

CHARLEMONT EXCHANGE



GRAND CANAL | DUBLIN TWO

A STRIKING BUILDING
OVERLOOKING THE CALM
ELEGANCE OF THE GRAND CANAL
AND LOCATED IN DUBLIN'S
VIBRANT CITY CENTRE

CHARLEMONT EXCHANGE



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EXCEPTIONAL LOCATION



UNIQUE CANAL BANK LOCATION

The dual fronted headquarter office fronts 50 metres of the picturesque tree lined Grand Canal. Occupiers will benefit from uninterrupted views of the canal. The building maximises the views with a roof terrace at penthouse level.



EXACTING STANDARDS

Marlet, M&G and architects BKD have collaborated to design a building which will allow occupiers to maximise their potential within a flexible and exciting workplace completed to the highest specification.

BUILDING SUMMARY



Grand Canal

Located on the bank of Dublin's Grand Canal



1:8

Base occupancy



86

Car spaces



89,118 sq ft

Modern Grade A office space



7 floors

Highly flexible space splitting either vertically or horizontally



2.7m

Floor-to-ceiling heights throughout, 5.9m high reception area



6 Lifts

3 x 13 person
3 x 12 person



102

Secure bicycle spaces



11

Male and female showers and changing facilities

GRADE A OFFICE SPACE TARGETING LEED GOLD WITH SUSTAINABLE DESIGN

The redevelopment will incorporate green technology and design ensuring an energy efficient and environmentally friendly building. The building is set to obtain LEED Gold certification.



RAISING EXPECTATIONS



SET THE RIGHT TONE FOR YOUR BUSINESS

The voluminous 5.9m high reception area with extensive glazing and stone finishes exudes quality leaving a marked impression on occupiers and visitors alike.

High quality finishes continue through the lift cores onto the office floors which are well proportioned and full of light.





REMARKABLE INDUSTRIAL HISTORY AND LIFESTYLE AMENITY ON YOUR DOORSTEP

The 200 year old Grand Canal is 131 km long and was a key supply channel for goods into Dublin city during the 19th and 20th centuries.

The canal has since grown from these commercial routes to provide a cherished leisure amenity. Charlemont Exchange offers direct access to the canal bank for lunch-time strolls to the nearby market, cafes, restaurants and pubs - all located within a short distance.

13,950 SQ FT FLOOR PLATES



EXHILARATING VIEWS

The building boasts impressive views stretching from the Pigeon House and Aviva Stadium to the Grand Canal and the Dublin Mountains with a large 1,775 sq ft roof terrace at penthouse level.



EXQUISITE FINISHES



TENANT AMENITIES

The building provides generous car and bicycle parking provision within its basement level. For those cycling, running or training there are 11 showers located within this level as well.

EXCELLENT LOCATION

Charlemont Exchange is located on a high profile corner position in the CBD which lies on one of the busiest gateway routes to the South suburbs. The location easily accesses an abundance of food and leisure amenities as well as multiple transport nodes on the building's doorstep.

CONNECTIVITY

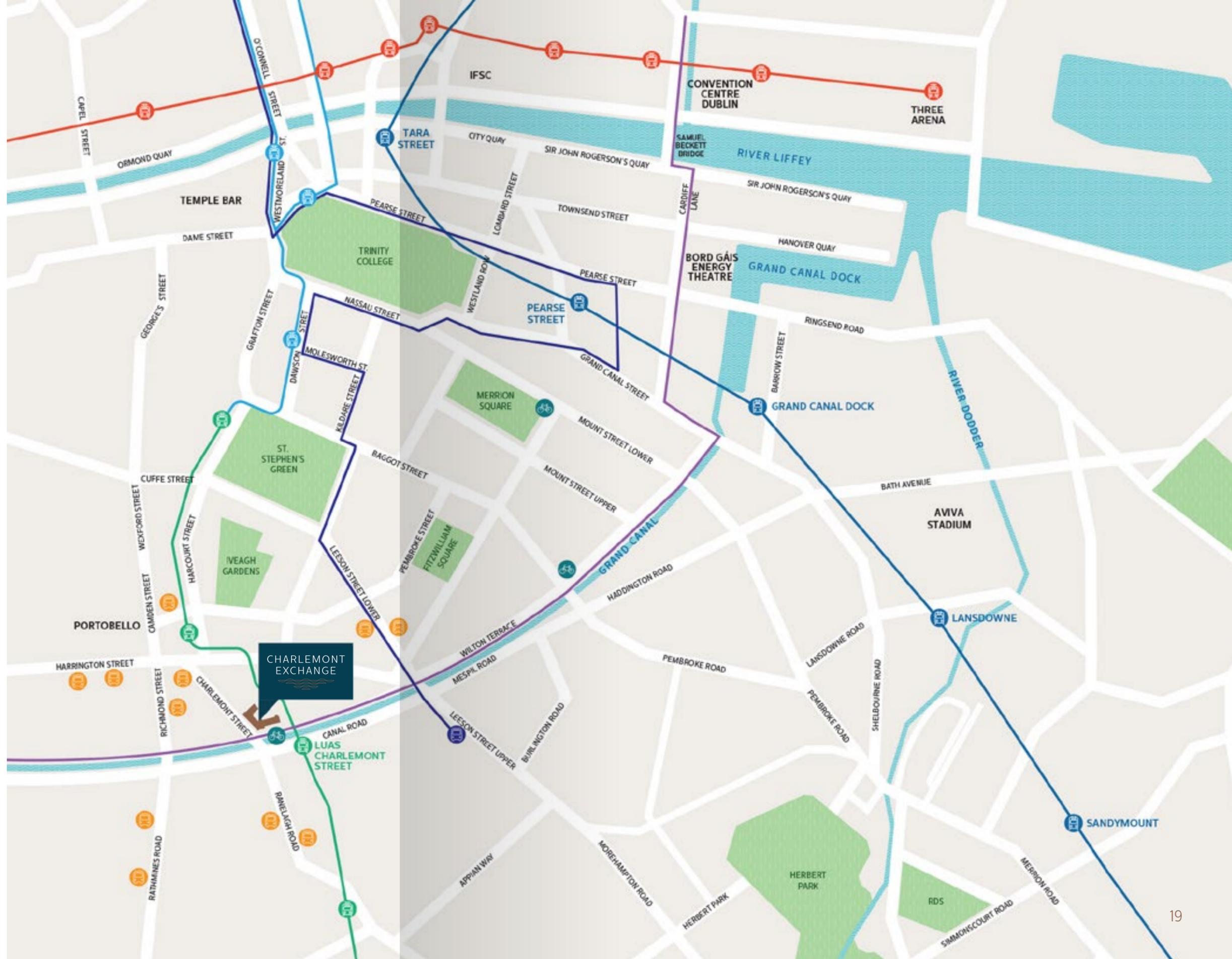
WALKING TIMES

Dublin Bikes	On your doorstep
Dublin Bus	1 min
LUAS Charlemont	1 min
Leeson Street	6 mins
Baggot Street	12 mins
DART Pearse Street	22 mins
Grand Canal Dock	22 mins

DRIVING TIMES

Dublin Airport	30 mins
Dublin Port	15 mins

-  Dart
-  LUAS Green Line
-  LUAS Red Line
-  LUAS Cross City
-  Dublin Bikes
-  Canal Way Cycle Route
-  Dublin Bus
-  Airport Bus Route





EXCLUSIVE COMPANY

AN ESTABLISHED, DIVERSE LOCATION

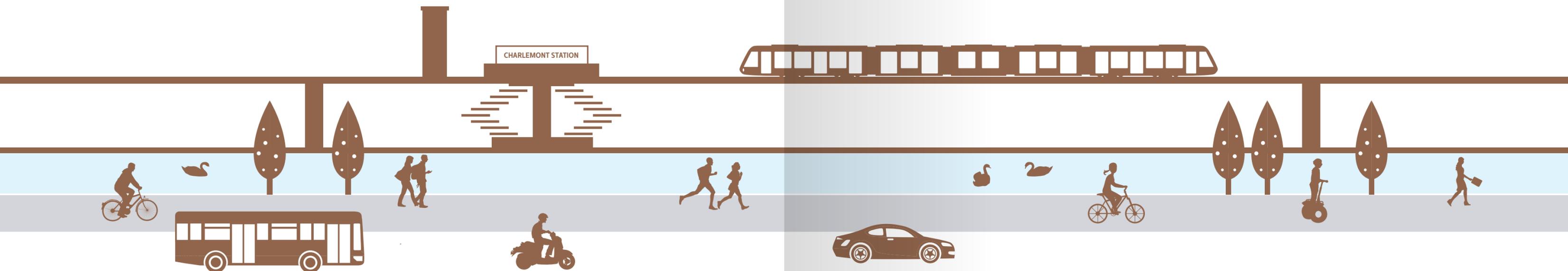
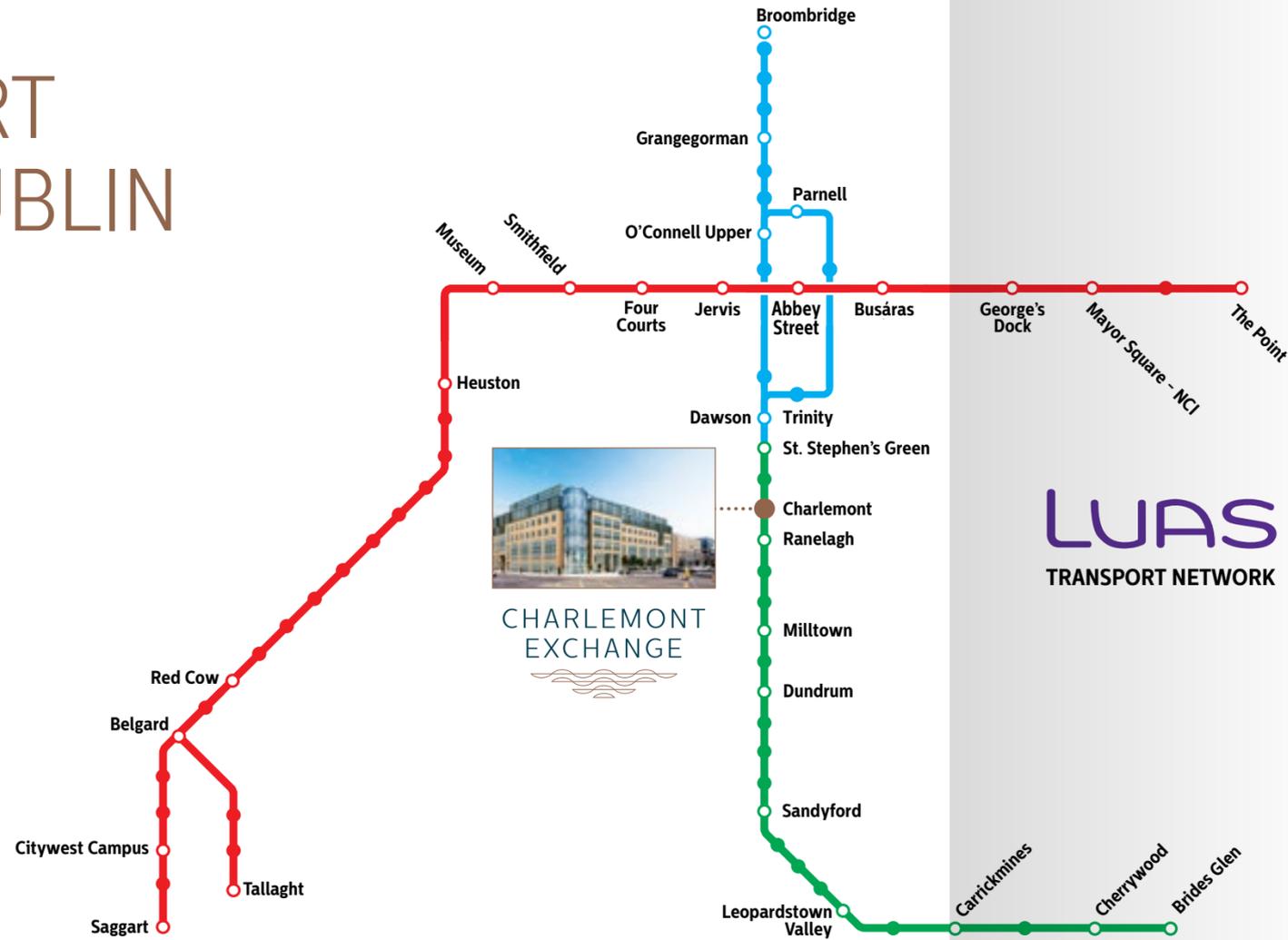
Set in the prominent and established Dublin 2 postcode there is a wealth of corporate occupiers already located in the vicinity.

- 1 Indeed
- 2 KPMG
- 3 Byrne Wallace
- 4 EY
- 5 Regus
- 6 Mazars
- 7 Mercer
- 8 Investec
- 9 National Transport Authority
- 10 Hedgeserv
- 11 Aviva
- 12 Dropbox
- 13 Barclays
- 14 State Street
- 15 Deloitte
- 16 AerCap
- 17 Permanent TSB
- 18 Arthur Cox
- 19 Met Life
- 20 Via Sat
- 21 Amazon
- 22 Zen Desk
- 23 Marsh
- 24 Department of Communications
- 25 IDA
- 26 LinkedIn
- 27 Bank of Ireland

A TRANSPORT HUB FOR DUBLIN

EASY ACCESS FOR ALL MODES OF TRANSPORT

The new LUAS cross city line will be complete and operational by the time Charlemont Exchange is finished, further improving accessibility. The building has 18 bus routes, a taxi rank and Dublin bike station right on its doorstep. Finally there is access to the Grand Canal Dock Dart station which is a very manageable walk or cycle away.



A man in a blue suit is walking towards the camera on a paved path. The path is lined with large, mature trees on the right and a canal with green reeds on the left. The scene is bright and green, suggesting a pleasant outdoor environment.

THE DAILY COMMUTE

RUSH HOUR AT CHARLEMONT EXCHANGE

A stroll along the canal from Charlemont LUAS Station or a bike ride on Dublin bikes, the best of the CBD's natural amenities on the doorstep make the daily commute a pleasure.

LIFE ALONG THE GRAND CANAL

THE PERFECT WORK/LIFE BALANCE

Whatever the season the Grand Canal offers a perfect getaway from the office. Along the canal pathway there are several eateries and cafes to stop for a break which are just minutes' walk away.

Whatever your need you can be sure it's catered for in the vicinity; Restaurants, bars, shops, nurseries, gyms, chemists and dry cleaners are all located nearby.

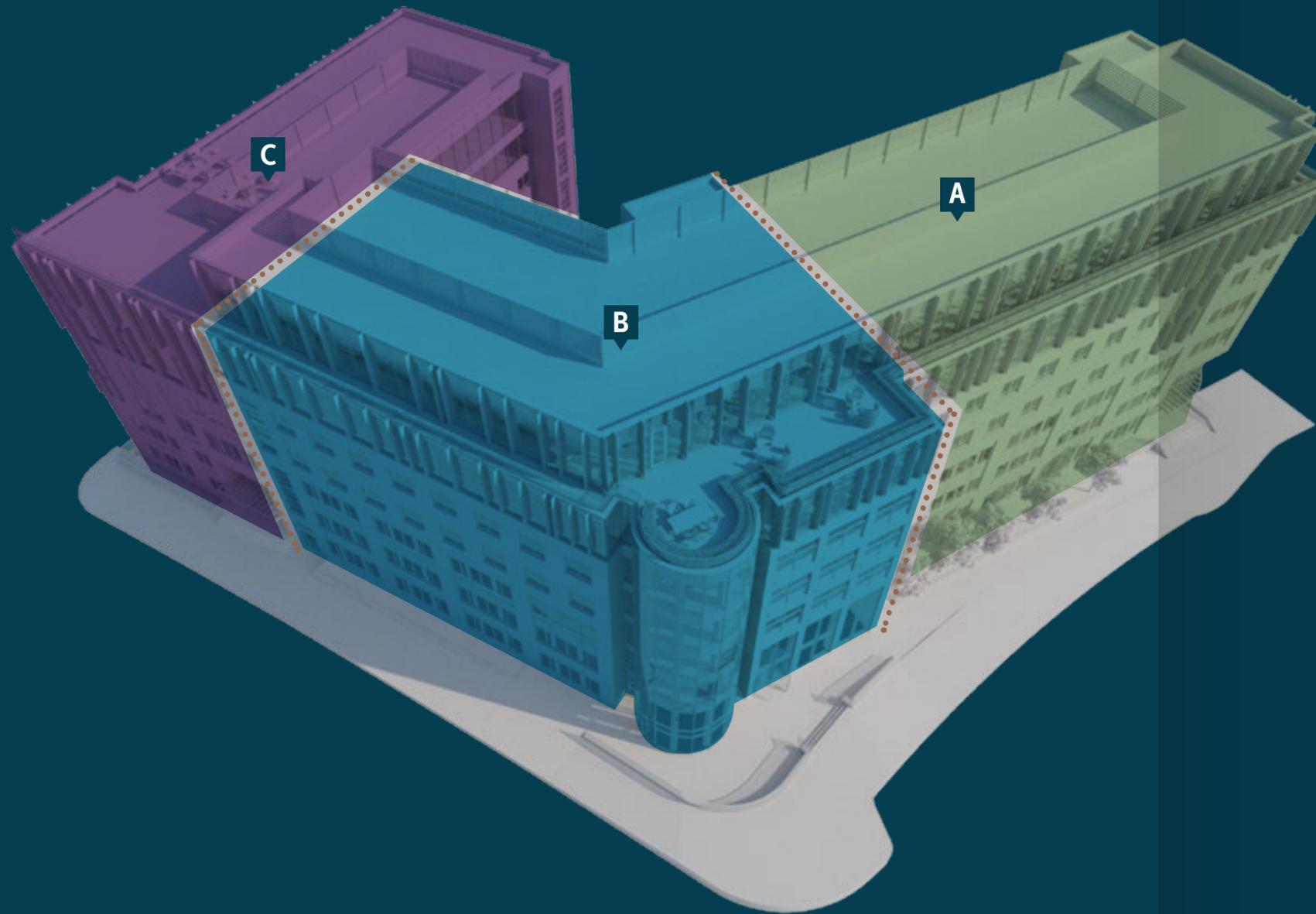


← PORTOBELLO

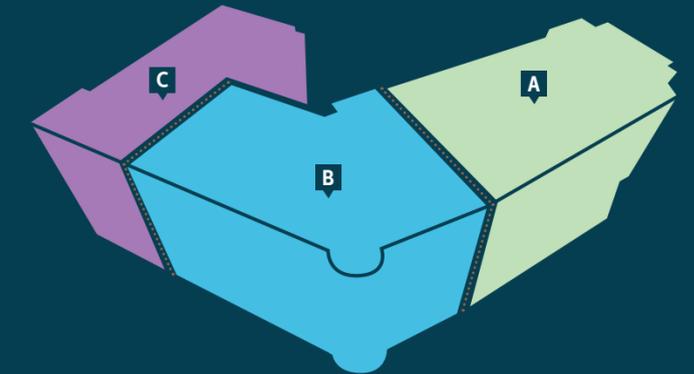
CHARLEMONT EXCHANGE

GRAND CANAL DOCK →





FLEXIBLE SUBDIVISION OPTIONS



The self-contained headquarter building allows for significant flexibility to occupiers. The floor plates are designed to provide high levels of natural light, flexible subdivision and efficient occupancy.

The design of the building and its triple cores allows divisions either vertically or horizontally allowing for one large HQ or multiple standalone HQs. Horizontally splitting the floors allows for takes on a single floor ranging from approximately 3,650 sq ft to 13,950 sq ft.

TENANCY SPLIT OPTIONS

Sample of splits available on a standard floor

Block	Office sq ft	Office sq m
A	4,811 sq ft	447 sq m
B	4,715 sq ft	438 sq m
C	4,198 sq ft	390 sq m

Indicative block sizes

Block	Office sq ft	Office sq m
A	32,931 sq ft	3,059 sq m
B	28,330 sq ft	2,632 sq m
C	24,671 sq ft	2,292 sq m

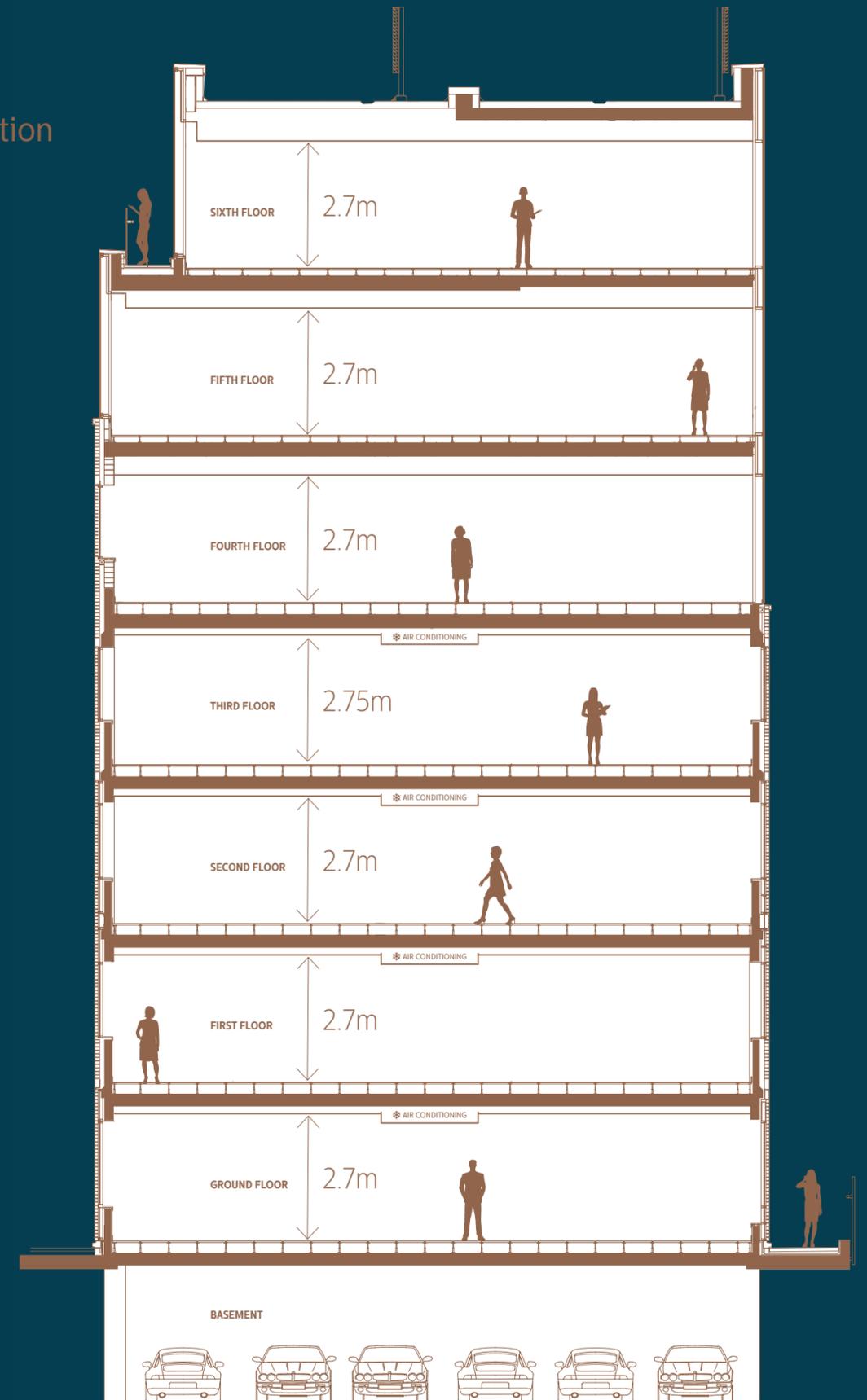
ACCOMMODATION

Area Schedule

Schedule of Areas	Office sq ft	Office sq m
Sixth Floor	7,772 sq ft	722 sq m
Fifth Floor	13,972 sq ft	1,298 sq m
Fourth Floor	13,950 sq ft	1,296 sq m
Third Floor	13,929 sq ft	1,294 sq m
Second Floor	13,940 sq ft	1,295 sq m
First Floor	12,272 sq ft	1,140 sq m
Ground Floor	13,283 sq ft	1,234 sq m
Basement	86 car parking spaces, 102 bicycle spaces, 2 motorbike spaces, 11 showers, 110 changing lockers	
Total	89,118 sq ft	8,279 sq m

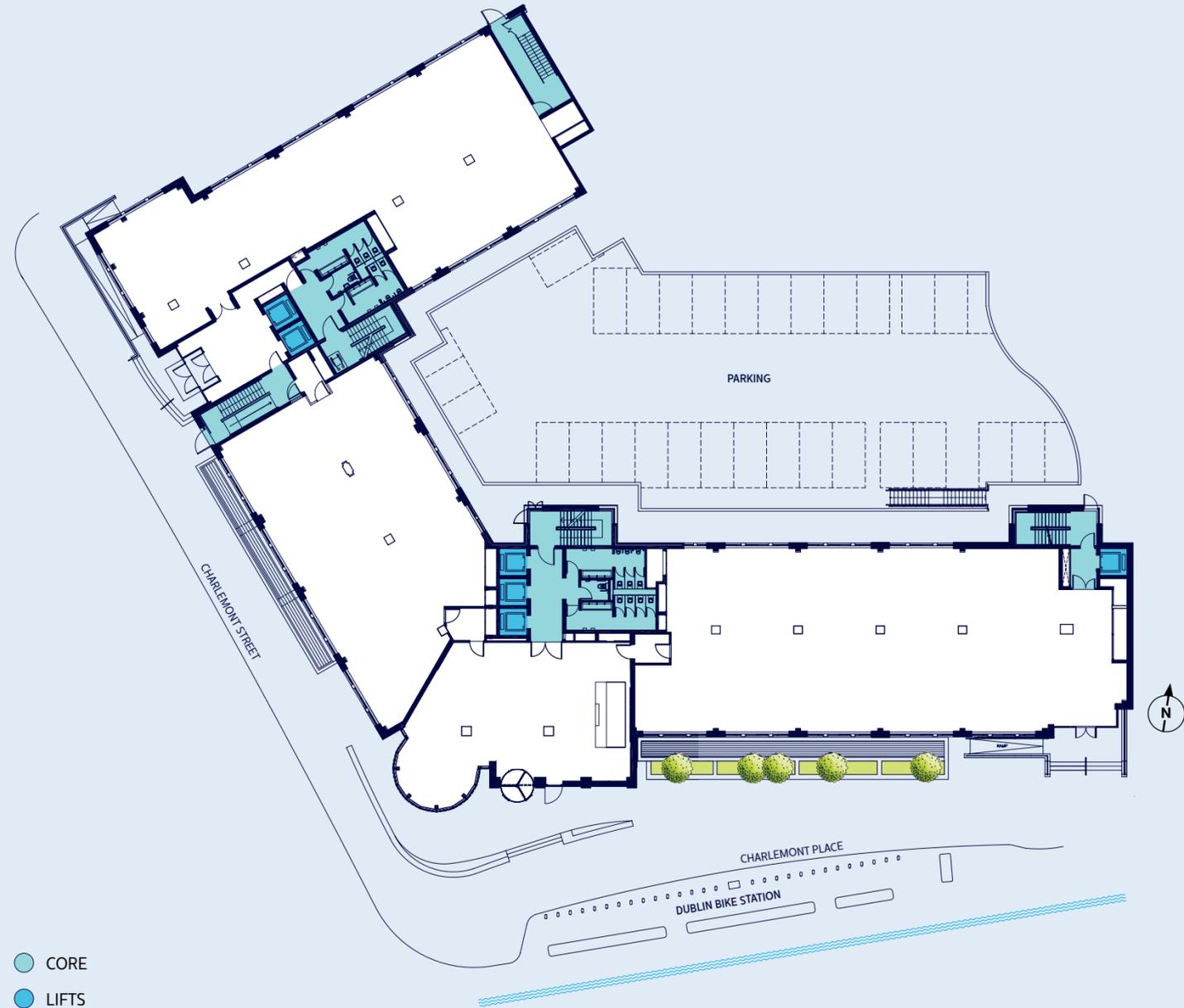
Summary Specification

-  Outdoor terraces with views over Grand Canal
-  Floor-to-ceiling heights of 2.7m. Reception height 5.9m
-  Base occupation of 1 person per 8 sq m
-  Air conditioning system
-  3 x 13 person Lift
3 x 12 person Lift
-  11 showers and changing facilities
-  102 secure bicycle spaces
-  86 car parking spaces
-  Targeting LEED Gold sustainability



GROUND FLOOR

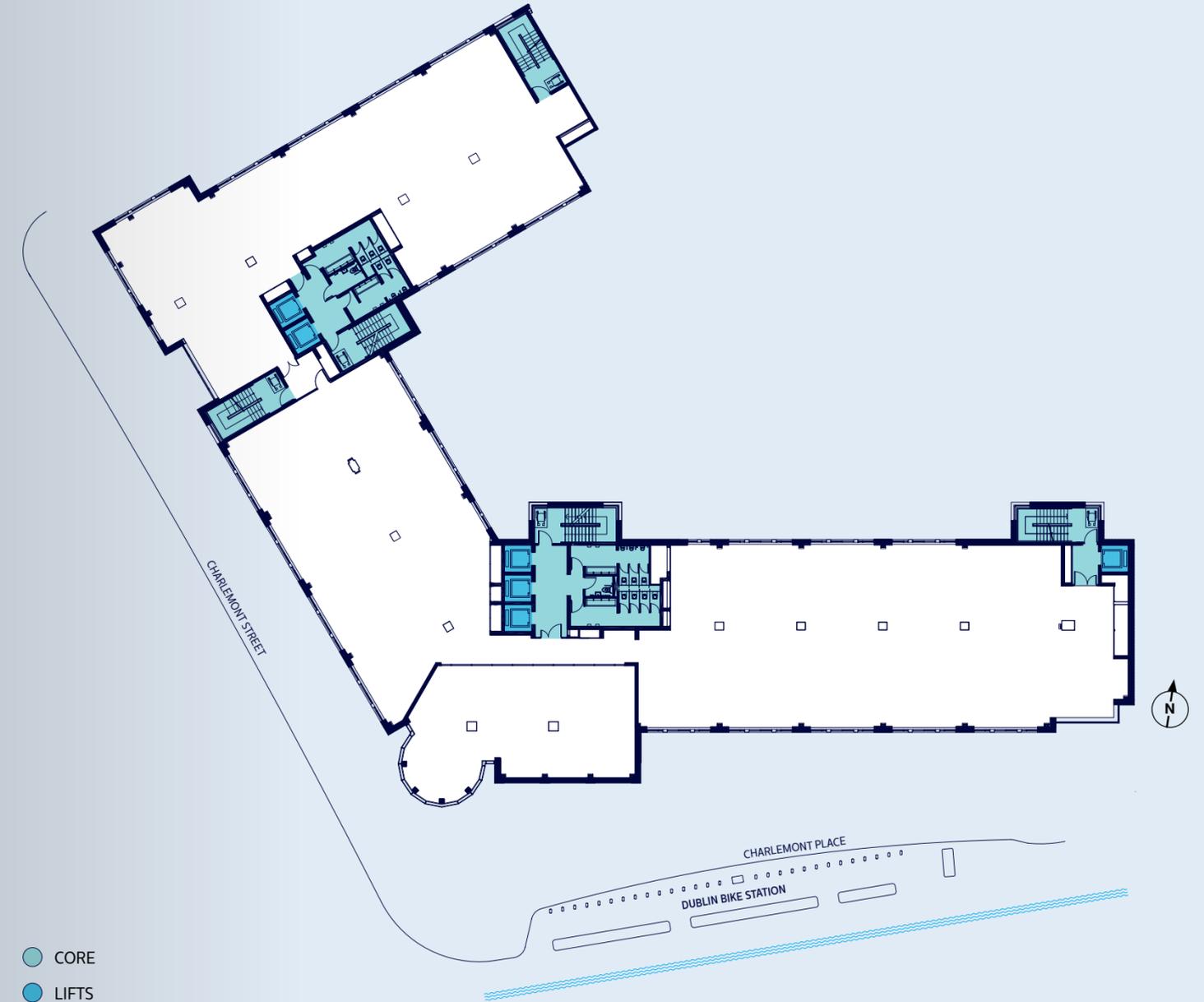
13,283 sq ft | 1,234 sq m



- CORE
- LIFTS
- OFFICE

1ST FLOOR

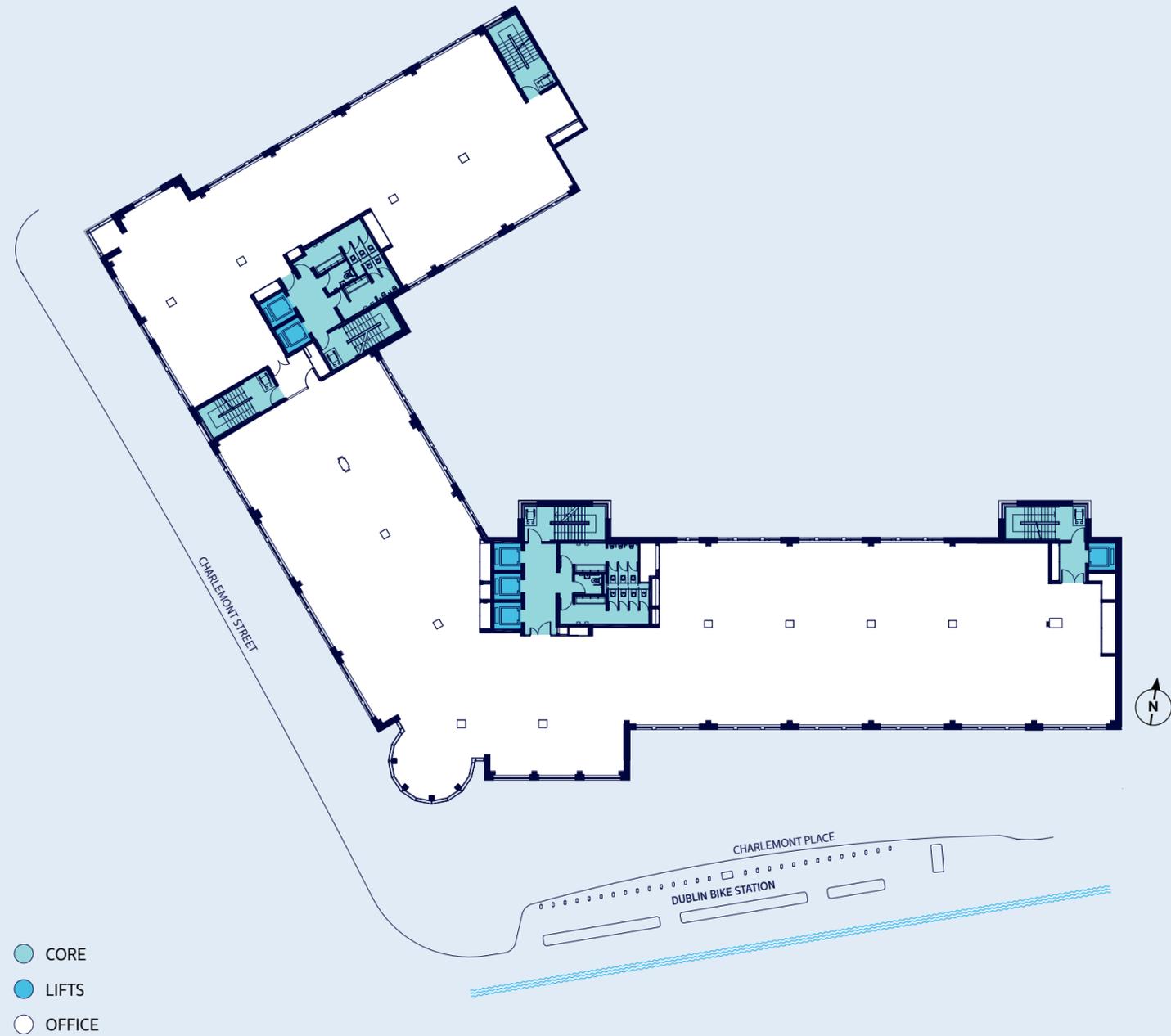
12,272 sq ft | 1,140 sq m



- CORE
- LIFTS
- OFFICE

2ND & 3RD FLOOR

13,940 sq ft | 1,295 sq m



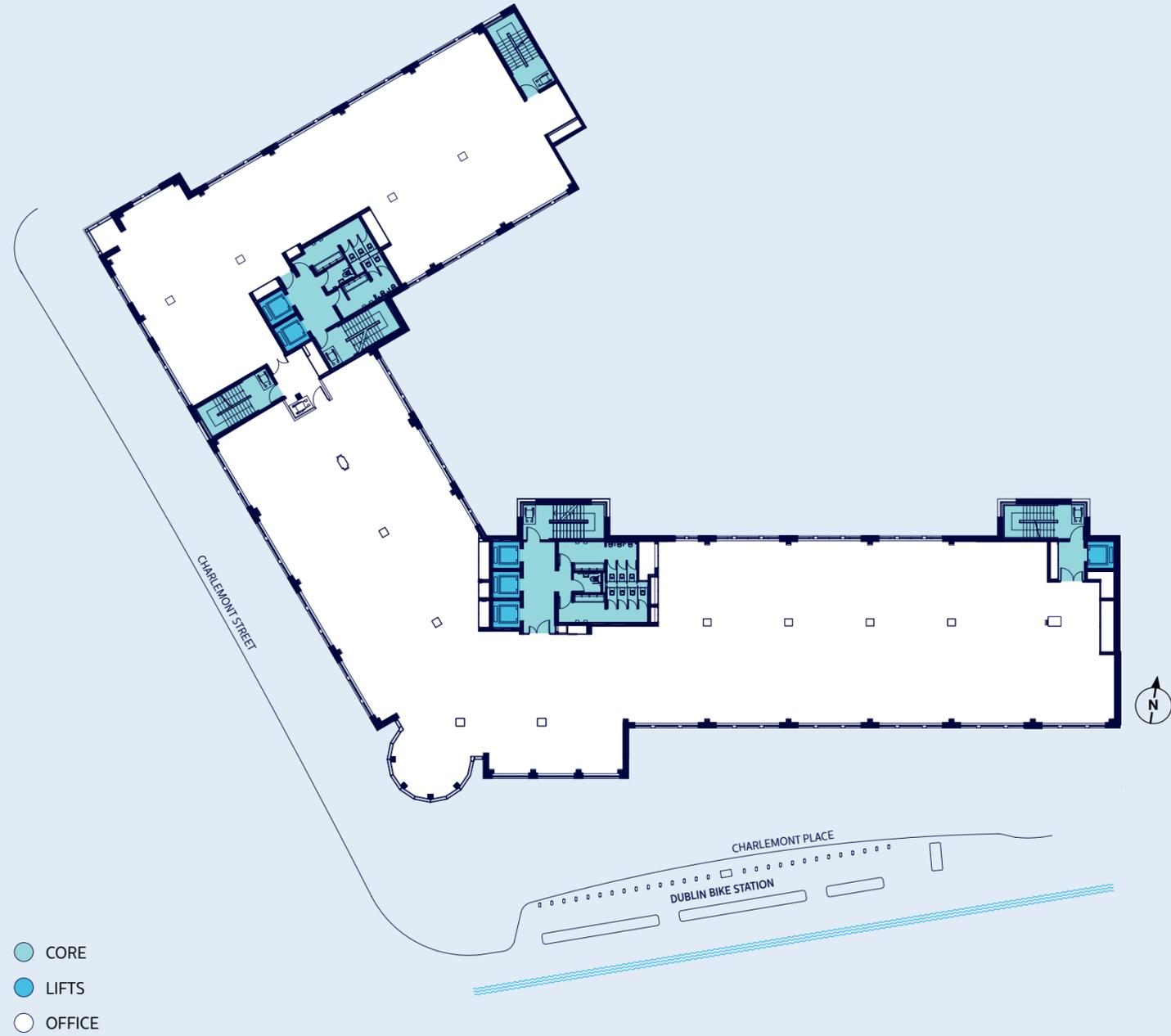
4TH FLOOR

13,950 sq ft | 1,296 sq m



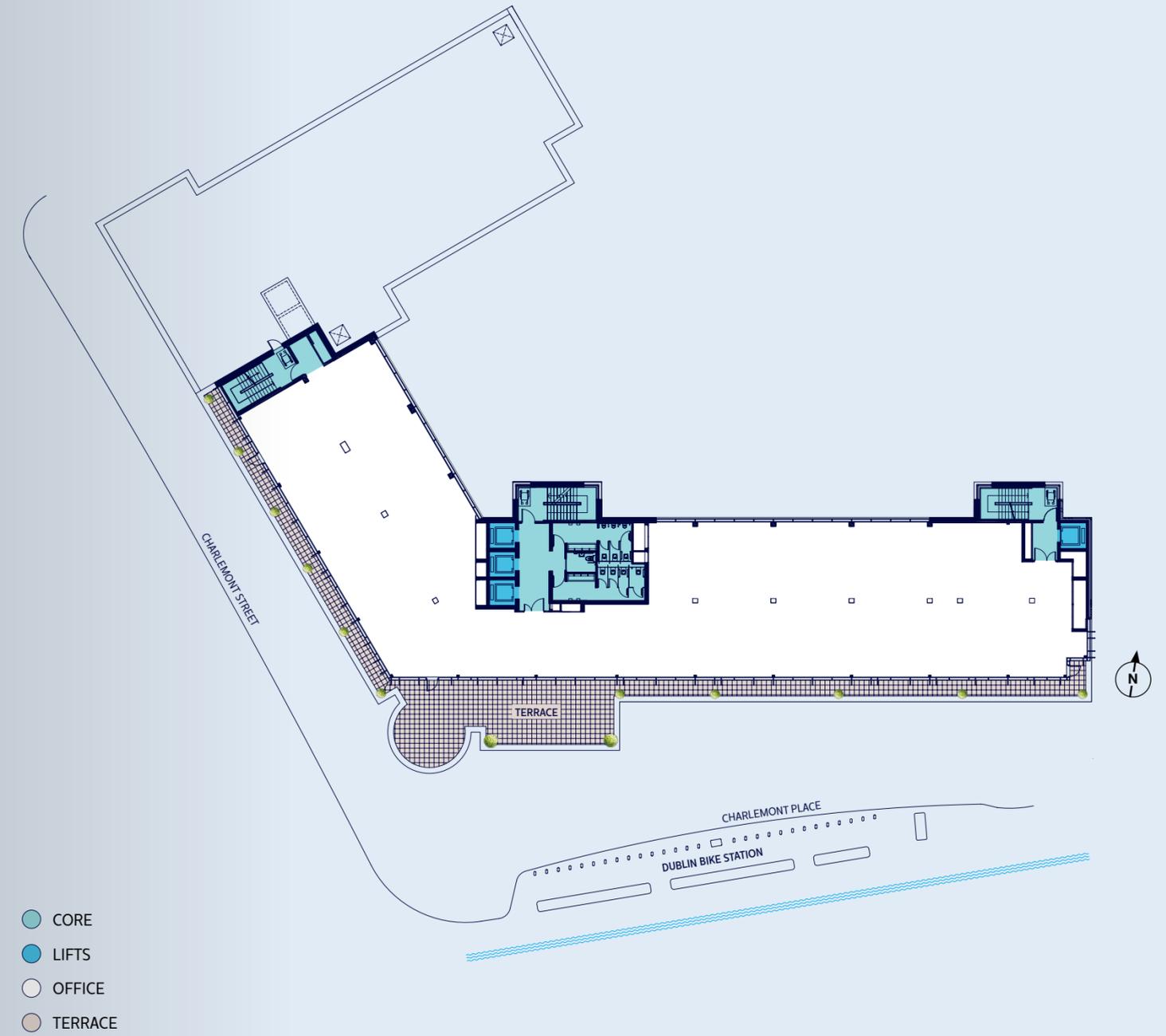
5TH FLOOR

13,972 sq ft | 1,298 sq m



6TH FLOOR

7,772 sq ft | 722 sq m



BASEMENT

86 x Car Parking Spaces
 102 x Secure Bicycle Spaces
 11 x Showers and Changing Facilities



- CORE
- LIFTS
- OFFICE
- PARKING
- BICYCLE PARKING
- SHOWERS / TOILETS / CHANGING FACILITIES

SPACE PLAN

Financial

Occupier density: 1 person / 8 sq m

157 x Open Plan Workstations
 3 x Private Offices
 2 x No. 10 People Meeting Rooms
 2 x No. 6 People Meeting Rooms
 3 x No. 4 People Meeting Rooms
 1 x Telephone Booth
 2 x Reception Areas with Seating
 2 x Canteen Areas
 Breakout Areas



- CORE
- LIFTS
- OFFICE

SPACE PLAN

Technology

Occupier density: 1 person / 10 sq m

121 x Open Plan Workstations

8 x Private Offices

2 x No. 10 People Meeting Rooms

3 x No. 6 People Meeting Rooms

2 x Telephone Booths

2 x Reception Areas with Seating

2 x Canteen Areas

Breakout Areas



- CORE
- LIFTS
- OFFICE

SPACE PLAN

Professional Services

Occupier density: 1 person / 12 sq m

93 x Open Plan Workstations

14 x Private Offices

1 x No. 10 People Meeting Room

1 x No. 8 People Meeting Room

5 x No. 6 People Meeting Rooms

3 x Telephone Booths

2 x Reception Areas with Seating

2 x Canteen Areas

Breakout Areas



- CORE
- LIFTS
- OFFICE

DETAILED SPECIFICATIONS

TARGETING



OCCUPANCY

Means of Escape:

1 person per 6 sq m

Internal Climate:

1 person per 8 sq m

Lift Provision:

1 person per 8 sq m
Average lift waiting time <25 seconds

Toilets:

1 person per 8 sq m as per BS 6465-1-2009

PLANNING MODULE

1.5m square generally throughout

STRUCTURAL GRID

6.0m x 6.0m generally throughout

FLOOR LOADINGS

Office Floors:

3.0kN per sq m (+ 1 kN per sq m partitions)

Lift Lobby and Toilet Areas:

4.0kN per sq m

Plant Rooms:

7.5kN per sq m

Area of Roof Outside Plant Areas:

0.75kN per sq m

Car Park:

2.5kN per sq m

FLOOR HEIGHTS

Reception Floor to Ceiling:

5.925m

Office Floor to Ceiling:

ng: 2.700m

Raised Floor Zone:

250mm (existing floors), 150mm (new floors)

Ceiling Zone:

150mm (existing floors), 400mm (new floors)

STRUCTURE

Insitu concrete structure flat floor slabs throughout with insitu concrete columns and external walls. New concrete and steel roof structure to new fifth and sixth floors.

EXTERNAL FINISHES

Façade (Existing):

Existing brick cladding with Velfac double glazed screens are retained.

Façade (New):

Double glazed high performance bonded curtain walling system. The roadway facing elevations to have a structural silicone jointed curtaining walling system with polyester powder coated frame internally, and feature projecting fin details externally. The elevations facing the rear to have pressure plate and cap to curtain walling glazing. All glazing cills, flashing, cappings, and louvers to be polyester powder coats aluminum pressings.

Main Entrance Doors:

Entrance facades will be structural silicone jointed curtaining walling system with polyester powder coated frame internally, and feature clear glass revolving door and swing side door for wheel chair access. Revolving door to be 2.7m high.

Roof:

'Paralon' or similar proprietary waterproofing membrane on high density roof insulation on concrete and steel roof structure laid to falls with proprietary Green Roof drainage attenuation.

Roof Plant Screening:

Roof plant is enclosed within an externally screened area. Plantroom louvres and external screening cladding will be high quality proprietary polyester powder coated micro-louvre system with free area ventilation as required by the plant equipment.

U – Values

Exposed Roof Proposed:	0.15 (W/m ² K)
External Wall Existing:	0.55 (W/m ² K)
External Wall Proposed:	0.22 (W/m ² K)
Basement Wall Existing:	0.45 (W/m ² K)
Ground Floor Slab:	0.5 (W/m ² K)
Basement Floor Slab:	0.58 (W/m ² K)
Internal Partition:	2.1 (W/m ² K)
New Façade Glazing:	1.45 (W/m ² K)
Existing Façade Glazing:	4.09 (W/m ² K)

Airtightness

Maximum leakage of 10 m³/m²/hr at 50Pa

INTERNAL OFFICE FINISHES

Walls:

Emulsion painted dry lining.

Floors:

600mm x 600mm raised access flooring medium grade as per PSAMOBII.

Ceilings:

300mm x 1200mm proprietary metal ceiling tiles with Gypsum MF painted plaster flush bulk head perimeter detail.

Columns:

Emulsion painted plasterboard encasement.

Joinery:

Selected hardwood veneer door leaf with solid hardwood frames and architraves, to all core area circulation doorways with glazed vision panels to corridor doors. Painted solid doors frames and architraves to all service ducts openings. Stainless steel ironmongery throughout.

Blinds:

Proprietary roller blinds by tenant. Note that to create a uniform appearance to the external facades, tenants will be requested to coordinate exact blind specification to ensure visual consistency.

RECEPTION

Internal Walls:

Feature walls of large format selected natural limestone stone cladding and 'Rimex' with LED feature lighting, and large format porcelain tiling to other selected reception walls and columns.

Floors:

The floor finish is in selected grey large format 1200x600x30mm honed stone tiles with selected broadloom carpet seating area inlay. Selected 'Tuftguard' recessed matwells to main entrance.

Ceilings:

Proprietary 'Gypsum MF' plasterboard ceilings with feature continues LED trough lighting and feature downlighting with recessed sections of proprietary metal ceiling tiles to allow for services access.

Columns:

Reception columns to be clad in large format porcelain tiles to match wall.

Reception Desk:

Selected bespoke natural stone and hardwood finish to reception desk with laminate timber back desk.

Security Gates:

By Tenant if required.

LIFT LOBBIES

Internal Walls:

Selected natural stone cladding and 'Rimex' feature walls, selected hardwood veneer finish to selected walls, polished plaster walls with natural stone skirting.

Floors:

Selected honed stone tile finish.

Ceilings:

Proprietary 'Gypsum MF' plasterboard perimeter bulkhead with feature downlighting and recessed sections of proprietary ceiling tiles to allow for services access.

ESCAPE STAIRS

Walls:

Painted plaster board finish with painted MDF skirtings and stringer boards.

Floors:

Selected broadloom with proprietary metal nosings with contrasting color vinyl strip inserts.

Ceilings:

Painted plaster board finish.

Balustrades:

Selected color painted metal balustrades and handrails.

Joinery:

Painted solid doors frames and architraves to all escape stairs access doors with clear glass vision panels. Stainless steel ironmongery throughout.

TOILETS

Walls:

Porcelain wall tiling with inset large format mirror. Proprietary IPS panel system to match cubicles with selected high quality formica laminate finish.

Floors:

Porcelain floor tiling to match walls.

Ceilings:

Proprietary 'Gypsum MF' plasterboard ceilings with feature downlighting.

Doors:

Selected hardwood veneer door leaf with solid hardwood frames and architraves, to all core area circulation doorways with glazed vision panels to corridor doors.

Vanity Units:

Proprietary Hi mac composite linear unit with hi mac splash back, with IPS front panel and back painted glass panels to match rear of toilet cubicles.

Sanitary Fittings:

Ideal Standard or similar high-quality ceramic sanitary ware.

Joinery:

Proprietary full height toilet cubicle system with high quality formica laminate finish and matching IPS panel system and back painted glass panels to rear wall.

SHOWERS

A campus wide communal shower facility is provided within the basement of the building with provision for 11 no. 'wet/dry' shower cubicles separated into male and female facilities. This area also accommodates drying room facilities.

BUILDING MAINTENANCE

Façade window cleaning: All facades can be maintained from ground level using cherry picker type access, and/or proprietary window cleaning extendable brush system.

ACCESSIBILITY

Step free access provided to ground floor main entrance. Disabled WC provided on each floor.

CAR AND BICYCLE PARKING AND LOCKER PROVISION

Car Park Spaces:

86 spaces in total

Bicycle Spaces and Lockers:

102 bicycle spaces provided

All spaces are provided for within the covered basement.

LOADING BAY

Loading bays will be located on public footpath with access to Block A/B main entrance.

DELIVERIES AND WASTE MANAGEMENT

Existing basement services maintained.

PASSENGER LIFTS

Manufacturer: Kone

Size: **Block A&B**
3 Number 1000kg lifts
13 person each
(1 no. triplex arrangement).
Block A only
1 Number 900kg lift
12 person (simplex).
Block C
2 Number 900kg lifts
12 person each
(1 no. duplex arrangement).

MECHANICAL INSTALLATIONS

Blocks A&B and Block C have dedicated air conditioning systems. Each building has dedicated water cooled chillers and roof mounted dry air coolers. The floors are served with 4 pipe water side FCUs. Floors Ground – 3rd are served with perimeter FCUs and concealed ceiling units in the central spine. Floors 4th – 6th are served entirely with concealed ceiling units.

DESIGN PARAMETER

Winter Temperature

Outside: -3°C 100% RH
Indoor Climate: 21°C ± 2°C

Summer Temperature

Outside: 26°C db 19°C wb
Indoor Climate: 22.5°C ± 1.5°C

Fresh Air Supply

Offices: Fresh air requirement min 10l/s per person @ 1person per 8m²
Toilets: 7 air change/hour/extract plus make-up air form main AHUs

Acoustics Level

Open Plan Office: NR35
Offices: NR35
Toilets: NR40
External Plant: NR45db at 30m or site boundary

Water Services

- 24 hour water storage shall be provided based on 40 l/person and one person per 8m².
- Potable water shall be available to each floor.
- All urinal cisterns shall incorporate a flow saving device.
- W.C. cisterns shall have a maximum flushing capacity of 6 litres.
- Rainwater harvesting shall be installed and stored at Basement level with collection on Roof Level. There shall be separate tanks for Blocks A&B and Block C.
- Domestic hot water will be generated and stored centrally for distribution around the building.

BUILDING MANAGEMENT SYSTEM

A complete Building Management Control System including all necessary motor control centres and front end PC shall be provided.

The Building Management Control System shall allow interface with the following:

- Fire Alarm
- Access Control
- Security Systems

The Building Management Control System shall provide the following:

- Status of all plant
- Record energy consumed, electrical and gas
- Monitor and adjust temperature set points
- Monitor and adjust time schedules and sequence of operation of all plant
- Be compatible for remote connections
- Have at least two user licences
- Allow for sub tenant billing

ELECTRICAL INSTALLATIONS

The LV switch room shall be designed to accommodate a main distribution board suitable for single tenancy metering but is also providing sub metering on a floor by floor basis. Block C will also be metered separately on a floor by floor basis.

Tenant Design Criteria:

The building shall be designed on the basis of 1 workstation per 8m². A minimum of 58w/m² available on each floor for general services, desk power and lighting.

Lighting:

Offices:
Energy efficient recessed modular LED dimmable luminaires and perimeter recessed circular LED downlights.

Reception:

Bespoke lighting design comprising LED luminaires.

Toilets:

Low Energy LED lighting scheme.

Car Park:

Energy efficient LED vapour proof luminaries.

Lighting Control:

Lighting control shall be included in the landlord design incorporating presence sensors and an ability to incorporate daylight control. The emergency lighting installation shall comply with IS3217 2013.

Standby Power Supply:

Standby generator shall be provided by the Landlord to support all firefighting and life safety systems in the building.

In addition, plant space at Basement Car Park level shall be provided to house a Tenant standby generator capable of meeting the complete electrical design requirements of the building. Space provision shall be given for three days' fuel storage.

PROTECTIVE SERVICES INSTALLATIONS

Fire Alarm System:

The fire alarm system shall comply with IS3218 2013. The system will be designed for L2/L3 coverage as defined in IS3218 2013. The fire alarm system will be fully addressable and capable of interfacing with other systems.

Security Systems:

The building shall come complete with landlord provided access control, CCTV and intruder alarm systems installed at main cores, main entrance, car park and exit points to the building. These systems should be IP type adaptable to an open network and fully expandable to incorporate the tenant's requirements. In addition, all doors and windows above ground level shall be provided with non-visible cable ways for the future installation of the following systems: alarms for emergency exit doors, access control system and entrance intercom. Non-visible cableways shall be provided throughout the building to allow for the future installation of a CCTV system.

Communication:

Multiple Telecom Providers are available in the area. Minimum of 2 entry locations for each building shall be provided.

SUSTAINABILITY TARGET

- BER Target is B1
- LEED Gold v4

Full Certification shall be provided.

PROFESSIONAL TEAM

A DEVELOPMENT BY



Marlet Property Group Limited (Marlet) is a Dublin based property developer focused on commercial and residential opportunities in the Dublin area.

In 2014, Marlet signed an exclusive funding agreement with M&G Investments, the fund management subsidiary of Prudential PLC which is a FTSE 100 company, which has seen total investment to date in excess of €500 million.

To date Marlet has acquired some 45 sites in Dublin comprising a mix of existing and future developments for circa 1 million sq ft of commercial space and over 5,000 residential units.

Marlet has the expertise to work with the complex planning process in Ireland, continuing to strive through design and consultation working with leading Designers, Architects, Engineers and other professionals and engaging top tier contractors to deliver their projects.

SOLE LETTING AGENTS



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PROFESSIONAL TEAM

Developer:	Marlet
Architect:	BKD Architects
Contractor:	Walls Construction
Structural Engineer:	OCSC
Building Services:	Metec
Quantity Surveyor:	KSN
Sustainability Consultants:	OCSC
Fire Consultant:	Maurice Johnson & Partners
Assigned Certifier:	BKD Architects
Solicitors:	Mason Hayes & Curran



A DEVELOPMENT BY

MARLET

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