

THE
GREENSIDE
BUILDING

DUBLIN 2





THE GREENSIDE BUILDING

DUBLIN 2

AN ICONIC OFFICE BLOCK
OF NOTABLE DISTINCTION,
OVERLOOKING ST. STEPHEN'S GREEN.





AT A GLANCE



AN ICONIC 9 STOREY
OFFICE BLOCK



40,348 SQ.FT. NIA



FORMS THE ENTRANCE
TO ST. STEPHEN'S
GREEN. SUPER
PRIME LOCATION.



PANORAMIC VIEWS
OF THE DUBLIN
MOUNTAINS AND
ST. STEPHEN'S GREEN



DISTINCTIVE FAÇADE -
A STANDOUT FEATURE



NINE EFFICIENT FLOOR
PLATES RANGING
FROM 3,000 SQ.FT.
TO 5,000 SQ.FT.



1,948 SQ.FT. OF
PRIVATE TERRACED
AREAS



COLUMN FREE FLOOR
PLATES - THE MOST
EFFICIENT IN DUBLIN



DOUBLE HEIGHT MAIN
RECEPTION AREA



CLEAR FLOOR TO
CEILING HEIGHTS
RANGING FROM
2.7M TO 3.8M



7 HIGH SPEC
SHOWERS INCLUDING
CHANGING & DRYING
ROOM FACILITIES



48 SECURE BICYCLE
PARKING SPACES &
LOCKER FACILITIES

CONTEMPORARY ELEGANCE

THE FEATURE FAÇADE
SETS THE TONE FOR THIS
BUILDING AND THE SENSE
OF QUALITY IS IMMEDIATELY
APPARENT.

This is achieved through the use
of premium materials such as
bespoke feature lighting, painted
plastered and concrete ceilings,
marble panelled walls with patterned
concrete, floor to ceiling glazing and
Terrazzo flooring.

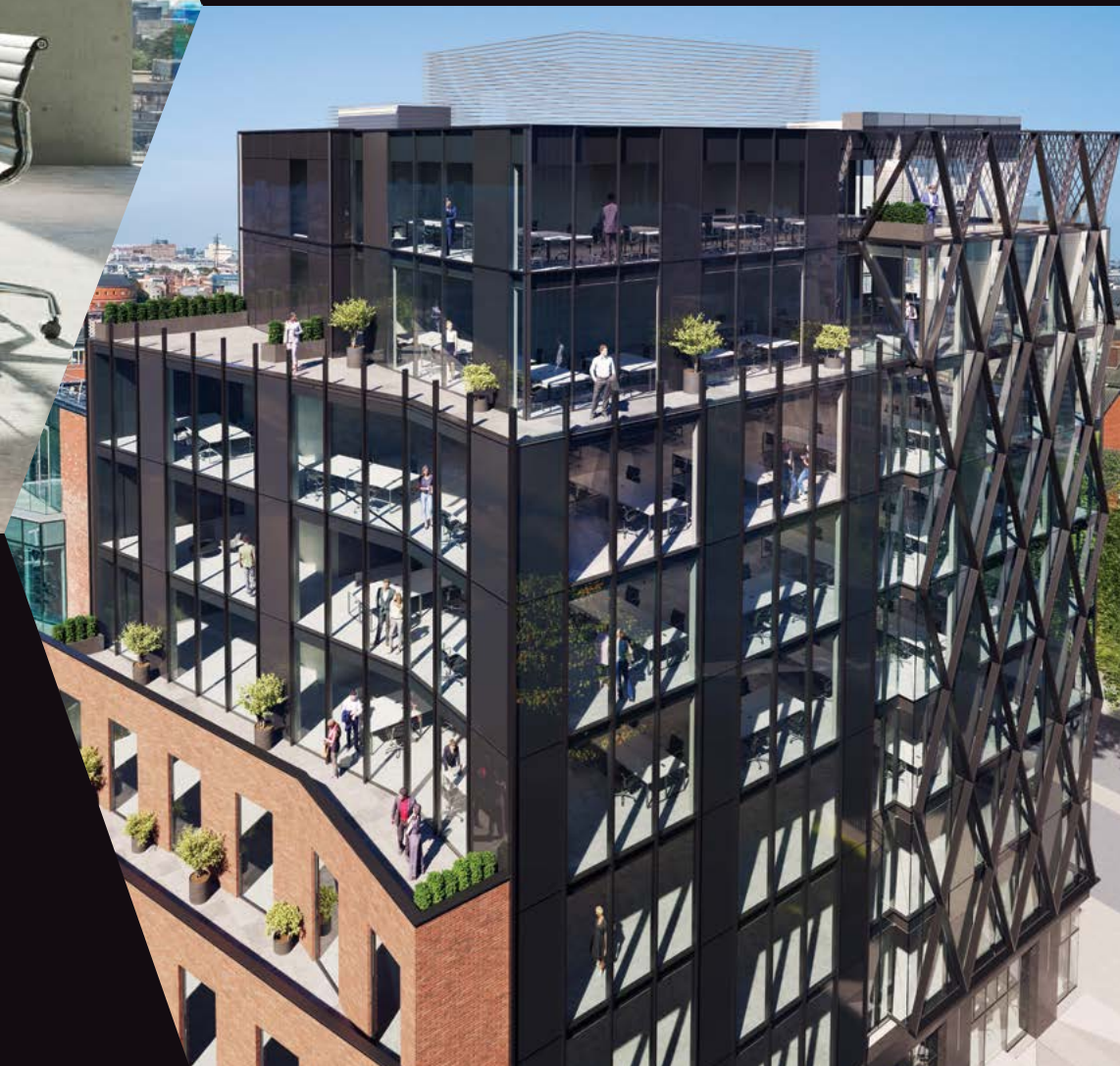






ELEVATED VIEWS OF
ST. STEPHEN'S GREEN
& DUBLIN MOUNTAINS

The statement design features include extensive terraces and a high specification curtain wall with distinctive diagonal brise soleil.



LIGHT-FILLED & VERSATILE FLOOR PLATES

RANGING FROM
3,000 SQ.FT. – 5,000 SQ.FT.

ARGUABLY THE MOST
EFFICIENT MICRO FLOOR
PLATES IN THE CITY

**UP TO 55 WORK STATIONS PER FLOOR
- INCREDIBLY EFFICIENT**

600 X 600 RAISED ACCESS FLOOR

HIGH QUALITY CARPET TILE

EMULSION PAINTED DRY LINED WALLS

2.7 M FLOOR TO CEILING GLAZING

1200 MM X 300 MM SUSPENDED METAL CEILING

PLASTER BOARD BULKHEAD WITH SUPPLY
& EXTRACT GRILLES

LED LIGHT FITTINGS

4 PIPE FAN COIL AIR-CONDITIONING





IVEAGH GARDENS

ST. STEPHEN'S GREEN

SHELBOURNE
HOTEL





LOCATION IS EVERYTHING

Location is everything and set between St. Stephen's Green and the emerging Camden Quarter, The Greenside Building provides an occupier all the city has to offer.

EVERYTHING CLOSE BY

ARTS & CULTURAL

- 1 The National Gallery of Ireland
- 2 National Museum of Ireland
- 3 The National Library
- 4 Dublin Castle
- 5 Mansion House
- 6 Trinity College Dublin
- 7 Whelan's
- 8 National Concert Hall
- 9 The Gaiety Theatre

CAFÉS/RESTAURANTS

- 10 Bunsen Wexford Street
- 11 Las Tapas De Lola
- 12 Hang Dai Camden Street
- 13 Patrick Guilbaud
- 14 Meltdown
- 15 Network Coffee
- 16 The Green House
- 17 Fire
- 18 One Pico
- 19 Marco Pierre White
- 20 Fallon & Byrne
- 21 Shanahan's on the Green

RETAILERS/SHOPPING

- 22 Brown Thomas
- 23 Stephen's Green Shopping Centre

HOTELS

- 24 The Dean Hotel
- 25 The Shelbourne
- 26 The Fitzwilliam Hotel
- 27 The Green Hotel
- 28 The Westbury
- 29 Cliff Townhouse
- 30 Conrad Hotel

HEALTH AND FITNESS

- 31 ICON Health Club
- 32 The Spa at the Shelbourne
- 33 Metabolic Fitness

BARS AND NIGHT LIFE

- 34 Flannery's Bar
- 35 Against the Grain Camden Street
- 36 O'Donoghues
- 37 Bourke's
- 38 Camden Exchange
- 39 Anseo
- 40 The Jar

LIFESTYLE

- 41 St. Stephen's Green
- 42 Iveagh Gardens
- 43 Merrion Square
- 44 Grafton Street
- 45 Powerscourt Centre
- 46 George's Street Arcade
- 47 Wexford Street
- 48 Fade Street
- 49 South William Street
- 50 Wicklow Street
- 51 South King Street



LUAS GREEN LINE



DUBLIN BIKES



BUS



TAXI



DART



PROPOSED METRO LINE



LUAS RED LINE



13

TARA STREET

CITY QUAY

PEARSE STREET

PEARSE STREET

TRINITY COLLEGE

DAME STREET

GEORGE'S STREET

GRAFTON STREET

NASSAU STREET

MOLESWORTH ST.

DAWSON STREET

KILDARE STREET

BAGGOT STREET

FITZWILLIAM SQUARE

ST. STEPHEN'S GREEN

IVEAGH GARDENS

THE GREENSIDE BUILDING

HARCOURT STREET

LEESON STREET LOWER

PEMBROKE STREET

WILTON TERRACE

CANAL ROAD

LEESON STREET UPR

CHARLEMONT STREET

RICHMOND STREET

HARRINGTON STREET

CAMDEN STREET

CUFFE STREET

CAPELL STREET

ORMOND QUAY

TRANSPORT LINKS

RIGHT BESIDE LUAS AND BUS STOPS AND WITHIN ONE OF THE CITY'S MAIN TRANSPORTATION HUBS.



THE PERFECT SETTING

RETAIL

THE GREENSIDE BUILDING IS A FEW MINUTES WALK FROM GRAFTON STREET, DUBLIN'S PREMIER SHOPPING AND DINING LOCATION. DAWSON STREET IS CLOSE BY AND PROVIDES PREMIUM BARS AND NIGHTLIFE OPTIONS.





COFFEE,
DINING AND
MUCH MORE

ON THE DOORSTEP
OF ONE OF THE
CITY'S MOST
COSMOPOLITAN
DISTRICTS. CAMDEN
STREET & WEXFORD
STREET OFFERS
EVERYTHING FROM
A QUICK COFFEE
TO ROCK VENUES.



CULTURAL & LIFESTYLE

TAKE IN A CONCERT AT THE
NATIONAL CONCERT HALL, A
SHOW IN THE GAIETY THEATRE
OR WANDER THROUGH
THE NATIONAL GALLERY.
THE AREA ALSO PLAYS
HOST TO A NUMBER
OF WORLD FAMOUS
HOTELS INCLUDING
THE SHELBOURNE,
THE MERRION HOTEL
AND THE WESTBURY.



TOUCH-FREE DESIGN SOLUTIONS

A FIRST FOR IRELAND



TOUCH FREE
ACCESS CONTROL
DEVICES



AUTOMATED
OPENING
DOORS



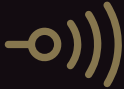
UPGRADED
AIR QUALITY
FILTRATION
SYSTEMS



INTEGRATED
SMART PHONE
TECHNOLOGY
FOR LIFT
FUNCTIONALITY



TOUCH FREE
SECURITY
TURNSTILES



OCCUPANCY
SENSORS TO
OFFICES AND
CHANGING
ROOMS



TOUCH FREE
OPERATION
OF SANITARY
FITTINGS



TEMPERATURE
CHECK SENSORS
IN THE RECEPTION
LOBBY





TARGET GREEN CREDENTIALS

BER A3

In terms of its environmental impact, The Greenside Building has been designed to meet the latest environmental, sustainability and digital connectivity standards. The building will carry a BER A3 energy rating and is being designed to achieve, NZEB, LEED Gold certification, WIREDSCORE Gold, and a WELL building Gold standard.



WIREDSCORE

WiredScore is the digital connectivity rating system, to assess, improve and benchmark the building. The building is targeting a Wirescore Gold Rating. This rating ensures the building has excellent connectivity to external Telco provider networks, diverse entry points into the building, a dedicated Telco room with adequate power and back-up power for active equipment within Telco room, dedicated diverse wire ways from incoming telco room to each floor via dedicated cable containment within vertical risers and floor voids.



LEED GOLD

The building is targeting a LEED Gold certification. The certification ensures the building is also designed and built for high energy and water efficiency. The building is designed to achieve a 39.6% indoor water use reduction through the use of water efficient sanitary fittings. The building also factors in climate resilience measures by installing light coloured paving to reflect heat meanwhile the buildings green roof will help manage heavy rainfall and support habitat.



WELL GOLD

The building is targeting a WELL Gold certification. WELL focuses solely on the health and wellness of the building occupants. The building has been designed to provide a high quality indoor environment – high quality indoor air, water and light, acoustic and thermal comfort. The building will measure these qualities periodically, and incorporated maintenance policies to ensure the building is kept to the WELL standard.



NZEB

When complete the building will be a Nearly Zero Energy (NZEB) compliant building. This is achieved through the use of a high performance building fabric and energy efficient mechanical and electrical equipment.



EXCEPTIONAL SPECIFICATION THROUGHOUT

A STANDOUT IN THE MARKET

Terrazzo tiled floor to WCs

Vinyl flooring to shower rooms

Part Marble and part patterned concrete walls to WCs

Marble vanity counter with bespoke wash basins

Lacquered panelled cubicle system.

Touch free sanitary fittings

Large format mirrors

Bespoke lockers and benches

Tiled walls to shower units.

Exposed concrete ceilings





SCHEDULE
OF AREAS

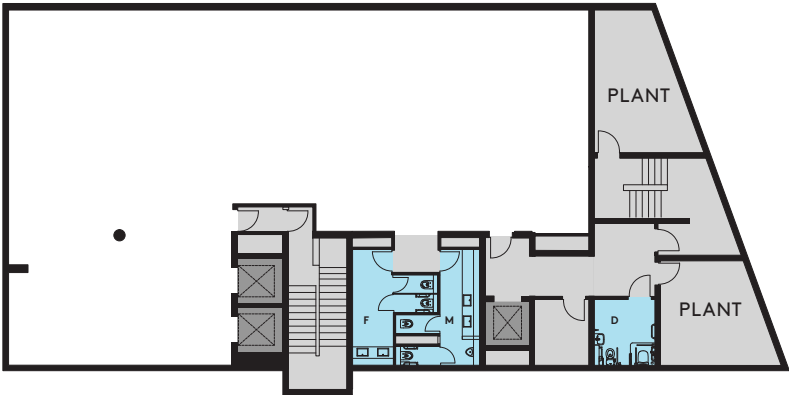
FLOOR	SQ. M.	SQ. FT.
GROUND	311.30	3,351
1ST FLOOR	316.00	3,401
MEZZANINE	-	-
2ND FLOOR	425.60	4,581
3RD FLOOR	462.00	4,973
4TH FLOOR	429.90	4,627
5TH FLOOR	399.80	4,303
6TH FLOOR	399.80	4,303
7TH FLOOR	390.00	4,198
8TH FLOOR	326.20	3,511
9TH FLOOR	287.80	3,098
TOTAL	3,748.40	40,348

The above approximate net internal areas have been provided by the Architect.

FLOORPLANS

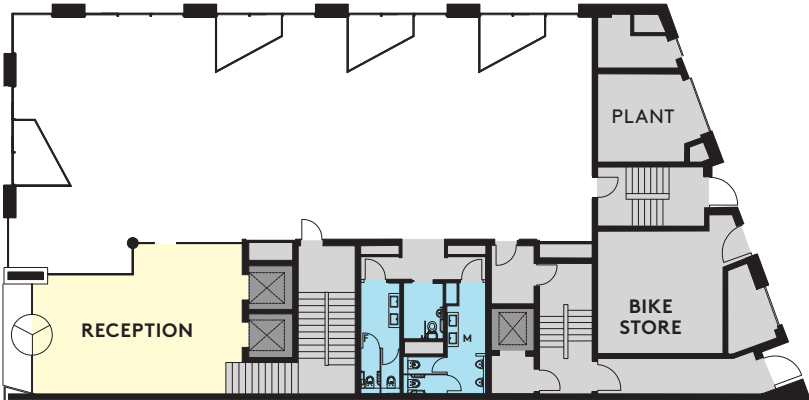
GROUND FLOOR

AREA SQ M	AREA SQ FT
311.30	3,351
TENANT SHOWER AREA (DISABILITY)	
1 SHOWER	



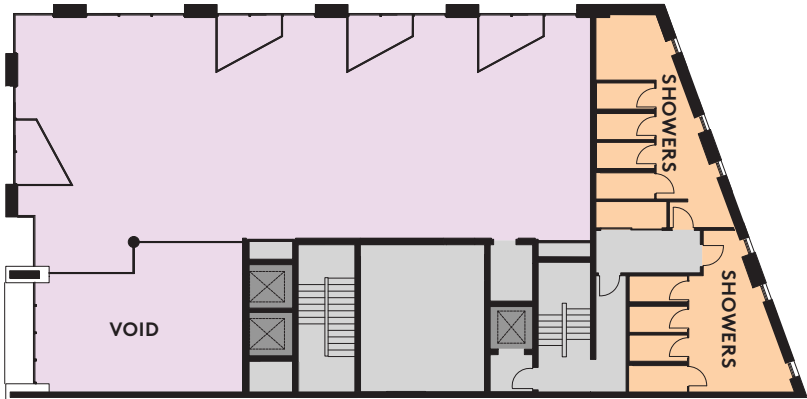
1ST FLOOR

AREA SQ M	AREA SQ FT
316	3,401



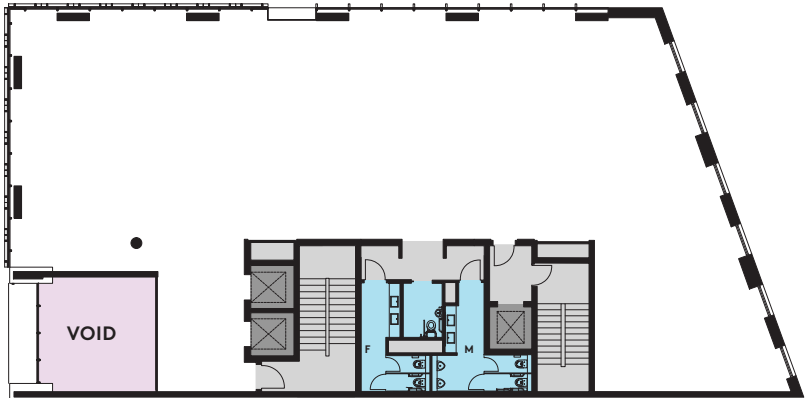
MEZZANINE FLOOR

TENANT SHOWER AREAS
6 SHOWERS



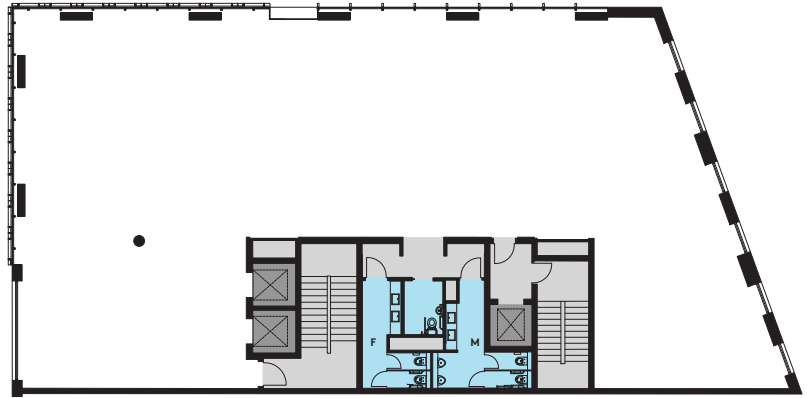
2ND FLOOR

AREA SQ M AREA SQ FT
425.60 4,581



3RD FLOOR

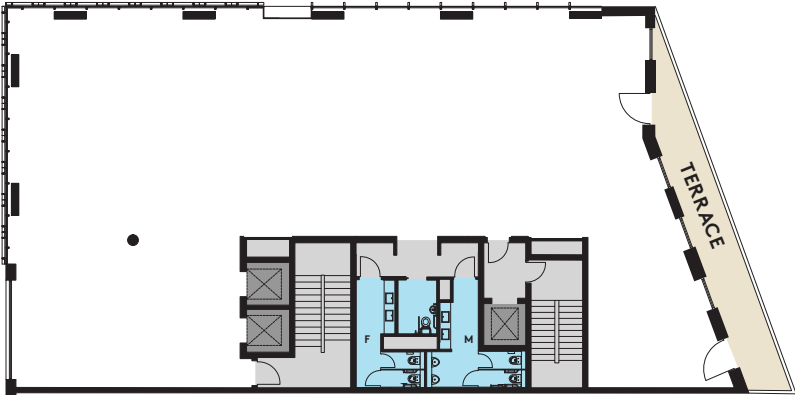
AREA SQ M AREA SQ FT
462.00 4,973



4TH FLOOR

AREA SQ M	AREA SQ FT
429.90	4,627

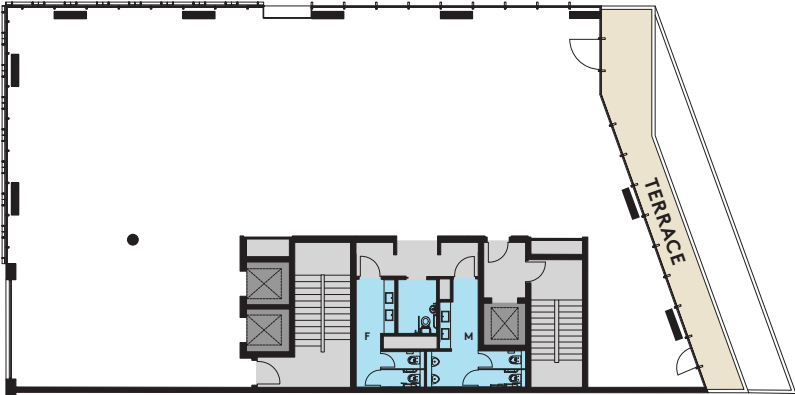
TERRACE	
AREA SQ M	AREA SQ FT
30	323



5TH FLOOR

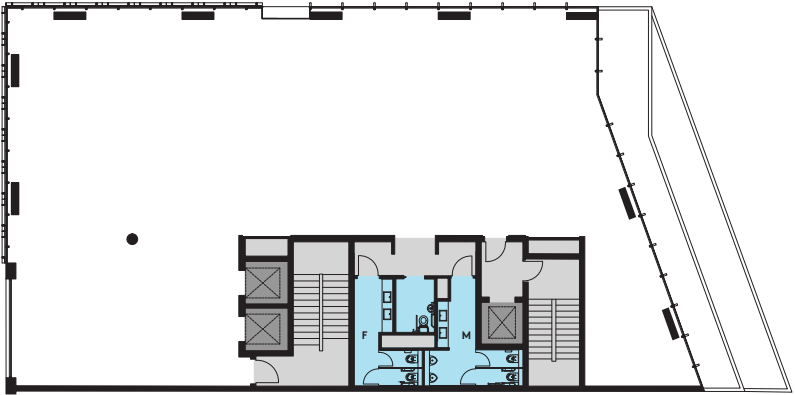
AREA SQ M	AREA SQ FT
399.80	4,303

TERRACE	
AREA SQ M	AREA SQ FT
33	355



6TH FLOOR

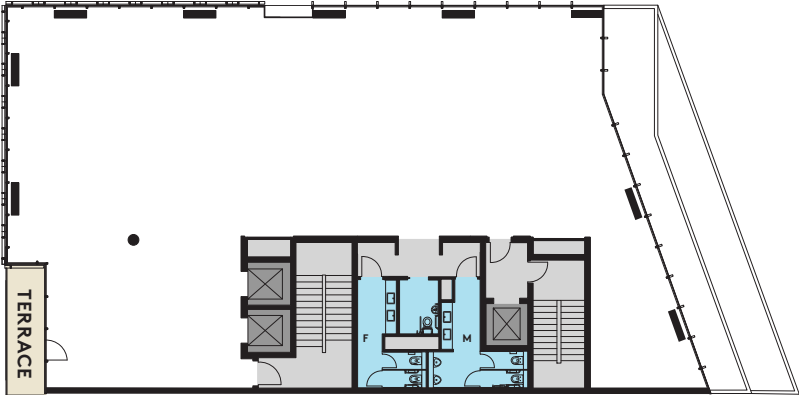
AREA SQ M	AREA SQ FT
399.80	4,303



7TH FLOOR

AREA SQ M	AREA SQ FT
390.00	4,198

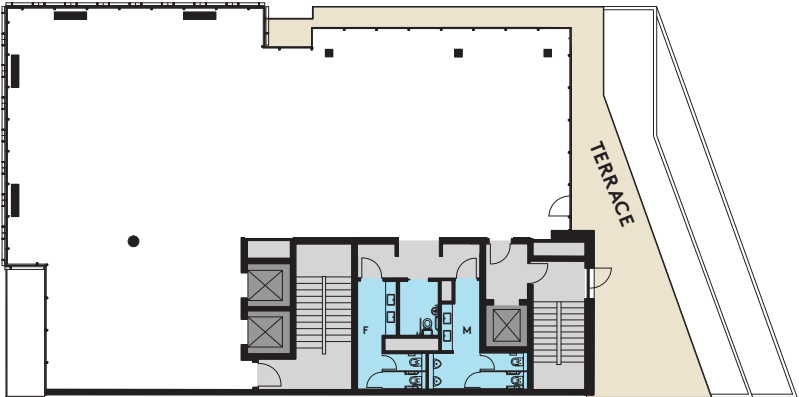
TERRACE	
AREA SQ M	AREA SQ FT
11	118



8TH FLOOR

AREA SQ M	AREA SQ FT
326.20	3,511

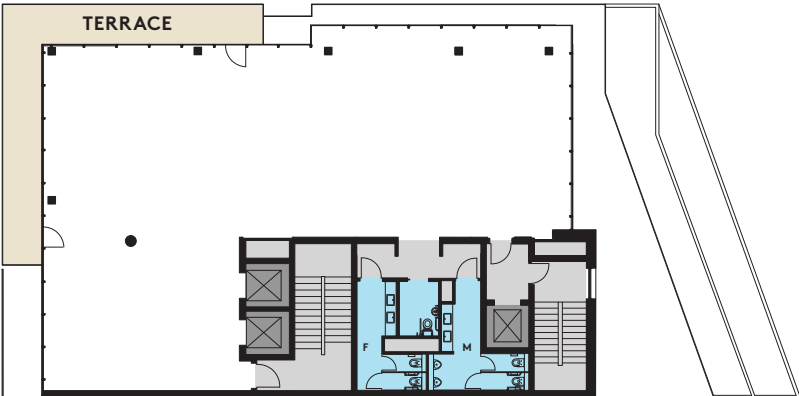
TERRACE	
AREA SQ M	AREA SQ FT
67	721



9TH FLOOR

AREA SQ M	AREA SQ FT
287.80	3,098

TERRACE	
AREA SQ M	AREA SQ FT
40	431



SPACE PLANS

Typical Floor NIA 462 sq.m

1:8 PERSONS

Open Plan Office - 55 workstations

2 No. Single Offices - 2 workstations

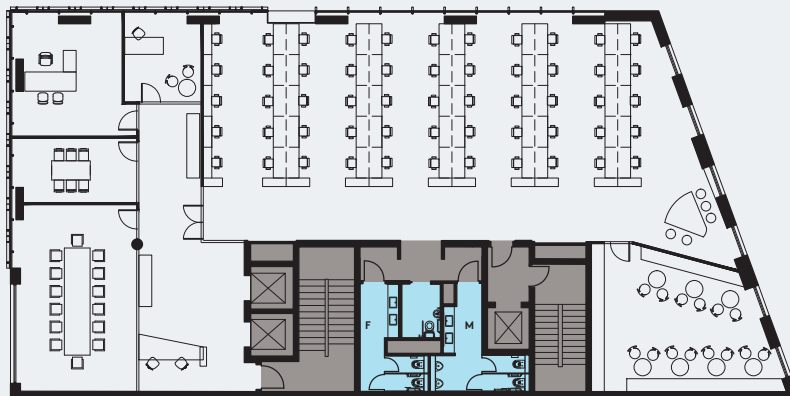
1 Reception 1 workstations

1 No. Meeting Room

1 No. Board Room/Meeting Room

1 Breakout Area

1 No. Kitchen



1:10 PERSONS

Open Plan Office - 34 workstations

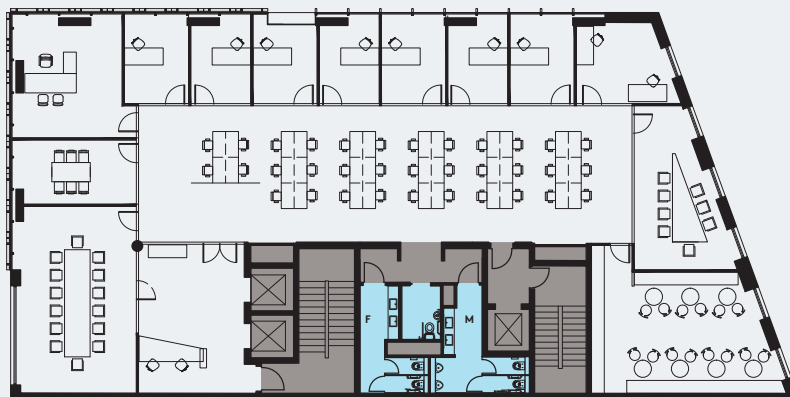
8 No. Single Offices - 8 workstations

1 No. 2 Person Office - 2 workstations

1 Reception - 2 workstations

2 No. Meeting Rooms

1 No. Board Room/Meeting Room



1:12 PERSONS

Open Plan Office - 32 workstations

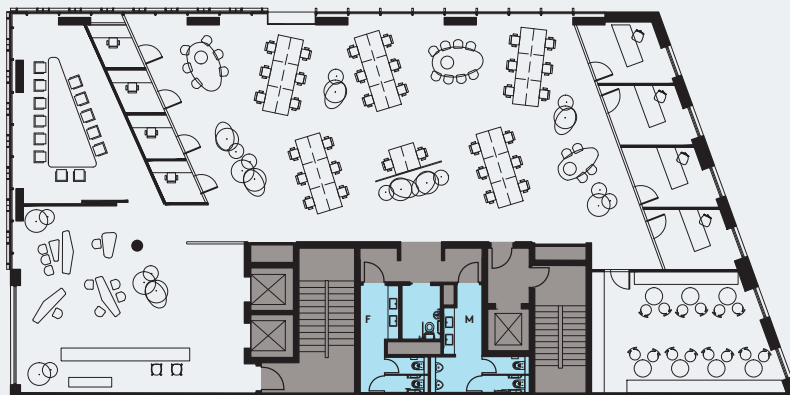
4 No. Single Offices - 4 workstations

1 Reception - 2 workstations

4 No. Booths

1 No. Board Room/Meeting Room

1 Kitchen



SUMMARY SPECIFICATION

High performance curtain wall and glazing

Powder coated aluminium diagonal brise-soleil

1,948 sq.ft of private landscaped terraces

4 pipe fan coil air-conditioning

3.8 m floor to ceiling at ground floor

2.7 m floor to ceiling on all upper floors

Planning module 1.5m square generally throughout

Office floor loading 4.0kN per m²

2 no. 13 passenger lifts serve the upper floors

1 no. firefighting lift

Lift waiting time <25 seconds

48 secure bike parking spaces

7 high spec showers with changing, locker & drying room facilities

OUTLINE SPECIFICATION

OCCUPANCY

Means of escape: 1 person per 6 m²

Internal climate: 1 person per 8 m²

Lift provision: 1 person per 8 m²

Sanitary provision: 1 person per 10 m²

PLANNING MODULE

1.5m square generally throughout

FLOOR LOADINGS

Office floors:

4.0kN per m² (+ 1.0kN per m² partitions)

Ground floor: 4.0kN per m²

Lift lobby & toilet areas: 4.0kN per m²

External terraces: 4.0kN per m²

Plant rooms: 7.5kN per m²

Areas of roof outside plant areas:
1.5kN per m²

Bicycle storage: 2.5kN/m²

Shower areas: 5.0kN per m²

FLOOR HEIGHTS

Ground to First Floor: 4.8m

General Office Floor to Floor: 3.6m

Raised Access Floor Zone: Nominal 150mm

Floor Construction: Reinforced concrete flat slab

STRUCTURE

The new structural elements consist of twin-wall reinforced concrete lift and stair core walls, reinforced concrete columns, and post tensioned reinforced concrete flat slabs. Internal non-loadbearing walls will either be twin wall concrete or lightweight block. The façade on upper levels is structured

glazing and curtainwall glazing with feature diagonal brise-soleil on the Cuffe Street frontage and brick cladding on the southern façade.

EXTERNAL FINISHES

The building façades are composed of a combination of high-quality materials consisting of brick, Limestone cladding, double glazed aluminium windows, curtain walling with powder coated aluminium diagonal brise-soleil.

Windows and curtain walling will be polyester powder coated thermally broken, pressure equalised discretely self-draining double glazed aluminium sections.

OFFICES

Occupancy sensors in office areas.

Walls: Emulsion painted generally

Floors: 600mm x 600mm raised access flooring

Doors: Painted timber doorsets

Columns: Fair faced concrete

Ceiling: Metal suspended ceiling system. Perforated 1200mm x 300mm metal ceiling tiles with linear plasterboard margins & bulkheads. System will incorporate light fittings, diffusers, supply & extract grilles, smoke detectors etc. Painted plasterboard bulkheads to perimeter will incorporate slot diffusers and perimeter lighting

OUTLINE SPECIFICATION

RECEPTION & LIFT LOBBY

Touch free access control devices.
Automated opening door.
Anti bacterial surfaces.
Temperature check sensors in reception area.

Floors: Terrazzo

Internal Walls: Part large format natural stone; part exposed concrete; part lacquered timber panelling

Ceilings: Part emulsion painted suspended MF plasterboard ceiling & part concrete

Doors: Glazed fire rated doorsets

TOILETS

Touch free operation of sanitary fittings.
Walls: Part patterned sandblasted concrete, part stone, part large format mirrors

Floors: Terrazzo tiled floor

Ceilings: Metal mesh suspended ceiling system

Doors: Painted timber doorsets

WC Cubicles: Full height toilet cubicles

Vanity Units: Stone counter top with surface mounted wash basins & flush mounted mirror over

Sanitaryware: Wall hung WC pans and urinals with concealed cisterns

SHOWER & CHANGING FACILITIES

Occupancy sensors in changing areas.
7 no. self-contained shower/changing rooms are being provided including
1 no. Universal Access shower room.

ACCESSIBILITY

Universal access is provided to the building from the all entrances. All parts of the office accommodation are accessible from the internal circulation spaces. Accessible WC's are provided at each floor level. Additionally, ambulant disabled accessible cubicles are provided at each floor level. An accessible shower and changing room is provided at Lower Ground Floor level.

BICYCLE PARKING

Bicycle spaces: 48 no. secure spaces located at basement level.

PASSENGER LIFTS

Smart phone technology for lifts.
Manufacturer: To be confirmed.
Size: 2 no. 13 person – serving all floors
1 no. 13 person fire fighting
Lift Car Finish: Flooring to match Reception. Other finishes to be bespoke.
Waiting time: Passenger lift peak average interval is less than 25 seconds.

MECHANICAL & ELECTRICAL INSTALLATION

TELECOM PROVISION
Multiple Telco providers are located close to the proposed development and Telco access to the building will be at basement level, and via two diverse locations.
ESB
A dedicated ESB Sub Station is located at ground floor level with the building main switchroom located adjacent.

DESIGN HEATING

The heating requirement for the building will be provided by a Multipurpose Unit Compressor Heat Pump) located at roof level.
Low pressure hot water will be pumped to the fan coil unit's, the AHU heating coils and the core area radiators.
The LPHW pipework shall be distributed through the building in the core.
Space heating shall be provided to the core areas via a steel panel radiator located at ground floor level.
Variable speed low-energy pumps on all circuits.

COOLING

Heating and cooling shall be provided to the office space via four pipe fan coil units.
Each fan coil unit will have water side control, via a 2-port valve. Each fan coil unit will be provided with LPHW and chilled water services as described above.
Each fan coil will also have a condensate drain piping system with is also routed through the false ceiling.
Each fan coil unit shall consist of three/ four, ducted branches, which shall supply heated/chilled air to the office space, via a plenum box and supply grille with variable speed low-energy pumps on all chilled water circuits.

VENTILATION

Upgraded air quality filtration systems.
Fresh air requirement min 12 l/s per person @ 1 person per 8m² Fresh air is to be supplied to the office from an air handling unit located on the roof.
The AHU will consist of a supply and extract unit complete with a heat recovery section. The supply air unit shall be complete with heating and

cooling coil. Attenuation shall be installed on the ductwork.

Heat Recovery in heating and cooling mode, Variable speed driven roof mounted AHUs.

BEMS

An intelligent building energy management system with cloud based connectivity will be provided to control and monitor all functions of the HVAC and water systems within the building, the BEMS will interface with the building life safety systems.

Standby Generator

A standby generator is provided to give electrical backup to the fire lift and the building life safety systems.

LIGHTING

Energy Efficient LED lighting throughout, control of the lighting systems will be by means of an intelligent lighting control system which will provide occupancy/presence control and daylight harvesting.

Design Parameters: Winter Temperature

Outside: -3°C dB saturated

Internal Office: 21°C ±2°C. No RH Control

Toilets: 19-21°C. No RH Control

Reception: 1°C ±2°C. No RH Control

Summer Temperature

Outside: 26°C db 19.5°C wb

Internal Office: 22°C ±2°C. De-humid control only

Toilets: 22°C ±2°C. No RH Control

Reception: 21°C ±2°C. De-humid control only

Fresh Air Supply

Offices: 10 litres/sec/person at 1 person per 8m²

Toilets: 10 Air Change/hr/Extract plus make-up air

Acoustics Level

Office: NR35

Toilets: NR40

Staircores: NR45

Reception: NR40

Water Services

24 hour Water Storage at 45L/person

ELECTRICAL INSTALLATIONS

The building has an ESB Substation and provision for Multi-Tenant metered LV Power Supply – 1 meter per floor.

One Sub-Distribution Board is provided on each floor for Tenant use.

Design Criteria

One Person per 8m²

Lighting: 7w per m²

Small Power: 23w per m²

Misc. Small Power: 20w per m²

Lighting

Offices: Energy efficient LED modular recessed

Luminaires selection to comply with the design intent of CIBSE Lighting Guide LG7

Reception: Bespoke Lighting Design to reflect high quality Reception Area

Toilets: Low energy lighting scheme provided

Lighting Control

The main tenant lighting control system will be provided with presence/day light sensors.

Landlord areas will be controlled via standalone presence sensors.

Emergency Lighting to IS 3217.

BUILDING MANAGEMENT SYSTEM

Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems.

PROTECTIVE INSTALLATION

Fire Alarm System

The proposed fire detection and alarm system to be provided will be designed, installed and commissioned in accordance with IS 3218: 2013 such to achieve minimum L1 category coverage.

Security Systems

An IP based CCTV system will monitor external areas, entrance foyer and back stair. Wiring will be provided at tenancy doors, for future tenant access control system to interface with base build access control/security system at the reception.

Communication

Incoming Eircom telecommunication services will be provided to each tenant floor. Spare underground ducts and cable tray distribution within the service risers will be provided to allow diverse connections to the building.

LEED, WELL & BER

The building is targeting LEED GOLD, WELL Gold accreditation and a BER A-3 Rating.

WIREScore

The building is targeting a Wirescore gold rating.

DEVELOPED BY



DEVELOPMENT FINANCED BY



PROPERTY CONSULTANT



PROJECT TEAM

DEVELOPER	KC CAPITAL PROPERTY GROUP
DEVELOPMENT FINANCE	FAIRFIELD REAL ESTATE FINANCE
ARCHITECTS	MAHONEY ARCHITECTURE
PROJECT/COST MANAGERS	TURNER & TOWNSEND
LEED CONSULTANT	MEEHAN GREEN
PLANNING CONSULTANT	JOHN SPAIN & ASSOCIATES
CIVIL & STRUCTURAL	GK CONSULTING ENGINEERS
M&E CONSULTANT	PENSTON MEP CONSULTING
FIRE CONSULTANT/PSDP	GOLDSMITH ENGINEERING
FAÇADE CONSULTANTS	GREENE FAÇADES
ACOUSTIC CONSULTANT	MLM

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