

THE GREENSIDE BUILDING

CUFFE STREET, DUBLIN 2

36,417 SQ. FT.

HQ OFFICE BUILDING
LOCATED ADJACENT TO
ST. STEPHEN'S GREEN



BUILDING FEATURES



HIGH PROFILE CBD OFFICE HQ



EXT. 36,417 SQ.FT. NIA



ADJACENT TO ST. STEPHEN'S GREEN
AND THE CAMDEN QUARTER



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



STRIKING GLAZED FAÇADE



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



1,943 SQ.FT. OF PRIVATE TERRACED AREAS



ULTRA-MODERN OFFICE SPECIFICATIONS



DOUBLE HEIGHT MAIN RECEPTION AREA



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



6 HIGH SPEC SHOWERS INCLUDING
CHANGING & DRYING ROOM FACILITIES



48 SECURE BICYCLE PARKING
SPACES & LOCKER FACILITIES

SUMMARY SPECIFICATION



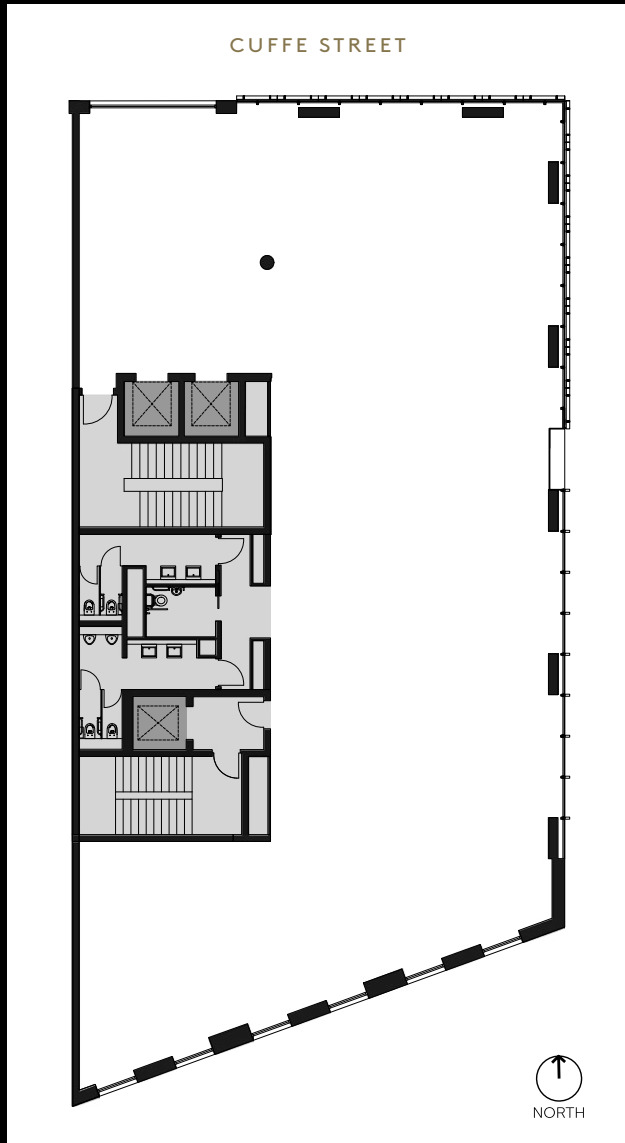
TARGET GREEN CREDENTIALS



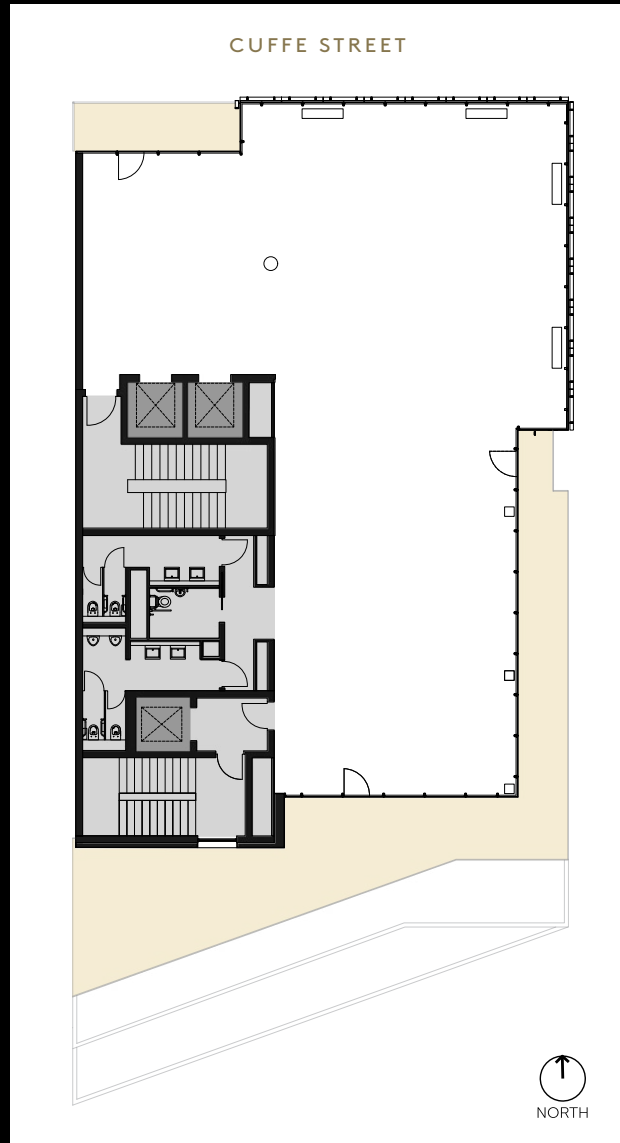
- High specification curtain walling with distinctive diagonal brise soleil, Low-E glass and 3.6 m floor-to floor spans maximising light and views
- Reinforced concrete twin wall and flat slab structure
- Double height building reception
- Touch-free key fob access and security system, pre-wired for future BLE (Bluetooth Low Energy) access via smart phones
- Automated opening doors in main circulation routes via proximity readers
- Flexible planning grid
- 4.0kN/m² office floor loading
- 2.7m to 3.8m clear floor to ceiling heights
- Mechanical & Electrical designed @ 1 person per 8m²
- 1:10 base occupancy (person/m²) sanitary
- 25 W/m² small power base load
- Intelligent building energy management system with cloud based connectivity
- Floor plates optimal for single use, providing private, non-shared washrooms and private outdoor terraces
- Open floor plates, enabling flexibility for tenant fit-out design to easily accommodate social distancing guidelines, including two distinct wet riser areas providing for separated teas stations or canteen areas
- Category 'A' fit-out including;
 - 1200 x 300 metal ceiling tiles
 - 4 Pipe Fan coil unit air conditioning
 - Fresh air requirement min 12 l/s per person @ 1 person per 8m²
 - Variable speed roof mounted AHUs with heat recovery and UV Filters fitted
 - Recessed Energy Efficient LED lighting with intelligent lighting control system
 - Painted and plastered walls with wood panelling to selected areas
 - 150mm Raised Access Floor
 - Under floor cable trays for management of power
 - Floor boxes or grommets provided 1 per 8 sq.m.
 - Carpet tile allowance
 - Dedicated tenant sub distribution board per floor
- High specification finishes to the reception area including
 - Terrazzo Floors
 - Feature Stone Wall Cladding
 - Feature Coffered Ceiling
 - Feature lighting and reception desk
 - Turnstile access control infrastructure
 - Fully air conditioned
- High specification finishes to toilet areas and changing rooms including
 - Porcelain tiles to walls and floors
 - Metal mesh ceiling system
 - High specification cubicle system
 - High specification sanitary fittings
 - Easily cleanable anti-bacterial surfaces
 - EPA-registered, microbicial paint applied on washroom walls
 - Hydrophobic Glaze on all Vitreous washroom fixtures
 - Touch-free, soap dispensers, and WC flush valves
 - Integrated hands free water tap/hand drying systems
- Locker Units in cyclist changing rooms
- 2 No. 13-person passenger lifts serving all floors
- Enhanced ventilation to passenger lifts
- Lift waiting time <25 seconds
- Passenger lift call function via smart phone
- 1 No. Firefighting passenger lift
- 48 no. bicycle storage spaces
- 6 no. self-contained shower/changing rooms including a wheelchair accessible shower with occupancy sensors and displays outside of these facilities
- Locker & drying room facilities with vanity units
- Universal accessibility to all tenant areas
- Multi-purpose Unit Compressor Heat Pump
- Standby generator for building life safety systems
- Dedicated ESB Sub-station
- Fire detection and alarm system to achieve minimum L1 category coverage
- An IP based CCTV system for landlord areas with capacity for tenant connectivity
- Incoming Eircom services provided to each tenant floor
- Diverse routes for power and telecoms

TYPICAL FLOORPLANS

SECOND FLOOR



SIXTH FLOOR



SCHEDULE OF AREAS

FLOOR	SQ. M.	SQ. FT.
LOWER GROUND	301.60	3,246
GROUND	314.00	3,380
1ST FLOOR	499.30	5,374
2ND FLOOR	458.60	4,936
3RD FLOOR	425.90	4,584
4TH FLOOR	397.40	4,278
5TH FLOOR	397.40	4,278
6TH FLOOR	313.00	3,369
7TH FLOOR	276.00	2,971
TOTAL	3,383.20	36,417

The above approximate NIA floor areas are provided by Mahoney Architecture.

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DEVELOPED BY

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