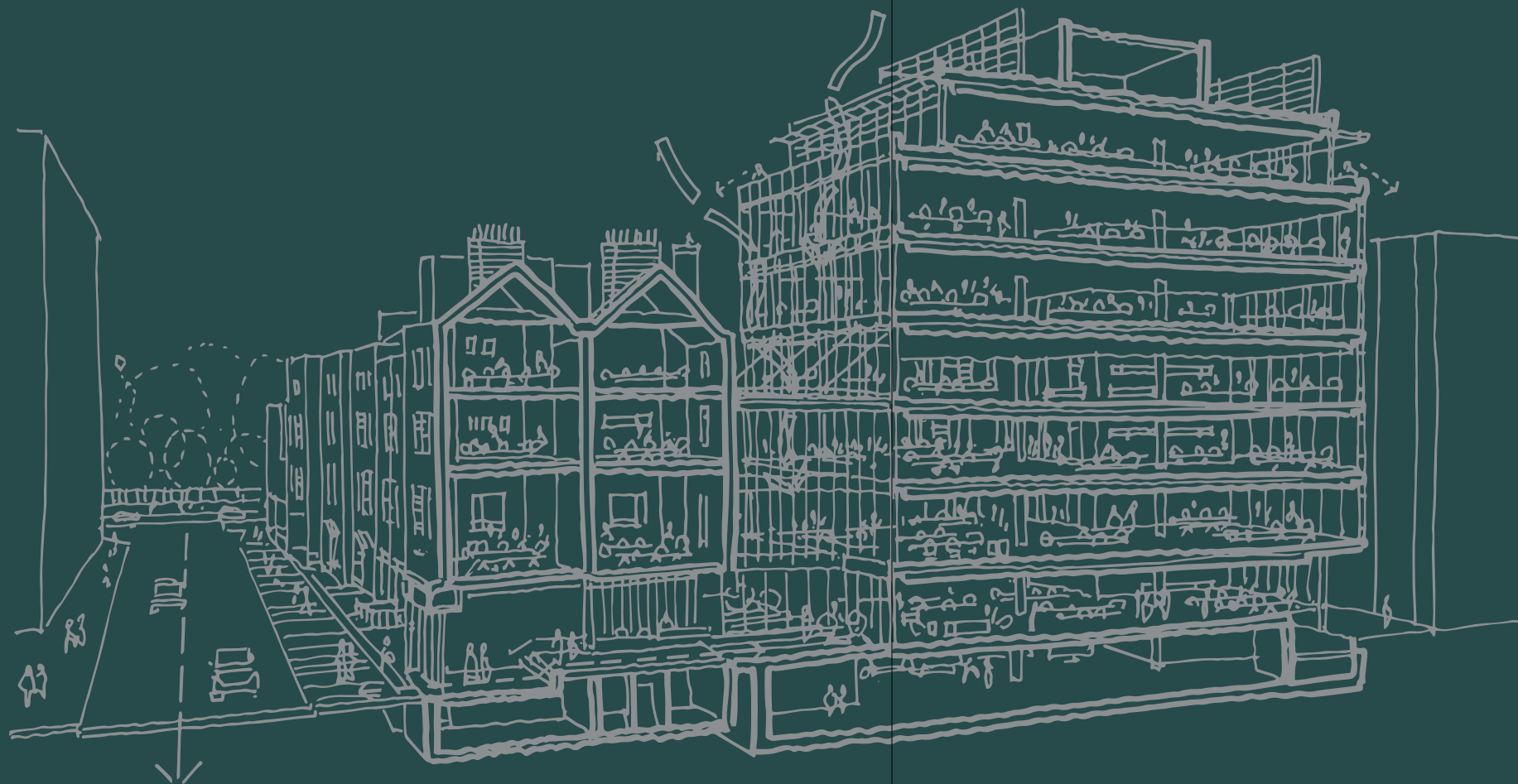


KILDARE STREET

DUBLIN 2



“OUR VISION WAS TO CREATE A
UNIQUE HQ BUILDING WHICH
UNIFIES GEORGIAN ELEGANCE
WITH CONTEMPORARY
ARCHITECTURAL DESIGN.”

RKD ARCHITECTS



20 KILDARE STREET, DUBLIN 2
A DEVELOPMENT BY KENNEDY WILSON

A LANDMARK
OFFICE HQ
EXTENDING TO
65,000 SQFT



HERITAGE MEETS CONTEMPORARY FOR THE PERFECT OFFICE SOLUTION



NO.19

NO.20

NO.21

NO.22

54,447 SQFT
Modern Grade A
Office Space

10,866 SQFT
of High End
Period Offices

1,550 SQFT
Triple Height Glazed
Atrium/ Business Lounge

1,250 SQFT
Private Stoned Paved
Terrace Areas

2
External Landscaped
Courtyards

9
Showers with Drying
Room & Locker Facilities

14
Basement Level Car
Parking Spaces

84
Secure Bike Parking
Spaces



EXCEPTIONAL LOCATION

- 1. ST. STEPHEN'S GREEN
- 2. THE SHELBOURNE HOTEL
- 3. LEINSTER HOUSE
- 4. TRINITY COLLEGE
- 5. THE NATIONAL MUSEUM
- 6. THE NATIONAL LIBRARY
- 7. THE NATIONAL GALLERY
- 8. THE RIVER LIFFEY
- 9. IRISH FINANCIAL SERVICES CENTRE
- 10. GRAFTON STREET

TARGET GREEN CREDENTIALS

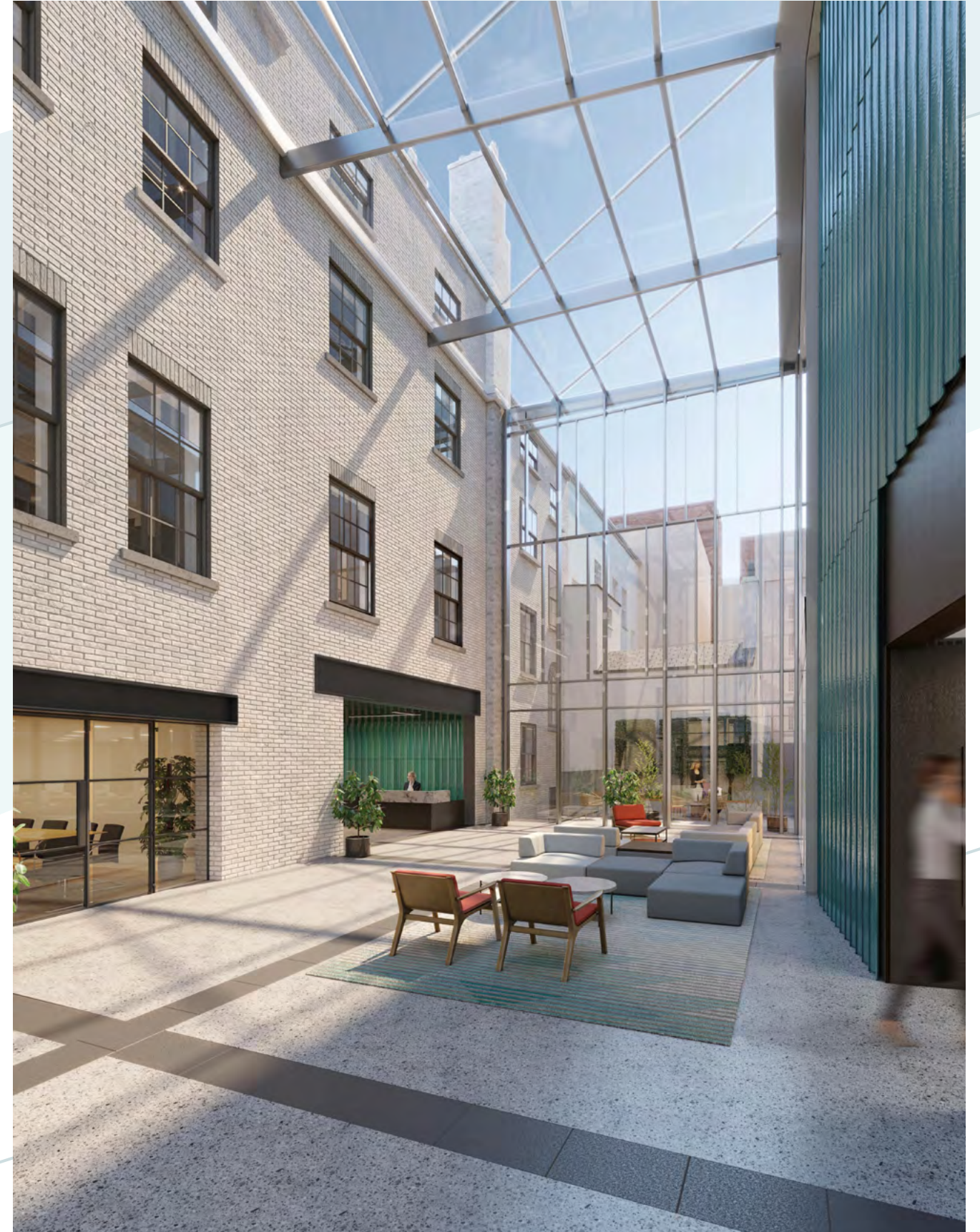
BER A3





MAKING AN ENTRANCE

THE STYLISH RECEPTION CONNECTS SEAMLESSLY
WITH THE STUNNING LIGHT-FILLED TRIPLE
HEIGHT GLAZED ATRIUM/BUSINESS LOUNGE.





A PASSAGE THROUGH TIME

AN IMPRESSIVE GLAZED ATRIUM
PROVIDES AN ATTRACTIVE LINK BETWEEN
THE GROUND FLOOR RECEPTION,
THE BUSINESS LOUNGE AND THE
EXTERNAL LANDSCAPED COURTYARDS.

PREMIUM SPACE FOR
AN ENHANCED
WORK LIFE

TYPICAL FLOORS
7,739 SQFT

- 4 PIPE FAN COIL AIR CONDITIONING
- PERFORATED METAL CEILING TILES
- ENERGY EFFICIENT LED LIGHTING
- 2.85M CLEAR FLOOR TO CEILING HEIGHTS
- SUBSTANTIALLY COLUMN FREE FLOORS
- 1:8 BASE OCCUPANCY (PERSON SQM)
- BEST IN CLASS GREEN CREDENTIALS
- FOUR X 14 PERSON HIGH SPEED PASSENGER LIFTS



SPACE TO BREATHE

The terrace on the 6th floor provides unrivalled views of St. Stephen's Green, the Shelbourne Hotel and the National Museum. The landscaped gardens offer a peaceful space removed from the hustle and bustle of city life.



BEST IN CLASS FACILITIES & FINISHES

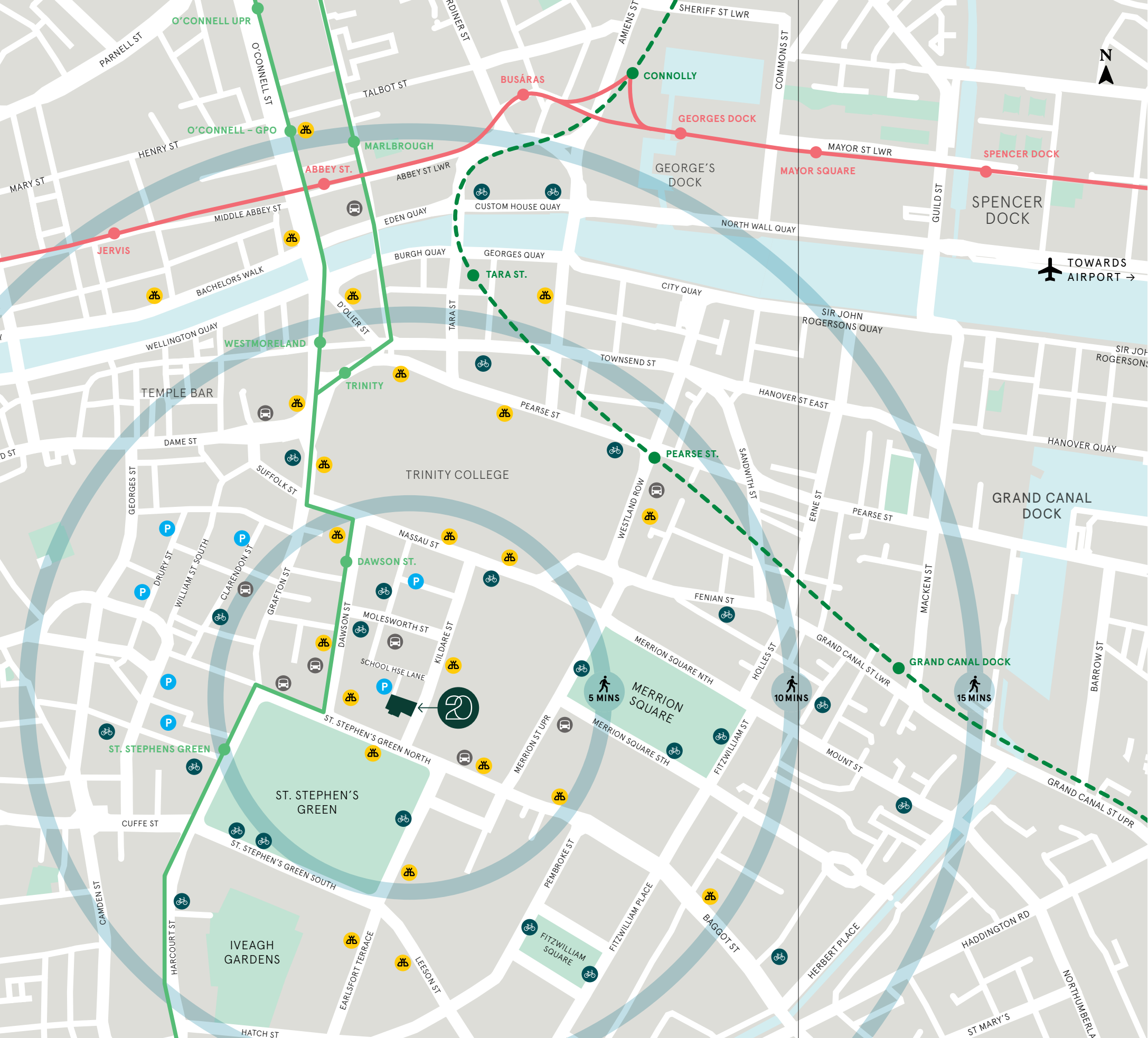


All floors are served by 4 no. 14 person Kone high speed passenger lifts.

Walls are finished with Rombini Triangle tile by Mutina. Lift controls housed in brushed bronze panels with black steel to lift doors and reveals.

Slate-look porcelain floor tiling, black oak-effect cubicles and plain white 'Biscuit' bianco tiled walls to showers and WCs.





SUPERIOR CONNECTIONS

- DART / IRISH RAIL
- LUAS GREEN LINE
- LUAS RED LINE
- TAXI RANK
- DUBLIN BIKES
- BUS STOP
- CAR PARK

THE HISTORIC
ST. STEPHEN'S GREEN
ON YOUR DOORSTEP



THE BEST DUBLIN HAS TO OFFER FOR FOOD, DRINK AND ENTERTAINMENT



CLOCKWISE FROM LEFT:
The Ivy Bar & Restaurant
The Cliff Townhouse
The Grayson Hotel & Bar
The Shelbourne Hotel



HOME TO BOUTIQUE STORES & LUXURY BRANDS



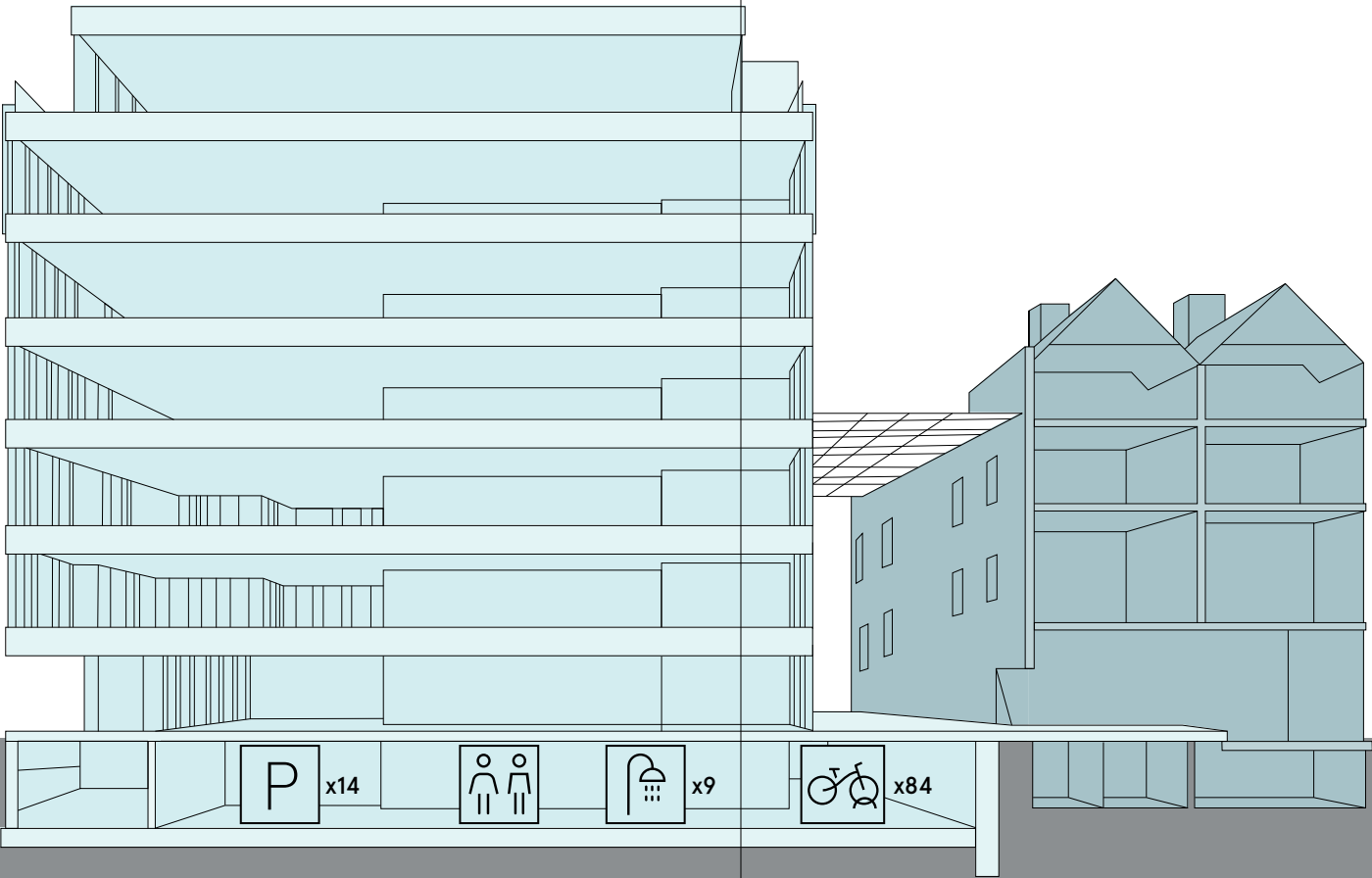


AREA SCHEDULE

TOTAL COMBINED FLOOR
AREA 65,313 SQFT

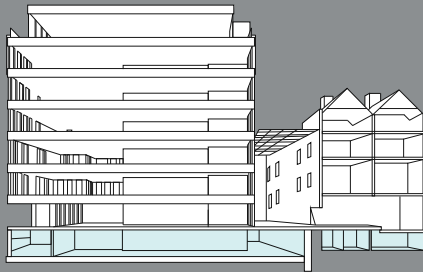
MODERN BUILDING

FLOOR	NET SQFT
SIXTH	6,151
FIFTH	7,739
FOURTH	7,739
THIRD	7,739
SECOND	7,739
FIRST	7,739
GROUND/ BUSINESS LOUNGE	9,601
BASEMENT AMENITIES SPACE	
	54,447



PERIOD BUILDINGS

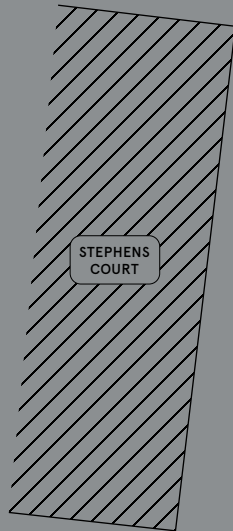
NO.19	NO.20	NO.21	NO.22
NET SQFT	NET SQFT	NET SQFT	NET SQFT
368	701	766	446
551	819	869	602
555	827	869	601
545	–	545	573
312	77	452	388
2,331	2,424	3,501	2,610



BASEMENT
1,229 SQFT

- Period – Storage
- Period – Office

1,229 SQFT



DAWSON ST.
CARPARK

ACCESS TO SCHOOL
HOUSE LANE



DEPT. ENTERPRISE
& EMPLOYMENT

DEPT. ENTERPRISE
& EMPLOYMENT

KILDARE STREET

OFFICE

FRONT OFFICE

TEA-STATION

STORE

STORE

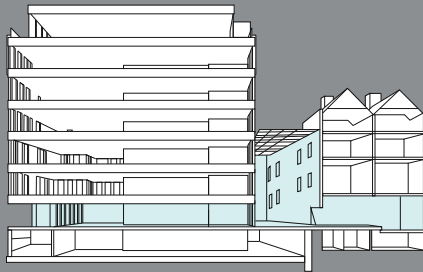
FRONT OFFICE

NO. 18
KILDARE ST.

NO. 17
KILDARE ST.

ACCESS TO
ST. STEPHENS
GREEN

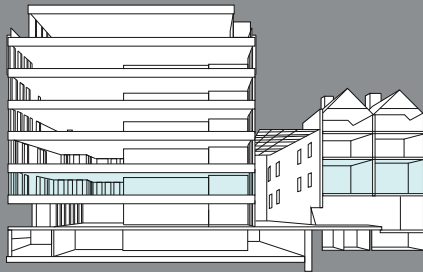




GROUND FLOOR
11,264 SQFT

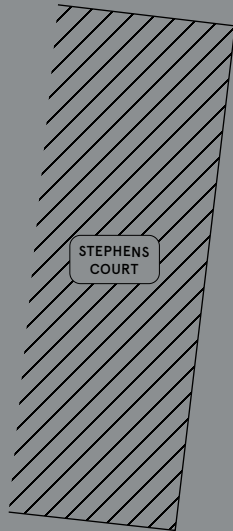
Modern – Office	7,739 SQFT
Period – Office	1,663 SQFT
Business Lounge/Reception	1,862 SQFT



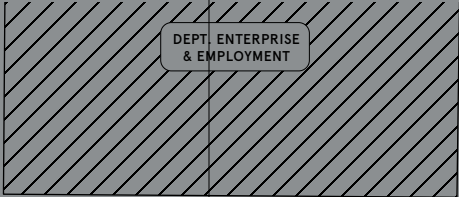


FIRST FLOOR
10,591 SQFT

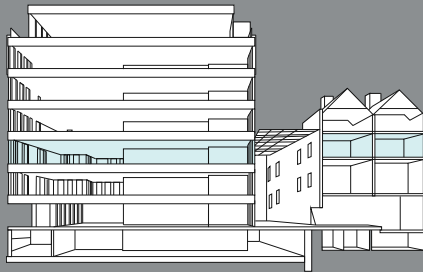
Modern – Office	7,739 SQFT
Period – Office	2,852 SQFT
Atrium	



ACCESS TO SCHOOL
HOUSE LANE

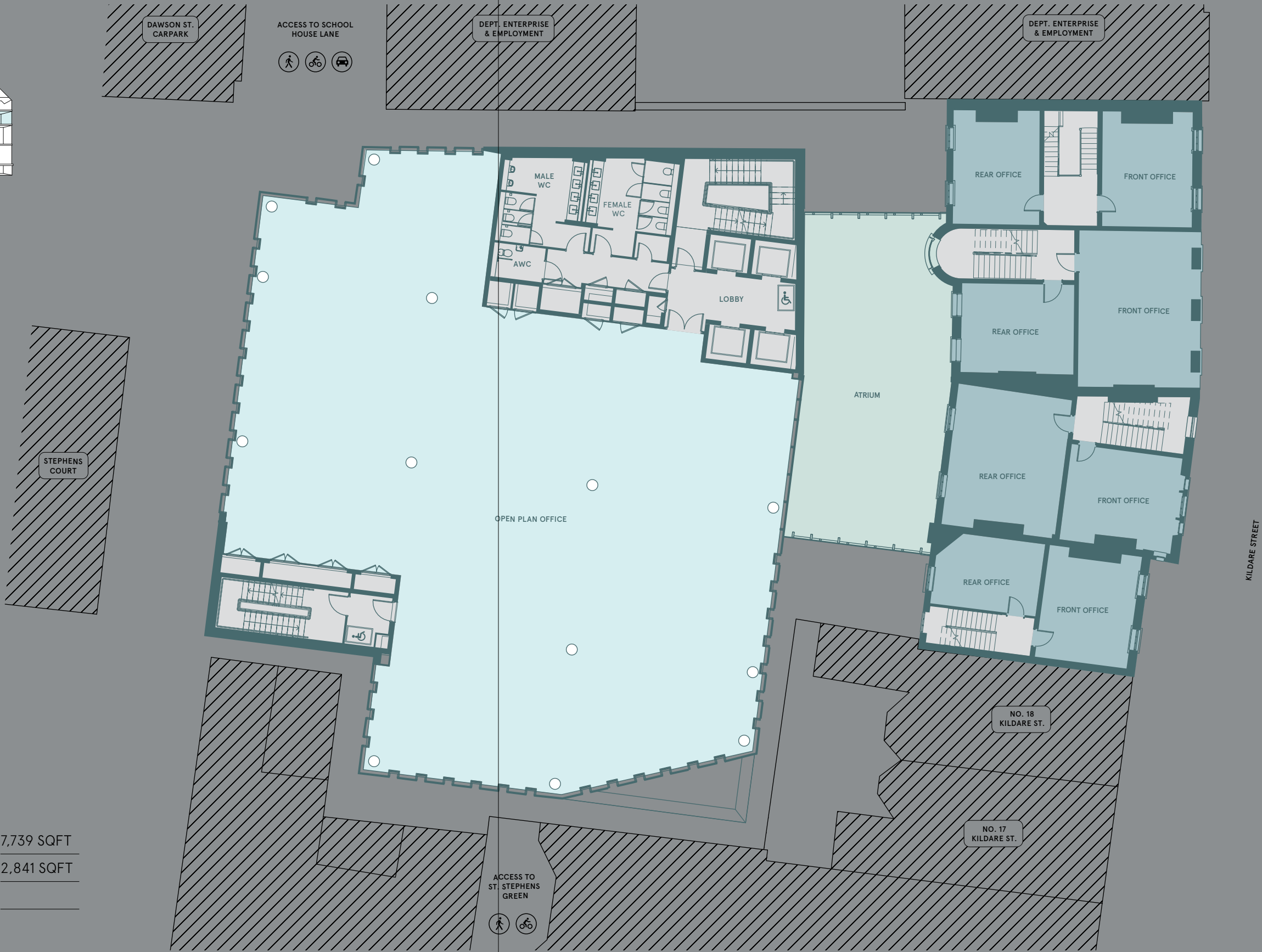


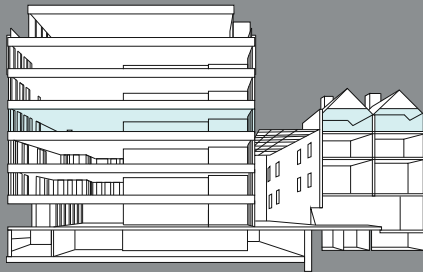
KILDARE STREET



SECOND FLOOR
10,580 SQFT

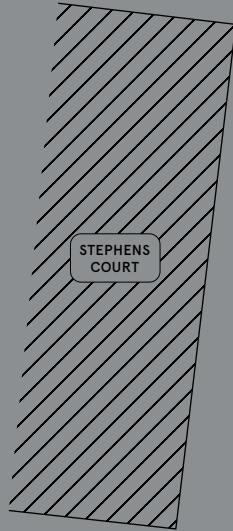
Modern – Office	7,739 SQFT
Period – Office	2,841 SQFT
Atrium	





THIRD FLOOR
10,020 SQFT

● Modern – Office	7,739 SQFT
● Period – Office	2,281 SQFT
● Atrium	

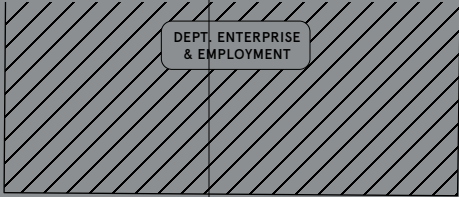


STEPHENS COURT



DAWSON ST.
CARPARK

ACCESS TO SCHOOL
HOUSE LANE



DEPT. ENTERPRISE
& EMPLOYMENT



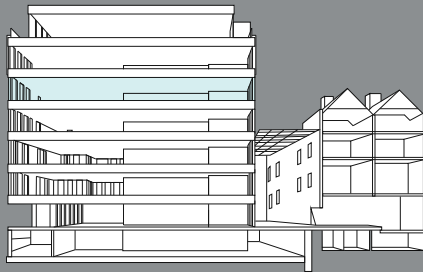
DEPT. ENTERPRISE
& EMPLOYMENT



ACCESS TO
ST. STEPHENS
GREEN



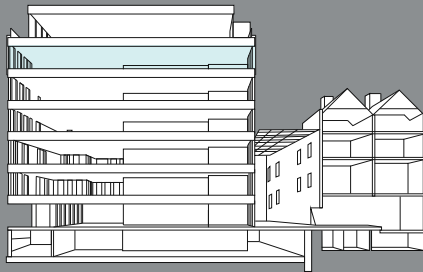
KILDARE STREET



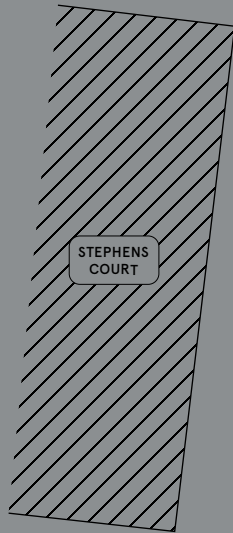
FOURTH FLOOR
7,739 SQFT



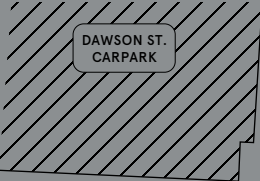
● Modern – Office 7,739 SQFT



FIFTH FLOOR
7,739 SQFT

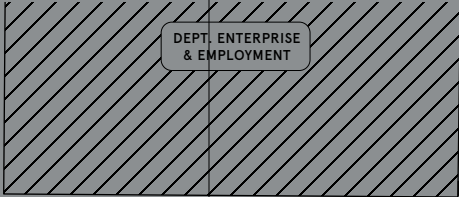


STEPHENS COURT



DAWSON ST. CARPARK

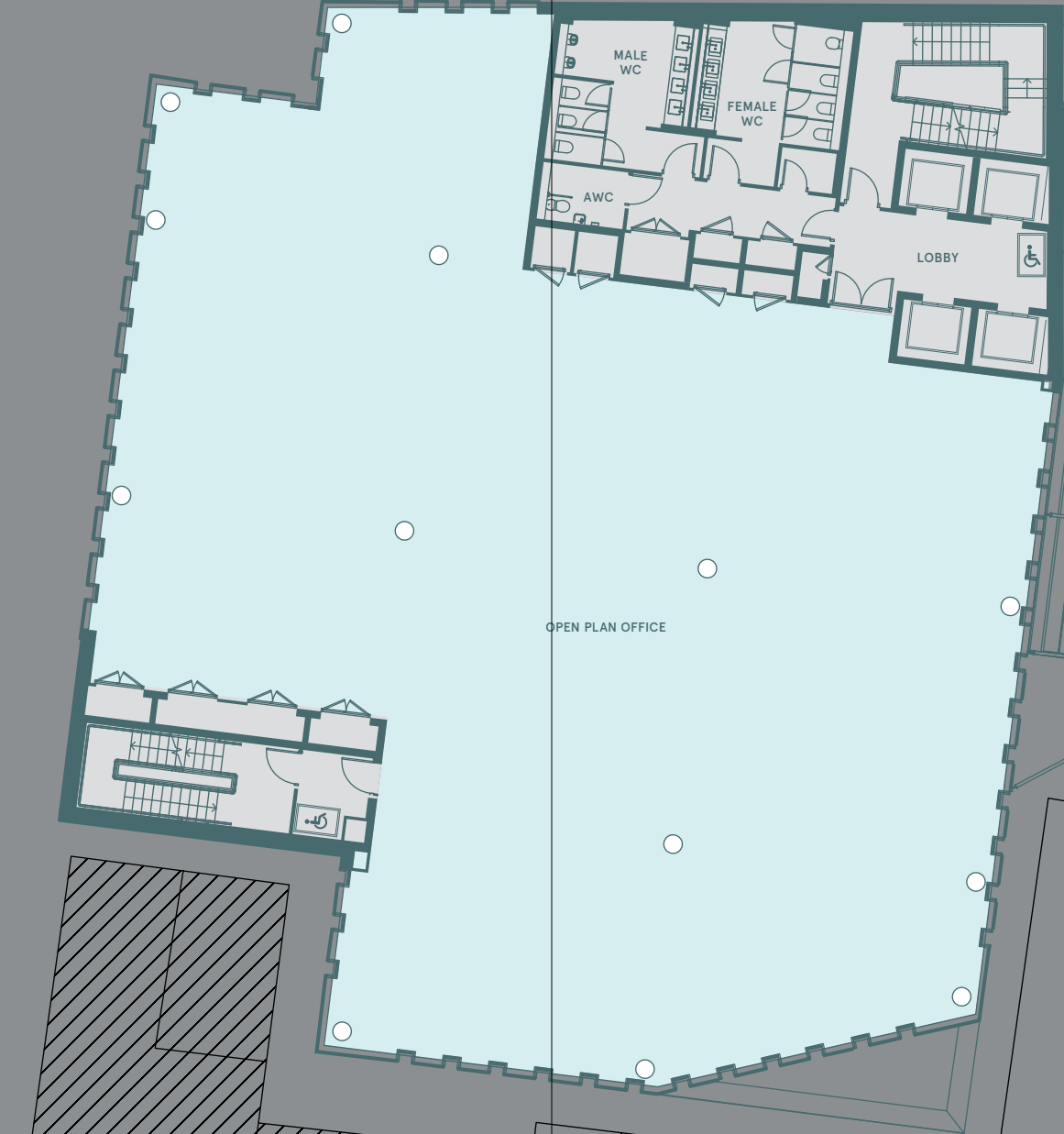
ACCESS TO SCHOOL HOUSE LANE



DEPT. ENTERPRISE & EMPLOYMENT



DEPT. ENTERPRISE & EMPLOYMENT



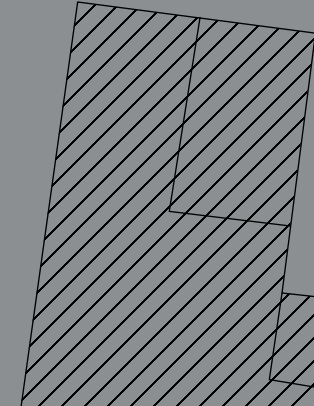
OPEN PLAN OFFICE

LOBBY

MALE WC

FEMALE WC

AWC



ACCESS TO ST. STEPHENS GREEN



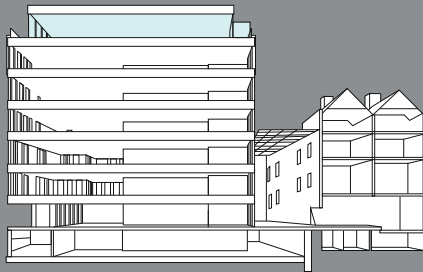
NO. 18 KILDARE ST.

NO. 17 KILDARE ST.

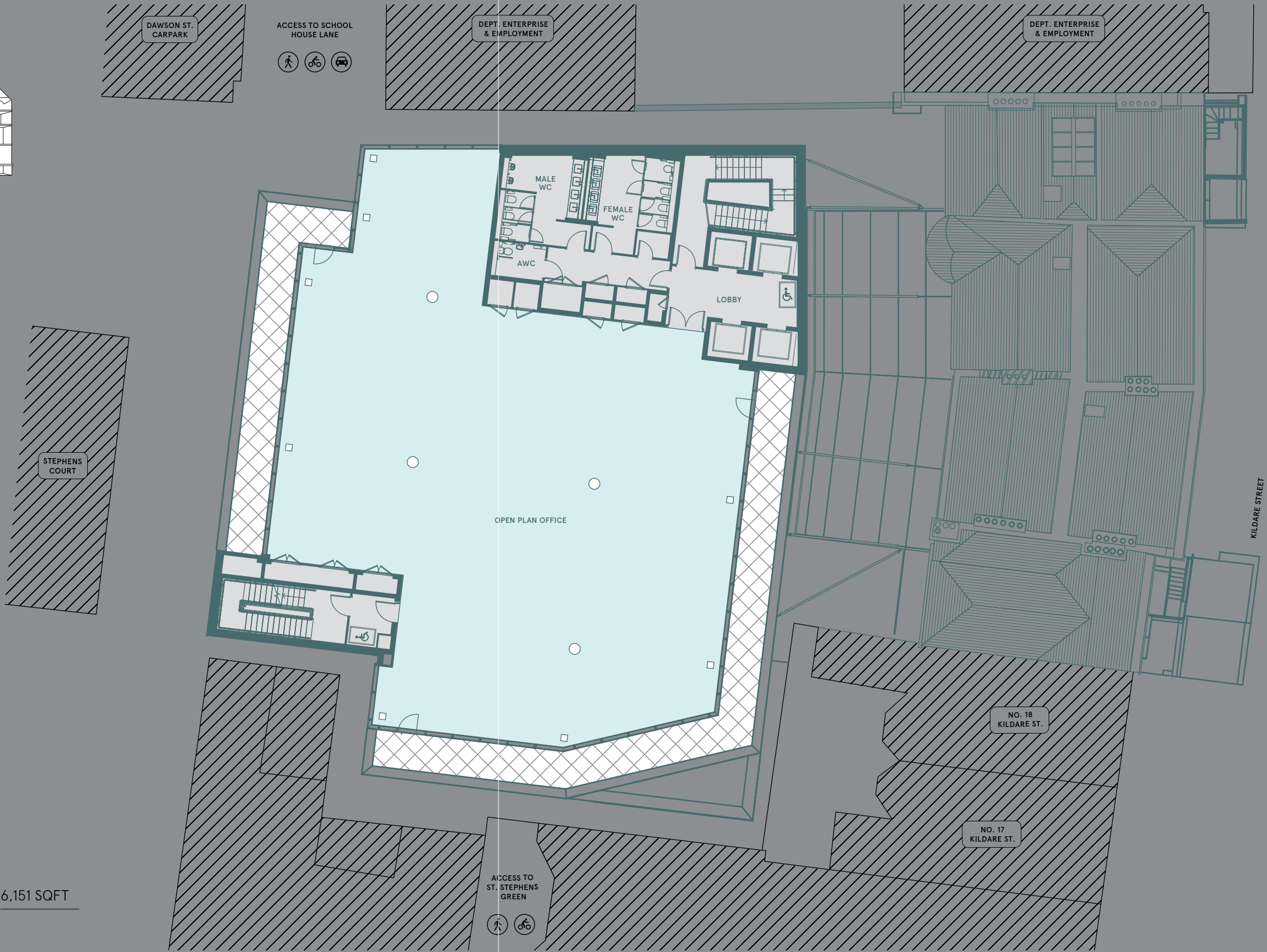
KILDARE STREET

Modern – Office

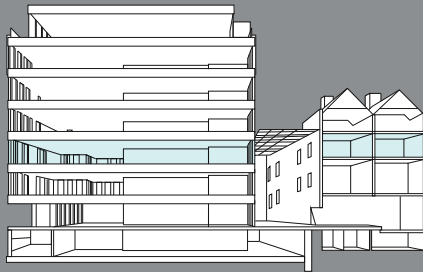
7,739 SQFT



SIXTH FLOOR
6,151 SQFT



● Modern – Office 6,151 SQFT



TEST FIT 1 PERSON/8 SQM
TYPICAL FLOOR

MODERN BUILDING

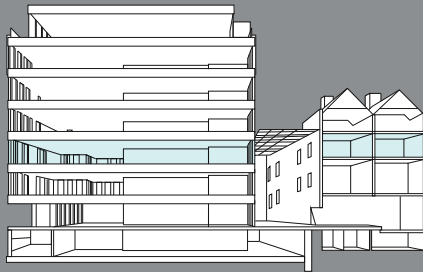
- 94 NO. OPEN PLAN WORK STATIONS
- 1600 X 800MM DESKS
- 1 NO. X 10 PERSON MEETING ROOM
- 1 NO. X 8 PERSON MEETING ROOM
- 2 NO. X 5 PERSON MEETING ROOM
- 1 NO. X 3 PERSON MEETING ROOM
- 2 NO. X 1 PERSON PHONEBOOTH
- 2 NO. PRINT/COPY STATIONS

PERIOD BUILDING

- 2 NO. X 12 PERSON MEETING ROOM
- 3 NO. X 10 PERSON MEETING ROOM
- 3 NO. X 6 PERSON MEETING ROOM

Modern – Office	7,739 SQFT
Period – Office	2,841 SQFT
Atrium	





TEST FIT 1 PERSON/10 SQM
TYPICAL FLOOR

MODERN BUILDING

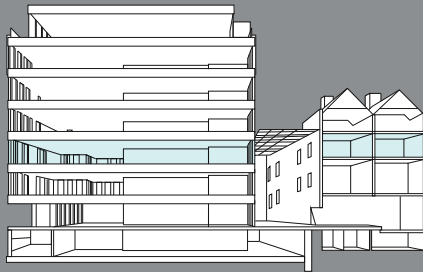
- 74 NO. OPEN PLAN WORK STATIONS
- 1600 X 800MM DESKS
- 1 NO. X 10 PERSON MEETING ROOM
- 1 NO. X 8 PERSON MEETING ROOM
- 2 NO. X 5 PERSON MEETING ROOM
- 1 NO. X 3 PERSON MEETING ROOM
- 2 NO. X 1 PERSON PHONEBOOTH
- 2 NO. PRINT/COPY STATIONS

PERIOD BUILDING

- 2 NO. X 12 PERSON MEETING ROOM
- 3 NO. X 10 PERSON MEETING ROOM
- 3 NO. X 6 PERSON MEETING ROOM

Modern – Office	7,739 SQFT
Period – Office	2,841 SQFT
Atrium	





TEST FIT 1 PERSON/12 SQM
TYPICAL FLOOR

MODERN BUILDING

- 68 NO. OPEN PLAN WORK STATIONS
- 1600 X 800MM DESKS
- 1 NO. X 10 PERSON MEETING ROOM
- 1 NO. X 8 PERSON MEETING ROOM
- 2 NO. X 5 PERSON MEETING ROOM
- 1 NO. X 3 PERSON MEETING ROOM
- 2 NO. X 1 PERSON PHONEBOOTHS
- 2 NO. PRINT/COPY STATIONS

PERIOD BUILDING

- 2 NO. X 12 PERSON MEETING ROOM
- 3 NO. X 10 PERSON MEETING ROOM
- 3 NO. X 6 PERSON MEETING ROOM

Modern – Office	7,739 SQFT
Period – Office	2,841 SQFT
Atrium	



SUMMARY
SPECIFICATIONS

GENERAL

Fully restored brick, natural stone and rendered period facade
Unitised double-glazed system with aluminium insulated panels
Triple height glazed atrium/reception
Building Energy Management System
Landlord life safety generator
Full sprinkler protection to building with automatic operating vents to stair core and glazed side walls
Fire safety design 1 person per 6sqm
Adequate plant space for tenant fit out

FLEXIBILITY

Work space : 1 person per 8sqm
Mechanical: 1 person per 8sqm
3.94m slab to slab height
Floor void 150mm
Ceiling void 640mm
Capacity for floor subdivision
Efficient floor plates to cater for open plan and cellular accommodation
Limited number of columns

BUILDING

Grade A building finishes and specification
Maximisation of natural light
Target of BER A3
NZEB Compliant
Target of LEED platinum standard
Target of WELL Silver standard
Target of WIREDSCORE Platinum standard
The ability to operate 24/7

OFFICE

Floor to ceiling heights 2.85m (2.75m on Sixth Floor)
Suspended perforated metal ceiling tiles 600mm x 600mm
Energy Efficient LED lighting throughout with automatic daylight lighting control (automatic dimming) c/w combined PIR detection
High efficiency four pipe air source units serving water side control fan coil units
Painted proprietary plaster board partitions
Medium duty proprietary raised access floor
Typical office floor plates are based on a 1.5m design grid with a 9.9m x 9m structural grid providing large column free open spaces
Fresh air requirement min 12 l/s per person @ 1 person per 8m²
Heat Recovery in heating and cooling mode, variable speed driven roof mounted AHUs

COMMON AREAS

Impressive feature reception
Light filled triple height glazed atrium
4 x 14 person destination controlled passenger lifts
Fully completed lift lobbies with high quality floor and wall finishes
Fully completed w/c areas (based on occupancy 1 person per 8 sqm) with high quality floor and wall finishes
84 secure bicycle parking spaces
14 basement car parking spaces (2 electrical car charge points)
High quality end of trip shower/changing and drying room facilities
Business lounge
2 x external landscaped courtyards
6th floor stone paved terrace

DETAILED SPECIFICATIONS

OCCUPANCY

Means of escape: 1 Person per 6 sqm
Internal climate: 1 Person per 8 sqm
Lift provision: 1 Person per 8 sqm
Sanitary provision: 1 Person per 8 sqm
Toilet ratio: 60% male & 60% female provision to BS6465-1 2006 + A1 2009

PLANNING MODULE

1.5 sqm generally throughout

STRUCTURAL GRID

9.9m x 9m generally, providing large column free open spaces
--

FLOOR LOADINGS

Office floors: 5kN per sqm (plus 1kN per sqm partitions)
Lift lobby & Toilet areas: 5 kN per sqm (plus 1 kN per sqm partitions)
External terraces: 5kN per sqm
Plant rooms: 5kN per sqm
Areas of roof outside plant areas: 5kN per sqm
Car park & Bicycle Store: 20kN per sqm
Basement Shower area: 20kN per sqm

FLOOR HEIGHTS

Reception floor to ceiling: 3.95m at front entrance, 3.7m at the reception desk and 11m at three storey glazed atrium
Office slab-to-slab: 3.94m
Office floor to ceiling generally: 2.85m (2.75m on Sixth Floor)
Raised floor zone: Nominal 150mm (top of structural slab to top of finished floor level)
Ceiling zone: Nominal 640mm (under side of structural slab to finished ceiling level)
Structure generally: 275mm Post-Tensioned Slab

STRUCTURE

The structure for the proposed office development will comprise a reinforced concrete frame with post tensioned slabs constructed to the rear of 4 No. heritage protected buildings which are to be refurbished as part of the proposed works

EXTERNAL FINISHES

Kildare St. facades to be fully restored and non-original finishes to be removed to reveal the original brickwork. Brickwork to be repaired and joints to be wiggged pointed with a lime mortar. All existing double hung window sashes & timber entrance doors and fanlights to be repaired and draught proofing systems to be installed to improve thermal performance. Where original windows have been previously replaced with a PVC alternative, new timber framed double hung sash windows to match the existing windows will be installed. The main entrance to the new building will be through a new glazed revolving door to be installed within the existing entrance to No. 20 Kildare Street.
The new building to the rear of the existing buildings along Kildare Street will be clad in a high performance structurally glazed unitised curtain walling system with no visible external capping. The unitised system will be made up of a mixture of flush aluminum solid panels and high-performance double-glazed panels with a solar control coating on the outer glass. At level 6 the building is set back from the level below to create a generous terrace to the perimeter of the building. The unitised system at this floor will be fully glazed to capitalise on the panoramic views across Dublin city and county. External horizontal aluminum brise soliel will be installed at this level to provide additional solar control.
The new building circulation cores are located to provide the most efficient use of the floor plate and minimise the visual impact when viewed from key locations. The cores will be clad with a horizontal aluminum extruded rainscreen panel with channel profiles to produce striking lines on the building, creating a unique and bespoke elevation.
The new building is connected to the rear of the existing Kildare Street building via a three storey high glazed atrium. The atrium glazing is formed from double-glazing mounted onto a gasket net and toggle system.

EXTERNAL LANDSCAPING

2 No. external courtyards at ground floor level to either side of the glazed atrium of 377 sqft and 301 sqft, with high quality planting and natural stone finishes. Generous stone paved roof terraces at 6th floor level with a total area of 1,250 sqft.

INTERNAL OFFICE FINISHES

Walls: Diamond matt emulsion paint with stain repellant technology for dirt repellency and cleanability properties. Recessed skirting boards and shadow gaps will be painted to match wall paint.
Floors: 600 x 600mm raised access flooring medium duty
Columns: Transparent wall dust-proofer, clear, acrylic, water-based sealer
Ceiling: Suspended metal clip-in perforated ceiling tile, 600 x 600mm with swing down function. Stepped plasterboard bulkhead to perimeter glazing. System to incorporate light fittings, diffusers, smoke detectors, sprinkler heads, illuminated signage, etc. System achieves a Class A sound absorption rating.

DETAILED SPECIFICATIONS

RECEPTION

Floors: Terrazzo floor finish with natural slate borders. Carpet finish behind reception desk.

Internal walls: Bespoke glazed and fluted tiles behind reception desk with recessed inlay lettering on black metal panel

Ceilings: White-painted plasterboard ceiling with suspended bespoke feature lighting installation

Reception desk: Bespoke reception desk primarily in black steel with carrara marble transaction element and bronze trim to base. Reception seating is provided in a bespoke leather-upholstered booth. This is designed to merge into the side of the reception ‘street’ but provides an inviting nook in the arrival space.

LIFT LOBBIES

Walls: White 3D ‘triangle’ tiles to walls, brushed bronze panels for lift controls and black steel recessed skirtings

Floors: Terrazzo floor finish with slate-inspired porcelain tile finish to lift entrances

Ceiling: Slabbed plasterboard ceiling with recessed lighting to centreline and soft concealed lighting to perimeter

Doors: Solid Core timber door with rift cut black oak veneer face with matching hardwood lipping & bronze bead to vision panels

TOILETS

Walls: Slender white matt rectangle wall tile with 3D version on feature walls. Black steel recessed skirting.

Floors: Slate-inspired large format porcelain tile

Ceilings: Suspended metal clip-in perforated ceiling tile, 1200 x 300mm with swing down function with a painted plasterboard margin

Doors: Solid Core timber door with rift cut white oak veneer face with matching hardwood lipping

WC cubicles: Propriety full-height cubicle/panelling system faced in a high-pressure laminate black oak-look finish

Vanity units: Minimalist, monochrome language expressed in white solid surface countertop and wash hand basins, with contrasting matt black oak effect floating base, forming a band of black and white in elevation. Matt black wall mounted sensor operated taps and soap dispensers. Bespoke black framed mirrors with integrated lighting.

Sanitary ware: Wall hung WC pan and urinals with concealed cisterns

SHOWERS

9 No. showers adjacent the lift lobby at basement level, split as follows: 4 No. male and 4 No. female including 1 universal accessible shower with associated lockers and toilets

PASSENGER LIFTS

Manufacturer: Kone

Size: 4 No. 14 person lifts

Lift speed: 1.6m per second

Internal lift finish: Black glass interior walls with a half-length mirror to rear wall and a porcelain tiled slate-look floor with blackened stainless steel skirting and handrail, brushed stainless steel to car front and door with large high-resolution LED Control panel. Ceiling brushed stainless steel with white LED downlighters

Waiting time: Passenger lift peak average interval is less than 25 seconds. Destination control included. One of the four passenger lifts performs as a fire fighting lift

MECHANICAL INSTALLATIONS

Design Parameter

Winter Temperature

Outside: -3°C db 100%RH

Internal Office: 21°C db (+/-1.00C)

Toilets: 180C db (minimum)

Reception: 210C db (+/-1.00C)

Summer Temperature

Outside: 270C db 65%RH

Internal Office: 220C db (+/-1.00C)

Toilets: 180C db (minimum)

Reception: 220C db (+/-1.00C)

Fresh Air Supply

Offices: 12 litres/second/person at 1 per 8 sqm

Toilets: 10 air changes/hour/extract plus make-up

Acoustics Level

Office Open Plan: NR35

Toilets: NR40

Staircores: NR45

Reception Area: NR40

Water Services

24 hour water storage at 45 litres/person

ELECTRICAL INSTALLATIONS

Design Criteria: One Person per 8m²

Lighting: 7W per sqm

Small Power: 25W per sqm

Misc. Small Power: 10W per sqm

Mechanical Plant: 35W per sqm

LIGHTING

Offices: Energy efficient LED lighting throughout complete with automatic dimmable/daylight control and combined PIR detection

Reception: Bespoke lighting design using LED lighting throughout to reflect high quality reception area and combined PIR detection

DETAILED SPECIFICATIONS

Toilets: LED lighting throughout to provide a low energy lighting solution using and combined PIR detection

Lighting Control: The main tenant lighting control system will utilize lighting control modules connected on a communication network to allow dimmable/ daylight and occupancy control. The system will be programmable for reasonable modern fit-out requirements. Smaller landlord areas will be provided with stand alone presence/lighting control sensors. Emergency lighting will be provided in compliance with IS 3217.

Standby Power: A life safety generator will provide back up electrical supply to the life safety systems including fire fighting lift, sprinkler pumps, and smoke shaft ventilation

BUILDING MANAGEMENT SYSTEM

A complete building management system will control and monitor all primary mechanical plant and environmental systems within the building. The system will be capable of communicating with other systems

PROTECTIVE INSTALLATION

Fire Alarm System: Fire detection and alarm systems are in accordance with IS 3218 and designed to L2/ L3MX standard in line with the fire certificate. There are individual loops to each tenant floor.

Security Systems: An IP based CCTV system will monitor external areas, car park, bicycle park, lift lobbies and the entrance foyer. Access control will be provided at main access points to the building and main core, and containment will be provided for the installation of access control solutions at points of access to tenant areas. Provision is made for the installation of turnstyles in the reception by the tenant

Communication: Multiple incoming connection points from universal communication chamber (UCC) open access infrastructure allows for multiple providers to supply the building

ACCESSIBILITY

Step-free access is provided to the office accommodation from the internal circulation spaces

Universally accessible WC's are provided on each floor

A universally accessible shower and changing room is provided at basement level adjoining the lift lobby

CAR & BICYCLE PARKING

Car parking spaces: 14 (including 1 No. accessible spaces and 2 No. electrical charging spaces)

Bicycle spaces: 84 secure spaces located at basement level

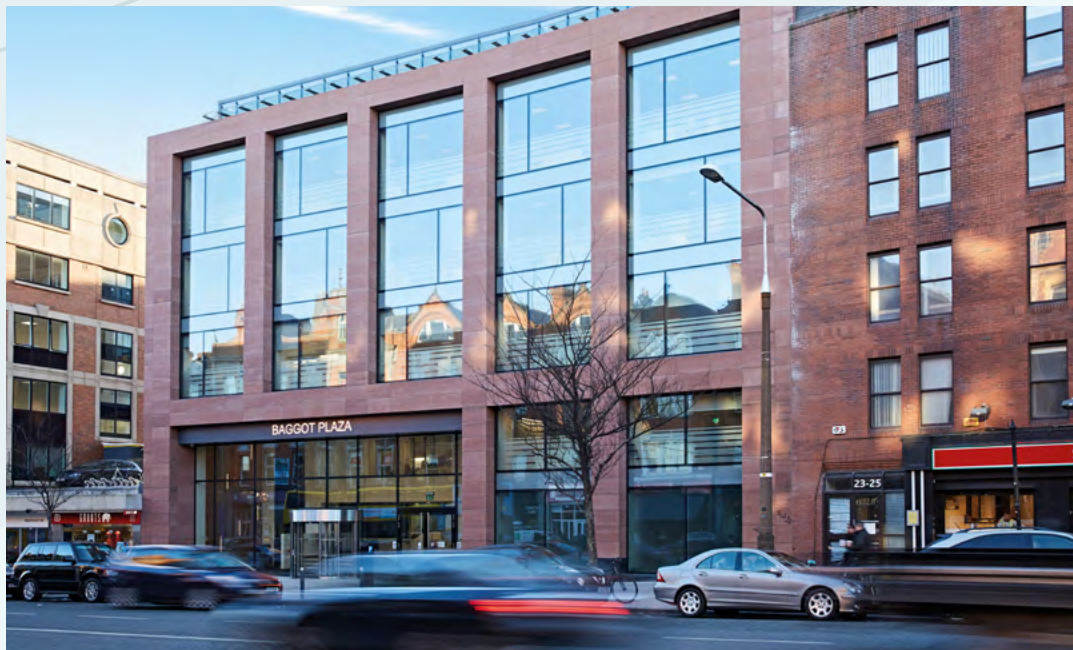
KENNEDY WILSON

Founded in 1977, Kennedy Wilson is a global real estate investment company. We own, operate, develop and invest in real estate both on our own and through our investment management platform. We focus on commercial properties and residential for rent, also called private rented sector (PRS) located in Ireland, the UK and Western US.

Kennedy Wilson is significantly invested in the Irish property market, operating and developing a portfolio of high-quality commercial assets and stylishly-finished apartments to rent in prime Dublin locations. The Irish team has a wealth of experience and has developed in excess of 11 million square feet of commercial and residential space applying a collective experience that spans multiple decades.

For more information, visit kennedywilson.com

BAGGOT PLAZA
Dublin 4



CAPITAL DOCK
Dublin 2

10 HANOVER QUAY
Dublin 2



