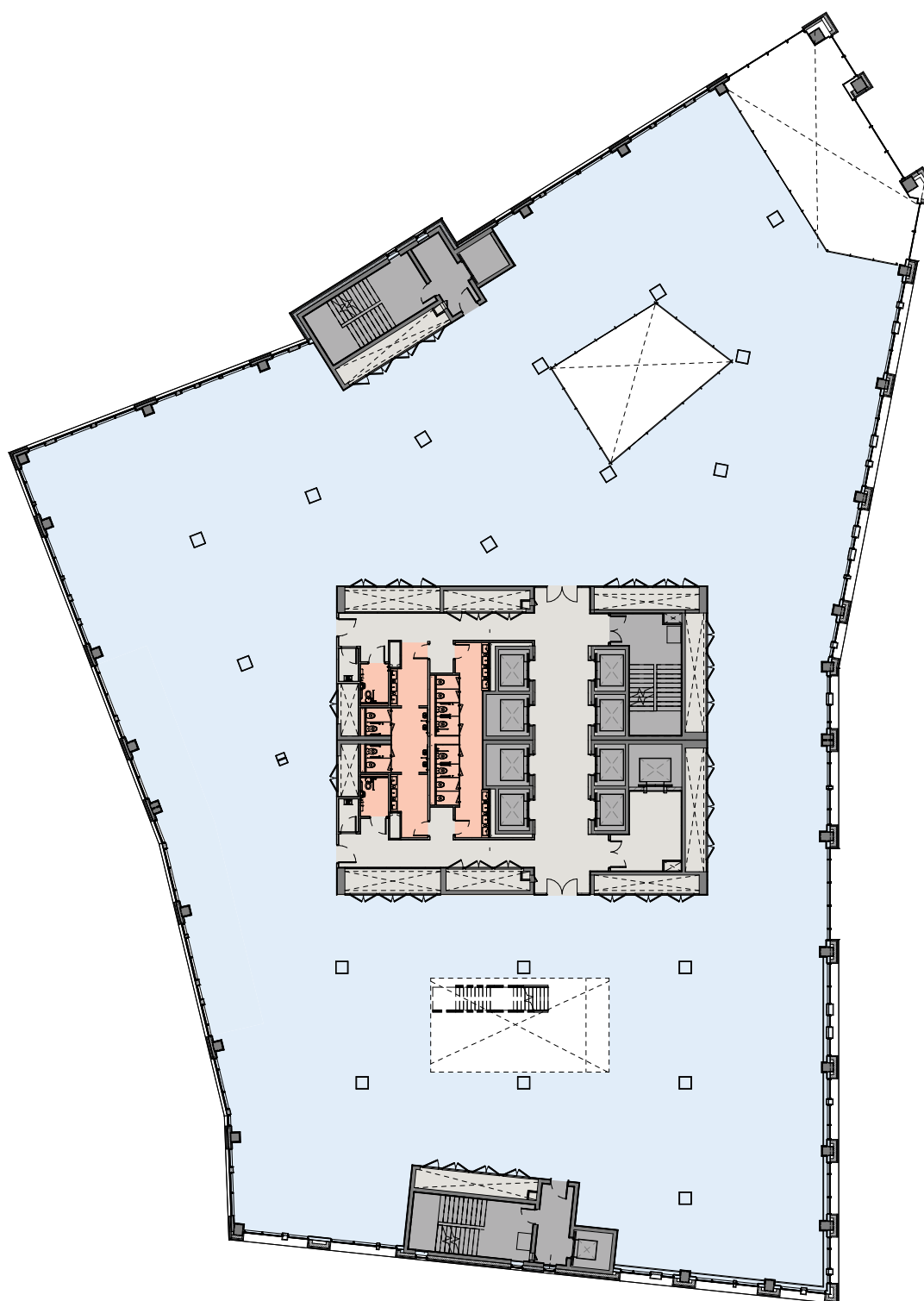
Note: Atria Staircase – Tenant Fit-Out Item



# FIRST FLOOR

2,283 sq m / 24,574 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



Note: Atria Staircase – Tenant Fit-Out Item

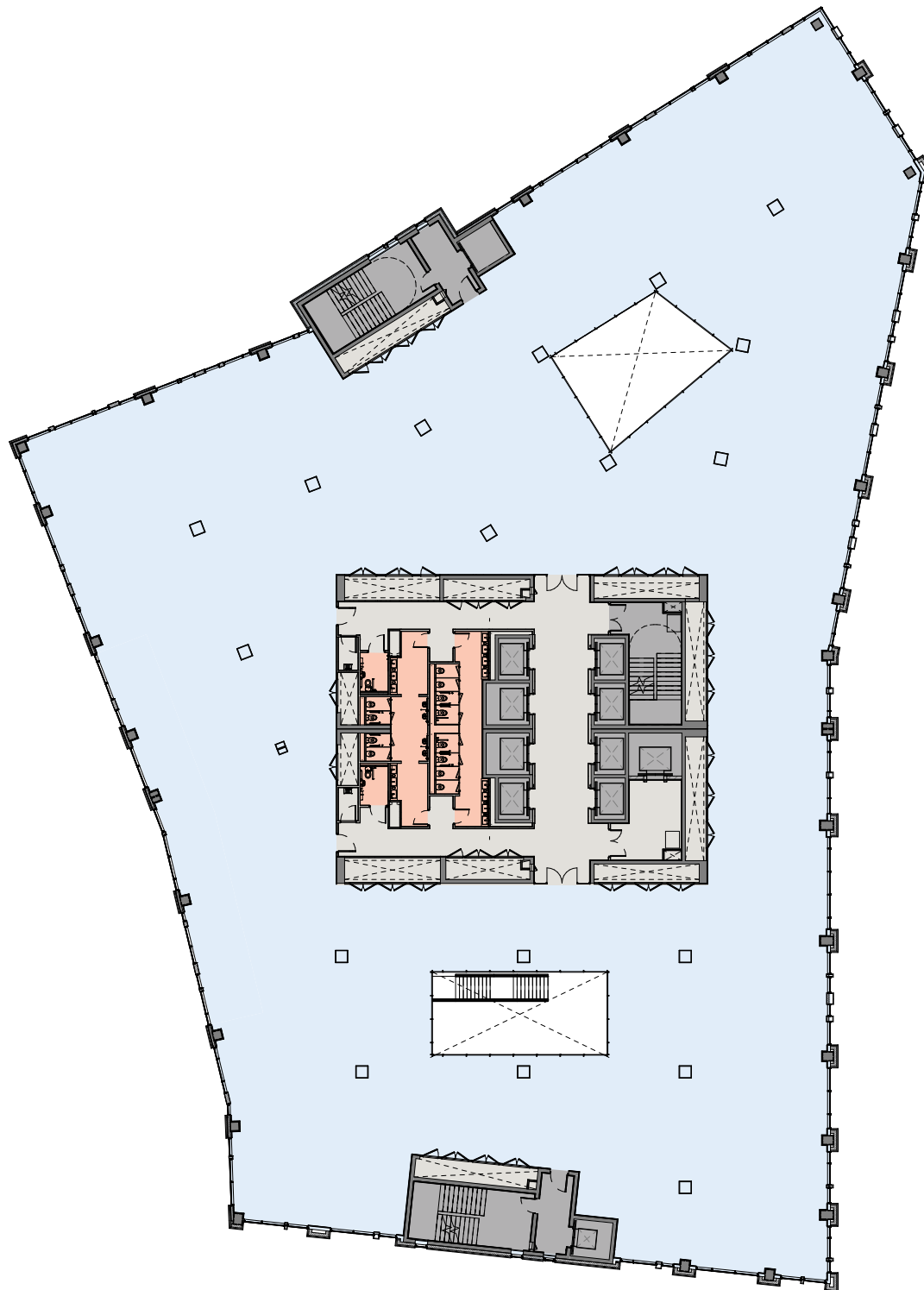


# FLOOR PLANS

## SECOND FLOOR

2,325 sq m / 25,026 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



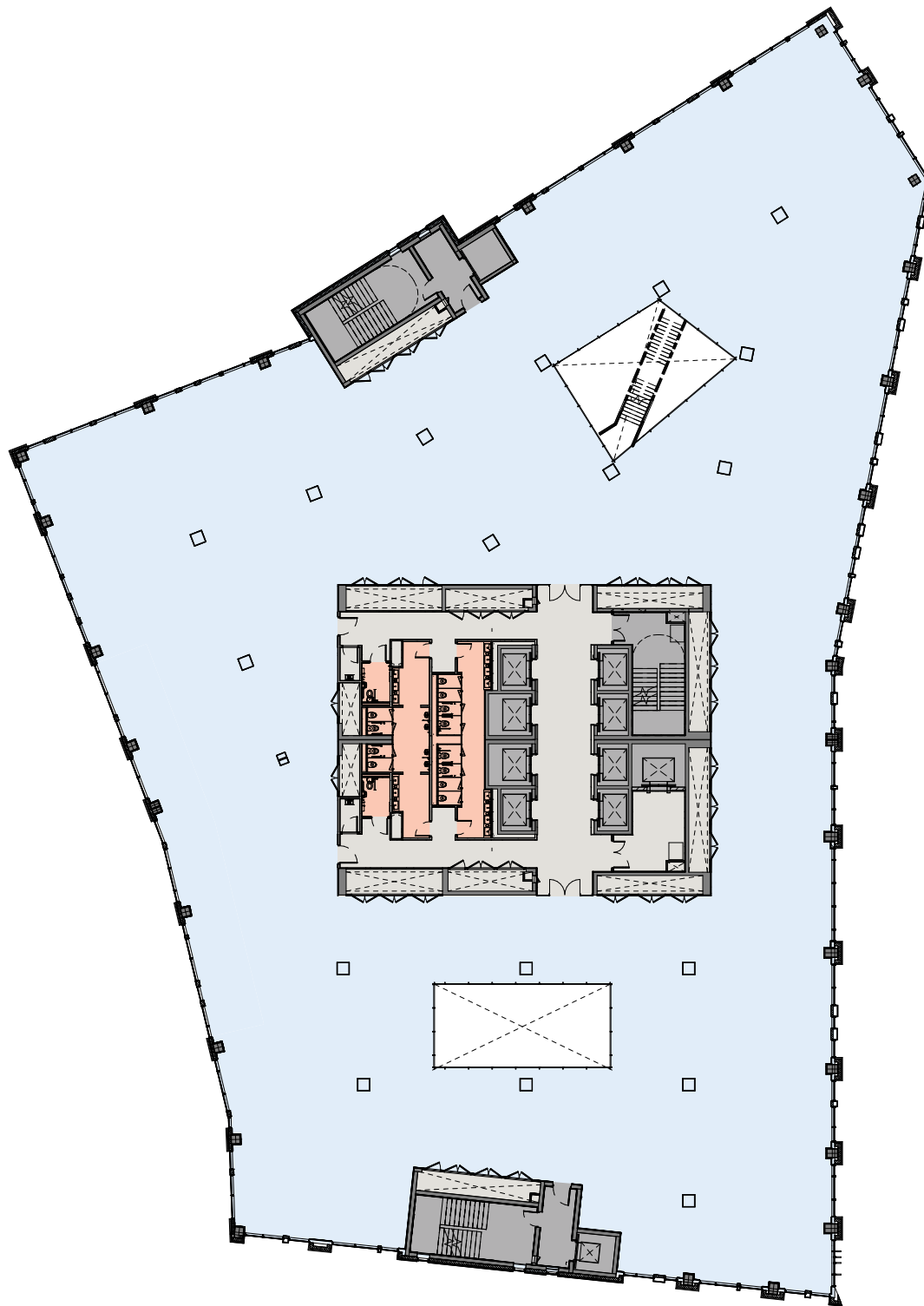
Note: Atria Staircase – Tenant Fit-Out Item



# THIRD FLOOR

2,325 sq m / 25,026 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



Note: Atria Staircase – Tenant Fit-Out Item

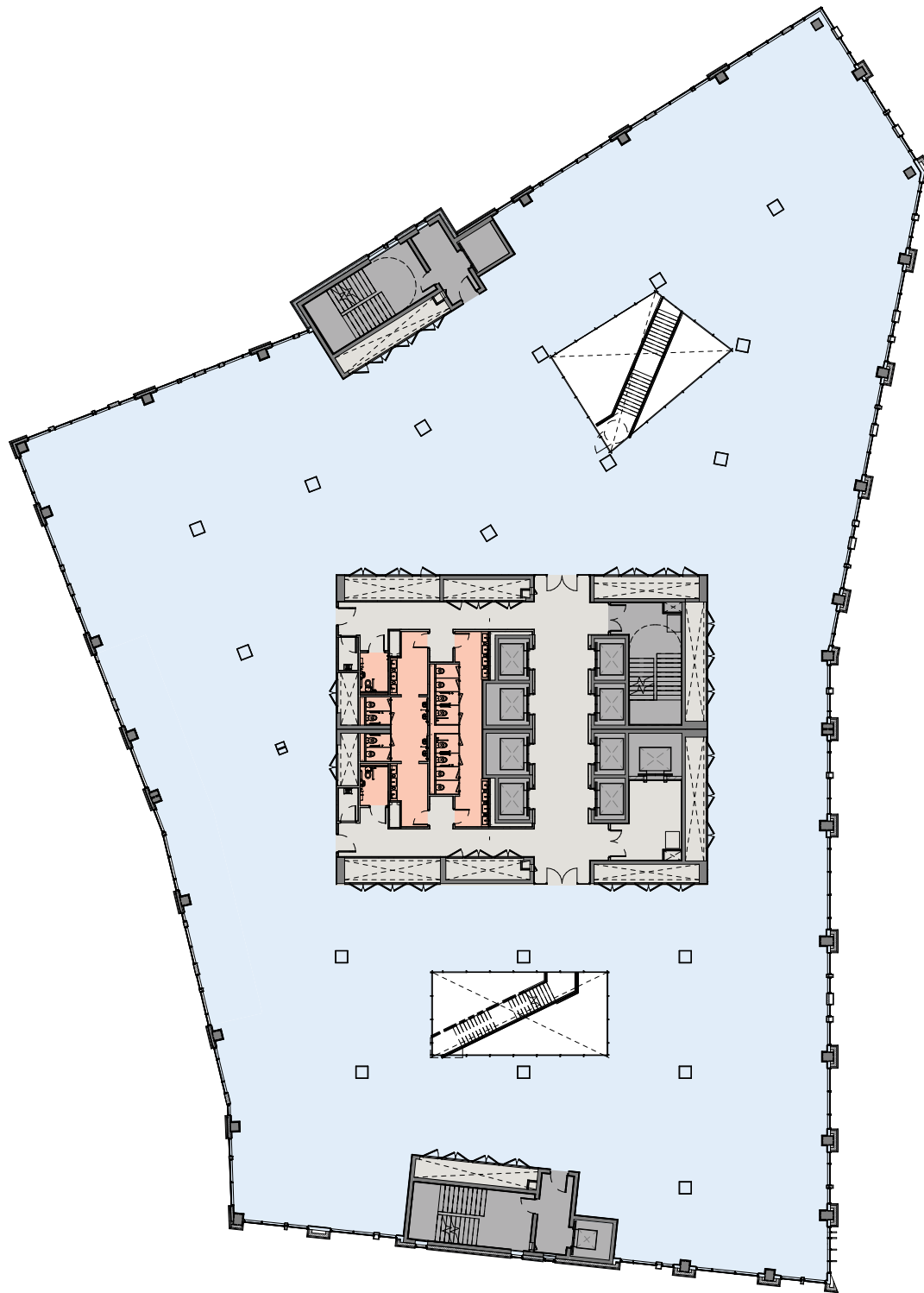


# FLOOR PLANS

## FOURTH FLOOR

2,325 sq m / 25,026 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



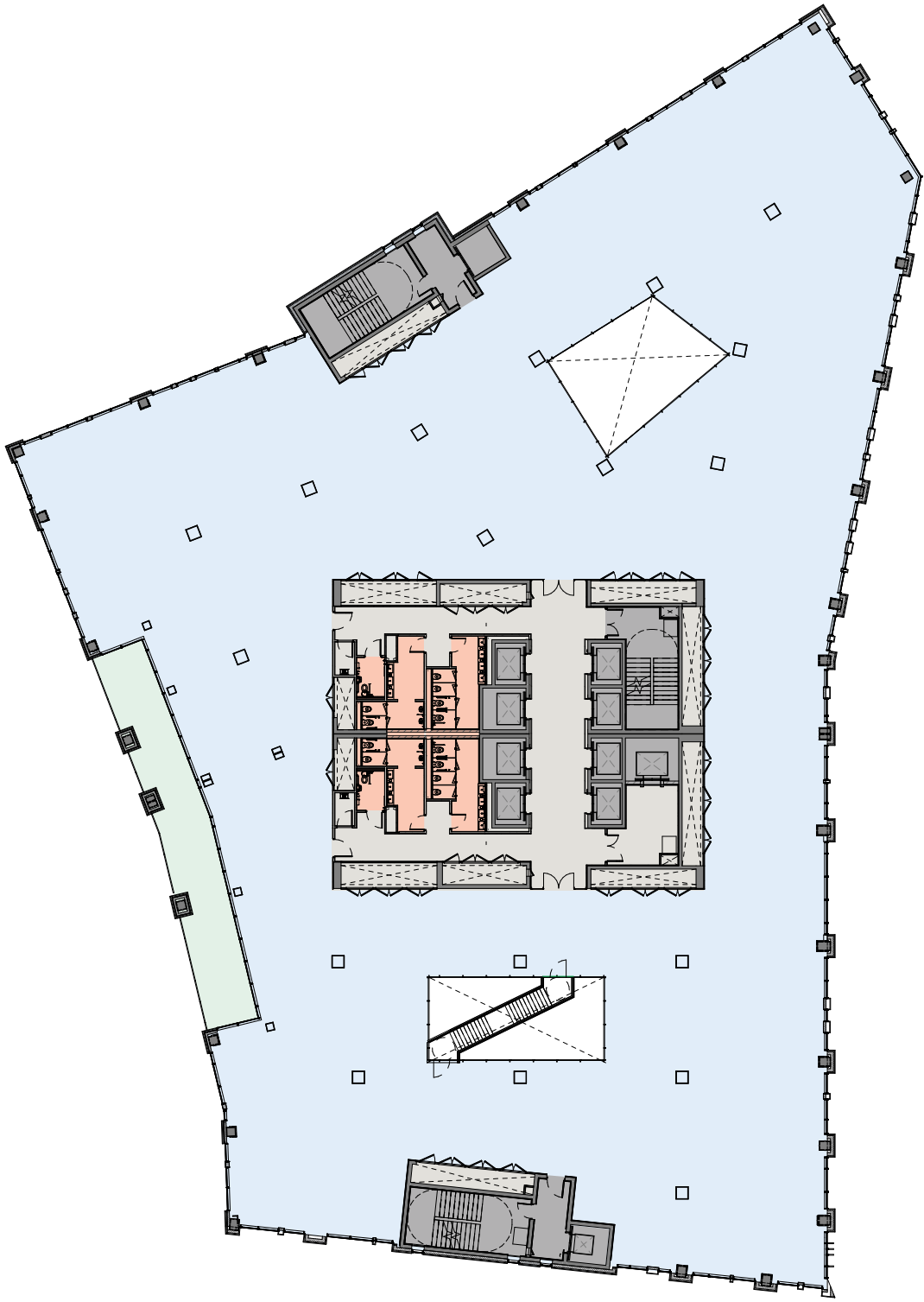
Note: Atria Staircase – Tenant Fit-Out Item



# FIFTH FLOOR

2,231 sq m / 24,014 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



Note: Atria Staircase – Tenant Fit-Out Item

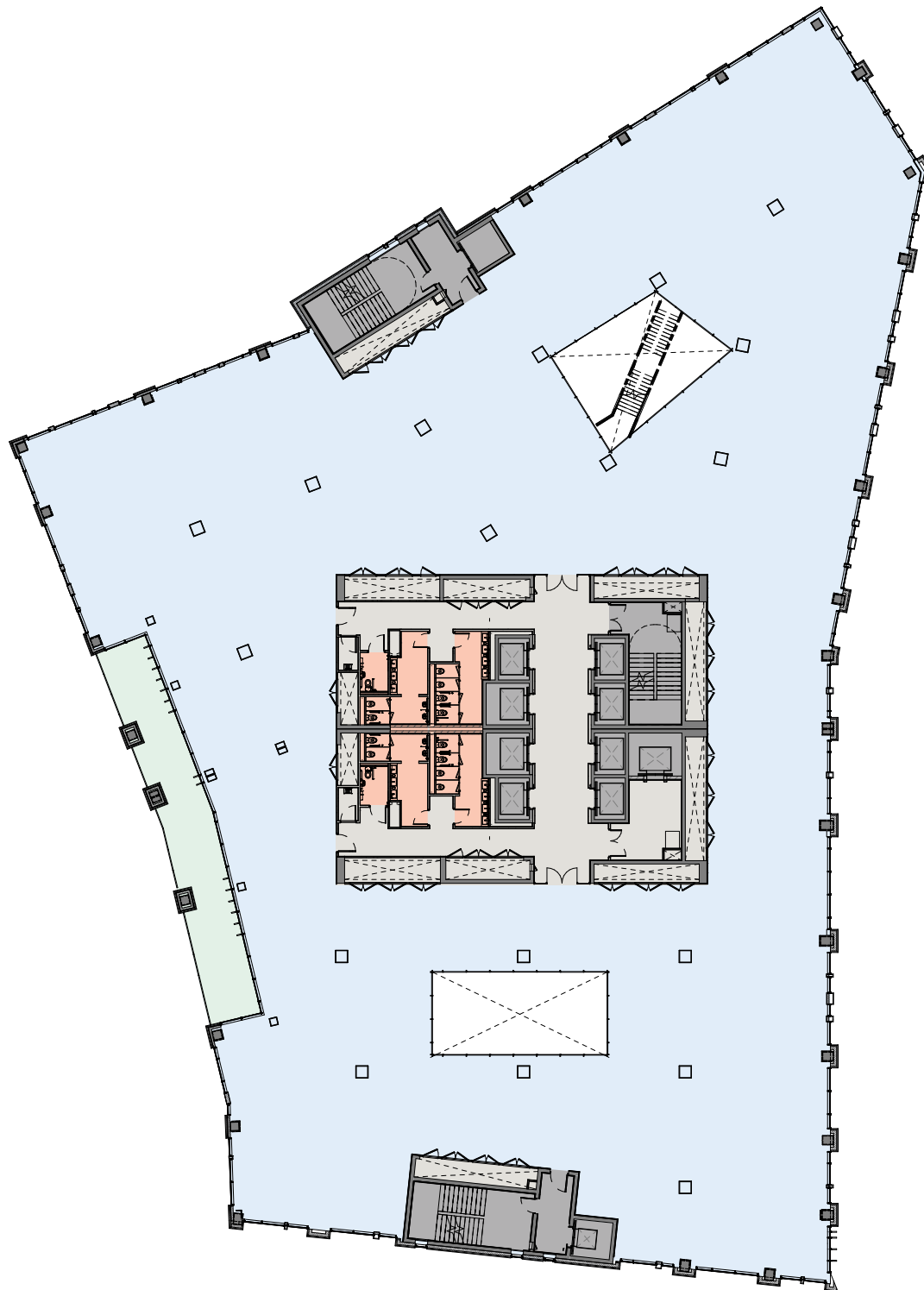


# FLOOR PLANS

## SIXTH FLOOR

2,231 sq m / 24,014 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



Note: Atria Staircase – Tenant Fit-Out Item



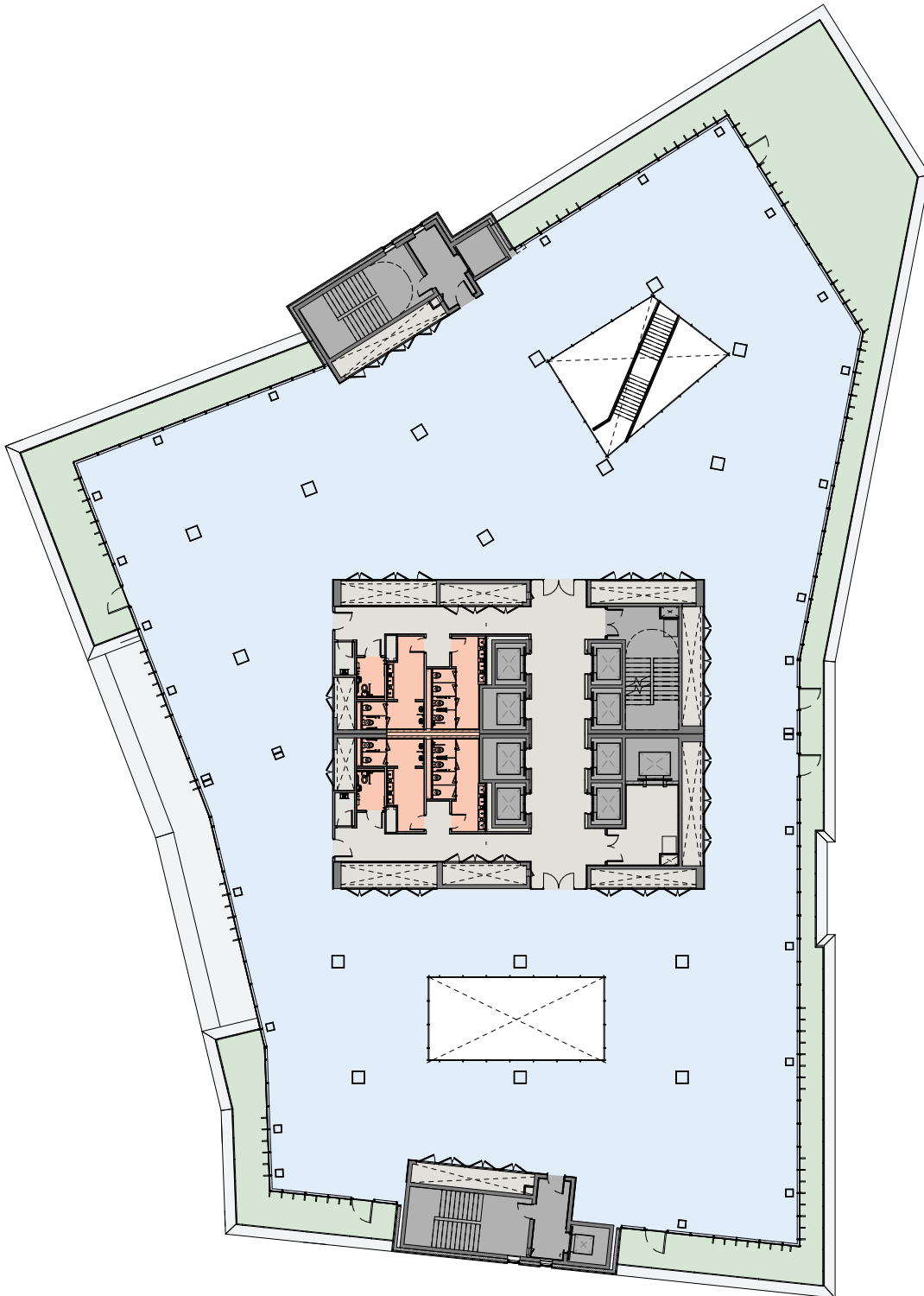
# SEVENTH FLOOR

1,765 sq m / 18,998 sq ft

Terrace

400 sq m / 4,305 sq ft

- Offices
- Terrace
- Core
- Lift/Stairs
- Atrium
- Toilets



Note: Atria Staircase – Tenant Fit-Out Item

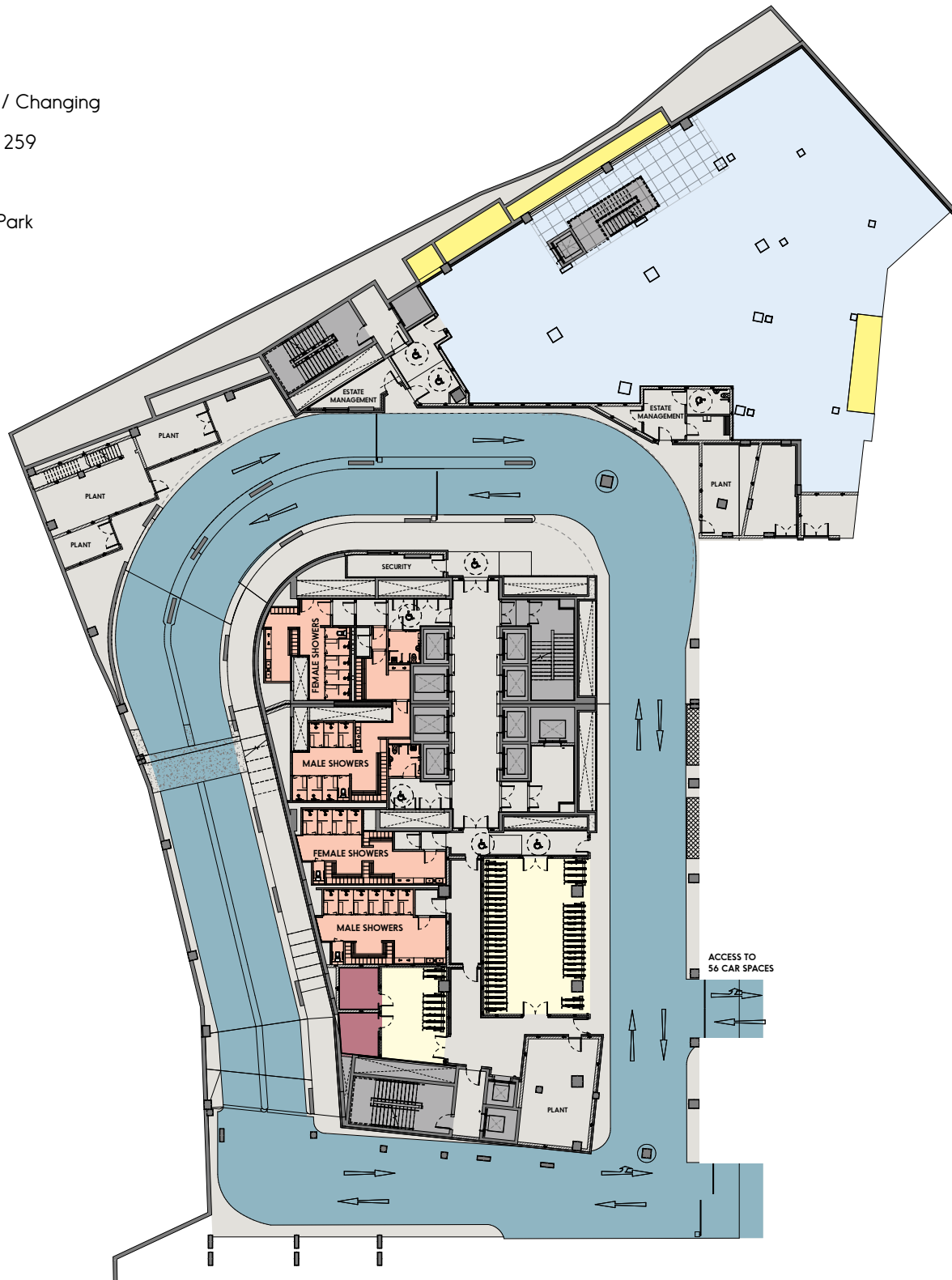


# FLOOR PLANS

## LOWER GROUND

720 sq m / 7,750 sq ft

- Offices
- Light well
- Lift/Stairs
- Core
- Showers x 22 / Changing
- Bike Parking x 259
- Drying Room
- Ramp to Car Park



Note: Atria Staircase – Tenant Fit-Out Item



# SPACE PLANS

## Open-Plan Test Fit

1:8 sq m | 2,325 sq m

### TECHNICAL OFFICES

Open Plan Workstations 278

**TOTAL HEADCOUNT 278**

### INTERNAL MEETING ROOMS

1 Seater Quiet Room (x3) 3

2 Seater Quiet Room (x1) 1

4 Seater Meeting Room (x3) 12

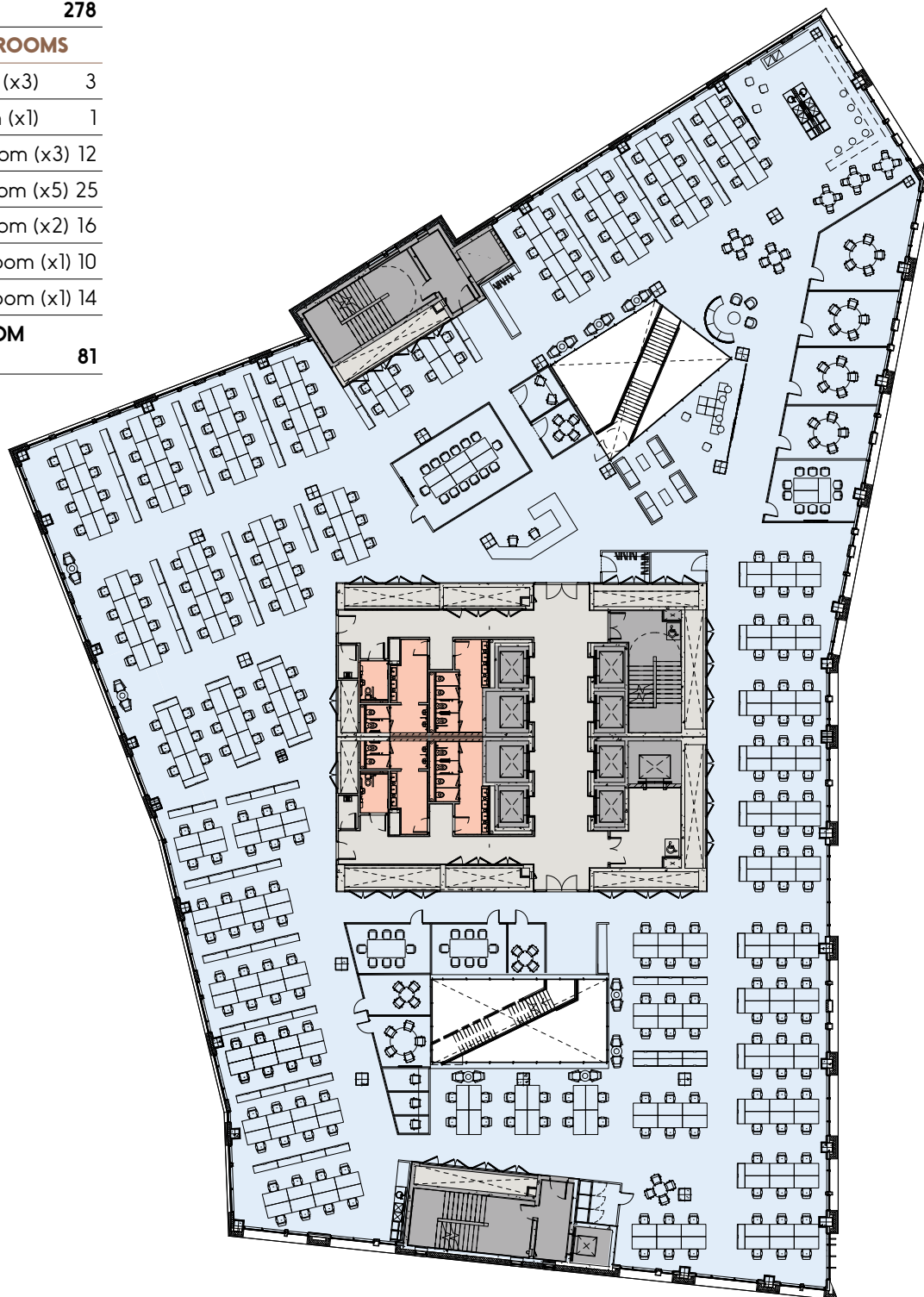
5 Seater Meeting Room (x5) 25

8 Seater Meeting Room (x2) 16

10 Seater Meeting Room (x1) 10

14 Seater Meeting Room (x1) 14

**TOTAL MEETING ROOM SEAT COUNT 81**





# SPACE PLANS

## Technology Test Fit

1:10 sq m | 2,325 sq m

### TECHNICAL OFFICES

Open Plan Workstations 226

**TOTAL HEADCOUNT 226**

### INTERNAL MEETING ROOMS

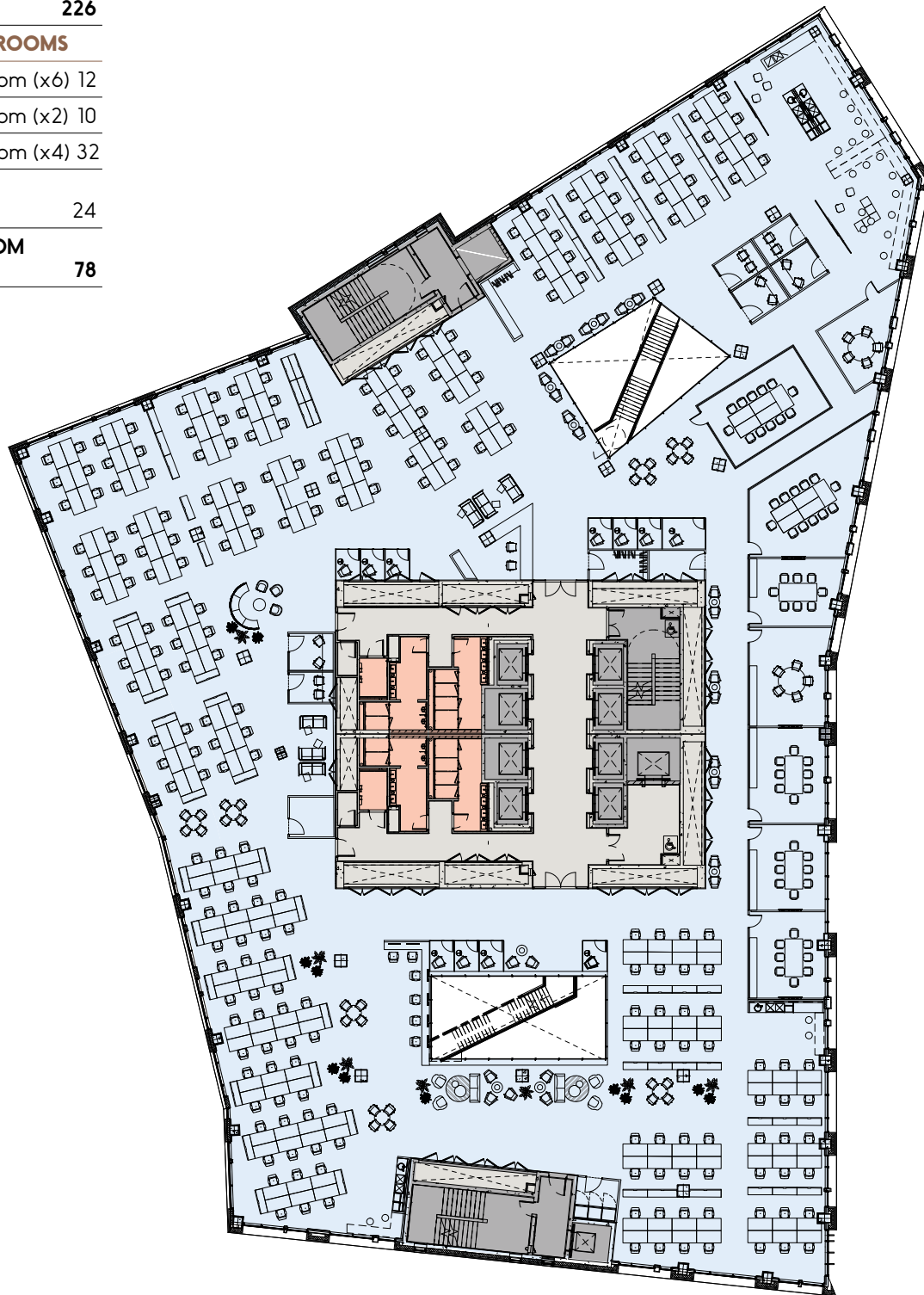
2 Seater Meeting Room (x6) 12

5 Seater Meeting Room (x2) 10

8 Seater Meeting Room (x4) 32

12 Seater Meeting Room (x2) 24

**TOTAL MEETING ROOM SEAT COUNT 78**





# SPACE PLANS

## Cellular Test Fit

1:14 sq m | 2,325 sq m

### TECHNICAL OFFICES

Open Plan Workstations 67

Cellular Office Workstations 96

**TOTAL HEADCOUNT 163**

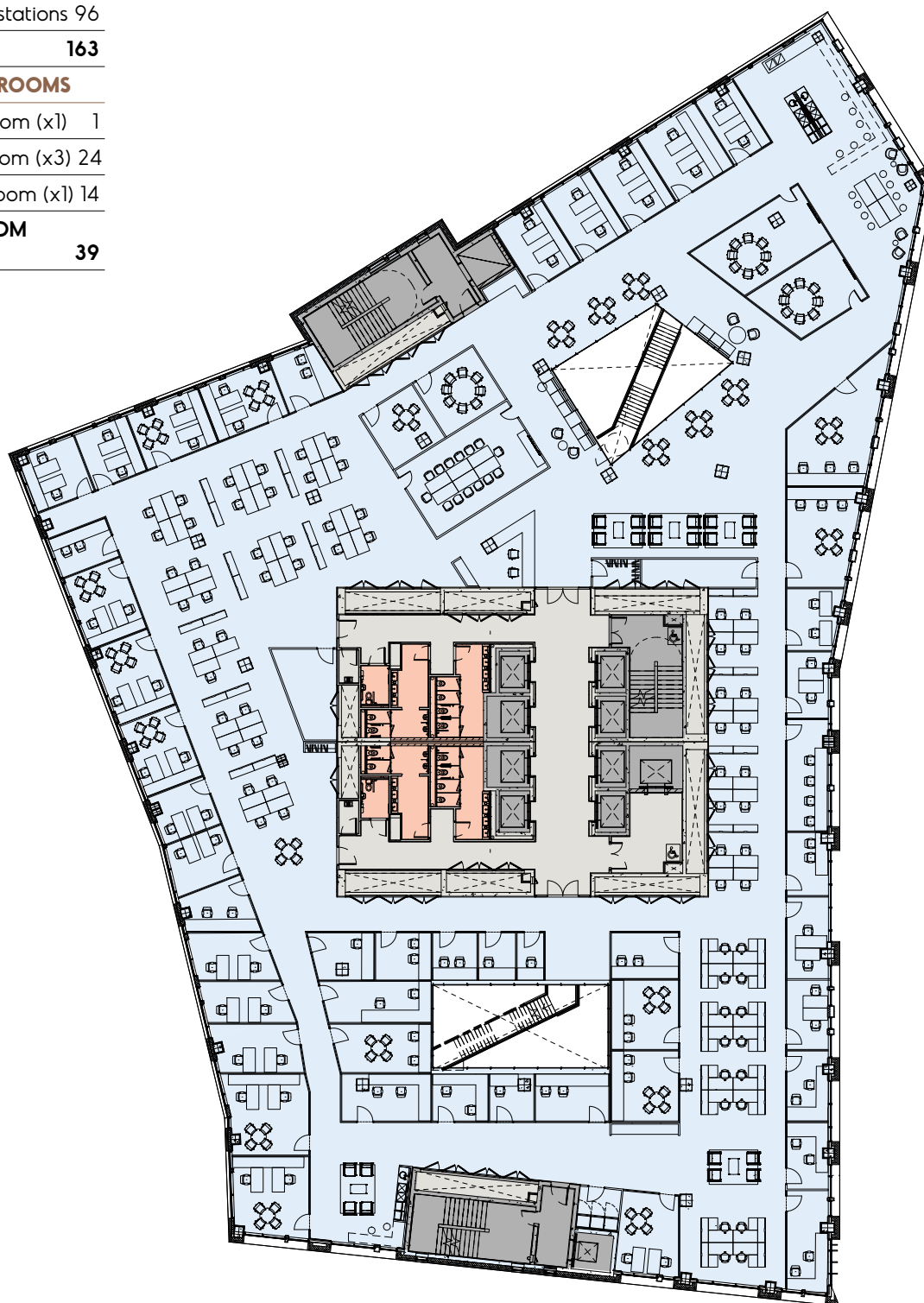
### INTERNAL MEETING ROOMS

4 Seater Meeting Room (x1) 1

8 Seater Meeting Room (x3) 24

14 Seater Meeting Room (x1) 14

**TOTAL MEETING ROOM SEAT COUNT 39**



Note: Atria Staircase – Tenant Fit-Out Item



# DETAILED SPECIFICATION

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## Architectural Specification

---

### BUILDING DIMENSIONS

#### Structural Grid

9m x 9m grid typically.

#### Planning Module

1.5m square generally throughout.

#### Floor Heights (Approximate)

Office floor-to-floor (Ground to First)  
4.53m

Office Floor-to-ceiling (Ground)  
3.45m

Office floor-to-floor (Typical)  
3.85m

Office floor-to-ceiling (Typical)  
2.80m

Raised access floor zone (Typical)  
150mm

Raised access floor zone (7th level)  
300mm

Ceiling Service Zone  
450mm

#### Structural System

Reinforced concrete slab with reinforced concrete columns.

#### General Occupancy

Building services to accommodate  
1 occupant per 8.0 sq m.

#### Means of Escape

1 occupant per 6.0 sq m.

#### Sanitary Accommodation

1 occupant per 8m<sup>2</sup> with 60 / 60 ratio  
of male / female toilets.

---

## Reception Finishes

---

### Ceilings

Ceilings to be formed with Gypsum ceiling system, with LED lighting throughout. All ceilings to have stepped floating bulkhead edge detail.

### Wall Finishes

Reception walls to be clad with natural stone and feature real wood Veneer Panelling. Walls to be finished with Gypsum Dri-Wall system.

### Doors

Doors to be single or double-leaf white veneer hardwood solid core flush panel with high-quality hardwood frames to match door veneer. Associated ironmongery to be high quality brushed stainless steel.

### Reception Desk

Bespoke reception desk/ joinery to reception.

### Floor Finishes

Ceramic tiled flooring (600x600) with matching grouted joints. Inset heavy duty matting to entrance within stainless steel matwell frame.

---

## Lift Lobby Finishes

---

### Ceilings

Ceilings to be formed with Gypsum ceiling system, with LED lighting throughout. All ceilings to have stepped floating bulkhead edge detail.

### Wall Finishes

Walls generally will be finished in Gypsum Dri-Wall system. Stone cladding with sundry architectural features to office lift lobby walls on all floors. Stainless steel architraves and over panels to lift door openings.

### Doors

Full-height glazed doors and side lights to office entrances from core. Secondary doors will be single, door and a half or double-leaf white painted veneer hardwood solid-core flush panel. Associated ironmongery will be high-quality brushed stainless steel.

### Floor Finishes

Ceramic tiled flooring (600x600) with matching grouted joints.

---

## Toilets

---

### Ceilings

Ceilings to be formed with Gypsum ceiling system or equal approved. LED lighting throughout. Ceilings to have stepped floating bulkhead edge detail.

### Lobby Doors

Doors to be single or double leaf white veneer hardwood solid-core flush panel with high-quality hardwood frames. Associated ironmongery will be high quality brushed stainless steel.

### Toilet Cubicles

Cubicles to be proprietary toilet cubicle system or Venesta with a selected laminate / veneer finish to doors. Ironmongery to be high-quality brushed stainless steel.

### Sanitary Ware & Fittings

- Wall mounted toilets with concealed cisterns, washbasins with infrared taps and urinals.
- Inset hand dryers and /or towel dispensers, soap dispensers, SS bin chutes, flush plates & urinal flush sensor controls to be provided.
- Natural Stone vanity unit with under counter waste disposal to be provided.
- Mirrors to be fitted over washbasins.
- Built in paper towel dispensers, towel bins and associated fittings to be provided.

### Floor Finishes

Large format fully-vitrified porcelain 600 x 600mm ceramic tiles with matching grouted joints.

### Wall Finishes

600 x 300mm ceramic tiles with matching grout.

### Cleaner's Store

Cleaner's store to be provided on all above-ground levels.



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## Internal Finishes – Main Core

---

### Walls

Walls generally will be finished in Gypsum Dri-Wall system.

### Floors

Stair Cores: carpet tile or equal approved.

### Ceilings

Ceilings to be formed with Gypsum ceiling system with LED lighting throughout.

### Balustrade

Balustrades to consist of stainless steel posts and glass infill panels, stainless steel handrails.

---

## Atrium Finishes

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### Atrium Glazing

Two atria are provided on a typical office plate, serving to provide natural daylight into the office environment. Clear fire-rated glazing to atriums. Aluminium spandrel at floor junctions.

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## Internal Office Area Finishes

---

### Ceilings

- Armstrong / SAS powder coated metal suspended ceiling throughout with exposed grid.
- White lay-in perforated metal ceiling tiles complete with Class 0 wrapped mineral wool acoustic pads to 80% of area (20% assumed open for return air).
- Armstrong Dune regular edge fibre lay-in ceiling tiles, 600 x 600 x 8mm on standard Armstrong exposed suspension grid or equal approved.
- Plasterboard bulkheads to perimeter windows and wall abutments and edge conditions.

### Wall Finishes

- Walls to be finished with Gypsum Dri-Wall system and skim and taped and fill finished.
- Proprietary corner beads/ plaster stop to be fitted at external corners, movement joints and changes in wall construction where necessary.
- Walls to be prepared and painted three coats of white silk emulsion.
- Walls to have MDF skirting with emulsion paint finish.

### Doors

Doors to be either single or double leaf white veneer painted hardwood solid core flush panel with high-quality hardwood frames. Associated ironmongery to be high-quality brushed stainless steel.

### Raised Access Floor

- Floors to be a proprietary medium grade encapsulated chipboard raised access floor of 150mm depth, Kingspan Torlock PSA or equal approved.
- Floor tiles to be screw-down type metal clad tiles capable of carrying UDL of 8.0kN/m<sup>2</sup>, and point load of 3.0kN over 25mm square.

---

## External Finishes – Elevations and Roof

---

### Portuguese Limestone Cladding

- External cladding to be Portuguese Limestone panels fixed to steel cladding rail system or equal approved.
- System to incorporate EPDM and rigid insulation.
- Wall build-up to achieve a U-value in compliance with Building Regulations Part L/nZEB.

### Curtain Wall System

Curtain walling to be thermally broken structural glazed stick system. Glazing to consist of toughened low-iron float glass. All edge fixings to be concealed at junctions with cladding material. System to be installed with U-value in compliance with Building Regulations Part L.

### Glazed Balustrades to Terraces

Balustrades consisting of stainless steel rails and posts, and glass infill panels to be provided to external terraces.

### Roof Grass and Planting

Where planting zones indicated on roof design drawings, Sedum or equal approved system to be installed. System to be installed with a U-value in compliance with Building Regulations Part L/nZEB.

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## Underground Car Park

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### Parking

- 56 car parking bays.
- Designated parking bays for wheelchair users.
- External lighting to be provided to all areas consistent with safety and security requirements.
- Automatic vehicle barriers to be provided at car park entry/ exit points. Speaker boxes to be provided at each barrier and wired to security hut.

### Secure Bike Storage and Lockers

Secure bicycle and locker storage to be provided in selected locations throughout basement level -1.

- 259 bicycle spaces.
- 326 lockers.



## DETAILED SPECIFICATION

### Shower and Changing Facilities

#### Ceilings

Ceilings to be formed with Gypsum ceiling system or equal approved with LED lighting throughout. Ceilings to have stepped floating bulkhead edge detail.

#### Lobby Doors

Doors to be single or double leaf white veneer hardwood solid core flush panel with high quality hardwood frames. Associated ironmongery will be high-quality brushed stainless steel.

#### Shower Cubicles

Cubicles to be proprietary toilet cubicle system or Venesta with a selected SCL laminate / glass door system. Full-height drylined partitions with ceramic tiles. Ironmongery to be high-quality brushed stainless steel.

#### Sanitary Ware and Fittings

- Wall-mounted toilets with concealed cisterns, washbasins with infrared taps and urinals to be of high-quality and designed for low water-consumption.
- Inset hand dryers and /or towel dispensers, soap dispensers, SS bin chutes, flush plates & urinal flush sensor controls to be provided.
- Natural Stone vanity unit with under-counter waste disposal to be provided.
- Mirrors to be fitted over washbasins.
- Built-in paper towel dispensers, towel bins and associated fittings to be provided.

#### Floor Finishes

Large format fully vitrified porcelain 600 x 600mm ceramic tiles with matching grouted joints.

#### Wall Finishes

600 x 300mm ceramic tiles with matching grout where specified.

#### Drying Rooms

Separate drying rooms for male and female areas.

### Mechanical and Electrical Services

#### MECHANICAL INSTALLATION

##### Heating and Cooling Installation

The primary heat source to serve the proposed office building will be from 3 No. high efficiency 4-pipe air source heat pumps located at roof level. These shall serve an energy centre within the block located at basement -2 level. LPHW (low pressure hot water) will be circulated and distributed up throughout Block 1 via individual risers.

Heating to all tenant areas will be provided by 4-pipe fan coil units (FCUs). The heating centres will also serve heat emitters throughout the landlord areas and the air handling units (AHUs).

##### Ventilation Installation

Fresh air shall be provided to the building via 4 No. supply and return air handling units complete with high efficiency heat recovery. These shall be located at basement -2 level. 2 No. separate air handling units with heat recovery shall be provided to serve the central toilet cores & basement shower/ changing areas.

Space allowance within services risers and at roof level shall be provided for future tenant plant. The basement car park shall be fully mechanically ventilated.

##### Domestic Water Services Installation

24-hour cold-water storage shall be provided. Water shall be stored at basement -2 level in insulated GRP tanks and shall be boosted under pressure to serve all levels. Domestic hot water storage shall be provided based on peak demand. Domestic hot water shall be heated via high temperature heat pumps. Each tenant office space shall be provided with a boosted meter supply for future fit-out.

### ELECTRICAL INSTALLATION

#### Power Distribution

All landlord services shall be designed to achieve a minimum A3 BER rating and LEED Gold classification. A double ESB substation will be provided for Landlord and Tenant supplies. General Power Services sub distribution boards will be provided in each tenancy on each level. Power provisions in the tenancy areas will be supplied from an underfloor busbar system.

#### Communication Services

There shall be a minimum of 3 routes into the common basement which shall have containment routes to the Block 1 main comms room. Each route will have spare capacity to allow for the option of additional IT service providers in the future. WiredScore Platinum will be achieved.

#### Lighting Services

Recessed energy efficient LED luminaires will be provided on a 600 x 600mm modular layout to provide lighting levels in accordance with the SLL Code for Offices. The office lighting will be controlled based on occupancy and daylight. This system will be programmable for future tenants and fit-outs.

#### Vertical Transportation

- Manufacturer: Kone.
- Six 17 person lifts & Two 21 person high speed passenger lifts to be provided in the primary core.
- Dedicated goods lift to be provided in the primary core.
- 2.4m high doors, 2.5m high lift cars.
- One Fire-fighting lift to the southern core.



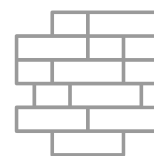
## PROFESSIONAL TEAM



ARCHITECTS  
**Henry J Lyons**



CIVIL/STRUCTURAL  
ENGINEERS  
**CS Consulting Group**



FAÇADE CONSULTANT  
**Murphy Façade Studios**



MAIN CONTRACTOR  
**JJ Rhatigan**



M&E CONSULTANT  
**O'Connor Sutton  
Cronin**



LANDSCAPE ARCHITECTS  
**Cameo and Partners**



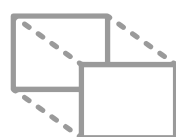
PROJECT MANAGER  
**KMCS**



FIRE SAFETY & ACCESS  
CONSULTANTS  
**Maurice Johnson & Partners**



ASSIGNED CERTIFIERS  
**i3PT**



QUANTITY SURVEYOR  
**Buildcost**



HEALTH & SAFETY  
CONSULTANT  
**Ashview Consultants**



BIM CONSULTANCY  
**Invicara**



## DEVELOPER



McGarrell Reilly Group is a privately owned property group that has created some of the highest quality developments in Ireland, the UK and Germany. This group prides itself on the quality of their portfolio and constantly strives to add value to each of their projects.

Successfully operating for almost 40 years, some of McGarrell Reilly Group's best-known developments / refurbishments / investments include: The Sharp Building, Iveagh Court Complex, Dublin 2; The Watermarque Building, Dublin 4; 25-28 Adelaide Road, Dublin 2; Malahide Marina, Co. Dublin; CityNorth Business Campus on the M1 Motorway outside Dublin; and Spitalerhof in Hamburg.

Over the past 39 years, McGarrell Reilly Group has successfully worked with top blue-chip companies to design and build office properties to suit their specific local requirements while meeting their worldwide standards of excellence. McGarrell Reilly Group are proud to count several leading international companies and institutions as clients: Perrigo, Marsh, Mercer, Pfizer, State Street, Cisco, Airbnb, Betfair, Aon, Office of Public Works (Irish Government), Central Bank of Ireland, various embassies, Jack & Jones and New Yorker, to name but a few.

[www.mcgarrellreilly.ie](http://www.mcgarrellreilly.ie)



**"McGarrell Reilly demonstrated their flexibility and experience in working closely with our professional team to design and build our Irish Headquarters at Iveagh Court. The building was tailored to meet the high international occupational requirements and specific local requirements of our business. The office exceeded our expectations and has served the continued success of our business for the past 15 years."**

**Tom Geraghty, Chairman of MMC  
(Marsh & McLennan Companies) in Ireland**







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