

FIVE

DUBLIN  
LANDINGS

**04**  
AT A GLANCE

**20**  
THE PROPERTY

**06**  
THE LOCATION

**30**  
FLOOR PLANS

**18**  
OCCUPIERS

**36**  
CONTACTS

**16**  
TRANSPORT LINKS

# NEXT LEVEL OFFICE SPACE IS HERE



**77,392**  **SQ FT**  
**OF GRADE A OFFICE SPACE AVAILABLE**



One of the most

**PRESTIGIOUS OFFICE SCHEMES  
IN THE DUBLIN MARKET**



**DESIGN DENSITY  
1 PER 8**



**DOUBLE HEIGHT  
RECEPTION**



**2.8 METRES**  
Floor to Ceiling Height  
of Office Floors



**16**  
Secure basement  
car parking spaces



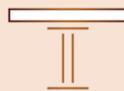
**90**  
Secure bicycle  
parking spaces



**19**  
Showers with drying  
facilities and **124 lockers**



**SUSPENDED CEILINGS**  
with perforated metal tiles  
and recessed LED lighting



**RAISED ACCESS FLOORS**  
with floor boxes wired for  
power and **cat 6 data**



**FOUR PIPE FAN  
AIR CONDITIONING**



**BREEAM  
OUTSTANDING**

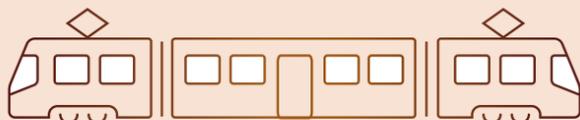


**LEED  
PLATINUM**



**BER  
TARGETED A2**

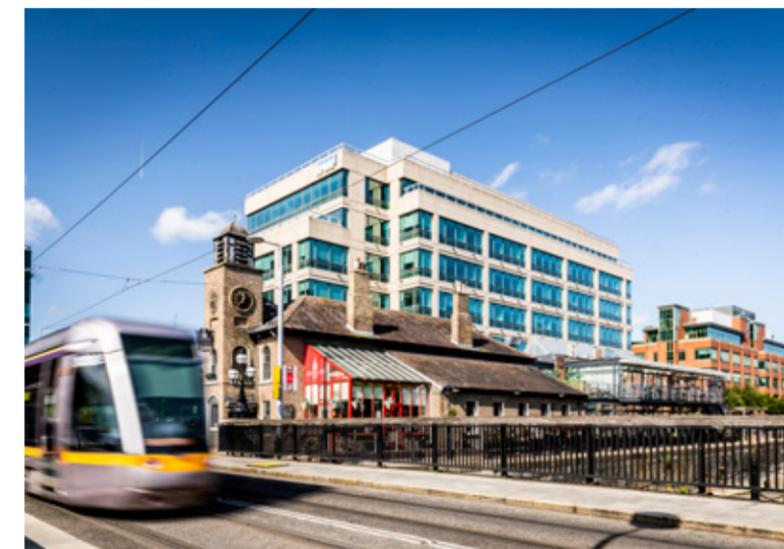
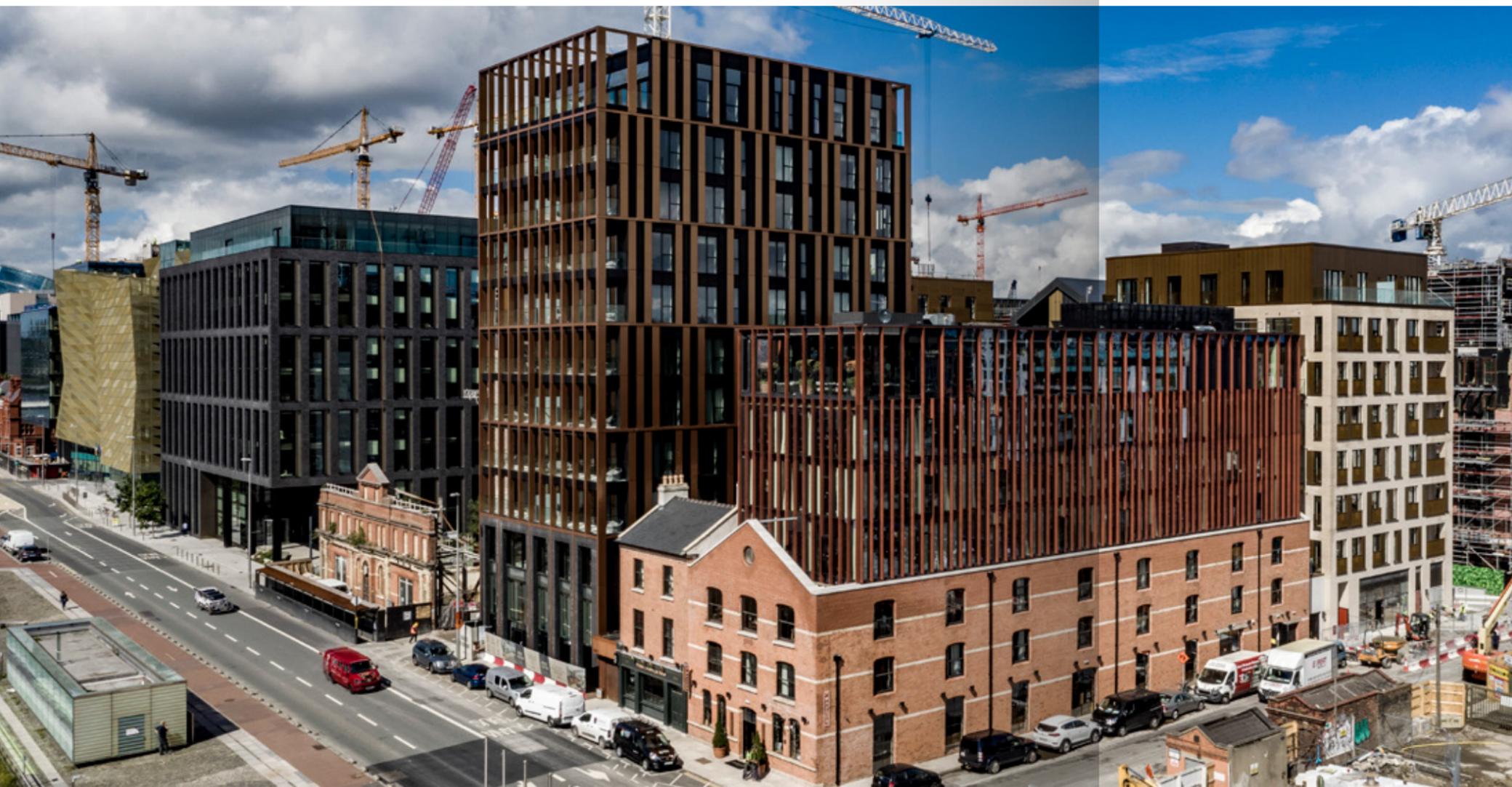
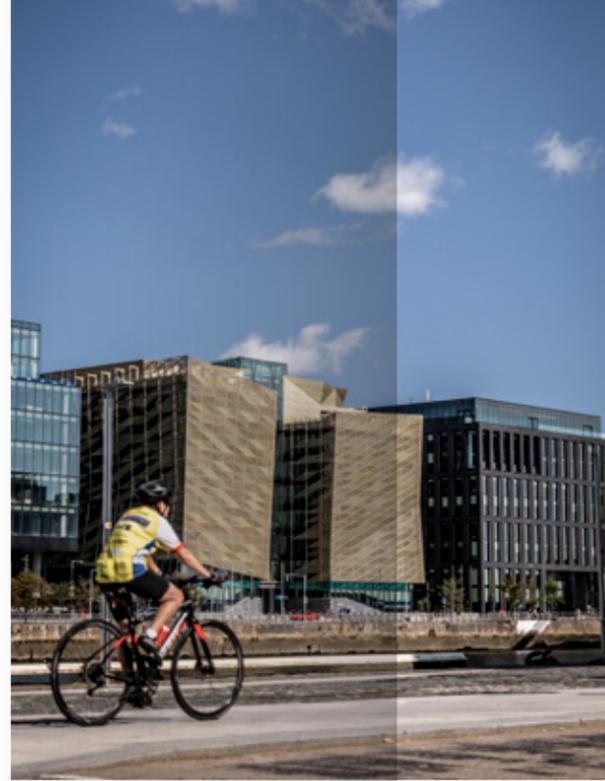
**THE LOCATION IS STRATEGICALLY POSITIONED CLOSE TO ALL TRANSPORT LINKS**



# THE LOCATION



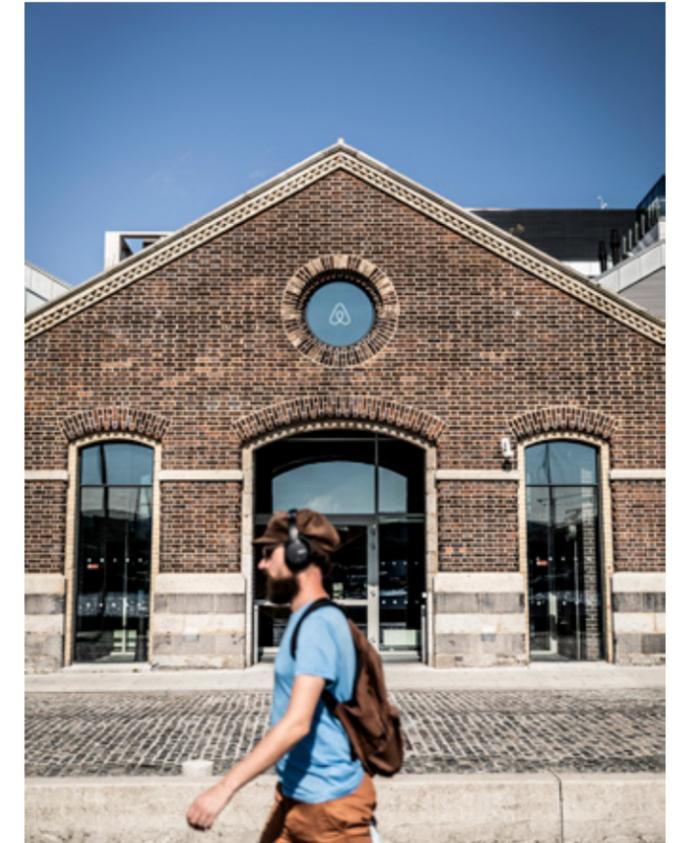
# AN INSPIRING ENVIRONMENT



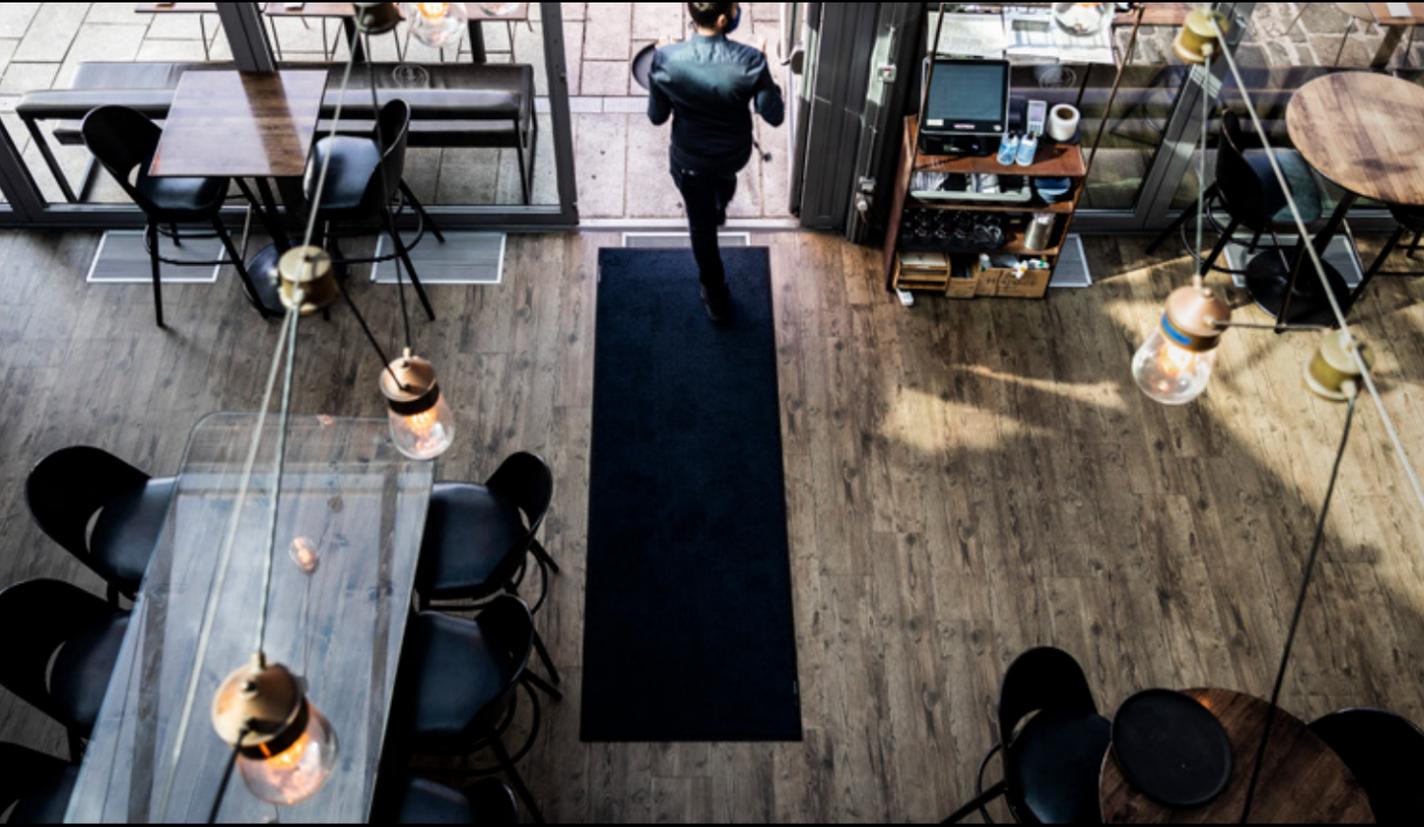
Dublin Landings is one of the most prestigious office schemes in the Dublin market, it has been developed to the highest standard and has raised the bar of office accommodation in the city centre.

Located on the North Bank, in the center of Dublin's Financial and Tech Districts. The area is already home to occupiers such as the Central Bank of Ireland, Yahoo!, PWC, Credit Suisse, NTMA, WeWork, Microsoft and the OPW. Featuring elements of nature from Ireland's coast and woodlands, Dublin Landings offers a unique combination of landscape and architecture.

# A THRIVING POPULATION



The area is home to a dynamic and cosmopolitan workforce. A highly skilled community that has put the city at the forefront of technology and innovation, and attracted some of the worlds biggest companies to Dublin's Docklands.



# A VIBRANT DISTRICT

The Docklands is a thriving district with a rich history and a bright future. Its streets teem with artisan cafés, award winning restaurants, theatres, galleries and authentic pubs.

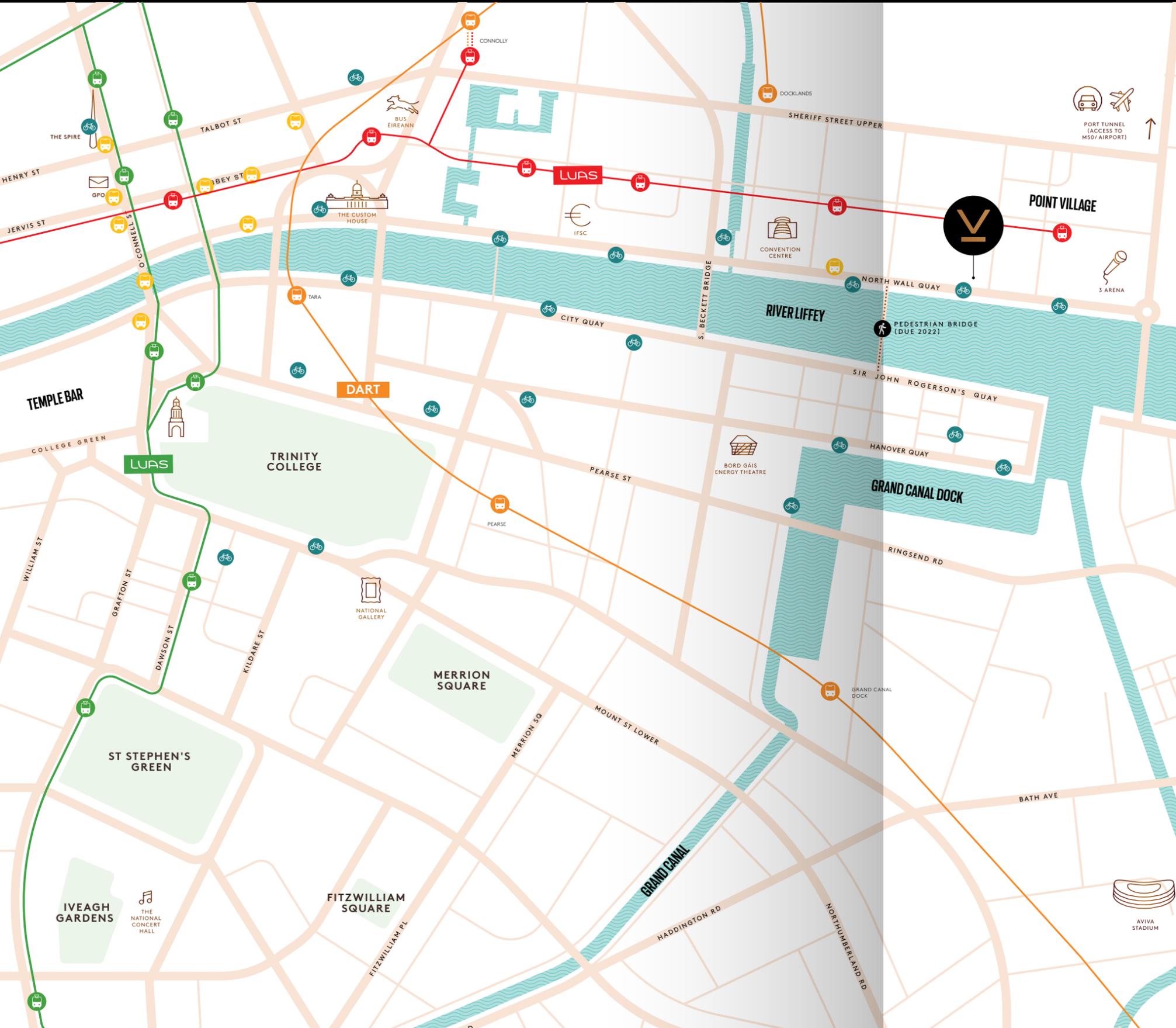




# AN ACTIVE LIFESTYLE

Dublin and its Docklands offer an unrivalled balance between living and working. Aside from the many places to meet and eat there is a number of sporting and leisure activities in the immediate vicinity where a healthy and happy lifestyle can be maintained.





# YOU'VE ARRIVED

The location is strategically positioned close to all transport links, with the Luas Red Line, Connolly Station and Port Tunnel all within the immediate vicinity.

- 
**Bus**  
 Available immediately on North Wall Quay
- 
**Dublin Bikes**  
 Available immediately on North Wall Quay
- 
**Luas**  
 2 minutes walk to Spencer Dock stop
- 
**DART**  
 6 minutes walk to Docklands Station and 14 minutes walk to Connolly Station
- 
**Dublin Port Tunnel**  
 4 mins drive
- 
**Airport**  
 14 minutes drive





**BUSINESS OCCUPIERS**

- |                             |   |                            |                        |
|-----------------------------|---|----------------------------|------------------------|
| 01. Central Bank of Ireland | 11. Metzler Credit Suisse & Custom House Global | 19. SEB Life International | 29. Boland Mills       |
| 02. NTMA                    | 12. The Convention Centre                       | 20. Matheson Fund Services | 30. Facebook           |
| 03. Salesforce              | 13. HubSpot                                     | 21. State Street           | 31. William Fry        |
| 04. WeWork                  | 14. BNY Mellon                                  | 22. JP Morgan              | 32. Link Asset Service |
| 05. Microsoft               | 15. Deloitte                                    | 23. Indeed                 | 33. BT Communications  |
| 06. Central Bank of Ireland | 16. Dillon Eustace                              | 24. Capital Dock           | 34. BNP Paribas        |
| 07. Quayside Quarter        | 17. McCann Fitzgerald                           | 25. Accenture              | 35. Accenture          |
| 08. Gilead Sciences         | 18. Beauchamps/BNY Mellon                       | 26. DocuSign               | 36. ESB Networks       |
| 09. PwC                     |   | 27. ESB                    |                        |
| 10. Optum UHG               |   | 28. Mason Hayes & Curran   |                        |

**FOOD & DRINK**

- |                                  |                                   |
|----------------------------------|-----------------------------------|
| 01. Brew Dog                     | 10. Boca Café                     |
| 02. The Bottle Boy               | 11. Spencer Dock Lunchtime Market |
| 03. Insomnia                     | 12. Il Valentino                  |
| 04. Spar                         | 13. Charlotte Quay                |
| 05. Pita Pit                     | 14. Herbstreet                    |
| 06. Salad Box                    | 15. Freshii                       |
| 07. 3FE                          | 16. Lolly & Cooks                 |
| 08. Osteria Lucio                |                                   |
| 09. Ryleigh's Rooftop Steakhouse |                                   |

**GYMS**

- |                           |
|---------------------------|
| 01. CrossFit 365          |
| 02. CrossFit Fianna       |
| 03. FLYEfit               |
| 04. Yoga Dublin Docklands |

# THE PROPERTY





Dublin Landings is a 1,000,000 sq.ft development comprising of 5 impressive office buildings, green streets and squares, a boutique hotel, 273 luxury apartments, and retail and leisure space.

Within this exciting new city, two office buildings – 4 & 5, have been combined to provide expansive and efficient open plan floorplates providing exceptional functionality and flexibility, ensuring the optimum working environment for potential tenants.

Dublin Landings 5 provides unrivalled quality throughout with a targeted BER rating of A2 which is the highest of all buildings in Dublin. The buildings will also achieve LEED Platinum and BREEAM Outstanding making it market leading in sustainability.

**UNRIVALLED  
QUALITY**

# SPECIFICATION

## KEY SPECIFICATION

- » Raised access floors with floor boxes wired for power and cat 6 data
- » Suspended ceilings with perforated metal tiles
- » Recessed LED lighting
- » Four pipe fan coil air-conditioning
- » Data cabling CAT 6
- » Shower and drying facilities
- » Secure bicycle parking
- » Secure basement carparking
- » LEED Platinum
- » BREEAM Outstanding
- » BER: Targeted A2
- » 19 showers
- » Changing facilities
- » 124 lockers
- » 16 car spaces
- » 90 bike spaces
- » Passenger lifts: 6 x 17 person passenger lifts  
3 x 15 person passenger lifts
- » Floor to ceiling height: 2.8m
- » Double height reception area

## MECHANICAL AND ELECTRICAL

### EXTERNAL DESIGN CRITERIA

- » Winter Temperature -3°C 100%
- » Summer Temperature 26°C (DB) Humidity 19.5°C (WB)

### WINTER INTERNAL DESIGN CRITERIA

- » Operative Temperature: Winter mode: 21 +/- 2 °C
- » Summer mode: 22.5 +/- 1.5 °C

### NOISE CRITERIA

- » Open Plan Office 40 NR
- » Offices 35 NR
- » Toilets 45 NR

### HEATING, VENTILATION & AIR CONDITIONING

- » Fresh air requirement min 12l/s per person at 1 person per 8m<sup>2</sup>
- » Each office floor is air conditioned (heating & cooling) utilising 4-pipe FCU systems served via 2 No. Gas fired Boilers (LPHW)/CHP Units and 2 Nos. Air Cooled Chillers (CHW)
- » The internal air-conditioning units are generally to be above ceiling concealed 4-pipe Fan Coil Units ducted to high induction diffusers. Return air grilles in the ceiling will allow for a return path

- » Dedicated critical cooling is provided by means of independent DX cooling with roof mounted condensers
- » Individual FCU's allows for an element of future flexibility
- » Heat meters are provided at each level to monitor energy usage
- » Demand Control Ventilation is utilised for each floor which controls fresh air delivery to floors based on CO2 concentrations

### PLUMBING & DRAINAGE

- » 24-hour water storage shall be provided based on 45 l/person
- » Two Format 30 cold water storage tanks provided in Basement -02
- » A Format 30 mains water break tank is provided with boosted supply
- » 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 is being included for toilet flush only

### SANITARY

- » The soils and waste installation shall be in lead free  $\mu$ PVC with provision for grease traps from kitchen
- » SVP's are provided in risers
- » Condensate will be piped to drainage stacks

### FIRE PROTECTION

- » Fully addressable fire alarm system (IS 3218) compliance – L1 System
- » Slave panels at each floor level for fire warden management with a Master panel at ground floor. Cat 6A comms link to CBol HQ main fire alarm panel
- » Voice Evacuation System Installed throughout
- » First aid fire fighting will be provided in accordance with building regulation requirements

### POWER

- » New Substation at DL5 will now supply NWQ, DL4 and DL5
- » Back up House generator on the Roof will provide redundancy for the full building and a Critical generator will provide back up for all critical and life safety services
- » Each floor has two sub distribution boards
- » Letting of top 3 no. Floors for third party tenants
- » Energy monitors on all boards to keep track of KWH consumption





#### VERTICAL TRANSPORTATION

- » Lift Sizes
  - 6 No. 1000kg (17 person)
  - 3 No. 1000kg (15 person)
- » Lift Speeds – 2.5m per second

#### LIGHTING

- » Energy Efficient LED lighting throughout controlled by DALI Lighting control system
- » Reception – Bespoke LED lighting design to reflect high quality reception area complete with automated control
- » Toilets & Showers– PIR controlled low energy LED luminaires
- » Landlord areas will be provided with standalone PIRs controlling recessed LED luminaires
- » Emergency Addressable Lighting Central Battery System

#### LIGHTING LUX LEVELS

- » Open Plan Office 400/500Lux
- » Toilets & showers 200lux
- » Corridors 200Lux

#### COMMUNICATIONS

- » 2No. SER (Satellite Equipment Rooms) per floor
- » 2No. Dedicated IT risers

#### SECURITY SERVICES

- » Security systems to be extension of existing systems.
- » Dedicated security risers
- » Biometric Access control as well as swipe and keypad for various levels of security
- » Automated security gates
- » Tourlock doors at reception
- » Car-park barrier system
- » External security speakers linked to ARC
- » Stentofon internal communication system

### ARCHITECTURAL FINISHES

#### RECEPTION SPACE

- » Grey Marble Natural Stone Flooring, Large Format Tiles 1200x600
- » White Marble Natural Stone Wall Lining, Large Format Tiles 1200x600 Acoustic, Slatted, Solid Oak Timber Wall linings
- » Tourlock Security Access Doors
- » Ceiling – Acoustic SAS Metal Accessible Ceiling System

#### RECEPTION FURNITURE & FITTINGS

- » Glass Pendant feature Lighting to Double Height Space (Bocci 14 pendants proposed)
- » Suspended chandelier light fitting about Reception Desk (Ross Gardam fitting proposed)
- » Reception Desk - Bespoke joinery item, Marble stone finish
- » Furniture, Rugs & floor lamps

#### RECEPTION WC

- » Marble Effect Grey Porcelain Wall Tiles, Large Format Tiles 1200x600 (Italgraniti Group, Orobico Grey)
- » Porcelain Herringbone Floor Tiles (Mutina Mews Soot)
- » Bespoke Mirror & Vanity (Solid Surface & Formica laminate panelling)

#### LIFT LOBBIES

- » Natural Leather Wall Panelling, Dark Green colour
- » Fumed Oak Wall Panelling & Doorsets
- » Stainless Steel Lift Reveals & Skirting
- » White Marble Natural Stone Flooring, Large Format Tiles 1200x600
- » Lift Finishes - Full Height Mirror back wall & full height black back painted glass flanking walls
- » Chrome handrails & fittings

#### WELFARE AREAS/WCS

- » Natural Stone Carrara Marble Mosaic Tiles to Vanity spaces
- » Bespoke Mirror & Vanities (Solid Surface & Formica laminate panelling)
- » White Porcelain Wall Tiles
- » Marble Effect Grey Porcelain Floor Tiles, Large Format Tiles 1200x600 (Italgraniti Group, Orobico Grey)
- » CP Lockers, Timber Veneer or HPL finish

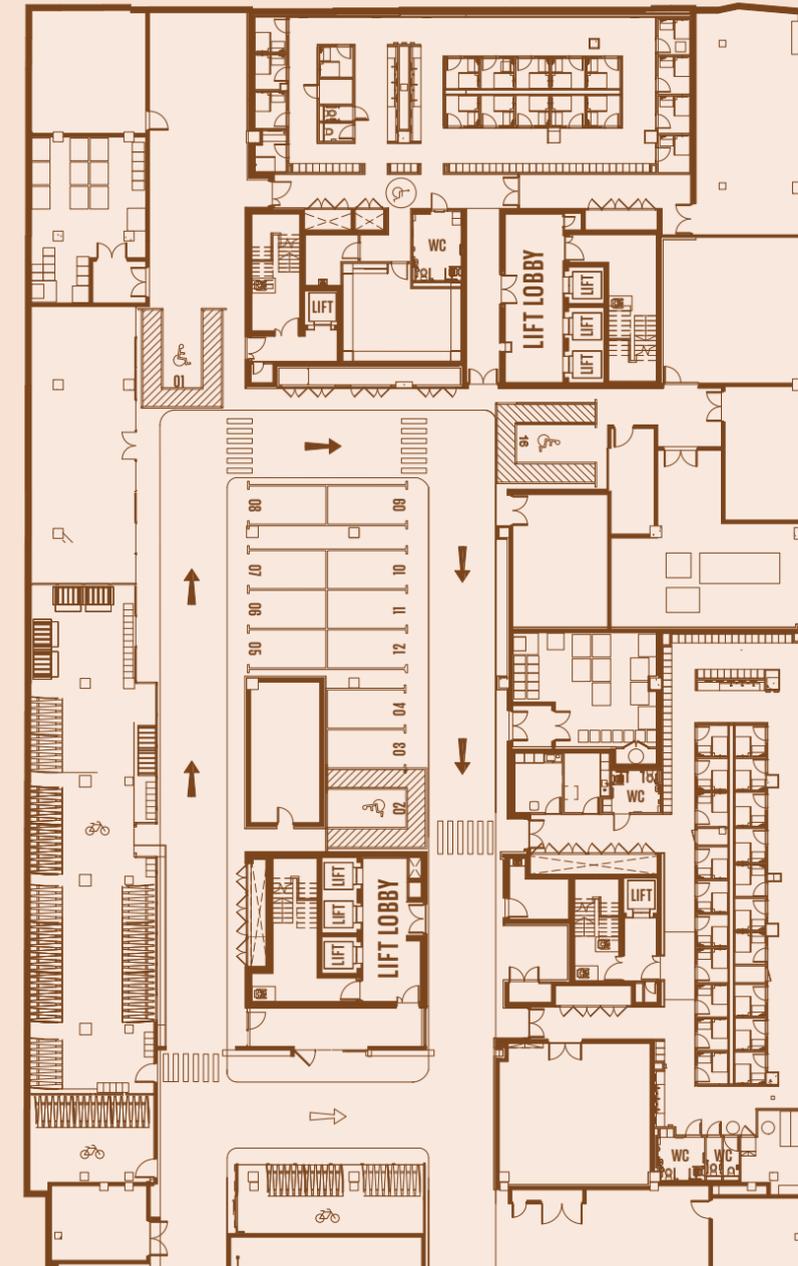


**EXPANSIVE FLOORPLATES**

# AVAILABILITY

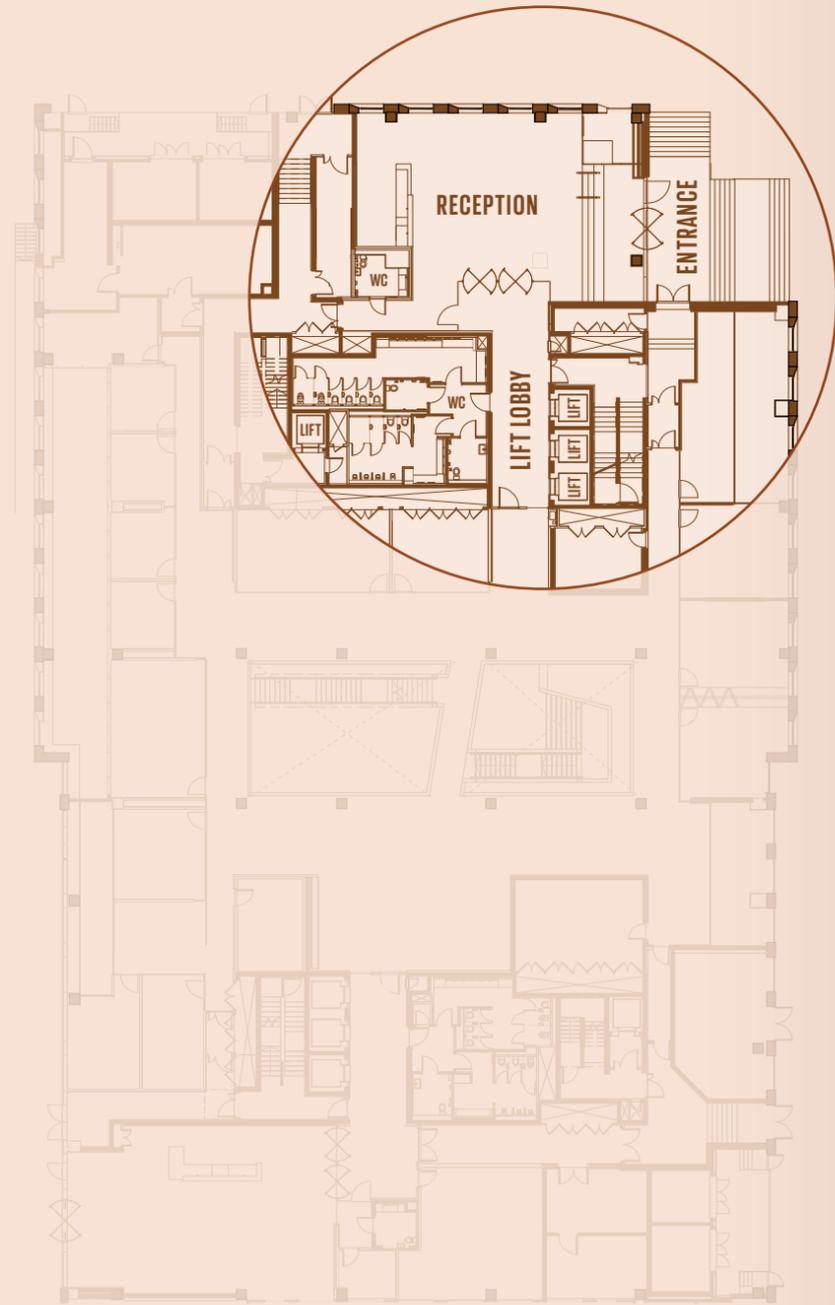
The available office accommodation can cater for many size requirements from 21,850 sq.ft. up to 77,382 sq.ft.

FLOOR	SQ.M.	SQ.FT.
Fourth	2,580	27,700
Fifth	2,580	27,700
Sixth	2,030	21,850
<b>TOTAL</b>	<b>7,190</b>	<b>77,382</b>



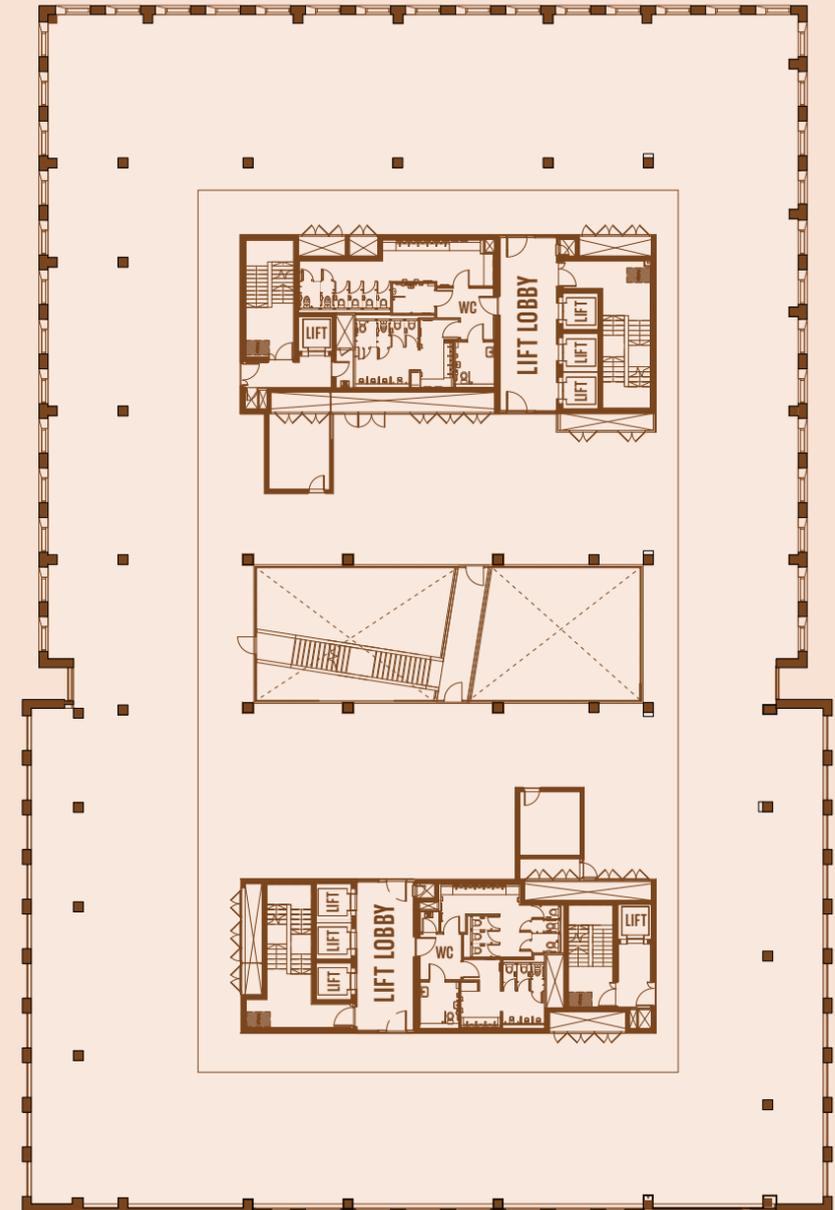
FLOOR

**-2**



FLOOR

G



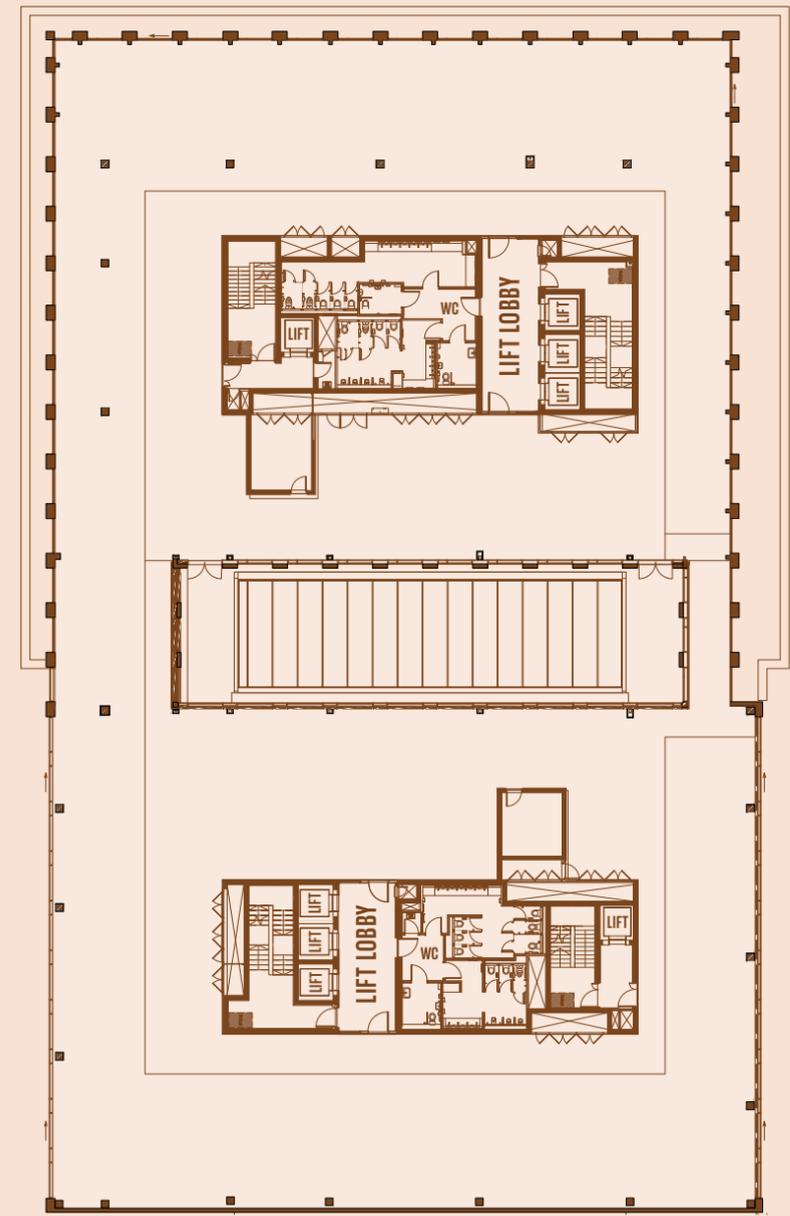
FLOOR

4



FLOOR

5



FLOOR

6



## CONTACTS

Lease terms and info available on request. Viewings strictly by appointment through the sole letting agents Lisney.



St Stephen's Green House,  
Earlsfort Terrace,  
Dublin 2, D02 PH42  
PSRA: 001848

### JAMES NUGENT

[jnugent@lisney.com](mailto:jnugent@lisney.com)  
01 638 2742

### REBECCA LONG

[rlong@lisney.com](mailto:rlong@lisney.com)  
01 638 2734

### MAEVE FURLONG

[mfurlong@lisney.com](mailto:mfurlong@lisney.com)  
01 638 2715

**Disclaimer:** Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

