

**THE
SEAMARK
BUILDING**





**I returned to a
long strand,
the hammered
curve of a bay.**

FROM THE POEM 'NORTH'
BY SEAMUS HEANEY



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**A city outside,
a world within.**

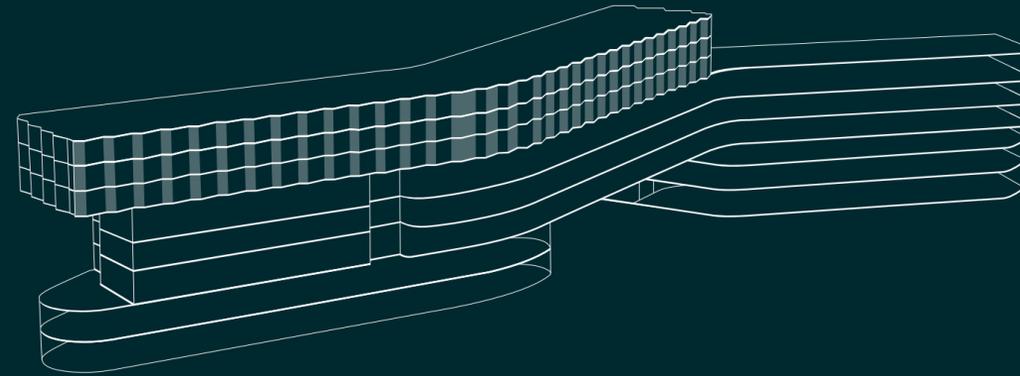




The Highlights

BLOCK ONE

BLOCK TWO



182,500

SQ. FT. OFFICES

BER A3/B1

TARGET



LEED PLATINUM
TARGET



17.3

ACRE CAMPUS



2

DOUBLE HEIGHT
RECEPTION AREAS



1:8

sq m
OCCUPATIONAL
DENSITY



100%

AIR CONDITIONED
BUILDING



11

9 X HIGH SPEED PASSENGER LIFTS
2 X GOODS LIFTS



900

METRES TO
DART STATION



161

SECURE BASEMENT
CAR PARKING SPACES



32

SHOWERS



136

BICYCLE SPACES



The Seamark Building is the iconic gateway to Elmpark Green which is Ireland's first sustainable, mixed-use campus.

The Seamark Building has been designed with full flexibility in mind. Both blocks work independently of each other or can be seamlessly combined. Each block has its own dedicated double height glazed reception allowing natural light to flood in.



The place to be

Located on Merrion Road in the heart of Dublin's prestigious Dublin 4, the Seamark Building has a whole host of amenities within easy reach.

Ballsbridge, one of Dublin's most charming suburbs, is a short stroll away. It's bustling village atmosphere as well as its many restaurants, cafés and pubs make it an attractive place to visit. Close by you will also find the Aviva Stadium and the RDS.

Meanwhile, local shopping centres, The Merrion and Blackrock provide a whole array of boutiques, shops and supermarkets to choose from.

Right on your doorstep are some of Dublin's best coastline stretches, with spectacular views across the bay to Howth. Also, just a stone's throw from the campus, Sandymount Beach offers superb opportunities to get into the great outdoors with its long promenade and cycle track.



Located on Merrion Road in the heart of Dublin's prestigious Dublin 4, the Seamark Building has a whole host of amenities within easy reach.



Easy Come, Easy Go

Situated close to the DART railway and N11, the Seamark Building's location in Dublin 4 is one of its major attractions.

Positioned on Merrion Road with ease of access to the Port Tunnel, the property is situated 15km from Dublin Airport. The location also provides easy access to Belfast and Northern Ireland.

The N11 dual carriageway also offers direct access to and from the city centre. It features a Quality Bus Corridor (QBC) that provides public transport links to the City, the North, South and other surrounding areas.

Also on your doorstep is the Aircoach which takes passengers to Dublin Airport via the Port Tunnel.

With such easy access it's clear why Elmpark Green is a highly desirable office address.

DUBLIN BUS

- Route to City Centre 180m (2 mins walk)
- Dublin Bus every 10 mins during peak

DART

- Booterstown Station 900m (11 mins walk)
- Sydney Parade Station 1.4km (14 mins walk)
- DART every 10 mins during peak

AIRCOACH

- Stop 180m (2 mins walk)





**With such easy access
it's clear that Elmpark
Green is a highly
desirable office address.**

AVERAGE TRAVEL TIMES

City Centre	12mins
Port Tunnel	15mins
Dublin Airport	25mins



Elmpark Green offers a place to meet, to entertain, to share and look for opportunities to collaborate. With a growing community of people who live and work there, Elmpark Green offers occupiers a place to find the right work/life balance.

In Good Company

Here are some of the diverse companies you could join on campus. With brands like these already established in Elmpark Green, our newest occupiers will find themselves in very good company.

- 1 The Seamark Building

- 2 Courtyard

- 3 Novartis

- 4 Conference Centre

- 5 Allianz

- 6 Willis Tower Watson

- 7 Wipro

- 8 The Bay: Apartments (110)

- 9 Giraffe Childcare

- 10 Gym & Leisure

- 11 The Links: Apartments (222)

- 12 Café Amenity

- 13 Llandaff Terrace – Residential

- 14 Heskin Court – Residential





Entrance to Block 1



The Seamark Building offers an abundance of daylight and views with significant glazing along all sides of the external façade.



Entrance to Block 2



Building Specification

Summary

Each block is fully independent and has its own dedicated entrance and facilities.

RECEPTION

Double height reception, revolving entrance doors, stone flooring and reception desk.

MAIN LIFT LOBBIES

Stone tile to walls on ground floor, plasterboard and paint at basement and upper floors.

SHOWER & CHANGING FACILITIES

Total 32 showers and 6 toilets allocated between block 1 and 2. Ceramic floor tiles, plasterboard and painted ceilings, proprietary cubicle system and high quality lockers and benches.

TOILETS

Provided on an occupancy ratio of 1 person : 10 sq m net internal floor area (assuming 60% each gender). Wheelchair accessible toilet and cleaners store provided at each floor level. Plasterboard and painted walls, ceramic floor tiles, plasterboard and painted ceilings, selected proprietary cubicle system, stone vanity top.

CATEGORY "A" FIT OUT

Raised access floors, internal walls plastered and painted, perforated metal ceiling tiles, 4 pipe fan coil air conditioning, LED lighting with daylight control sensors and capped plumbing points for future tea stations (by others).

MECHANICAL AND ELECTRICAL INSTALLATIONS

Based on an occupation ratio of 1 person : 8 sq m net internal floor area.

AIR CONDITIONING

Fully air-conditioned throughout tenant areas by means of a four pipe fan coil system.

LIFE SAFETY SYSTEMS

Life safety generator to backup Fire Systems/Fire Fighting Lifts and smoke extract systems.

FIRE ALARM

Fully addressable fire alarm system to Category L1 in accordance with IS 3218 2013 and the Fire Safety Certificate.

INTRUDER ALARM AND SECURITY SYSTEM

Intruder alarm system provided on the ground and basement levels.

ACCESS CONTROL

Programmable card access system for the ground floor and basement level external access doors.

CLOSED-CIRCUIT TELEVISION

CCTV system provided to the basement and ground floor main entry points.

LIFTS

Nine high speed passenger lifts (13 person) with full destination control and two goods lifts (1,000kg). One lift in each block designated as a fire fighting lift.

ENVIRONMENTAL CREDENTIALS

The Seamark Building has a target BER rating of A3 to B1 and a target LEED rating of Platinum (LEED Core and Shell 2009 - V3). Factors which contribute to LEED Platinum rating include:

- Excellent location with access to amenities, services and housing, multiple transport links including bus and rail services and a local cycle network.
- Generous open space and landscaping.
- Water efficient sanitary fixtures.
- Energy efficiency achieved through use of the centralized energy center.
- An abundance of daylight and views with significant glazing along all sides of the external façade.
- Excellent waste collection facilities.
- Low VOC paints, coatings, adhesives, and sealants specified.
- Specification of products and systems produced regionally with high levels of recycled content.



Level 4 Block Two

Building Specification

Detailed

RECEPTION

Each block has a dedicated double height reception.

- Walls: Plasterboard and painted walls and glazed partitions.
- Floor: Stone tiles.
- Ceiling: Plasterboard and painted.
- Doors: Revolving entrance doors.
- Lighting: Downlighters and recessed lighting.
- Furniture and fittings: Reception desk with security monitors and building management system terminal.

MAIN LIFT LOBBIES

- Walls: Stone tile to walls on ground floor, plasterboard and paint at basement and upper floors.
- Floor: Stone tiles.
- Ceiling: Plasterboard and painted.
- Lighting: Downlighters and recessed lighting.
- Lift Doors and reveals: Stainless steel door sets and architraves.

TOILETS

Sanitary facilities provided based on an occupancy ratio of 1 person : 10 sq m net floor area (assuming 60% each gender).

At each floor in each block the sanitary accommodation includes one wheelchair accessible toilet and a cleaners store.

- Walls: Plasterboard and painted.
- Floor: Ceramic tiles.
- Ceiling: Plasterboard and painted.
- Entrance doors: Hardwood veneered with solid hardwood frame.
- Toilet Doors and partitions: Selected proprietary cubicle system.
- Lighting: Downlighters and recessed lighting.
- Vanity tops: Stone countertop.
- Sundry fittings: Sensor stainless steel tap, mirrors, paper towel dispensers.

Sanitary facilities for disabled occupants provided as outlined in TGD part M. Generally finishes are as those in the main toilets.

SHOWER & CHANGING FACILITIES

Each block has generous separate shower, toilet, changing, locker and drying room facilities at basement level. Wheelchair accessible sanitary accommodation and showers are provided.

Thirty two showers and six toilets allocated between block 1 and 2.

- Walls: Plasterboard and painted.
- Floor: Ceramic tile.
- Ceiling: Plasterboard and painted.
- Entrance Doors: Hardwood veneered with solid hardwood frame.
- Toilet Doors and partitions: Selected proprietary cubicle system.
- High quality lockers and benches.

CATEGORY "A" FIT OUT

- Floors: raised access floors.
- Internal Walls: Plaster and painted.
- Ceilings: Perforated metal ceiling tiles.
- Air Conditioning: 4 pipe fan coil units.
- Lighting: LED luminaires with daylight control sensors.
- Tea Station: at each floor capped plumbing points for future tea stations (by others).

STRUCTURAL DESIGN SUMMARY

Superstructure typically comprises reinforced concrete flat slab construction with new floor plates comprising steel framed construction with composite metal decking.

Office Floor plate design imposed loading: 4.0kN/m² (Occupancy) + 1kN/m² (stud partitions)

Superimposed Design dead loading:
Ceiling & Services = 0.5kN/m², Raised Access Floor = 0.75kN/m²

Flat Roof Design Imposed Loading = 1.5kN/m²

Basement designed in accordance with BS8102.

MECHANICAL, ELECTRICAL AND LIFT INSTALLATIONS

Fully independent Mechanical, Electrical and Lift Installations to each block. These have been designed to accommodate an occupation density of 1 person : 8 sq m net internal floor area.

Heating Installation

- Plate heat exchangers served with low pressure hot water from the campus central energy centre.
- Landlord areas - low pressure hot water system with steel panel radiators.
- Office areas - 4-pipe fan coil unit system.

Ventilation Installation

- The office toilet core provided with supply extract ventilation at a rate of 10AC/Hr.
- Fresh air provided to occupied spaces at a rate of 10 litres/second/person.

Air Conditioning

- Fully air-conditioned throughout tenant areas by means of a four pipe fan coil system.

Automatic Controls

- All of the landlord primary equipment controlled by a central Building Management System. System capable of being linked for monitoring/control.

ESB Supply

- Distributed from a main switchboard located immediately adjacent to the sub-station to the rear of the Seamark Building.

Environmental Credentials

Main Cabling Distribution

- Sub-distribution boards provided on each floor.

Life Safety Systems

- Life safety generator provided for each block to backup Fire Systems/Fire Fighting Lifts and smoke extract systems.

Lighting Services

- Average illumination level of 400 lux provided throughout the offices by means of LED luminaires with daylight control sensors.
- Feature lighting provided to the reception area.

Emergency Lighting

- Provided in accordance with IS 3217 2013 and the Fire Safety Certificate requirements.

Communication and Information Services

- Cable tray system provided within the electrical risers for telephone, data and fibre optic cabling.

Fire Alarm

- Fully addressable fire alarm system to Category L1 in accordance with IS 3218 2013 and the Fire Safety Certificate.

Intruder Alarm and Security System

- Intruder alarm system provided on the ground and basement levels. The system comprises of contacts on all external doors and passive infra-red movement detectors.

Access Control

- Programmable card access system for the ground floor and basement level external access doors.

Closed-Circuit Television

- CCTV system provided to the basement and ground floor main entry points.

Lightning Protection

- System of protection against strike by lightning provided by means of conductive tape at roof level and a series of earthing conductors.

Toilet Alarm

- Emergency assistance alarm provided at the wheelchair accessible toilets.

Induction Loop System

- Induction loop system provided at each reception desk.

VERTICAL TRANSPORT INSTALLATION

- Block 1 provided with five high speed passenger lifts (13 person) serving all floors.
- Block 2 provided with four high speed passenger lifts (13 person) serving all floors.
- All passenger lifts include full destination control.
- Each block office provided with a 1000kg service lift.
- One lift in each block designated as a fire fighting lift.

BER A3 B1

TARGET



LEED PLATINUM
TARGET

The Seamark Building has a target BER rating of A3 to B1 and a target LEED rating of Platinum (LEED Core and Shell 2009 – V3).

LEED FEATURES INCLUDE:

Location

The building scores excellently as a sustainable site with access to amenities, services and housing within walking distance, reducing long distance commutes and transport pollution.

Transport

The Seamark Building offers multiple transport links including bus and rail services. Cyclists can benefit from a local cycle network, storage and changing facilities provided in the building.

Vegetation

Generous open space has been provided with native and adaptive planting prioritized, reducing the need for additional watering, increasing site biodiversity and providing visual interest for occupants.

Water Efficiency

Water efficient sanitary fixtures have been specified, reducing overall building water consumption.

Energy Efficiency

Energy supplied to the Seamark Building from a centralised campus energy centre.

Views

The Seamark Building offers an abundance of daylight and views with significant glazing along all sides of the external façade. Direct access to daylight and a connection to the external environment is proven to enhance mental wellbeing and productivity.

Waste Recycling

The Seamark Building provides excellent waste collection facilities that enable tenants to streamline waste recycling and achieve noteworthy landfill diversion rates.

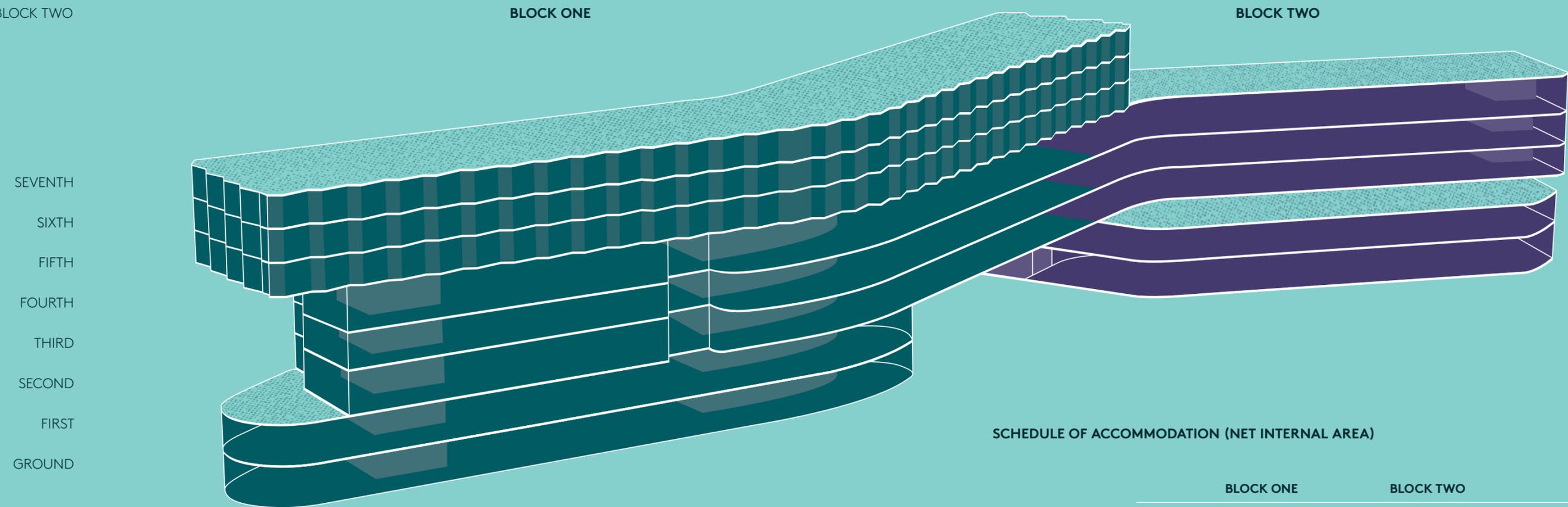
Healthy Indoor Environment

During construction low VOC paints, coatings, adhesives, and sealants were specified preventing the introduction of air pollutants which may cause irritation to occupants.

Building Materials

During construction products and systems produced regionally, with high levels of recycled content and those with sustainable certification were prioritised thereby reducing the building's ecological footprint.

- BLOCK ONE
- BLOCK TWO

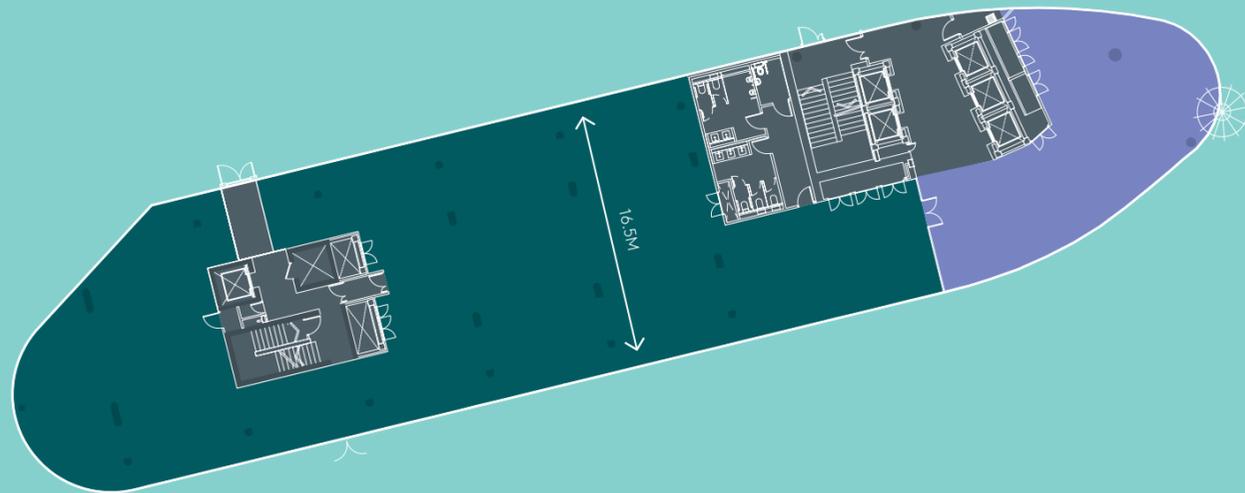
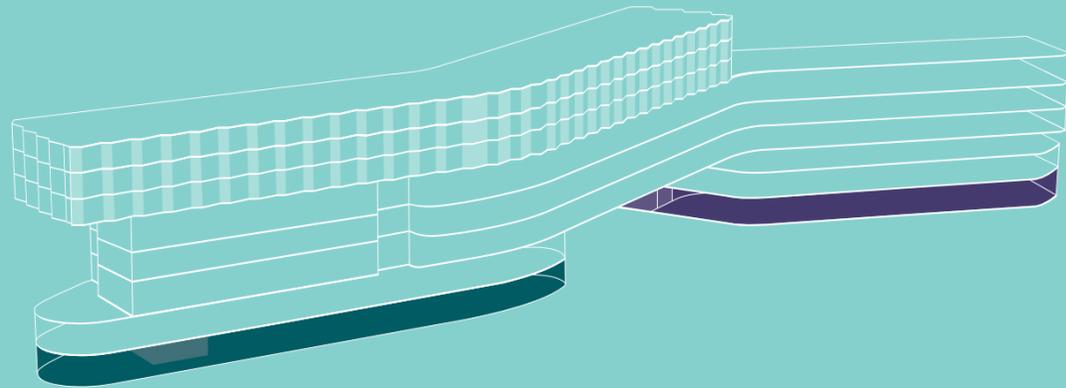


SCHEDULE OF ACCOMMODATION (NET INTERNAL AREA)

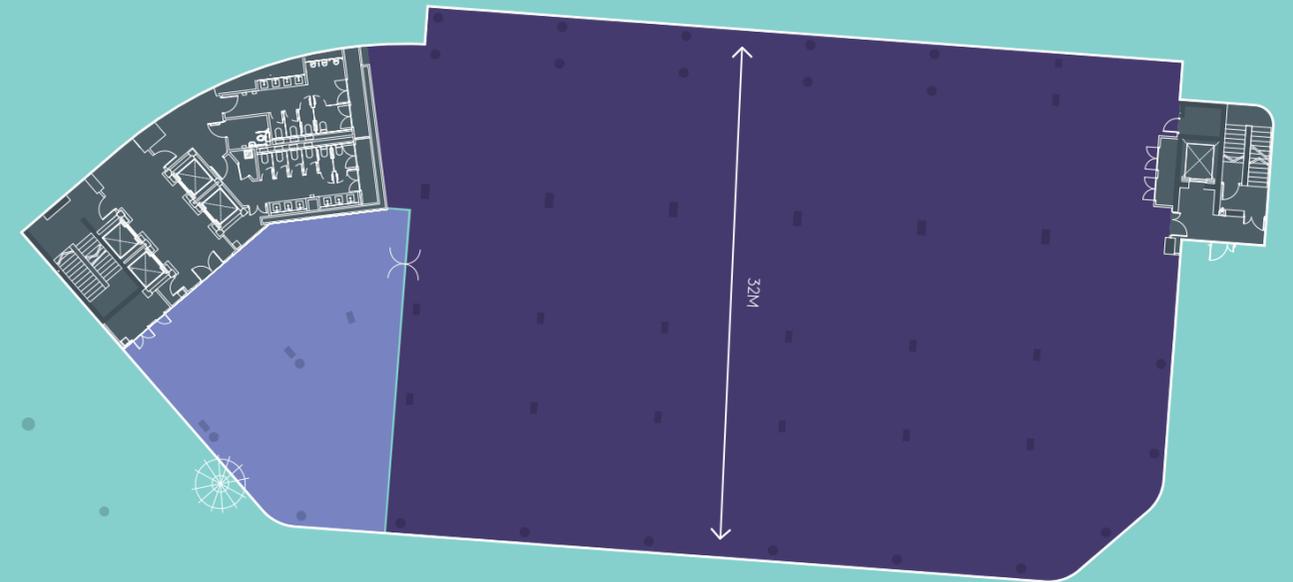
	BLOCK ONE		BLOCK TWO		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
RECEPTION	1,819	169	2,390	222	4,209	391
GROUND FLOOR	7,147	664	15,769	1,465	22,916	2,129
FIRST FLOOR	8,170	759	17,072	1,586	25,242	2,345
SECOND FLOOR	15,220	1,414	10,107	939	25,327	2,353
THIRD FLOOR	15,220	1,414	10,107	939	25,327	2,353
FOURTH FLOOR	15,220	1,414	10,107	939	25,327	2,353
FIFTH FLOOR	17,997	1,672	-	-	17,997	1,672
SIXTH FLOOR	17,997	1,672	-	-	17,997	1,672
SEVENTH FLOOR	17,997	1,672	-	-	17,997	1,672
TOTAL FLOOR	116,787	10,850	65,552	6,090	182,339	16,940

GROUND FLOOR

- BLOCK ONE
- BLOCK TWO
- RECEPTION



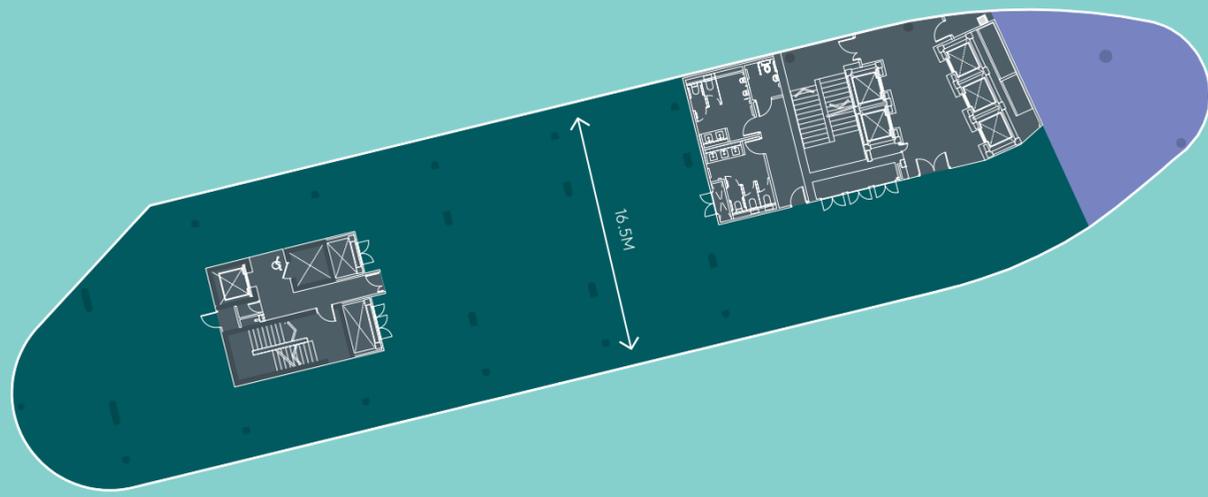
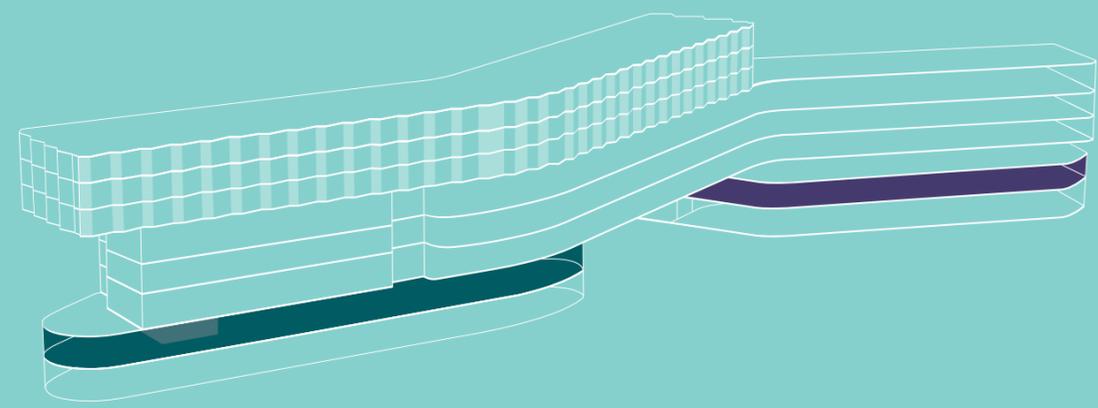
GROUND FLOOR



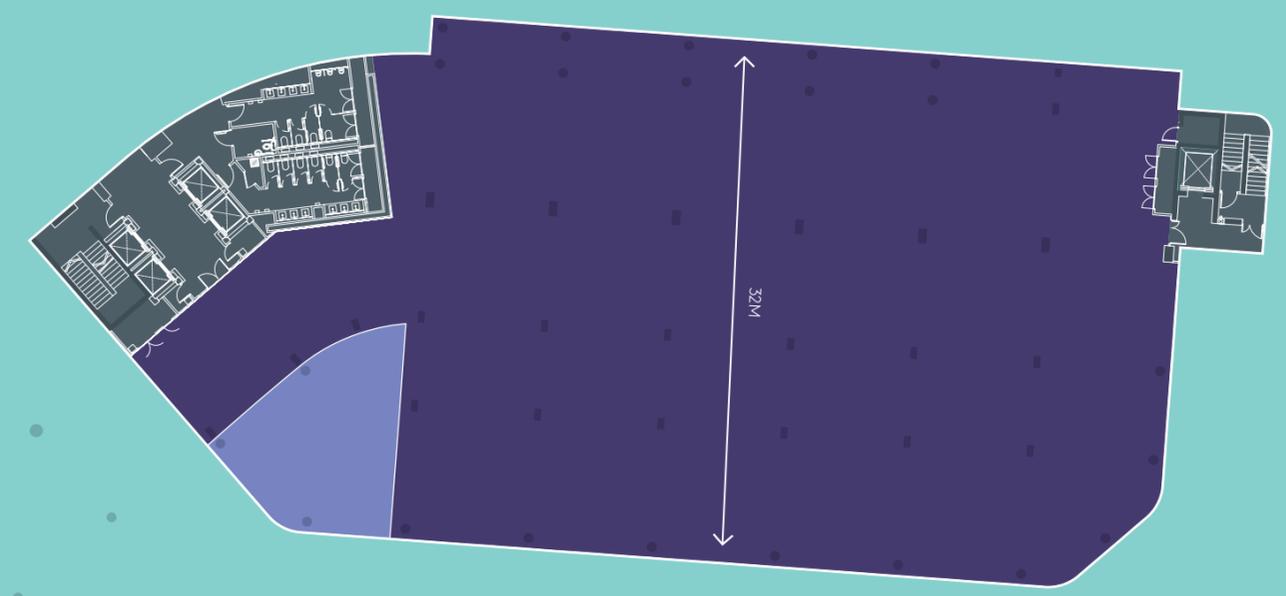
	BLOCK ONE		BLOCK TWO		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
RECEPTION	1819	169	2,390	222	4,209	391
GROUND FLOOR	7147	664	15,769	1,465	22,916	2,129

FIRST FLOOR

- BLOCK ONE
- BLOCK TWO
- RECEPTION



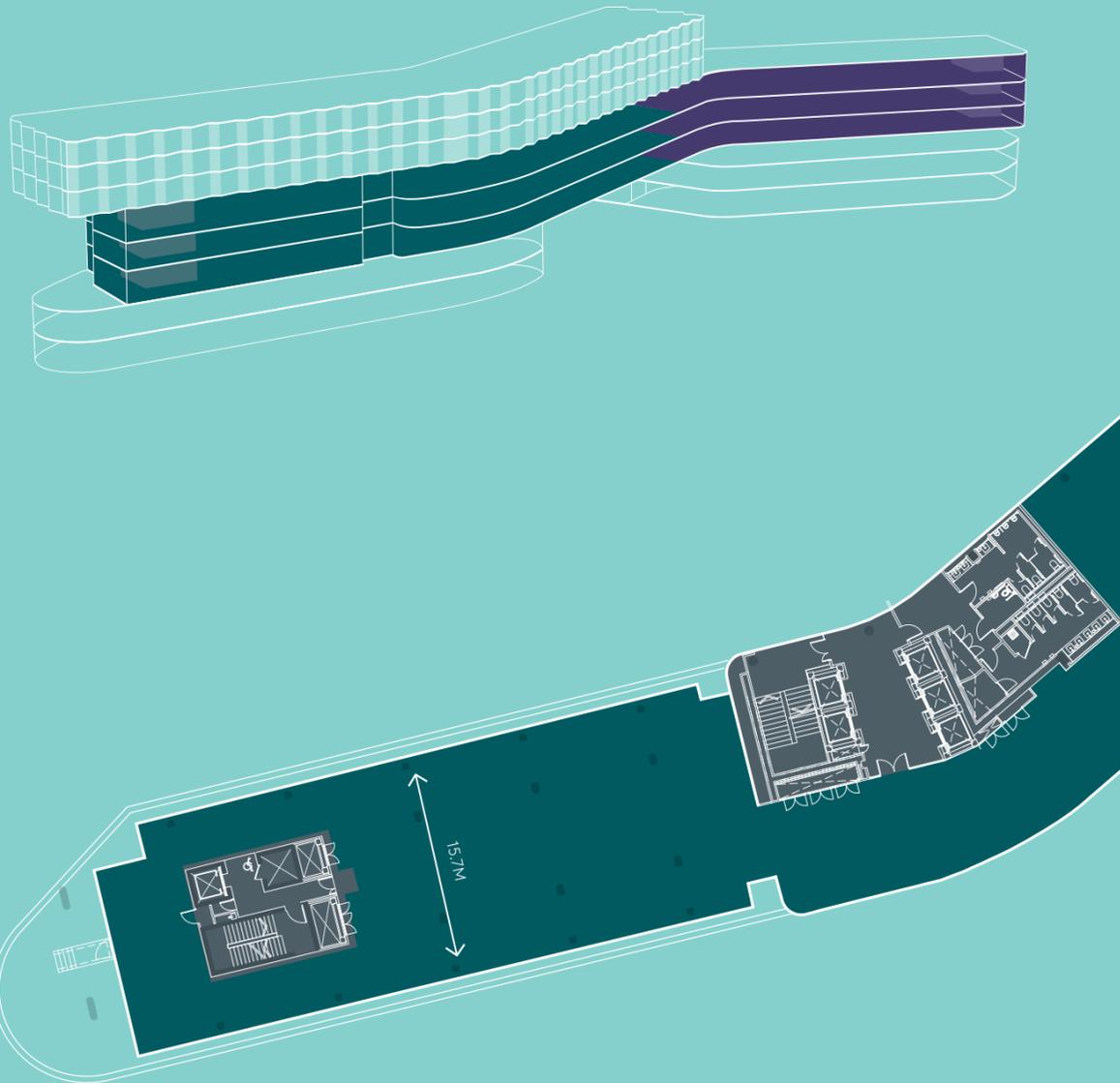
FIRST FLOOR



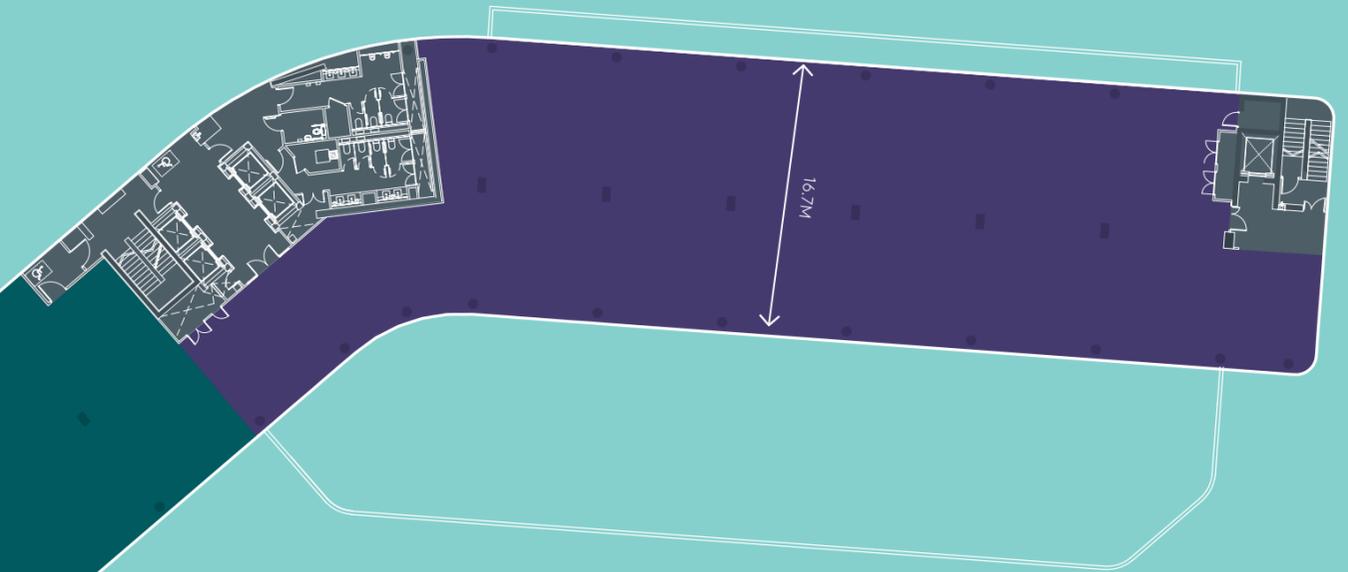
	BLOCK ONE		BLOCK TWO		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
FIRST FLOOR	8,170	759	17,072	1,586	25,242	2,345

SECOND THIRD & FOURTH FLOOR

- BLOCK ONE
- BLOCK TWO

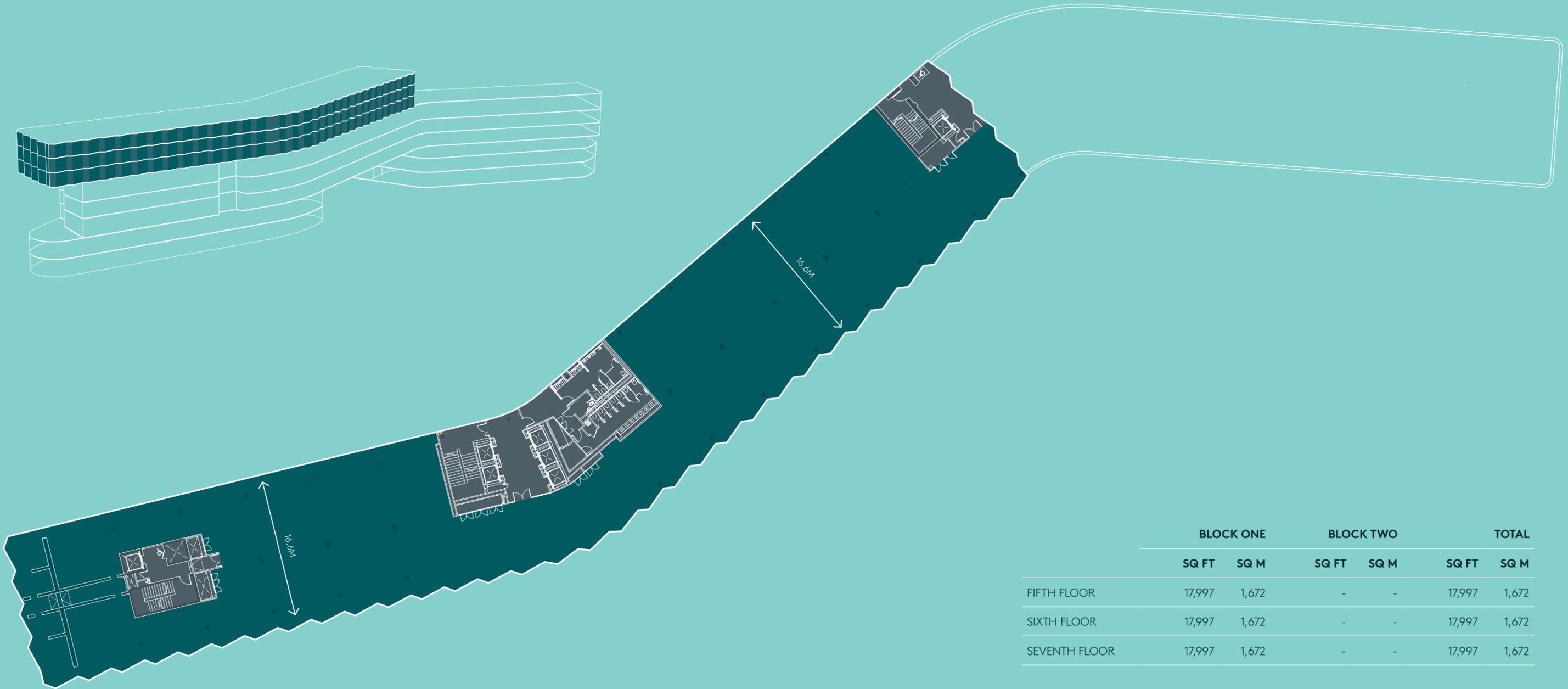


SECOND THIRD & FOURTH FLOOR



	BLOCK ONE		BLOCK TWO		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
SECOND FLOOR	15,220	1,414	10,107	939	25,327	2,353
THIRD FLOOR	15,220	1,414	10,107	939	25,327	2,353
FOURTH FLOOR	15,220	1,414	10,107	939	25,327	2,353

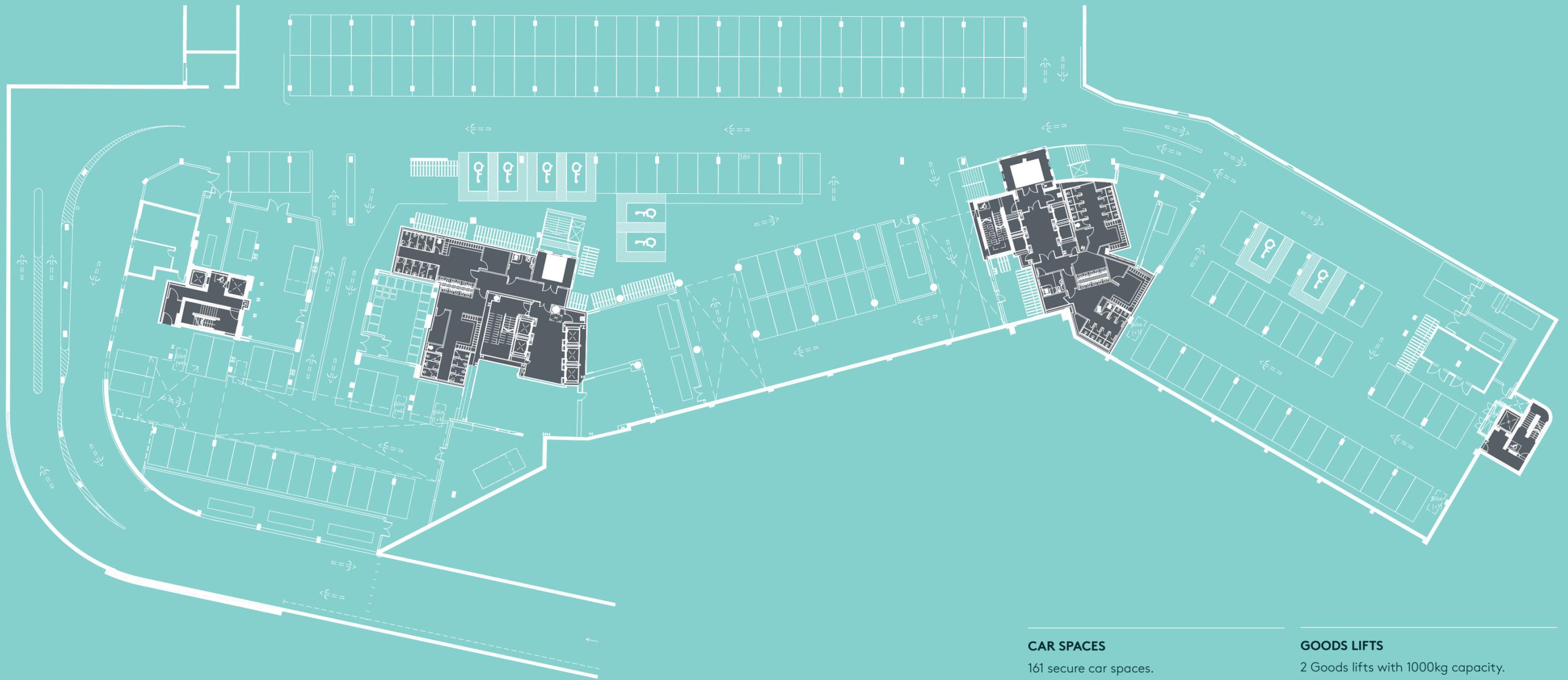
■ BLOCK ONE



	BLOCK ONE		BLOCK TWO		TOTAL	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
FIFTH FLOOR	17,997	1,672	-	-	17,997	1,672
SIXTH FLOOR	17,997	1,672	-	-	17,997	1,672
SEVENTH FLOOR	17,997	1,672	-	-	17,997	1,672

BASEMENT

BASEMENT



CAR SPACES

161 secure car spaces.

BIKE SPACES

136 secure bicycle spaces.

PASSENGER LIFTS

9 Passenger lifts with 13 person capacity.

GOODS LIFTS

2 Goods lifts with 1000kg capacity.

SHOWER ROOMS

32 showers with associated changing, drying and locker facilities.

Open Plan

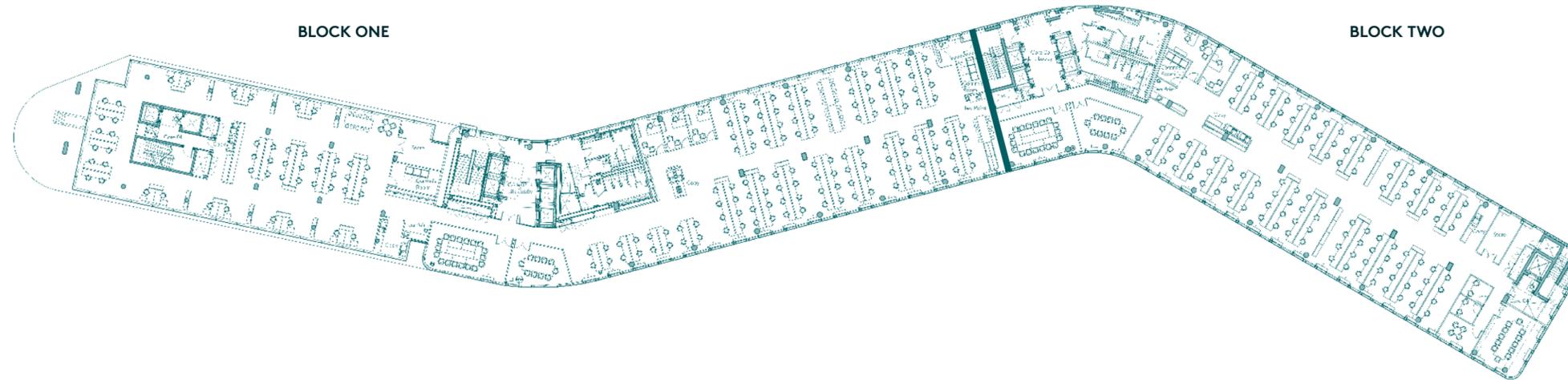
1 person : 8 sq.m

BLOCK ONE

Total of people to accommodate: 183
NIA – 1414m²
Density – 1414 / 183 = 7.7m²

BLOCK TWO

Total of people to accommodate: 122
NIA – 939m²
Density – 939 / 122 = 7.7m²



Open Plan

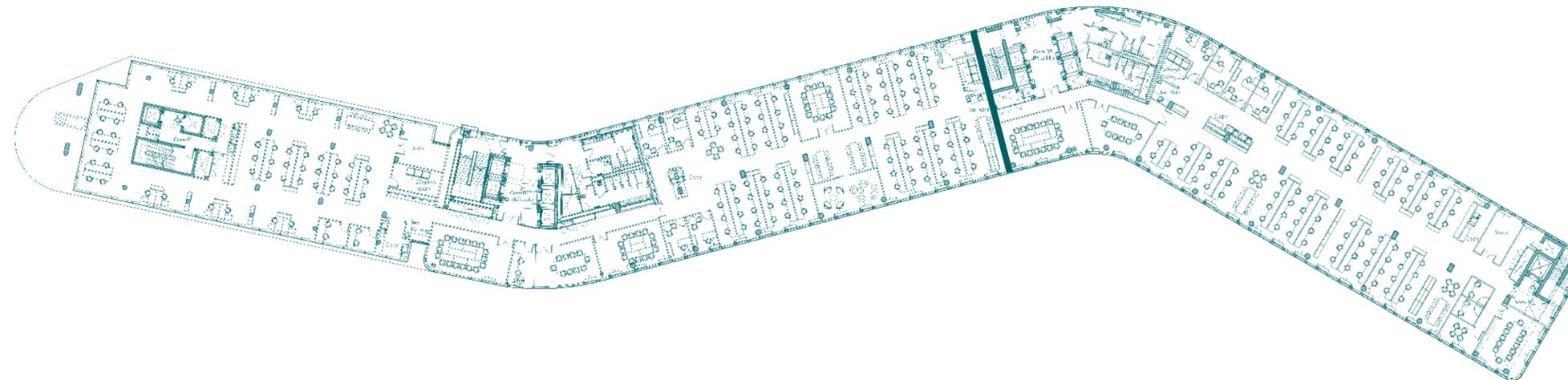
1 person : 10 sq.m

BLOCK ONE

Total of people to accommodate: 144
NIA – 1414m²
Density – 1414 / 144 = 9.8m²

BLOCK TWO

Total of people to accommodate: 96
NIA – 939m²
Density – 939 / 96 = 9.8m²



Cellular

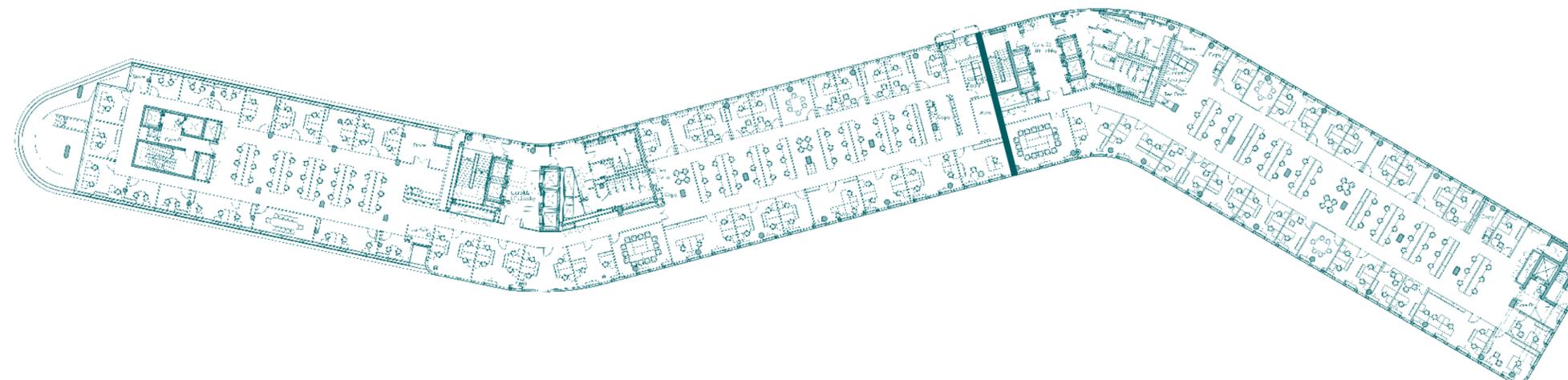
1 person : 10 sq.m

BLOCK ONE

Total of people to accommodate: 144
NIA – 1414m²
Density – 1414/144 = 9.8m²

BLOCK TWO

Total of people to accommodate: 96
NIA – 939m²
Density – 939 / 96 = 9.8m²



BLOCK ONE

OFFICES:
Single Private Executive Offices x 3
Open Plan Work Stations x 180

MEETING ROOMS:
Medium Meeting Rooms x 1
Large Meeting Rooms x 1

AMENITIES:
Hub / Kitchens / Hydration Station x 2
Breakout / Collaboration Spaces x 3
Storage Areas x 1
Printing Areas / Recycling Areas x 3

BLOCK TWO

OFFICES:
Single Private Executive Offices x 2
Open Plan Work Stations x 120

MEETING ROOMS:
Medium Meeting Rooms x 3

AMENITIES:
Quiet Rooms x 3
Hub / Kitchens / Hydration Station x 1
Storage Areas x 1
No. Printing Areas / Recycling Areas x 2

BLOCK ONE

OFFICES:
Single Private Executive Offices x 4
Open Plan Work Stations x 140

MEETING ROOMS:
Medium Meeting Rooms x 3
Large Meeting Rooms x 1

AMENITIES:
Quiet Rooms x 3
Hub / Kitchens / Hydration Station x 2
Breakout / Collaboration Spaces x 5
Storage Areas x 1
No. Printing Areas / Recycling Areas x 3

BLOCK TWO

OFFICES:
Single Private Executive Offices x 4
Open Plan Work Stations x 92

MEETING ROOMS:
Medium Meeting Rooms x 3

AMENITIES:
Quiet Rooms x 3
Hub / Kitchens / Hydration Station x 1
Breakout / Collaboration Spaces x 2
Storage Areas x 1
No. Printing Areas / Recycling Areas x 2

BLOCK ONE

OFFICES:
CEO x 1
Single Private Executive Offices x 15
2 Person Offices x 7 (14 PPL)
3 Person Offices x 4 (12 PPL)
4 Person Offices x 9 (36 PPL)
Support Staff/ Open Plan Work Stations x 66

MEETING ROOMS:
Small Meeting Rooms x 1
Medium Meeting Rooms x 1
Boardrooms x 1

AMENITIES:
Hub/ Kitchens/ Hydration Station x 2
Breakout/ Collaboration Spaces x 2
Storage Areas x 3
Printing Areas/ Recycling Areas x 3

BLOCK TWO

OFFICES:
Single Private Executive Offices x 8
2 Person Offices x 6 (12 PPL)
3 Person Offices x 2 (6 PPL)
4 Person Offices x 4 (16 PPL)
5 Person Offices x 1 (5 PPL)
Support Staff/ Open Plan Work Stations x 48

MEETING ROOMS:
Small Meeting Rooms x 2
Medium Meeting Rooms x 1

AMENITIES:
Hub/ Kitchens/ Hydration Station x 1
Breakout/ Collaboration Spaces x 1
Storage Areas x 1
Printing Areas/ Recycling Areas x 2



BLOCK TWO

Developers



Professional Team

ARCHITECT

Henry J Lyons & Partners

STRUCTURAL ENGINEER

O'Connor Sutton Cronin

QUANTITY SURVEYOR

Linesight

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TEMPORARY WORKS ENGINEER

JJ Campbell & Associates

FACADE CONSULTANT

Murphy Facade Studio

PROJECT MANAGER

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SERVICES ENGINEER

O'Connor Sutton Cronin

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CGI Images

Model Works Media





**ELMPARK
GREEN**

ELMPARKGREEN.IE