

ON THE  
RIVER  
FRONT  
AND  
CENTRE

**24-26  
CITY  
QUAY**

DUBLIN 2

38,600 SQ FT  
PRIME  
WATERFRONT  
OFFICE

24-26 City Quay is the portal to the Dublin Docklands. Strategically located on the banks of the River Liffey, 24-26 City Quay connects the historic landmarks of Trinity College and the Custom House with the new and exciting Dublin Docklands.

Irish Life are transforming this landmark building to provide headquarter offices of exceptional quality. 24-26 City Quay will lead the way in terms of energy efficiency and sustainability, targeting LEED Gold, Fitwel and a BER A3 accreditation.

**24-26**  
**CITY**  
**QUAY**  
DUBLIN 2

# AT THE EPICENTRE OF A THRIVING LOCATION



Occupier welfare is at the forefront of the design. Irish life are undertaking a full redesign and remodeling of the reception, office accommodation, building services and welfare facilities.

The transformation of 24-26 City Quay reflects Irish Life's commitment to delivering best in class, healthy, excellent workspace.

Occupiers benefit from all major transport nodes on their doorstep whilst also being encased by a host of cafes, bars, restaurants, gyms, and cultural amenities.

24-26 City Quay is truly at the epicentre of all Dublin has to offer.





## AT A GLANCE

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### Transformative

Extensive upgrade to deliver best in class, sustainable offices

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### Sustainable

Healthier working environment.  
LEED Gold, Fitwel, BER A3

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### Remodelled

New reception, new building services,  
new Grade A offices

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38,600 sq ft

Of Grade A Offices

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### Waterfront

Uninterrupted views  
of the River Liffey

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### Efficient

Highly efficient floor plates

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### Excellent facilities

12 new showers, new changing  
rooms and drying facilities.  
96 Secure bicycle spaces

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### Accessible

Unrivalled transport nodes  
on your doorstep

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### Central

to all Dublin amenities



# AN EXCEPTIONAL BUILDING



## 38,600 SQ FT OF PRIME WATERFRONT ACCOMMODATION

24-26 City Quay is one of the last waterfront HQs in Dublin. Extending to approximately 79,000 sq ft, the building is already home to both KBC and US Bank.

The available office accommodation will extend to over 38,600 sq ft, following the completion of a new extension at penthouse level, providing uninterrupted views across the Dublin skyline.

The highly efficient floor plates will range from approximately 11,100 sq ft to 14,800 sq ft and offer occupiers the highest quality Grade A specification.

With new showers, changing facilities and drying rooms, 24-26 City Quay provides a full suite of on-site amenities for occupiers to attract and retain staff.

# ONAL DING

# AN IMPRESSIVE WELCOME





A stunning new reception of 1,722 sq ft greets occupiers at 24-26 City Quay.

The fully-glazed entrance leads the way to the impressive double-height reception and lift lobby that set the tone of the new premium finishes throughout 24-26 City Quay.

Particular attention has been paid to the quality of finishes. With feature ceilings incorporating floating panels and lighting, a combination of Wicklow Granite and Ital Granitti Staturo tiling, there is a distinct sense of quality throughout. The reception desk has been set-back and is finished in selected Krion & glass with feature lighting to enhance the sense of arrival. Kone 100 glass turnstiles with integrated destination control for the efficient movement of occupiers and visitors to the Kone glazed passenger lifts.

Three feature glazed passenger lifts transport occupiers to the office accommodation on the upper floors.

FEATURE ARTWORK  
IN RECEPTION  
BY RENOWNED  
CONTEMPORARY  
IRISH ARTIST,  
FELIM EGAN





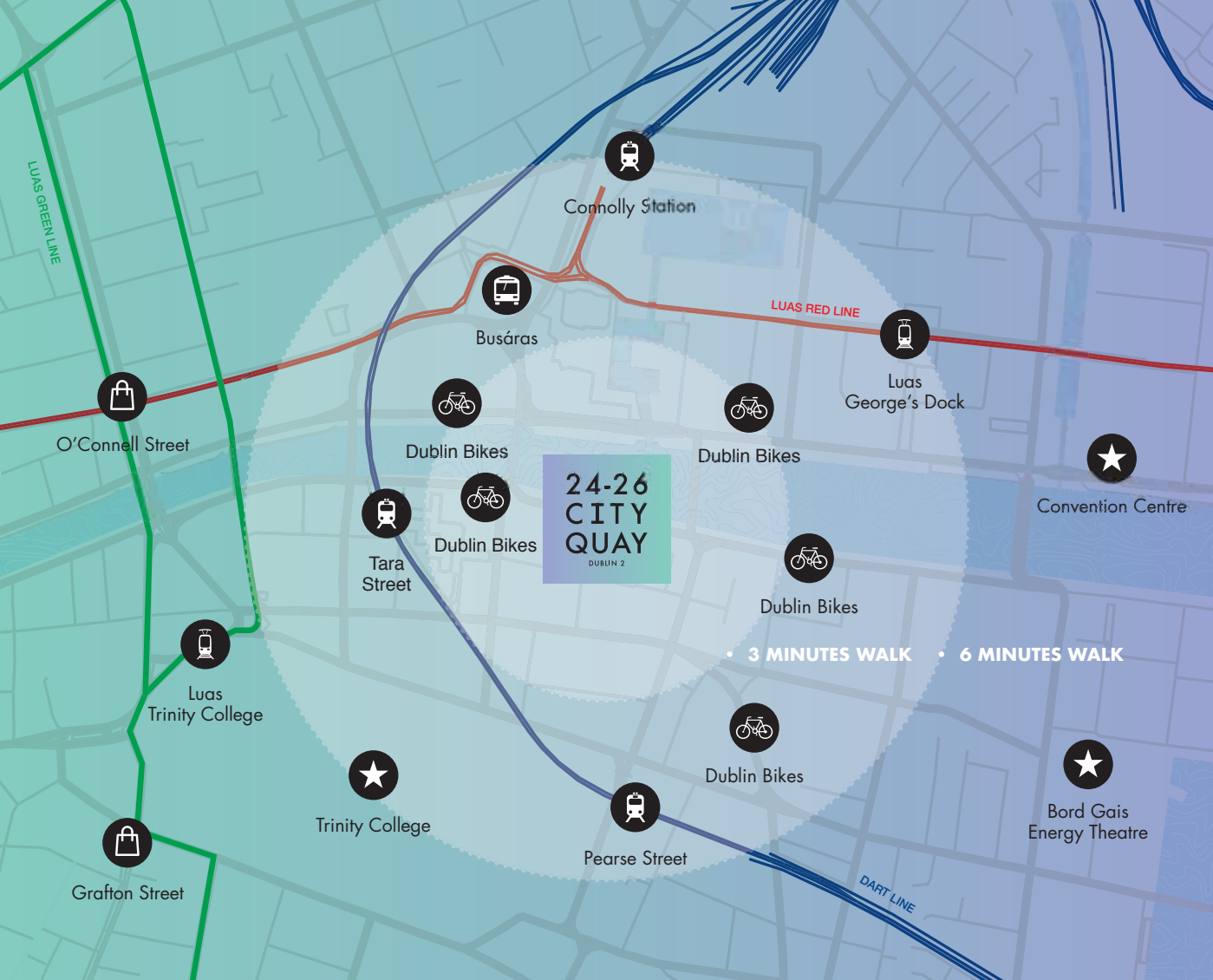
24-26  
CITY  
QUAY  
DUBLIN 2

# IN GOOD COMPANY





- |   |                                       |  |                    |
|---|---------------------------------------|--|--------------------|
| 1. Hubspot  | 7. Fidelity Insurance                 | 15. Citi   | 21. KPMG           |
| 2. Grant Thornton   | 8. Three                              | 16. A&L Goodbody   | 22. Wells Fargo    |
| 3. Northern Trust   | 9. McCann FitzGerald                  | 17. AIG  | 23. Google         |
| 4. WeWork<br>CDB Leasing<br>PepsiCo                                       | 10. Facebook                          | 18. Convention Centre<br>Dublin  | 24. Perrigo        |
| 5. Ulster Bank  | 11. William Fry                       | 19. Central Bank of Ireland  | 25. Stripe         |
| 6. Pioneer Investments,<br>Royal Bank of Canada,<br>Innovative Interfaces | 12. Susquehanna<br>SIG                | 20. Partner Re,<br>The Food Safety<br>Authority of Ireland,<br>Mediolanum,<br>Walkers Global | 26. KBC            |
|   | 13. Irish Life<br>Investment Managers |  | 27. Twitter        |
|   | 14. Trinity College Dublin            |  | 28. Merrion Square |



24-26  
CITY  
QUAY  
DUBLIN 2

• 3 MINUTES WALK • 6 MINUTES WALK

# A HOP SKIP AND JUMP

WELCOME TO THE MOST ACCESSIBLE OFFICE LOCATION IN DUBLIN. 24-26 CITY QUAY BENEFITS FROM ACCESS TO ALL PUBLIC TRANSPORT NODES FROM YOUR DOORSTEP.











# WELL CONNECTED









## Transport

24-26 City Quay to:

 Dublin Bus	3 mins
 Dublin Bikes George's Quay	3 mins
 Luas George's Dock	6 mins
 Tara Street Train / DART Station	5 mins
 Busáras	6 mins
 Luas Trinity College	10 mins

## Walking

24-26 City Quay to:

 IFSC	3 mins
 O'Connell Street	9 mins
 Merrion Square	11 mins
 Grand Canal Square	12 mins
 Grafton Street	12 mins
 St Stephen's Green	18 mins
 Point Village	20 mins
 Henry Street	15 mins

## Travel

24-26 City Quay to:

 Dublin Port	15 mins
 Dublin Airport	25 mins

# ENJOY THE VIEW

PRIVATE TERRACES AT 4TH AND  
5TH FLOORS PROVIDE UNINTERRUPTED  
VIEWS ACROSS THE CITY.





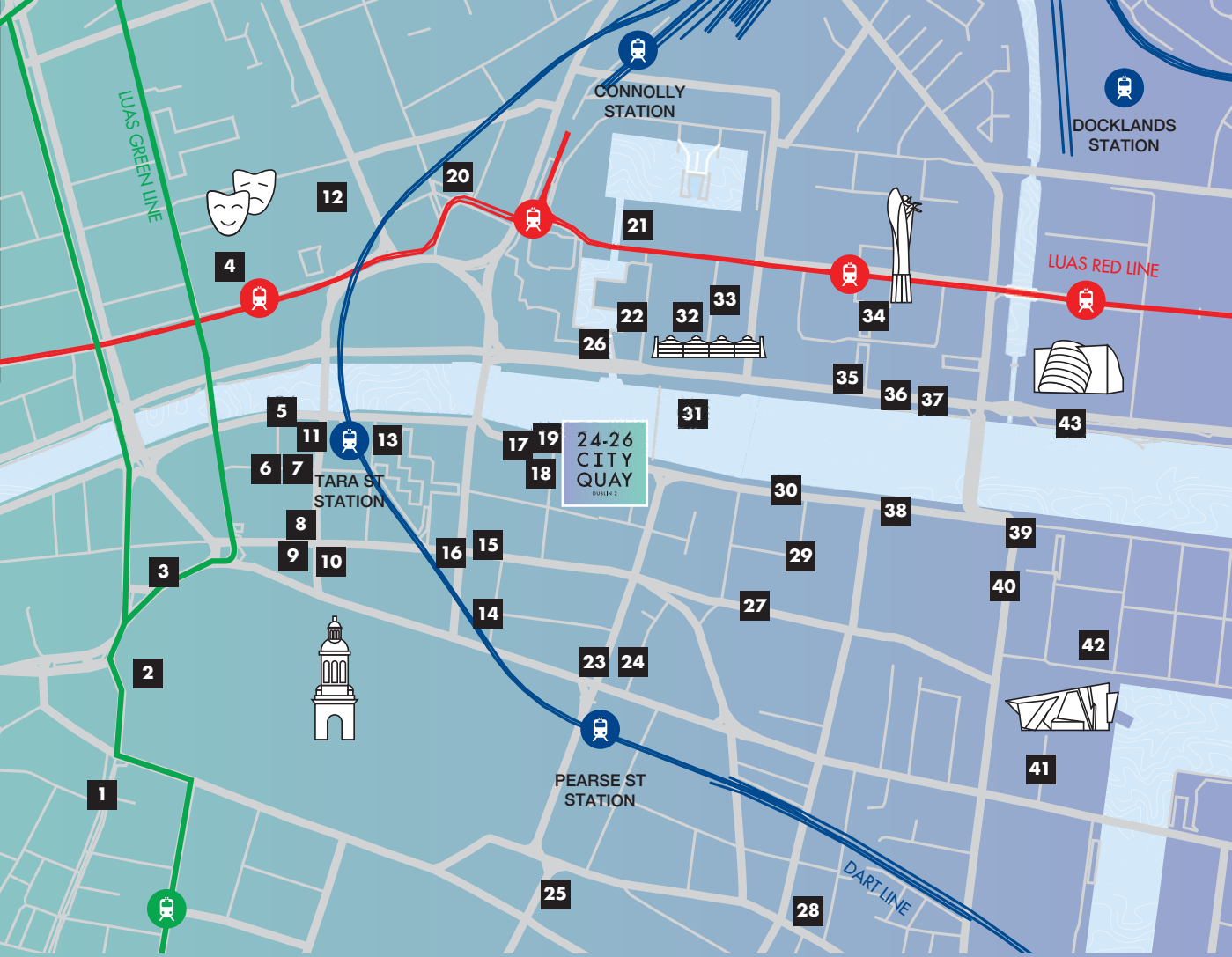




# A HUB OF ACTIVITY







# AT THE CENTRE OF IT ALL

- |                       |                        |                        |                             |
|-----------------------|------------------------|------------------------|-----------------------------|
| 1 Grafton Street      | 12 Le Bon Crubeen      | 23 Camile              | 34 Fresh                    |
| 2 Trinity College     | 13 O'Reilly's          | 24 The Lombard         | 35 Milano                   |
| 3 The Westin Hotel    | 14 Bread 41            | 25 The Davenport Hotel | 36 Spencer Hotel            |
| 4 Abbey Theatre       | 15 DeliGold            | 26 Munchies            | 37 Rocket's                 |
| 5 D2 Coffee           | 16 F45                 | 27 Chopped             | 38 Sprout                   |
| 6 The Vintage Kitchen | 17 As One              | 28 Musashi             | 39 The Ferryman             |
| 7 Mulligan's          | 18 1925                | 29 Perpetua Fitness    | 40 Club Vitae               |
| 8 McCabe's Deli       | 19 The Pig & Heifer    | 30 Gerard's Deli       | 41 Bord Gais Energy Theatre |
| 9 Ku Raudo Sushi      | 20 Il Vignardo         | 31 Jeanie Johnston     | 42 The Marker Hotel         |
| 10 Póg                | 21 Harbourmaster       | 32 Toss'd Noodles      | 43 Convention Centre        |
| 11 Shoe Lane Coffee   | 22 Ely Bar & Brasserie | 33 CHQ Dublin          |                             |



# DISCOVER SOMETHING







# FOURTH FLOOR





- FULL NEW GRADE A SPECIFICATION
- HIGHLY EFFICIENT FLOOR PLATES
- 2.825M FLOOR TO CEILING HEIGHT
- NEW AIR CONDITIONING
- SETTING THE BENCHMARK FOR OFFICES





# EXCEPTIONAL VIEWS



Irish Life are committed to providing a healthier working environment. They achieve this through workplace design and operational policies. At the forefront is occupier comfort and wellbeing.

Irish Life invest in infrastructure that allows their tenants to enhance their workplace environment, resulting in better health and wellness. At the same time, these initiatives are designed to save money, conserve energy, reduce water consumption and drive innovation.

# A HEALTHY WORKPLACE

## Conserving Energy

Sustainable Heat Pump technology Office Ventilation AHUs complete with high efficiency thermal wheel heat recovery systems.

Sustainable Heat Pump technology Office Air Conditioning Systems

Low water usage equipment throughout.

Very high efficient dimmable LED office lighting c/w daylight harvesting and presence detection controls.

Development to target Wired Score status achievement

26% savings in total energy cost



2.825m floor-to-ceiling height (generally)



New energy-efficient LED lighting



New suspended ceilings with metal ceiling tiles



New VRV air conditioning





Raised access floor



Targeting Leed Gold,  
BER A3, Fitwel and Wirescore



New toilet facilities





# STAFF AMENITIES

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12 high quality showers

Venesta Unity Range

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Generous drying rooms

Venesta aqua safe, or similar

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Lockers

Venesta aqua safe with  
changing bench

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96 secure bicycle spaces

New falco A11 bicycle racks

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12 dedicated  
car parking spaces

in secure basement level



# FLOOR PLANS

River Liffey

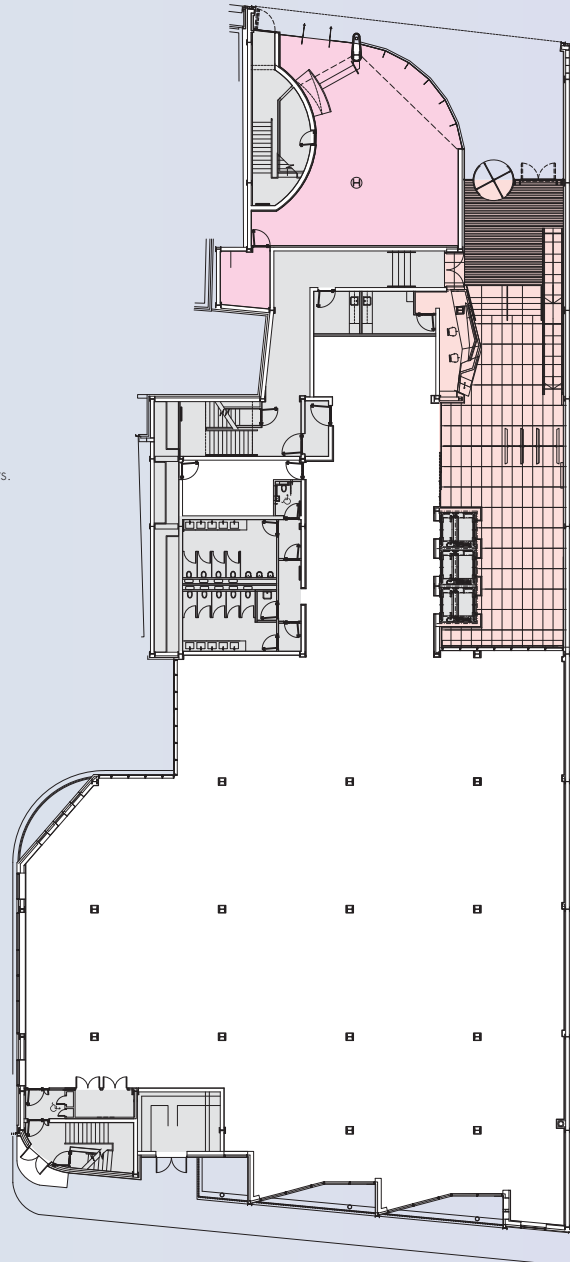
## GROUND FLOOR

Floor	sq m	sq ft
Ground	1,033	11,119
Fourth	1,374	14,789
Fifth (Penthouse)	1,180	12,701
<b>Total</b>	<b>3,587</b>	<b>38,609</b>

\* The above areas are approximate Net Internal Areas as supplied by architects.

12 secure basement car parking spaces  
96 secure bicycle spaces

- Office
- Core
- Reception
- Retail

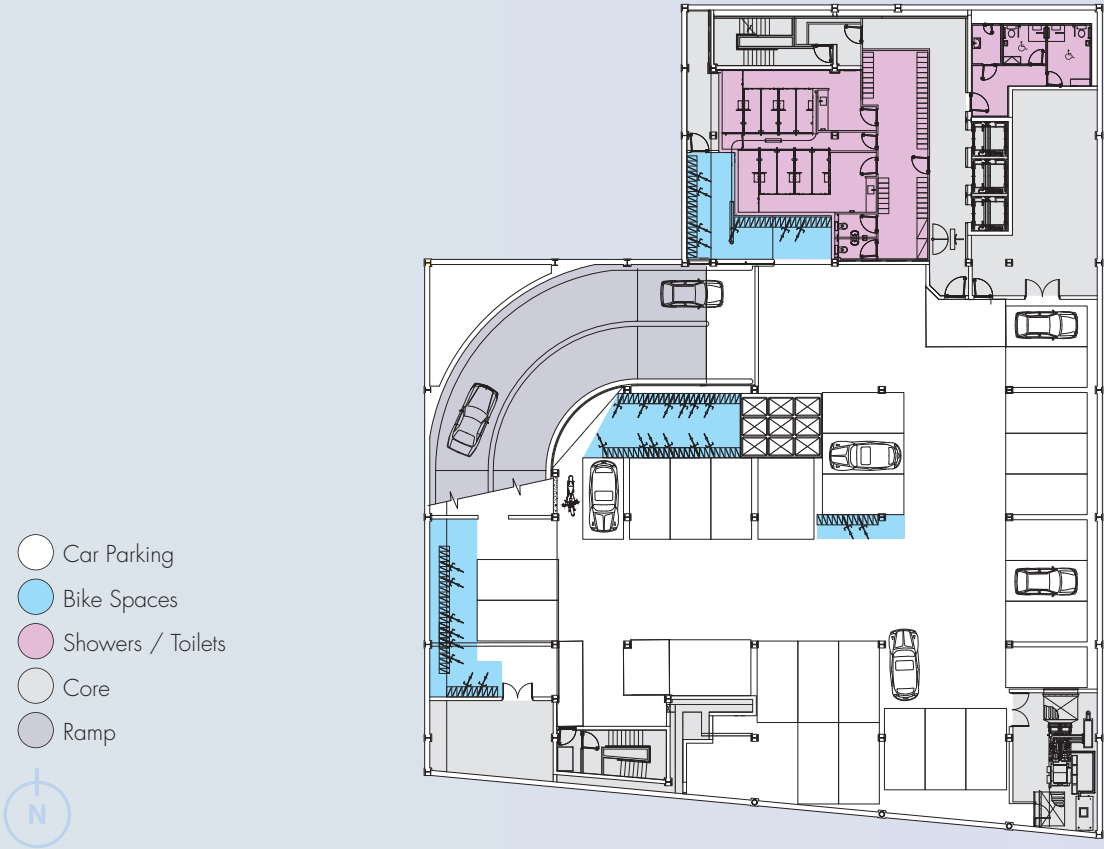


For indicative purposes only



# BASEMENT FLOOR

Available Car Spaces	12
Secure Bike Spaces	96
Showers	12



For indicative purposes only

# DETAILED SPECIFICATION

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## GENERAL

Occupation Density: 1 person per 8m<sup>2</sup>  
(Gross Office Area 8,128sqm x 1.8 Max  
Occupancy)

### Building Dimensions:

- Slab to slab height: 3.800m minimum.
- Floor to ceiling: 2.825m (2.7m in parts).
- Raised Access Floor: 150mm (including tile) typically. Part 5th floor 76mm min with 106mm trenches (including tile).
- Ceiling Zone: 325mm – 525mm service void zone (incl. tile and support).
- Structural Grid: The structural grid is generally 7.5m x 7.5m and 7.5m x 5.5m to 4.25m locally in the southern area of the floor plan. The structural grid is generally 7.5m x 12.4m and 7.5m x 6.3m locally in the northern area of the floor plan.
- Internal space planning: 1.5m x 1.5m module typically.

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## STRUCTURE AND LOADINGS

### Construction:

- The existing substructure was constructed with reinforced concrete. The original superstructure was constructed with structural steel beams and columns. The floors were constructed using a 200mm deep precast concrete floor slab with a 75mm deep reinforced concrete screed.

- The proposed structure is being built using structural steel columns and beams. The floor of the extended terrace area is to be constructed using structural steel beams and the roof is constructed using structural steel beams under plant areas and thin walled structural steel purlins outside of plant areas.

### Loadings:

- Imposed Loads; Office areas – 4.0kN/m<sup>2</sup> + 1.0kN/m<sup>2</sup> (tenant fit out partitions).  
Stairs and Landings – 4.0kN/m<sup>2</sup>.  
Plant Areas – 3.0 kN/m<sup>2</sup>  
(based on proposed plant equipment).
- Superimposed Dead Loads;  
Suspended Ceilings and Services - 0.5kN/m<sup>2</sup>,  
Raised Access Floors – 0.5kN/m<sup>2</sup>.
- Dead Loads – Self Weight of Structure is calculated.
- Occupancy factor of original Day 1 design – Lifts: 1:12 m<sup>2</sup> NIA.
- Main Core: 3 No. 1000kg (13 person) lifts at 1.6m/s with traditional Group Collective Controls.

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## FIRE

- Occupancy – Fire: 1 person: 6m<sup>2</sup>.
- Escape stairs: 3 no escape stairs main stairs 1500mm wide.
- Basement ventilation: Ventilation as required by the Building Regulations.

## MEP Strategy:

- Occupancy for Ventilation & Air Conditioning Design – 1 person: 8m<sup>2</sup>.
- Substation: Single ESB substation – Building supplied at 400V LV with separate meters per Tenancy and Landlord.
- Environmental control: VRV System ceiling void ducted fan coils.
- Building Energy Rating (BER): A3 Target.
- Sustainability target: LEED Gold.

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## PARKING STANDARDS

- Car parking at 1:299m<sup>2</sup> NIA.
- Motor Cycles: 1 spaces.
- Bicycle parking: 96 spaces.

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## WC / SHOWER PROVISION

- Occupancy - WCs: 1 person per 10m<sup>2</sup> of NIA, 50%:50% split by gender.
- WCs – provision: As per BS 6465 – 1:2006 + A1:2009.
- WCs – quantum per floor (Ground – Fourth Floor):
  - Male WC = 4 WC's, 3 Urinals & 5 WHB.
  - Female WC's = 5 W.C. & 5 WHB.
  - Accessible WC = 1 Accessible WC.

- WCs - quantum per floor (Fifth floor):
  - Male WC = 3 WC's, 3 Urinals & WHB.
  - Female WC's = 5 W.C. & 5 WHB.
  - Accessible WC = 1 Accessible WC.
- WCs – Basement floor:
  - Male WC = 1 WC & 1 WHB.
  - Female WC's = 1 WC & 1 WHB.
  - Accessible WC = 2 Accessible WC / Showers.
- Showers – Basement floor (12 Provided 50/50 split by Gender):
  - Female Showers = 5.
  - Male Showers = 5.
  - Accessible Male & Female Showers = 2.

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## SERVICING

- Loading: On-street drop-off to City Quay & Gloucester St, with basement car park entrance to Gloucester St. Lifts at main reception servicing all floors include basement.
- Refuse Storage within basement.

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## SUSTAINABILITY TARGET





# ARCHITECTURAL SPECIFICATION

## Reception Finishes:

- Itial Granitti Statuario White Experience Naturale 1200 x 600mm floor tile.
- Wall finishes are a combination of Wicklow Granite and Itial Granitti Statuario White Experience Naturale.
- New plasterboard ceiling with floating plasterboard panels and new feature lighting scheme.
- Bespoke reception desk designed in selected Krypton & glass with lighting.
- Kone 100 glass Turnstiles with integrated destination control.

## Office Finishes:

- Painted dry lining to all internal office walls with painted MDF skirting.
- 600 x 600mm raised access flooring.
- 600 x 600mm property metal ceiling tiles with Gypsum MF painted plaster board bulkhead detail to perimeters and junctions with the core areas and columns.
- Columns to be encased in plasterboard and painted.
- American walnut doors with bespoke stainless steel detailing and shadow gap detailed walnut frames to landlord core areas.
- Painted solid doors frames and architraves to all service ducts openings.
- Stainless steel ironmongery throughout.

## Lifts:

- Kone Lift Modernisation with destination Control, new car controls & finishes.
- Floor finish tiles to be Itial Granitti Statuario White Experience Naturale 1200mm x 600mm.
- Back painted glass side wall panels.
- Bespoke lift floating ceiling with black mirrored glass effect with led lighting and stainless steel perimeter detailing.
- Touchscreen dop at landings & KSC 863 back painted glass car operating panel within car.

## Toilet Finishes:

- Beren Coal 600 x 300mm wall tile.
- Beren light grey 600 x 600mm floor tile.
- Ideal Standard white tesi WC pan with soft closing seat.
- Toilet cubicle of Ireland American black walnut 2.7m tall doors & cubicle system.
- Profile 21 rimmed back inlet urinal bowl with sensor flusher.
- 40mm thick natural black granite vanity counter top 600mm deep with 150mm high fascia with 10 x 10mm rebate on 18mm marine plywood (including gable end) on hot dipped galvanised & etched, primed & undercoat & shop sprayed polyester powdercoated cantilevered steel brackets and continuous steel support at front edge to prevent movement of stone.

- 100mm high full width of selected standard WC tiles finished flush with mirror above.
- Vileroy + Boch 'Loop+Friends' range, white 450mm under counter wash hand basin.
- White marble effect quartz stone vanity units.
- Presto – Prestogreen Range – single deck-mounted sensor tap.

### **Shower Finishes:**

- 600mm x 600mm Porcelain tile; Beren light grey by Living Ceramics wall tile.
- 600mm x 300mm Porcelain tile; Beren coal (dark grey) by Living Ceramics floor tiles.
- Toilet cubicle of Ireland American black walnut solid grade laminate shower doors & cubicle system.
- Grohe 27 646 10e new Tempesta 100 shower rail set.
- Grohe 34 562 000 Grohtherm 800 thermostatic shower mixer 1/2" wall mounted.
- Venesta changing room bench, free standing. American walnut finish.
- White marble effect quartz stone vanity units.

### **Changing Areas:**

- 600mm x 600mm Porcelain tile; Beren light grey by Living Ceramics floor tile.
- 600mm x 300mm Porcelain tile; Beren coal (dark grey) by Living Ceramics wall tile.
- Lockers: Venesta Aqua Safe with Venesta Changing bench.



1



2



3



# Irish Life

## About the developer

Irish Life Investment Managers (ILIM) are the appointed asset manager to Irish Life Group and part of Great-West Lifeco, a global leader in financial services. At ILIM we continually strive to meet and exceed the expectations of our stakeholders. We deliver investment solutions and services to meet the evolving needs of our domestic and international retail, corporate and institutional clients.

With over €4 billion in property assets under management we use our experience, financial strength and global reach to secure better futures for our customers and their families. We work with integrity and ambition to deliver on our promises and our people are valued for their contribution. We are recognised as trusted business partners and take pride in supporting the communities where we live and work.

Through the current cycle we are playing a leading role in the evolution and operation of Dublin City's office and retail environment as one of the most active players in the market through investment, asset repositioning, refurbishment and redevelopment. We are totally immersed in the market, living and breathing it on a day to day basis. This provides a distinct competitive advantage - in deal sourcing, understanding and taking advantage of pricing and value dynamics, and delivering on asset management strategies.

1. 1GQ, Dublin 2
2. Velasco, Clanwilliam, Dublin 2
3. 13-18 City Quay, Dublin 2



## Professional Team

Development Managers:	Urban Solutions
Architect:	KMD Architecture
Contractor:	Mac Group
Mechanical/ Electrical:	JMC Associates
Facade:	Arup
Cost Consultants:	KSN
Consultant Engineers:	OCSC
Acoustic Consultants:	Allegro Acoustics
LEED & Fitwell:	Meehan Green
Fire & Access:	Maurice Johnson & Partners
IES:	Environmental Consultants
Health & Safety:	Ashview Consultants
Assigned Certifier:	Garland

## Sole Agents



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