

North Dock

New Waterfront HQ Office Buildings



MODERN

VISION



With 150 feet of impressive water frontage

Welcome to North Dock, a magnificent Grade A HQ office building. Extending to over 200,000 sq ft, the building can

be split into two distinct blocks each with their own dedicated entrance.



AT THE WATER'S EDGE

Enjoy uninterrupted river and city views from the top floor of North Dock.



The North Docks have evolved and diversified time and time again during their long history. North Dock is built on a site with over 2,000 years of history

which has now evolved to be at the heart of business, culture and the bustle of marine activity in the water quarter.





North Dock

North Dock one

8,826 sq m
95,004 sq ft

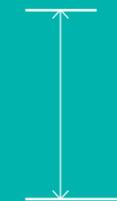
North Dock two

10,121 sq m
108,944 sq ft



18,947 sq m
203,948 sq ft

Combined



Typical 2.95 m
Ground 4.45 m

Floor to Ceiling Height

OPPORTUNITY



14

Lifts



16sec

Wait Times



30

Car Spaces



266

Bicycle Spaces

A new Gold-Standard Office Space for Dublin

North Dock offers two Grade A office buildings totalling over 200,000 sq ft of gold-standard office space over 9 floors with secure semi-basement parking, cycle bays and shower/changing rooms. The buildings

optimise cost-efficiencies through many sustainable features including solar shading, environmentally friendly mechanical and electrical systems and is completed with a Sedum 'Green' Roof.



150ft

Water Frontage



30

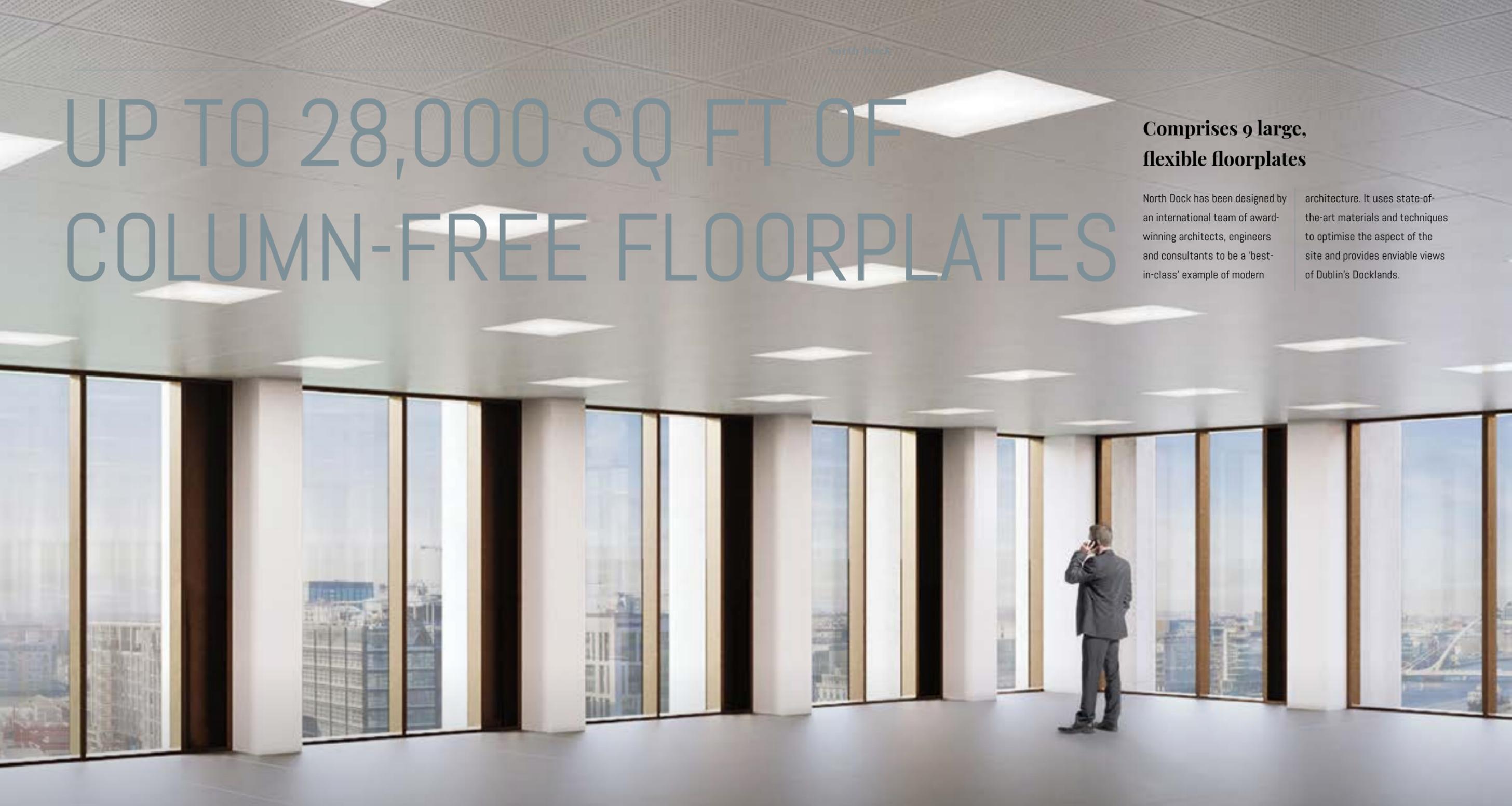
Showers

UP TO 28,000 SQ FT OF COLUMN-FREE FLOORPLATES

Comprises 9 large, flexible floorplates

North Dock has been designed by an international team of award-winning architects, engineers and consultants to be a 'best-in-class' example of modern

architecture. It uses state-of-the-art materials and techniques to optimise the aspect of the site and provides enviable views of Dublin's Docklands.



Top floor

terrace panoramic views



Natural daylight

in abundance



Efficient occupancy

with flexible subdivision



Sustainable design

to Nearly Zero Energy Building rating



Gold

LEED rating standard



High A3 BER

targeted energy rating



LOCATION

In the Company of Giants

Dublin Docklands is the engine for the growth of Dublin's CBD. Large national and multinational firms continue to relocate to the area with half of the world's top financial institutions now based in the Dublin Docklands.

In addition to this, Dublin Docklands is at the heart of the Smart Cities Initiative benefiting from Dublin City Council's investment in smart city facilities which are being developed in conjunction with a number of international technology partners.

This gives occupiers the benefit of enjoying new advances in lighting, Wi-Fi, integrated transport systems and live data on everything from environmental sustainability to the availability of car parking spaces and free bike schemes.





CONNECTED



Swift, reliable access locally, nationally & internationally

One of the reasons Dublin's North Docks have become such a successful business district is because of the ease of access to the city centre, Dublin Airport and beyond.

Dublin's main metropolitan and suburban transport networks are within easy reach of North Dock. Just 12 minutes from Dublin Airport and a 2 minute walk to the Luas stop at The Point, multiple bus routes and a Dublin Bike station on its doorstep, occupants will be spoiled for choice with transport options.



Cycling

Dublin Bikes - 1 min walk



Dart

Docklands Station - 3 min cycle
Connolly Station - 7 min cycle



Buses

Served by a number of bus routes -
No. 22, 23, 100x, 101x plus more



Port Tunnel

3 min drive



Airport

12 min drive



Point Square

2 min walk



3 Arena

2 min walk



Odeon Cinema

3 min walk



Convention Centre

8 min walk



IFSC

12 min walk



Bord Gáis Theatre

15 min walk



Ideally located for local, national and international travel

TAXI Taxi

Aircoach

Dublin Bus

Dublin Bikes

Luas Line

Rail/DART

Experience river and city views flooded with daylight at North Dock.



The whole docklands area is alive with activity from sunrise to sunset. With cafés, restaurants, hotels, cycle paths and a multitude of watersports on your doorstep, Dublin has never felt more alive.

DOCKLANDS SUNRISE TO SUNSET



DISCOVER

252

Bedrooms in Gibson Hotel

9

Conference Rooms

241

New Hotel Suites in Beckett Locke

13,000

Capacity in 3Arena



Point Square

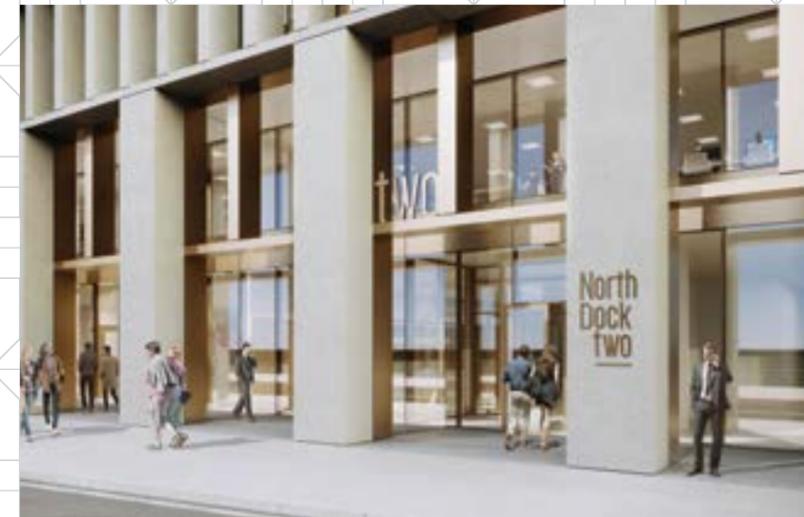
North Dock is in the enviable position of having The Point Luas stop just a couple of minutes stroll away. There is a palpable feeling of rejuvenation in Point Square with Ireland's largest indoor arena, The 3Arena, The Odeon

Cinema, The Gibson Hotel and a number of cafés and restaurants including Freshii, Starbucks and Eddie Rocket's. International visitors will be spoilt for choice with the local accommodation, conference and entertainment facilities.



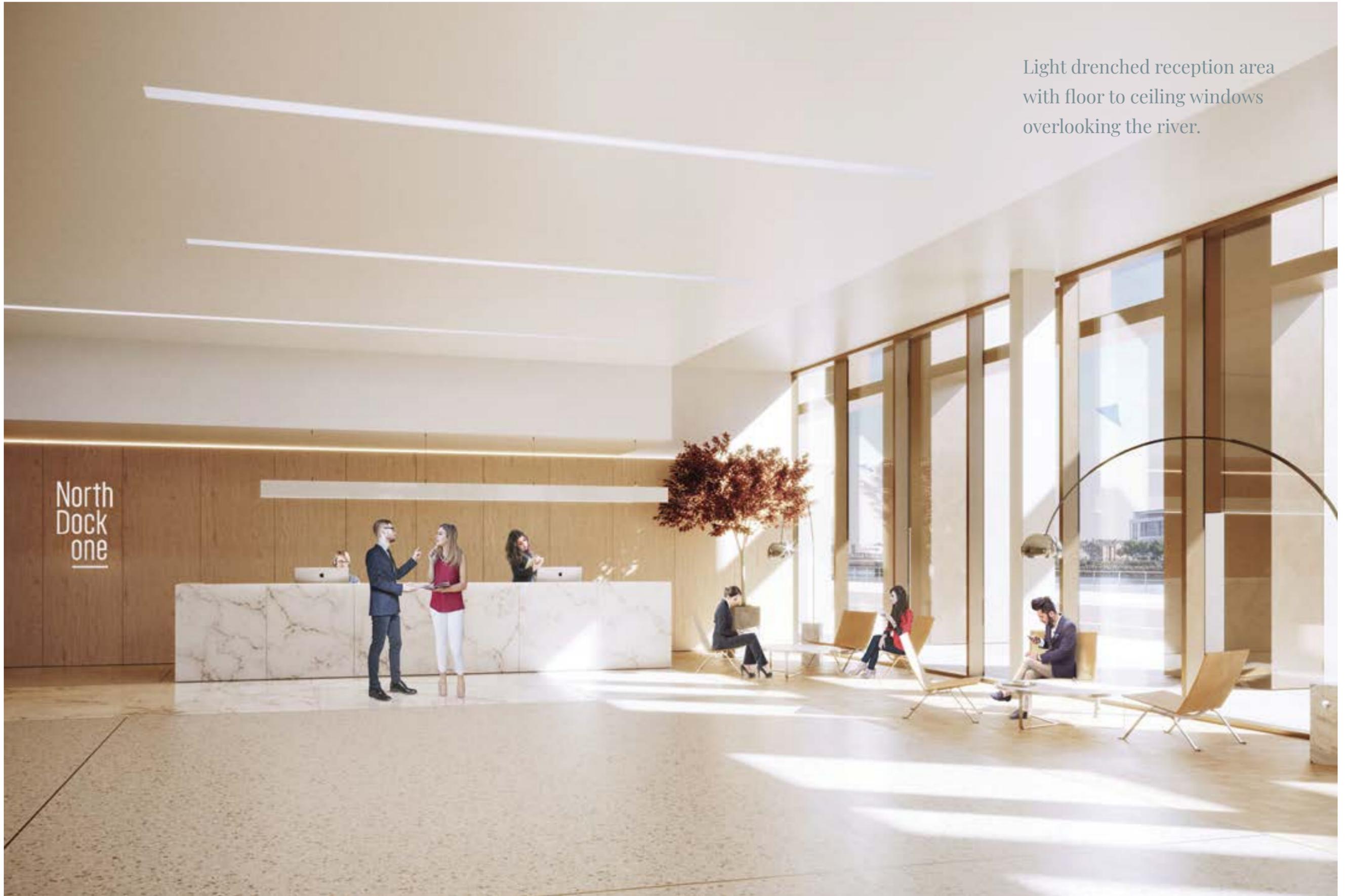
Enhancing the street scene with a new external landscaped environment

Thoughtful architecture and inspired landscaping combine to create a beautiful public space with mature trees, planting and seating areas that are designed to motivate and inspire.





ESTABLISHED
FOR BUSINESS

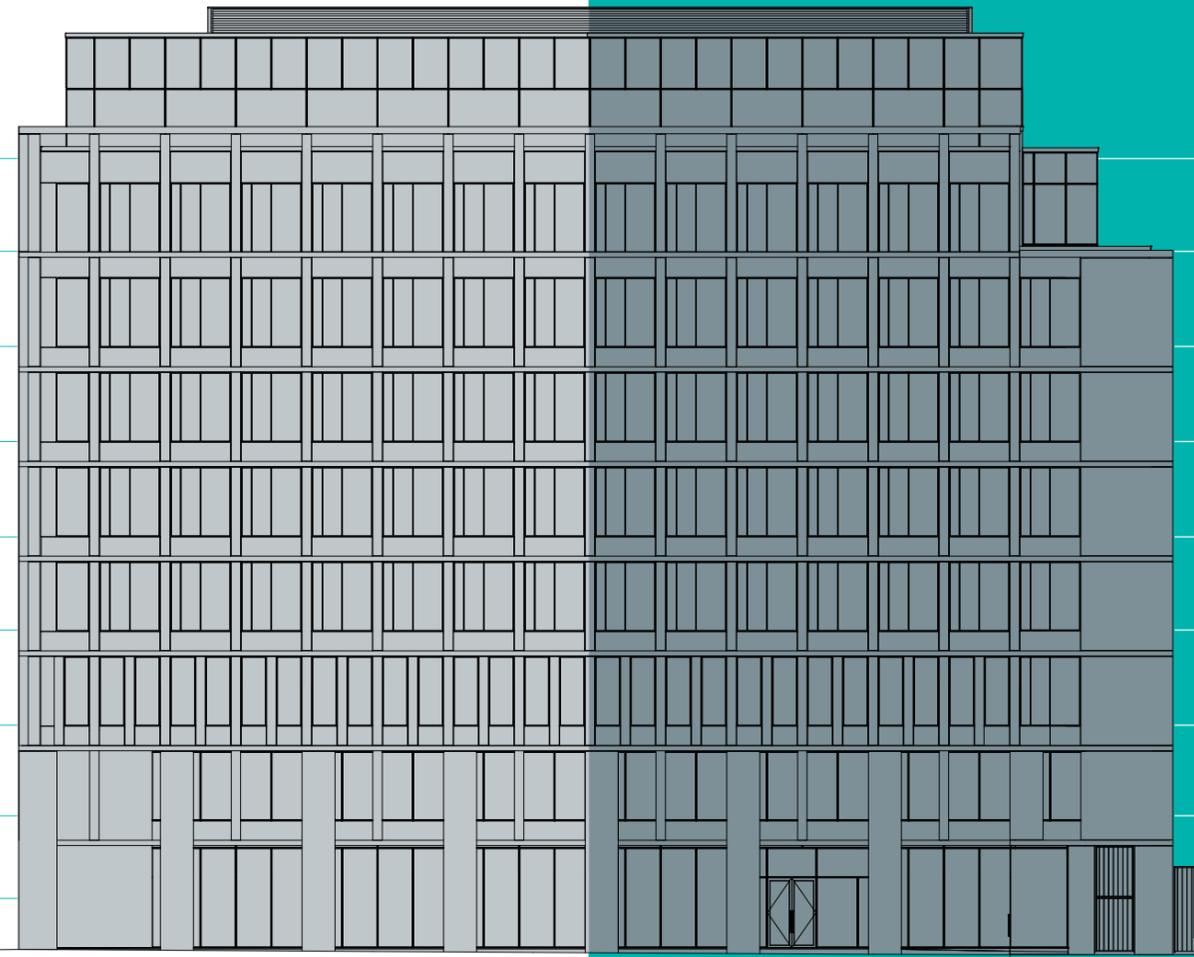


Light drenched reception area with floor to ceiling windows overlooking the river.

FLOOR PLANS

North Dock one

	sq ft	sq m
Eighth	4,812	447
Seventh	5,490	510
Sixth	12,626	1,173
Fifth	13,304	1,236
Fourth	13,304	1,236
Third	13,304	1,236
Second	13,283	1,234
First	12,142	1,128
Mezzanine	2,702	251
Ground	4,037	375



North Dock two

	sq ft	sq m	Total sq ft
	3,627	337	8,439
	4,868	452	10,358
	15,489	1,439	28,115
	15,812	1,469	29,116
	15,812	1,469	29,116
	15,812	1,469	29,116
	15,802	1,468	29,085
	15,048	1,398	27,190
	2,777	258	5,479
	3,897	362	7,934

Total **95,004** **8,826**

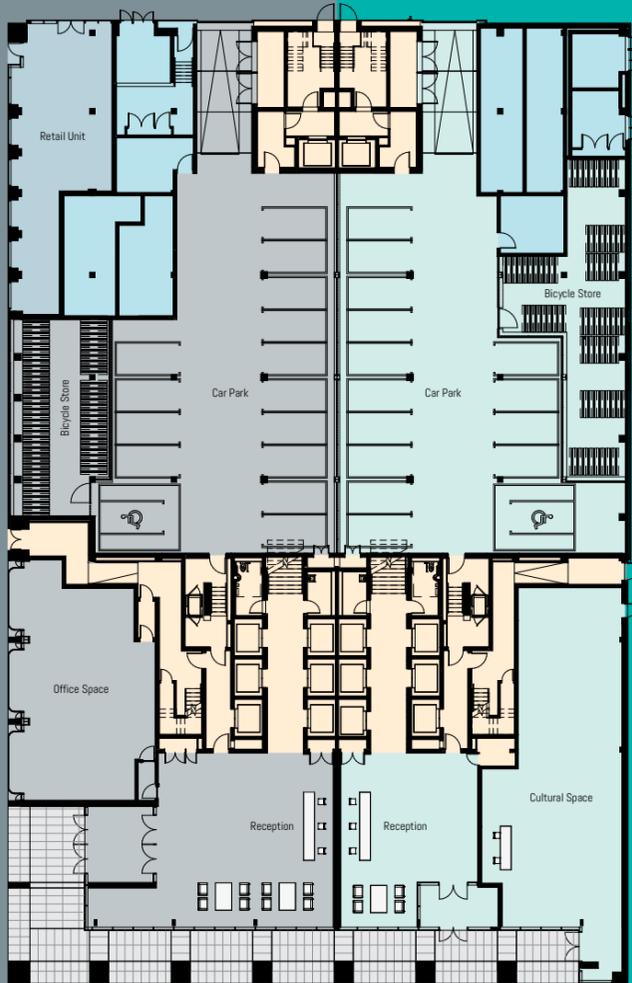
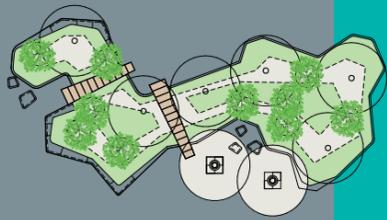
108,944 **10,121** **203,948**

North Dock one Ground Floor

Car Spaces	15
Bicycle Spaces	126
Total Area	4,037 sq ft

North Dock two Ground Floor

Car Spaces	15
Bicycle Spaces	140
Total Area	3,897 sq ft



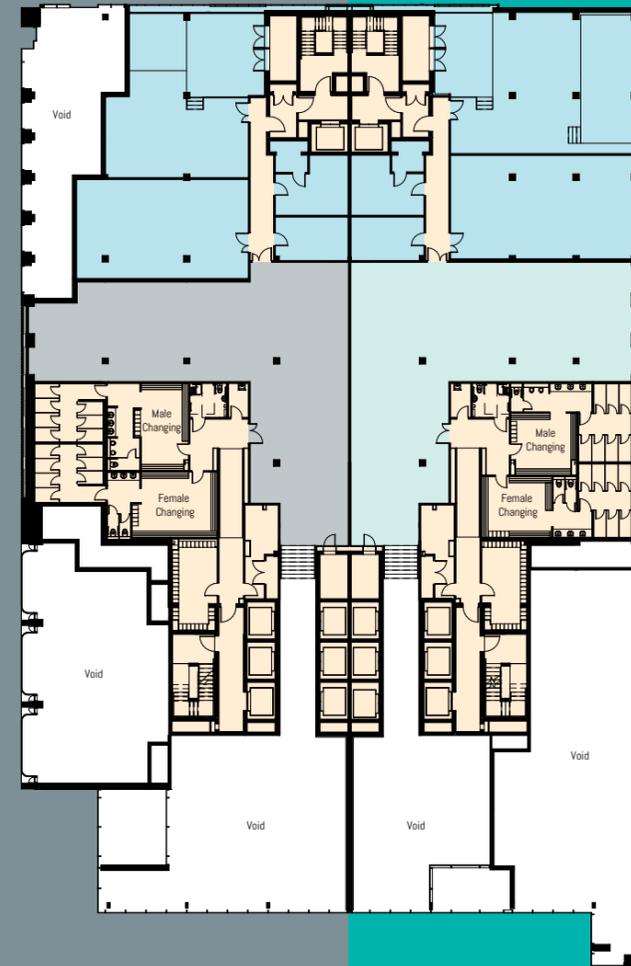
- Retail
- Core
- Office
- Office
- Plant

North Dock one Mezzanine

Female Changing & Shower Facility	7
Male Changing & Shower Facility	7
Accessible Showering Facility	1
Total Area	2,702 sq ft

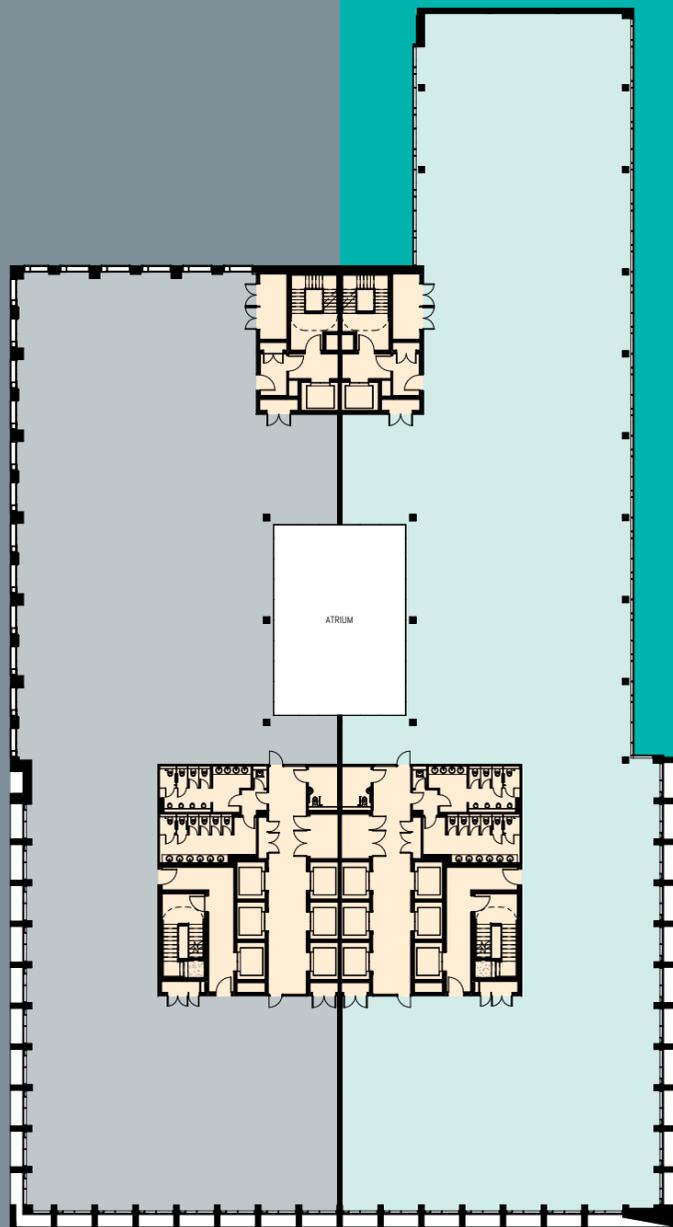
North Dock two Mezzanine

Female Changing & Shower Facility	7
Male Changing & Shower Facility	7
Accessible Showering Facility	1
Total Area	2,777 sq ft



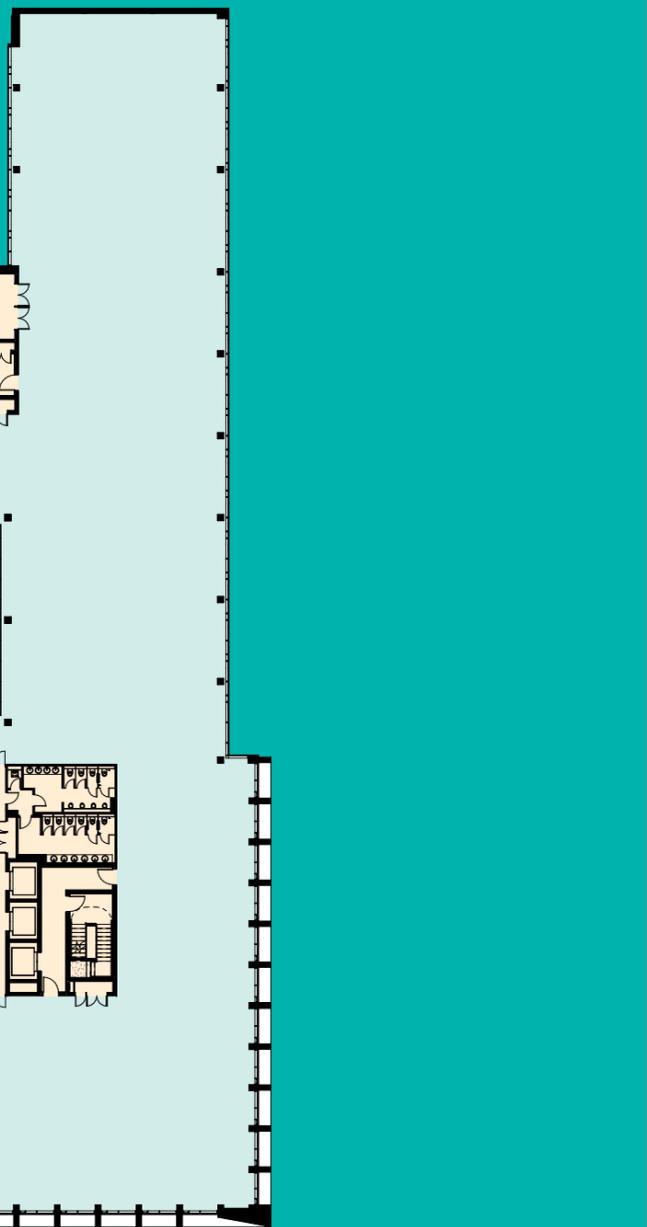
North Dock one Typical Floor

Total Area 13,304 sq ft



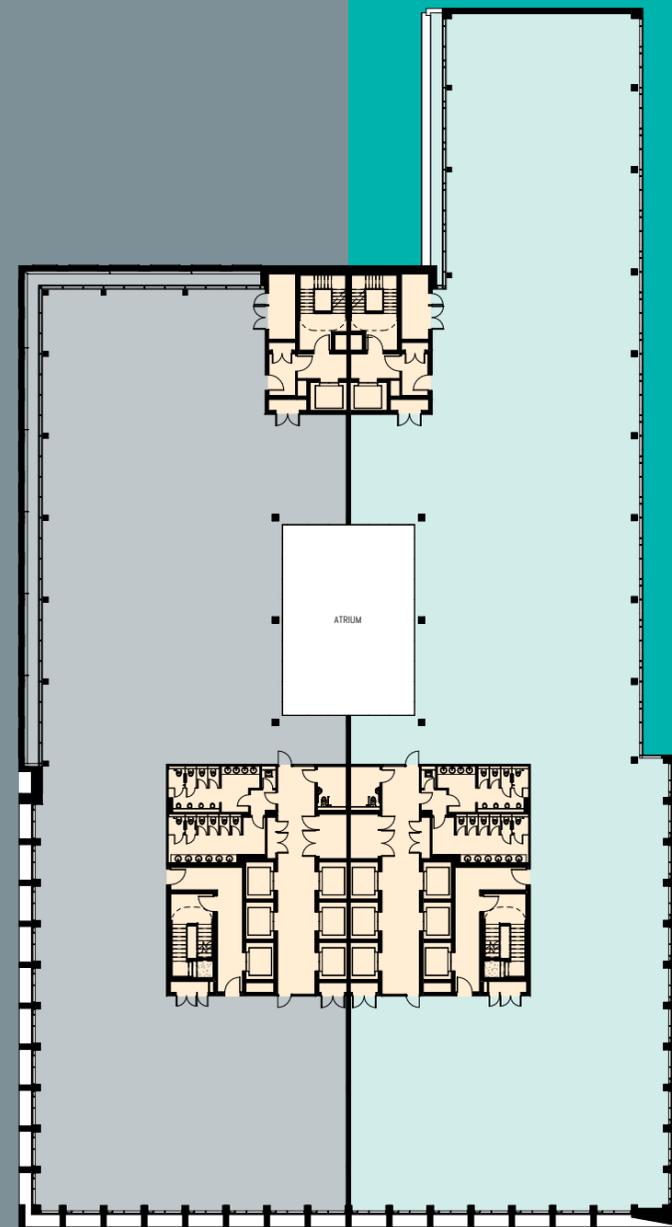
North Dock two Typical Floor

Total Area 15,812 sq ft



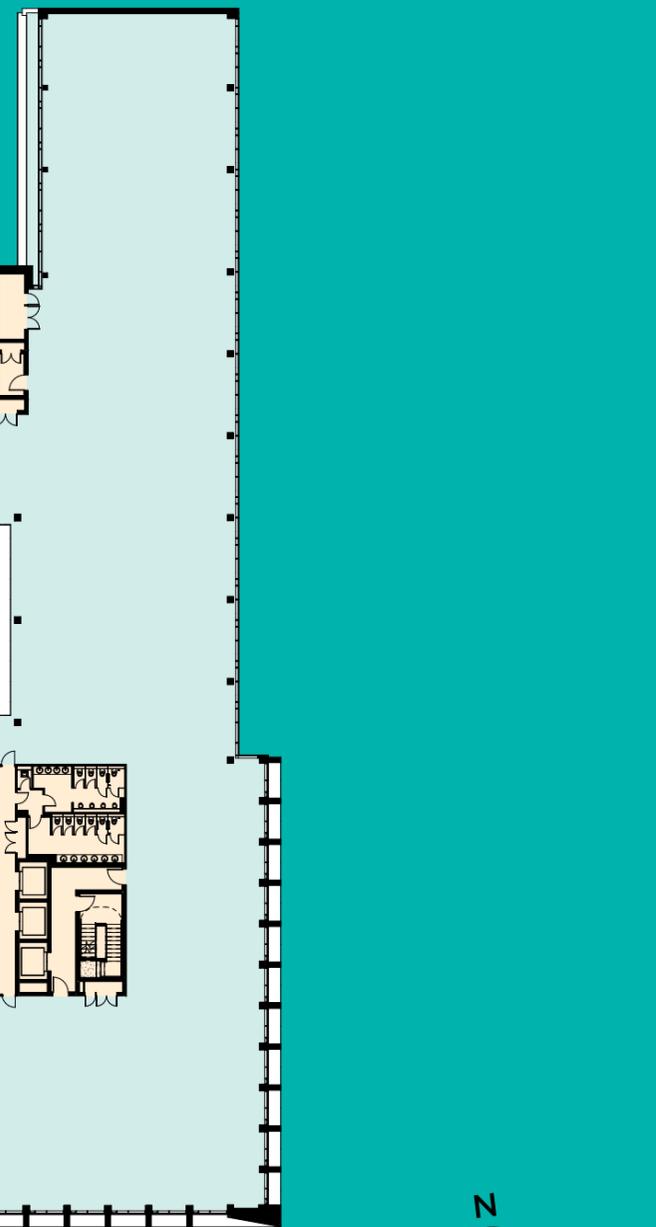
North Dock one 6th Floor

Total Area 12,626 sq ft



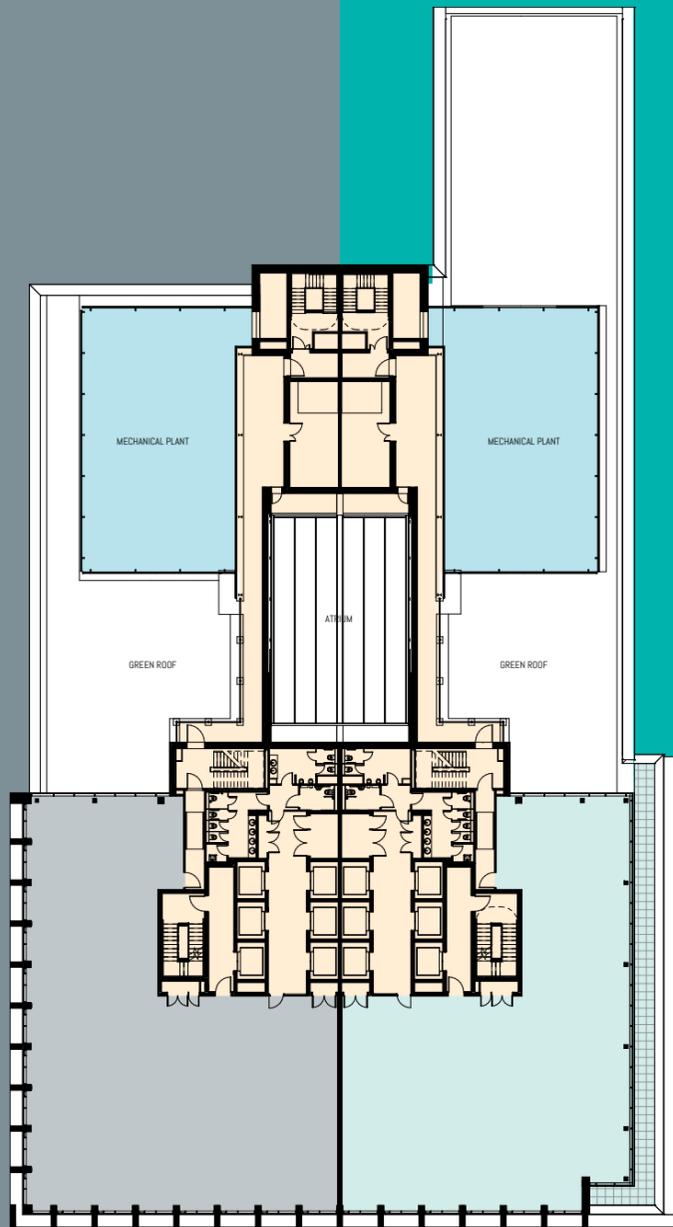
North Dock two 6th Floor

Total Area 15,489 sq ft



North Dock one 7th Floor

Total Area 5,490 sq ft

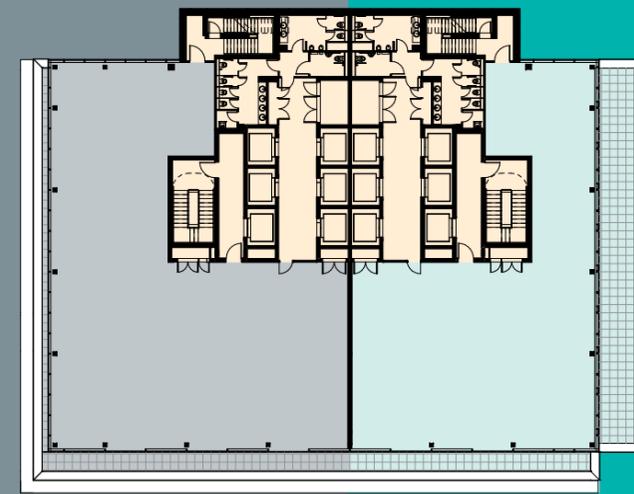


North Dock two 7th Floor

Total Area 4,868 sq ft

North Dock one 8th Floor

Total Area 4,812 sq ft



North Dock two 8th Floor

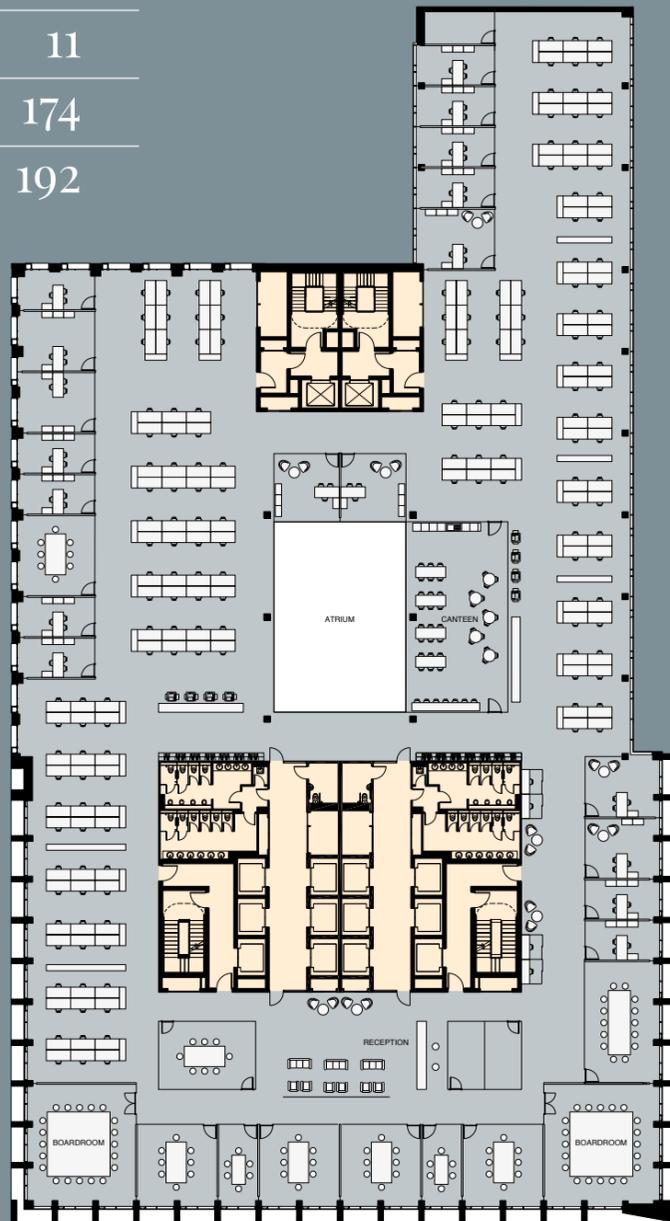
Total Area 3,627 sq ft



NORTH DOCK ONE & TWO

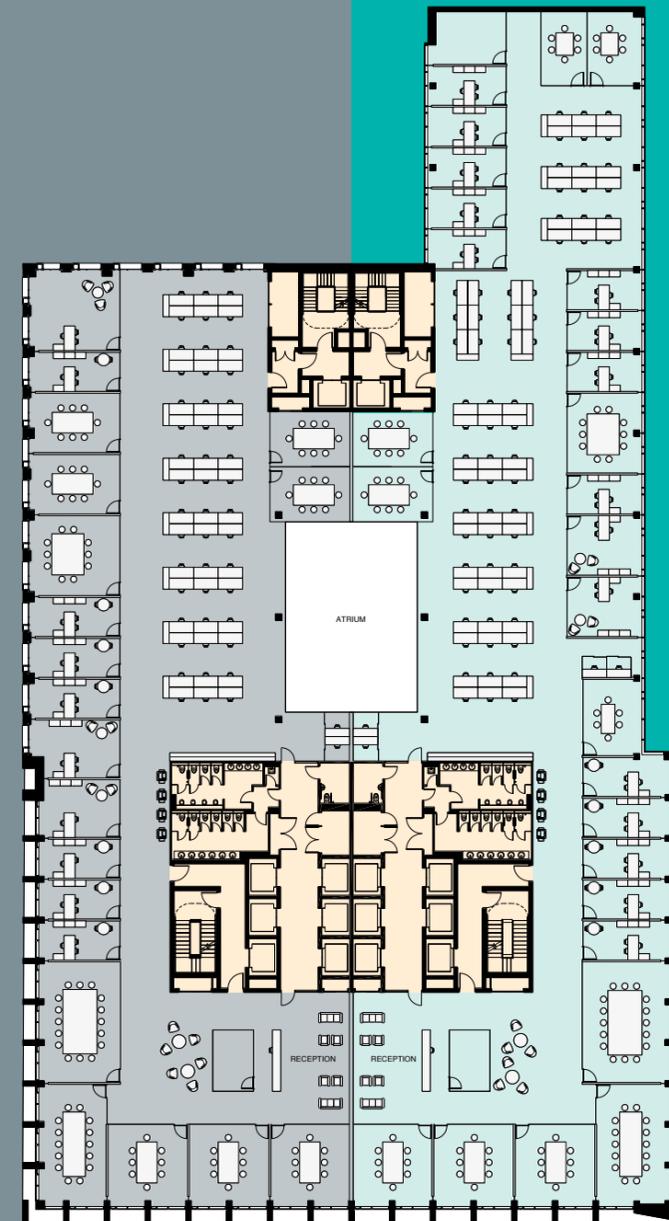
Entire Floor
1:10 occupancy

Offices	18
Meeting Rooms	11
Workstations	174
Occupancy	192



North Dock one
1:12 occupancy

Offices	10
Meeting Rooms	10
Workstations	48
Occupancy	59



North Dock two
1:12 occupancy

Offices	16
Meeting Rooms	11
Workstations	66
Occupancy	83

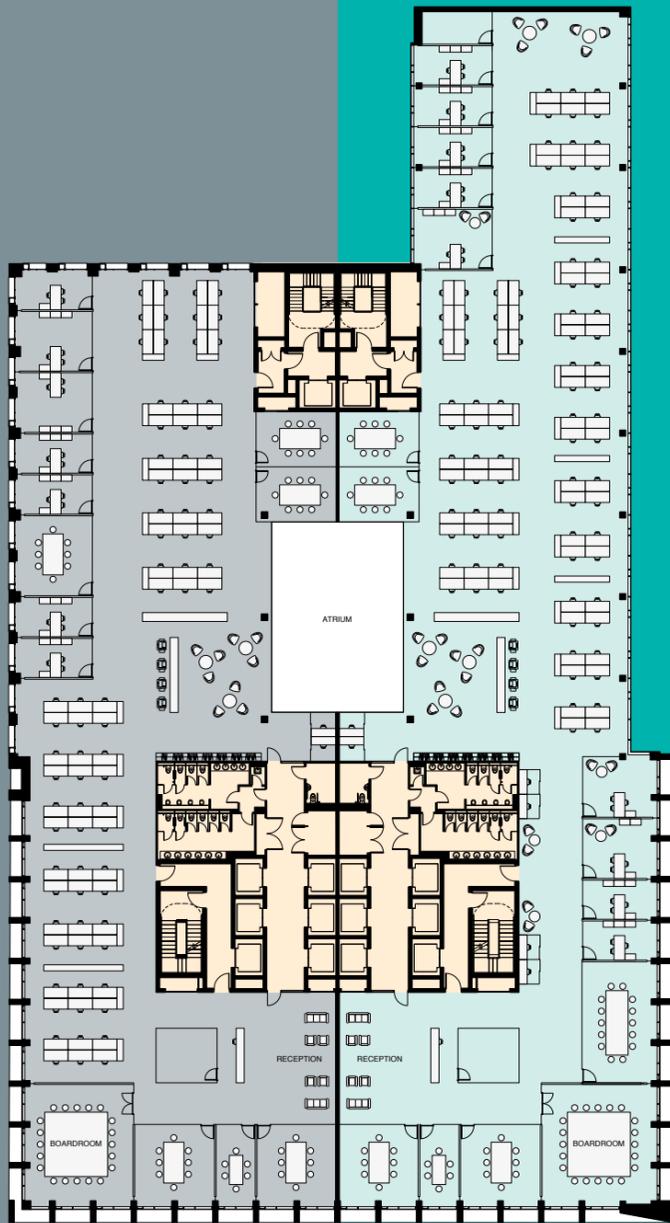


North Dock one 1:10 occupancy

Offices	7
Meeting Rooms	7
Workstations	78
Occupancy	86

North Dock two 1:10 occupancy

Offices	9
Meeting Rooms	7
Workstations	88
Occupancy	98

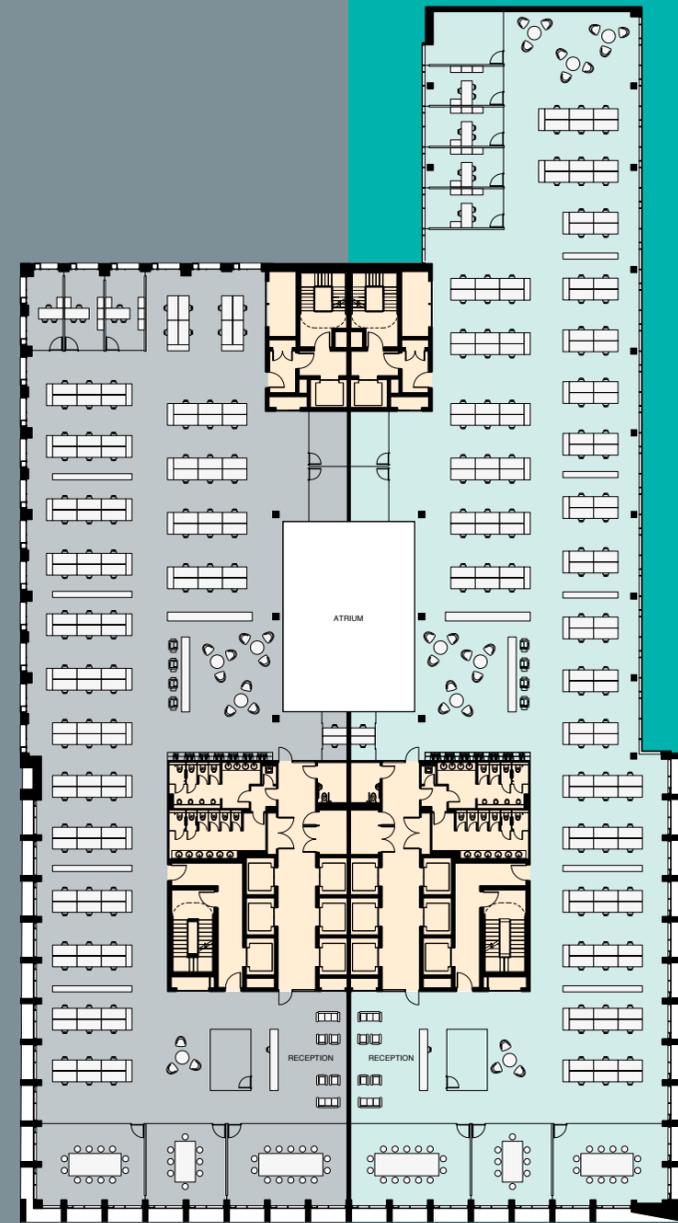


North Dock one 1:8 occupancy

Offices	3
Meeting Rooms	3
Workstations	110
Occupancy	114

North Dock two 1:8 occupancy

Offices	4
Meeting Rooms	3
Workstations	124
Occupancy	129



SPECIFICATION

Architectural Specification

Means of Escape	1 person per 6 sq m
Internal Climate	1 person per 8 sq m
Sanitary Accommodation	1 person per 8 sq m

Planning Module

1.5m x 1.5m Typical throughout.

Structural Grid

Nominal 15m x 6m grid with a nominal 15 meter clear span steel structure providing flexible, column-free office space.

Floor Loadings

Office Floors	4.0 kN/m ²	4.5 kN (Cat.B)
Reception Area	4.0 kN/m ²	4.5 kN (Cat.B)
Car Parking Area	2.5 kN/m ²	202 kN (Cat.F)
Roofs	0.6 kN/m ²	1.0 kN (Cat.H)
Plant Areas	7.5 kN/m ²	7.0 kN

Floor Heights

Reception Ceiling Height	4.45m
Ground Floor Ceiling Height	4.45m
1st – 6th Floor Ceiling Height	2.95m
Typical Floor to Floor Height	4.0m

Service Zones

Raised Access Floor Void	130mm
Typical Floor to Ceiling Height	2,950mm
Ceiling Zone	725mm

Structure

The superstructure will comprise steel composite cellular beams with reinforced concrete composite metal deck floor slab solution. The steel columns will be set out on a nominal 15m x 6m grids and cellular beams will allow to integrate services within a minimal structural void.

External Finishes

FACADE

A Masonry screen to the elevations of the 9 storey south block are fabricated from high-quality bespoke precast concrete 'post and beam' construction.

Unitized Façade: Panels are fabricated from high-quality bespoke precast concrete with integrated polyester powder coated aluminium window.

Windows Generally: Typical glazing consists of high performance, thermally broken double-glazed aluminium window sections with polyester powder coated aluminium.

Curtain Walling: Curtain walling consists of high-performance, thermally-broken bronze polyester powder coated aluminium curtain walling with toggle-glazed, double-glazed low-emissivity glass.

MAIN ENTRANCE DOORS

Main entrance consists of floor to ceiling glazed screens incorporating operated doors for disabled accessibility.

ROOF

The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

LANDSCAPING & TERRACES

A bespoke landscape design has been developed for the pocket park to the northern end of the development. This will be planted with mature trees so as to provide a unique amenity and visual relief to occupants.

North Dock

U-VALUES

External Solid Wall:	0.27W/M ² K
Floor:	0.22W/M ² K
Roof:	0.22W/M ² K
Glazing:	1.4W/M ² K
Spandrels:	1.4W/M ² K
Airtightness:	3M ³ /M ² at 50Pa

Internal Office Finishes

WALLS

Painted plasterboard.

FLOORS

600 x 600 metal floor tile.

CEILINGS

600 x 600 Mineral, lay-in ceiling tile range with imperforate body, smooth, acoustically transparent scrim and fine painted finish.

COLUMNS

Painted plasterboard on metal studs to steel columns.

JOINERY

Flush American White Oak doors and frames with painted MDF skirting.

Reception

WALLS

Oak veneered panelling, painted plasterboard.

FLOORS

Self finished architectural polished concrete screed.

Selected tile flooring.

Oak end-grain flooring.

CEILING

Painted plasterboard.

RECEPTION DESK

Selected stone and oak reception desk.

Stairs

WALLS

Painted plasterboard.

FLOORS

Vinyl.

CEILING

Painted plasterboard.

JOINERY

Flush American White Oak doors and frames with painted MDF skirting.

BALUSTRADES

Painted steel.

Sanitary Accommodation

TOILET PROVISION

Toilet provisions are calculated on 1 person per 8 sq m.

Toilet requirements are calculated on a floor by floor basis.

WALLS

Painted plasterboard. Selected tiling.

CUBICLES

Venesta Infinity Oak veneered Washroom System.

FLOORS

Selected ceramic tiles.

CEILINGS

Painted plasterboard.

VANITY UNITS

Corian units.

SANITARY FITTING

High quality sanitary ware and fittings throughout.

JOINERY

Flush American White Oak doors and frames.

Parking Provisions

Two independent car parks each containing 15 no. parking spaces will be provided at semi-basement level (30 no. spaces overall). Each car park has its own separate entrance accessed via the pocket park located to the northern end of the development. Landlord electrical distribution enabled for future provision of electric car charging.

Disabled Car Parking

2 no. disabled spaces will be provided at semi-basement level, one per car park.

Bicycle Parking

North Dock One 126 cycle spaces.

North Dock Two 140 cycle spaces.

Shower and Changing Facilities

Shower and changing facilities are provided at mezzanine level, accessed from the main core.

Shower Provision

Female	14
Male	14
Accessible	2
Total	30

Mechanical Services

Air conditioning & fresh air provisions designed for an occupation of 1 person per 8 sq m.

AIR-CONDITIONING SYSTEM

2 no. roof mounted Air Handling Units (AHU) per office block (east & west), mounted on 7th floor roof compound & 9th floor roof compound.

AHU's to deliver tempered air (18°C winter & 22°C summer) to tenant areas. Fresh air supply & extract systems to come complete with Variable Air Volume (VAV) dampers. Each VAV damper to control CO₂ levels within the open plan office area. Local heating and cooling to be provided by 4-Pipe Fan Coil Units (FCU's). 1 no. FCU per 45m² provided (typical provision. Final quantities may vary depending on floor plate arrangement).

All Ventilation supplies to tenant areas, to be sub-metered by Landlord Building Management System (BMS).

HEATING SYSTEM

Heating supply to FCU's via central Low Temperature Hot Water (LTHW) system. Gas condensing boilers, located at lower ground floor level (within each block) will deliver LPHW throughout the development.

All heat supplies to tenant areas, to be sub-metered by Landlord BMS.

Weather compensated LPHW heating services provided to landlord / toilet core areas. All radiators in Landlord / toilet cores, also provided with local Thermostatic Radiator Valves (TRV's) to provide additional control.

DESIGN PARAMETER

Winter Temperature	
Outside:	-1°C
Internal Office:	21 +/- 2°C
Toilets:	21 +/- 2°C
Reception:	21 +/- 2°C

SUMMER TEMPERATURE

Outside:	24°C DB / 19°C WB
Internal Office:	23 +/- 2°C
Toilets:	23 +/- 2°C
Reception:	23 +/- 2°C

FRESH AIR SUPPLY

Offices:	10l/s.person
Toilets:	10Ac/hr

ACOUSTICS LEVEL

Office Open Plan:	NR40
Toilets:	NR45
Reception Area:	NR40

WATER SERVICES

All sanitary provision throughout the development will be provided with the following (as appropriate):

- Cold Water Supply (CWS)
- Hot Water Supply (HWS)
- Hot Water Services Return (HWSR)
- Recycled Rain Water Supply (RWS)
- Mains Water Supply (MWS)

All Water services feeds to tenant areas to be provided with flow meters connected to landlord BMS.

- Mains Water Services (MWS)
The incoming MWS feeds CWS & MWS break tanks at lower ground level, for local storage until utilisation. The incoming MWS also provides a back-up supply to the RWS storage tank, for top-up during periods of low rain fall.
A MWS break tank is also provided (15 mins at full run capacity) to allow for boosted MWS to the tenant areas.

- Cold Water Services (CWS)
Cold water stored in CWS Break Tank (located at lower ground level). The CWS break is designed to provided for 24hrs CWS supply to each block. All CWS will be boosted throughout the development.

- Hot Water Services (HWS)
HWS water stored in HWS Indirect Calorifiers fed from LPHW system (located at lower ground level). All HWS will be boosted throughout the development (VIA CWS booster sets).

- Recycled Rain Water Services (RWS)

Rain water run-off from roof level is initially stored in a buried "bulk" storage tank, below ground (underneath car park area). The recycled rain water is then pumped through filtration systems before being stored in RWS Break Tank (located at lower ground level). The RWS break is designed to provided for 24hrs RWS supply to each block. All RWS will be boosted throughout the development.

North Dock



Electrical Services

DESIGN CRITERIA

The building shall be designed on the basis of 1 person per 8 sq m.

Lighting:	4.2w per sq m
General Power:	8w per sq m
Small Power:	6w per sq m

LIGHTING

Offices:	600 x 600 LED
Reception:	Linear LED
Toilets:	IP44 Recessed Down lighters LED
Basement Car Park:	IP65 Surface mounted LED

LIGHTING CONTROL

Dali lighting control system to tenant spaces.

STANDBY POWER

160kVA Life Safety Generator.

PROTECTIVE SERVICES INSTALLATIONS

Fire Alarm System.

L1 Addressable Fire Alarm System.

SECURITY SYSTEMS

Intruder alarm complete with PIRs and keypad in landlord areas.

CCTV IP cameras externally and internally in landlord areas.

Access control in landlord areas and wiring for future access control in tenant spaces.

COMMUNICATION

2 no. 42u comms cabinets, 10kVA UPS backup, CAT6 Cable.

EARTHING

Accordance with ETCI National Rules for Electrical Installations ET101:2008.

Passenger Lifts

- Manufacturer – Schindler.
- Internal finishes – High grade stainless steel. Half height mirror on rear wall.
- Floor – Natural stone flooring.
- Contract speed – 1.6m/s.
- Waiting time – 16 seconds.
- Lift will be provided with Destination Control System.

Building Management System

Separate BMS systems to be provided to each Block. A BMS graphical front-end interface shall be provided to each block.

The BMS system shall monitor and control the following:

- Tenant submetering for heating, ventilation & water services.
- Plant operation.
- Temperature & CO₂ control in tenant areas.
- A local MMC panel shall be provided at each level for tenant connection during fit-out.

Sustainability

Energy Rating: The development will be designed to achieve a LEED Gold Certification and BER of A3. The building will be designed to be NZEB compliant.

Roof: The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

Façade: A façade treatment of deep columns and beams of high-quality pre-cast concrete provides shade to glazing and helps to mitigate any overheating from insolation.

The combination of good plan-depth and generous ceiling heights provides natural lighting without excessive glare in compliance with BCO recommendations.

THE TEAM

Developer



Architects



Civil & Structural Engineers



Facade Consultant



Fire Safety Consultant



Fire Engineering Consultants

Landscape Architect



Design & Build Contractor



Project Managers / Quantity Surveyors



M & E Engineers / LEED Consultant



Planning Consultant



PSDP Health & Safety



INTEGRATED RISK SOLUTIONS
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Branding & Marketing



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