

# ONE PEMBROKE

BALLSBRIDGE, DUBLIN 4



A new state of the art office building, prominently located in Ballsbridge, Dublin's most prestigious and vibrant neighbourhood.



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# A new way of working and interacting



ONE PEMBROKE is promoting a new way of collaboration through its innovative design involving exceptional 360° open views, cascading terraces and a spectacular rooftop.



# A Landmark Office Building



PIVOTAL BUILDING  
EXTENDING  
97,000 SQ FT NIA



PREMIUM OFFICE FLOORS  
FROM 5,700 - 11,600  
SQ FT NIA



OUTSTANDING OPEN  
VIEWS, ACCESSIBLE  
TERRACES AND  
PANORAMIC ROOFTOP



PROMINENT LOCATION  
IN BALLSBRIDGE,  
DUBLIN'S MOST  
PRESTIGIOUS OFFICE  
DISTRICT



DOUBLE HEIGHT  
RECEPTION  
WITH BRANDING  
OPPORTUNITY



VIBRANT  
NEIGHBOURHOOD WITH  
ATTRACTIVE LOCAL  
AMENITIES AND GREEN  
SPACES



UNRIVALED  
ACCESSIBILITY BY  
PUBLIC TRANSPORT,  
BICYCLE AND CAR



BEST-IN-CLASS  
SUSTAINABILITY  
CREDENTIALS



EXCEPTIONAL COMFORT  
WITH OUTSTANDING  
AMENITIES AND AMPLE  
NATURAL DAY LIGHT

## Delivery Date

Q3 2026







HERBERT PARK

AVOCA



**BALLSBRIDGE HAS IT ALL.**  
Historic architecture and embassies from across the world sit side by side with quaint cafés, award-winning restaurants and peaceful green spaces in this convenient city centre location.



SPROUT KITCHEN

# A world of choice, on your doorstep

AVIVA STADIUM



HERBERT PARK



BUTLERS CHOCOLATE CAFE



ROYAL DUBLIN SOCIETY







ST. STEPHEN'S GREEN

LinkedIn

amazon

sky

Bank of Ireland

ONE PEMBROKE

accenture

BT

Google

THE DOCKLANDS

AVIVA STADIUM

LANSDOWNE DART STATION

Jones Engineering

AVOLON

SurveyMonkey

mongoDB

EirGrid GROUP

ORIX

BORD BIA IRISH FOOD BOARD

JUST EAT

US EMBASSY

waystone

wipro

HERBERT PARK

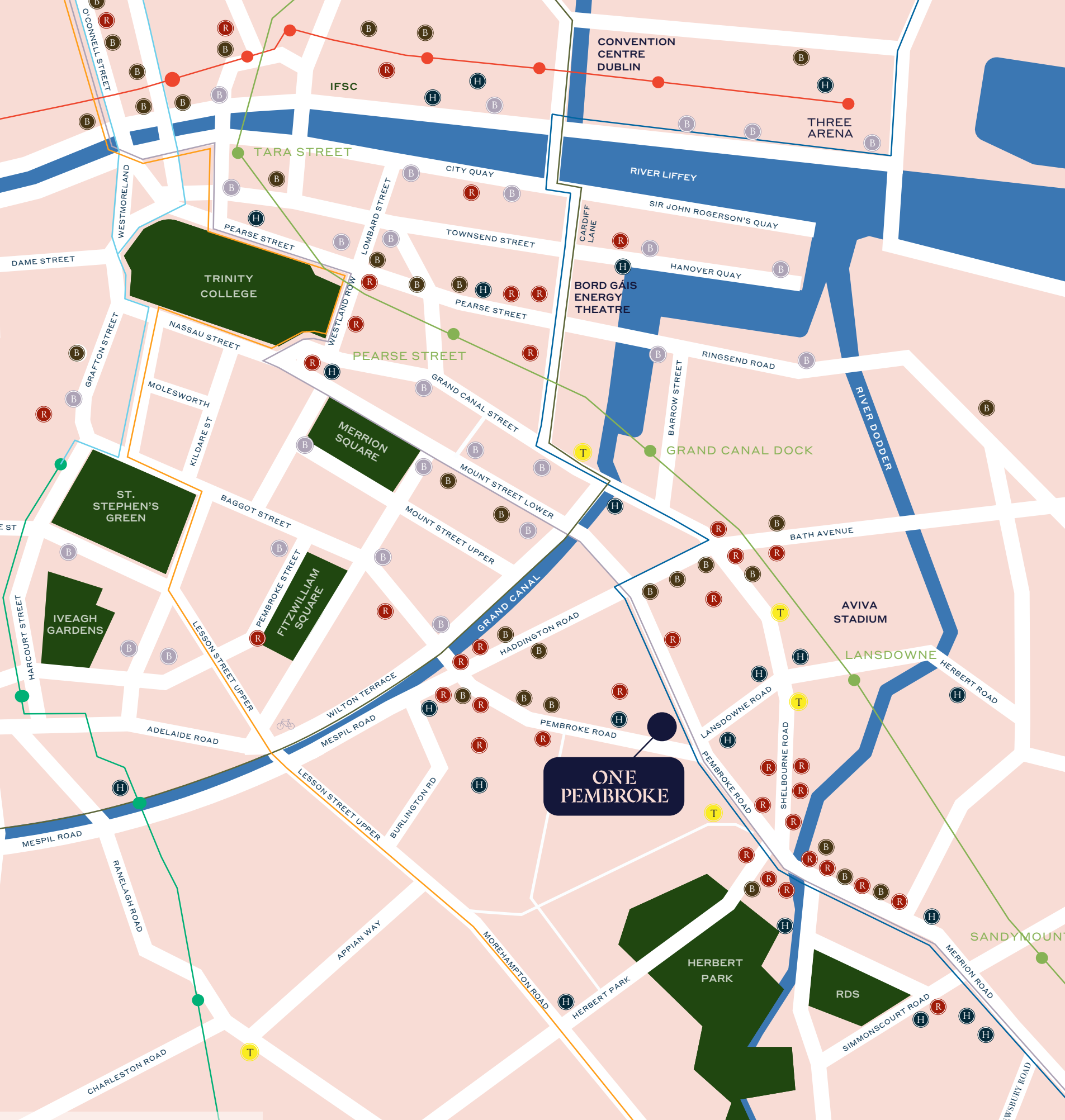
Bupa

Meta

RDS



# Perfectly placed




LOCAL AMENITIES

-  Cafe/Bars
-  Restaurants
-  Hotels
-  Taxi

154 BICYCLE BAYS WITH SHOWER AND CHANGING FACILITIES EXCEEDING BEST PRACTICE STANDARDS

12 BASEMENT CAR PARKING SPACES

LANSLOWNE RAIL AND DART STATION	04 MINS	ON FOOT
BUS STOP	02 MINS	ON FOOT
CHARLEMONT LUAS STOP	20 MIN	ON FOOT
DUBLIN BIKES STATION 	05 MINS	ON FOOT
SHELBOURNE ROAD TAXI RANK	02 MINS	ON FOOT
DUBLIN PORT TUNNEL	10 MIN	BY CAR
DUBLIN INTERNATIONAL AIRPORT (VIA PORT TUNNEL)	20 MIN	BY CAR
AIRCOACH TO AIRPORT	05 MIN	ON FOOT

-  — BUS ROUTES
-  — DUBLIN BIKE LANE
-  — AIRCOACH TO AIRPORT
-  — DART TRAIN LINE
-  — LUAS CROSS CITY
-  — LUAS GREEN LINES



# Outstanding sustainability credentials



ONE PEMBROKE has been meticulously designed to lead the way in sustainability and occupier wellbeing, targeting Net Zero carbon for 2030 and exceeding requirements for renewable energy generation.

ONE PEMBROKE goes above and beyond current sustainability requirements to deliver environmental design, optimizing material efficiency and minimizing waste.



# Outstanding sustainability credentials

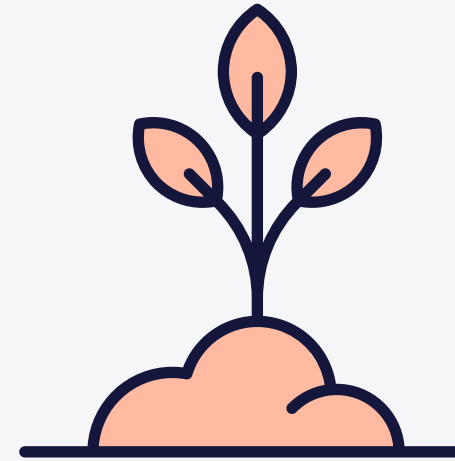


SUSTAINABLE, HEALTHY AND SMART BUILDING TARGETS

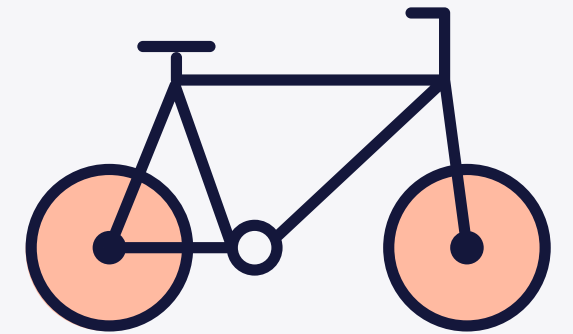
## RIBA 2030 CLIMATE CHALLENGE



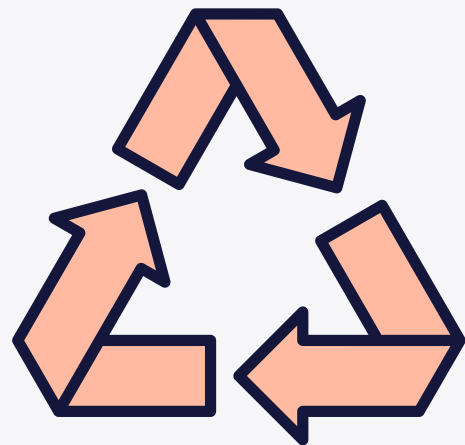
LETI / RIBA OPERATIONAL ENERGY ALIGNED: 55 KWH/M2/Y



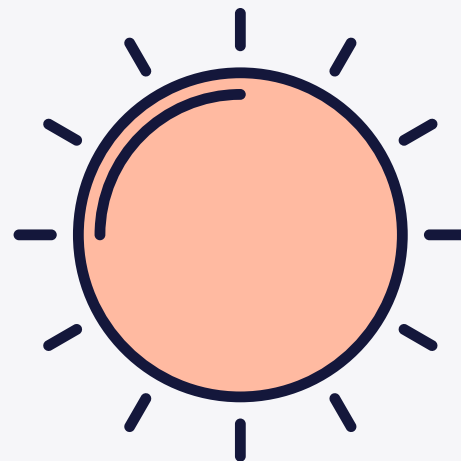
GREEN ACCESSIBLE TERRACES WITH NATIVE AND ADAPTIVE PLANT SPECIES



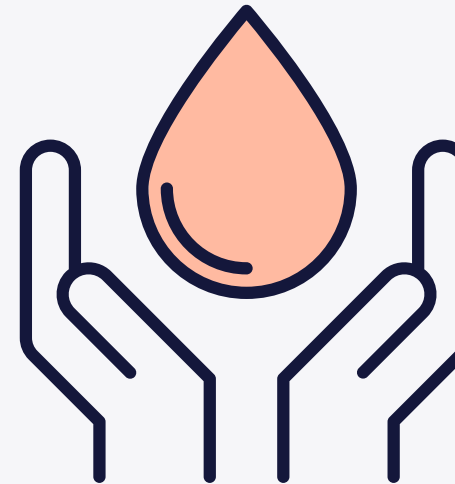
CYCLING TO WORK ENCOURAGED WITH 169 SPACES



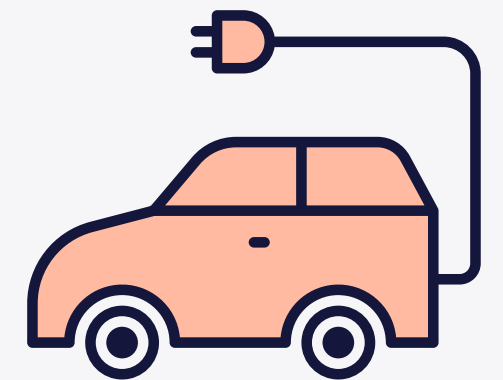
RESOURCE & MATERIAL OPTIMISATION



NATURAL LIGHT & VENTILATION  
ADVANCED HVAC



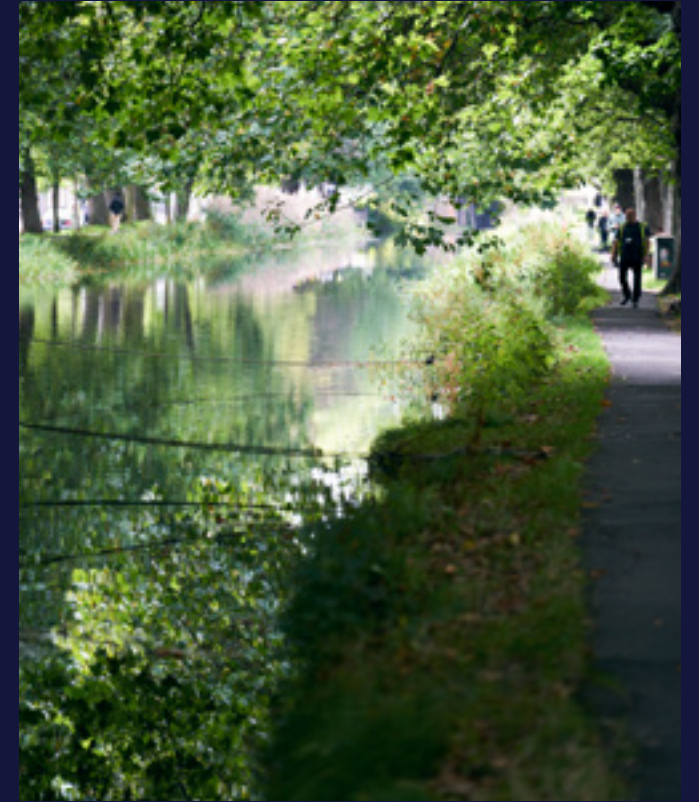
RAIN WATER HARVESTING



SUSTAINABLE TRANSPORT  
12 EV PARKING SPACES



# Wellbeing is our number one priority



ONE PEMBROKE has been designed with employee comfort and convenience at its heart. A wraparound penthouse terrace, as well as landscaped terraces on each upper level, and a panoramic rooftop, make the most of the building's breath-taking open views and promote employee wellness with easy access to outdoor space; to meet, relax, or catch up over lunch.

Natural daylight and ventilation are maximized throughout the building, with large office spaces, sizeable openable windows and seated outdoor areas.

A large café with outside seating provides space for meetings, breaks and lunchtime chats.





# Comfort for commuters

With health and wellbeing at the forefront of occupier experience, ONE PEMBROKE delivers thoughtful end-of-trip spaces, encouraging healthier commuting choices and active travel.

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**Best in class** end-of-trip facilities

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**14 shower suites** with spacious changing facilities

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**Vanity space** within each changing area

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**169 secure bicycle spaces** and lockers, both double and single stacker system

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**Drying room** facilities

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Designated **cargo bike** spaces

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Bike servicing and **repair station**

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**Electric charge facilities** for e-bike users

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Designed to **WELL Building accreditation principles**

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# Schedule of areas

ONE PEMBROKE will provide 97,000 sq ft of premium office space on 10 levels which generous terraces for occupier enjoyment. The reception features a cafe which opens to the public along with vibrant new public realm space at street level.

LEVEL	Office NIA (sq ft)	Terrace (sq ft)
Ninth	5,702	2,675
Eight	8,310	400
Seventh	8,773	562
Sixth	9,455	343
Fifth	9,863	463
Fourth	10,456	709
Third	11,249	301
Second	11,623	420
First	11,088	
Ground	8,328	
Reception	1,841	
<b>TOTAL</b>	<b>96,687</b>	
<b>CAFE</b>	<b>872</b>	

**BASEMENT AMENITIES**



169 bike spaces and lockers



14 showers



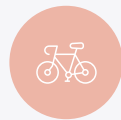
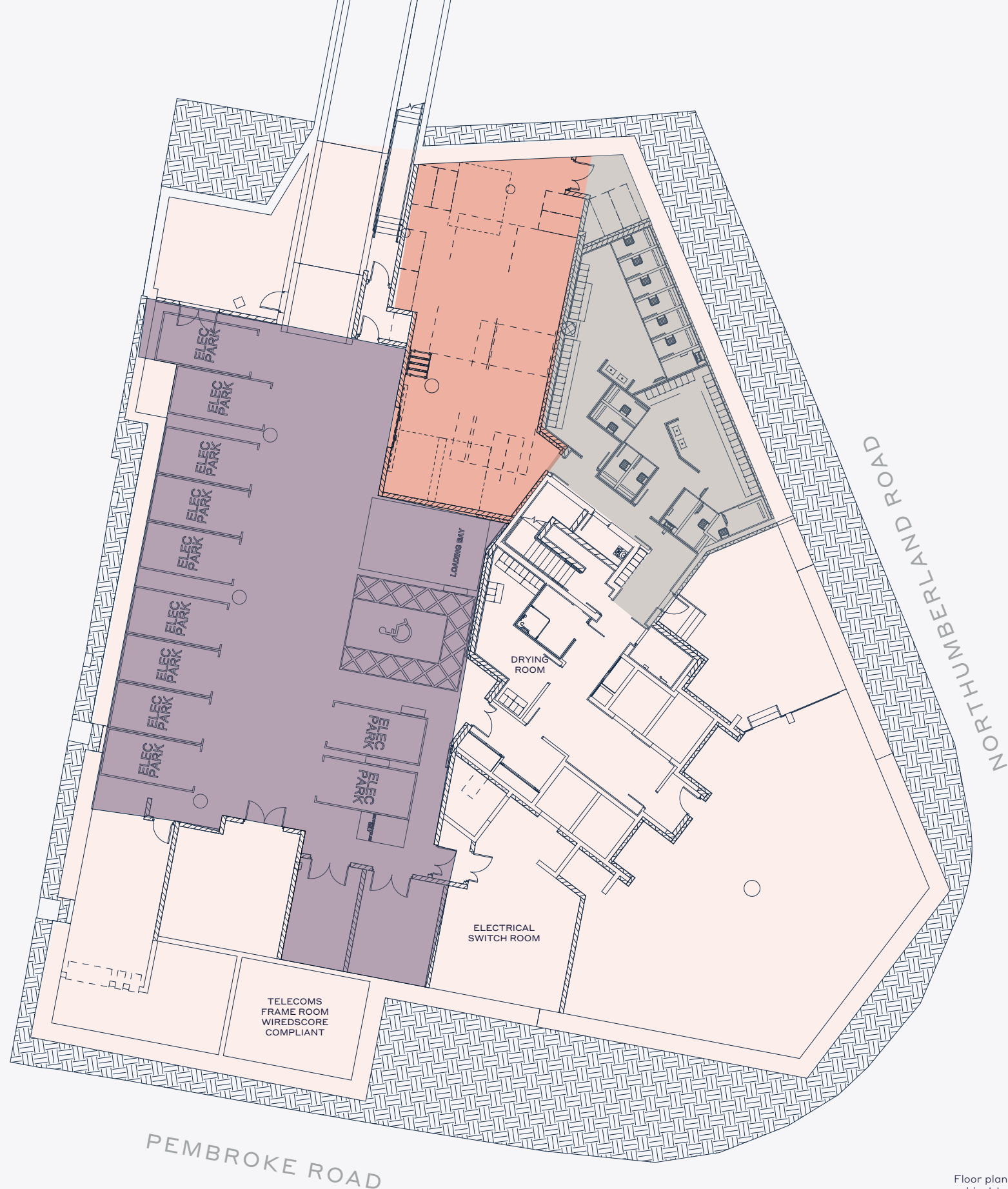
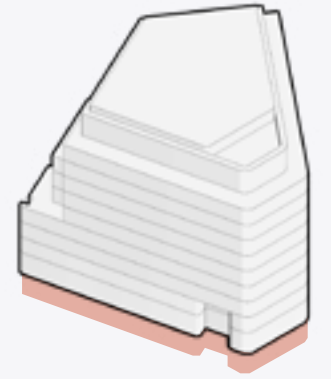
12 car parking spaces (all EV)



Electric bike charging facilities



# Basement



169

BIKE SPACES AND LOCKERS



14

SHOWERS AND SHOWER SUITES



12

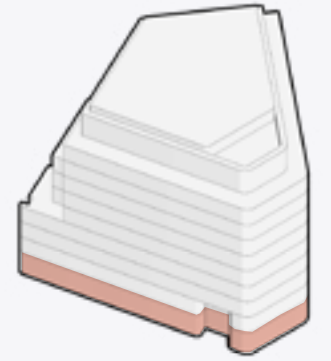
CAR PARKING SPACES (ALL EV)

Floor plans are indicative and subject to final confirmation





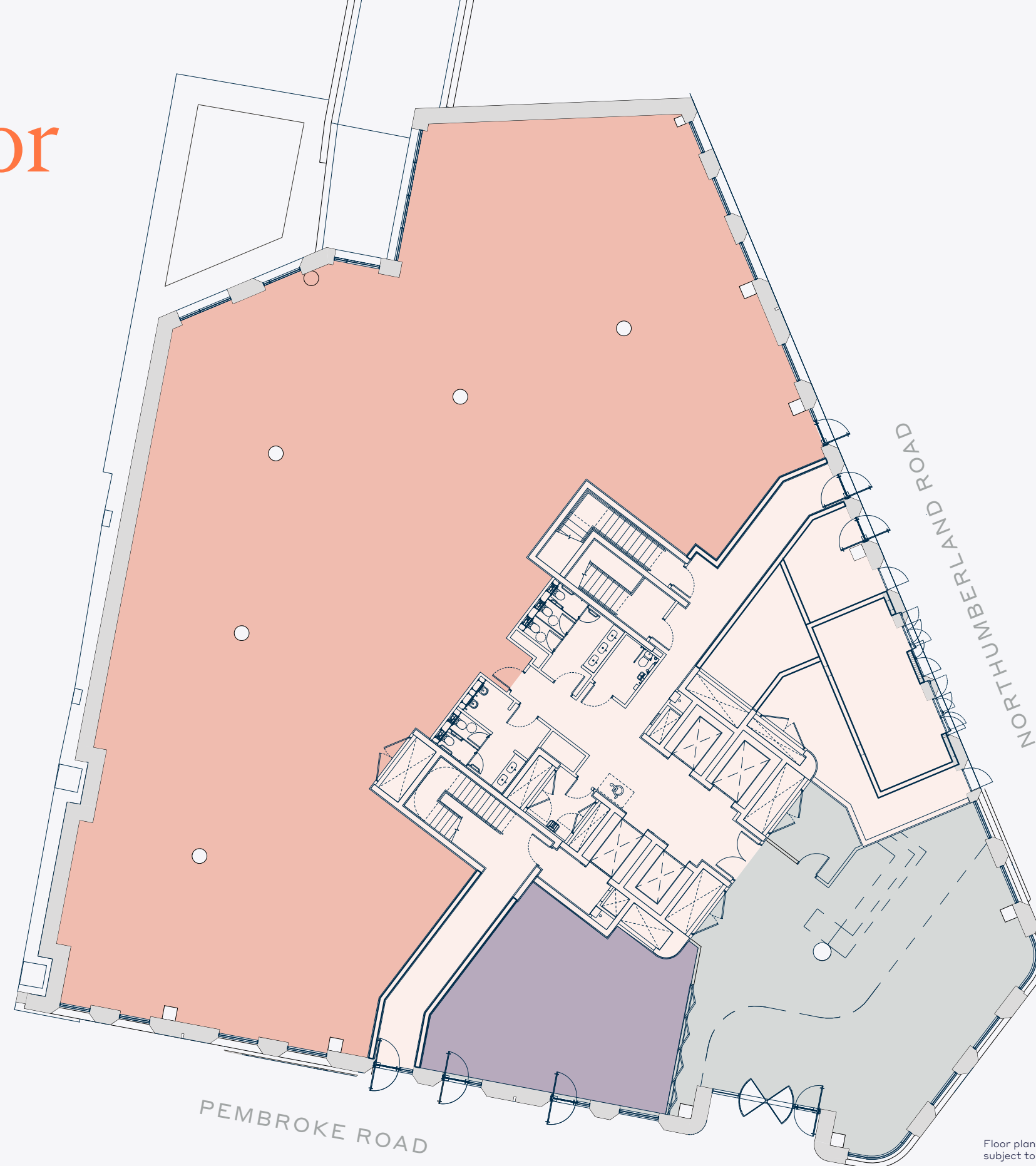
# Ground Floor



 Office Space  
8,328 SQ FT

 Cafe  
872 SQ FT

 Reception  
1,841 SQ FT

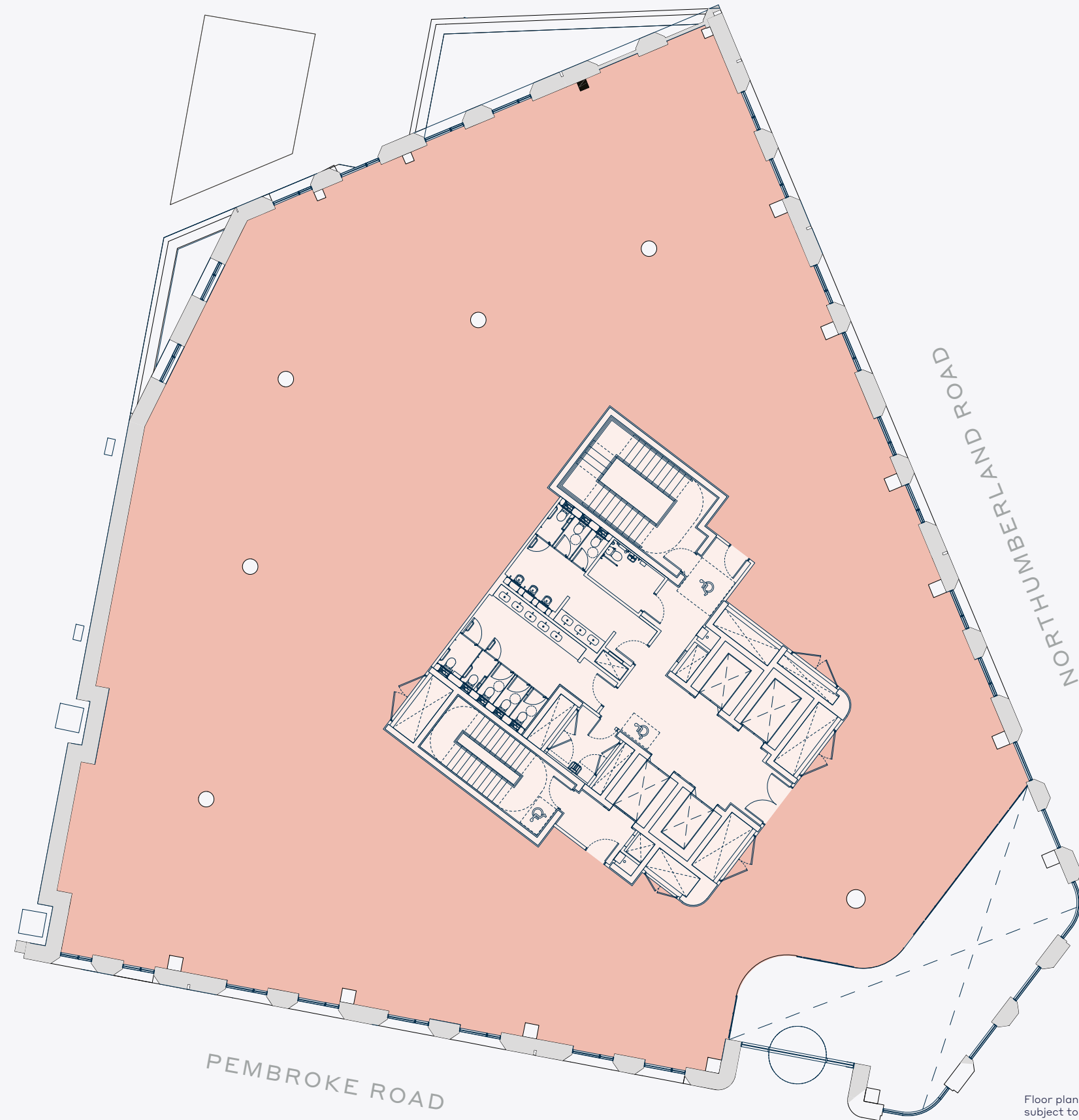
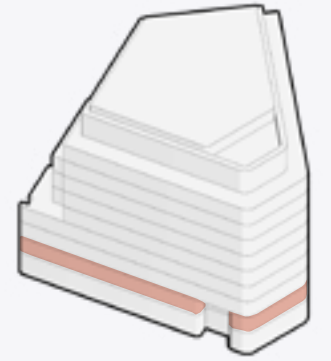


Floor plans are indicative and subject to final confirmation





# First Floor



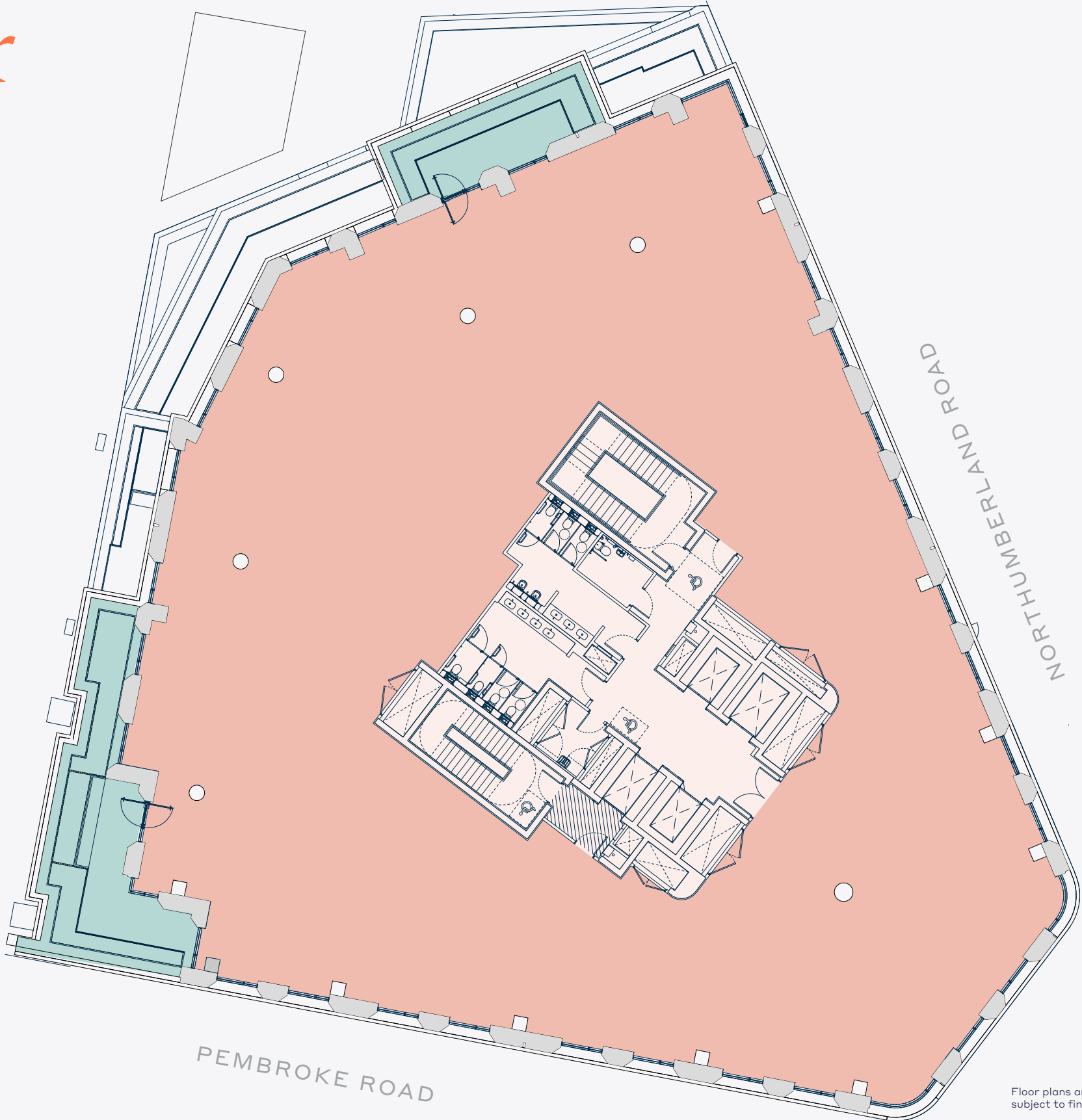
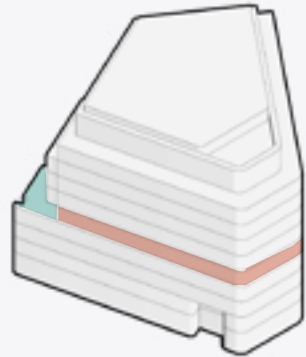
 Office Space  
11,088 SQ FT

Floor plans are indicative and subject to final confirmation





# Fourth Floor



Office  
10,456 SQ FT

Terrace  
709 SQ FT

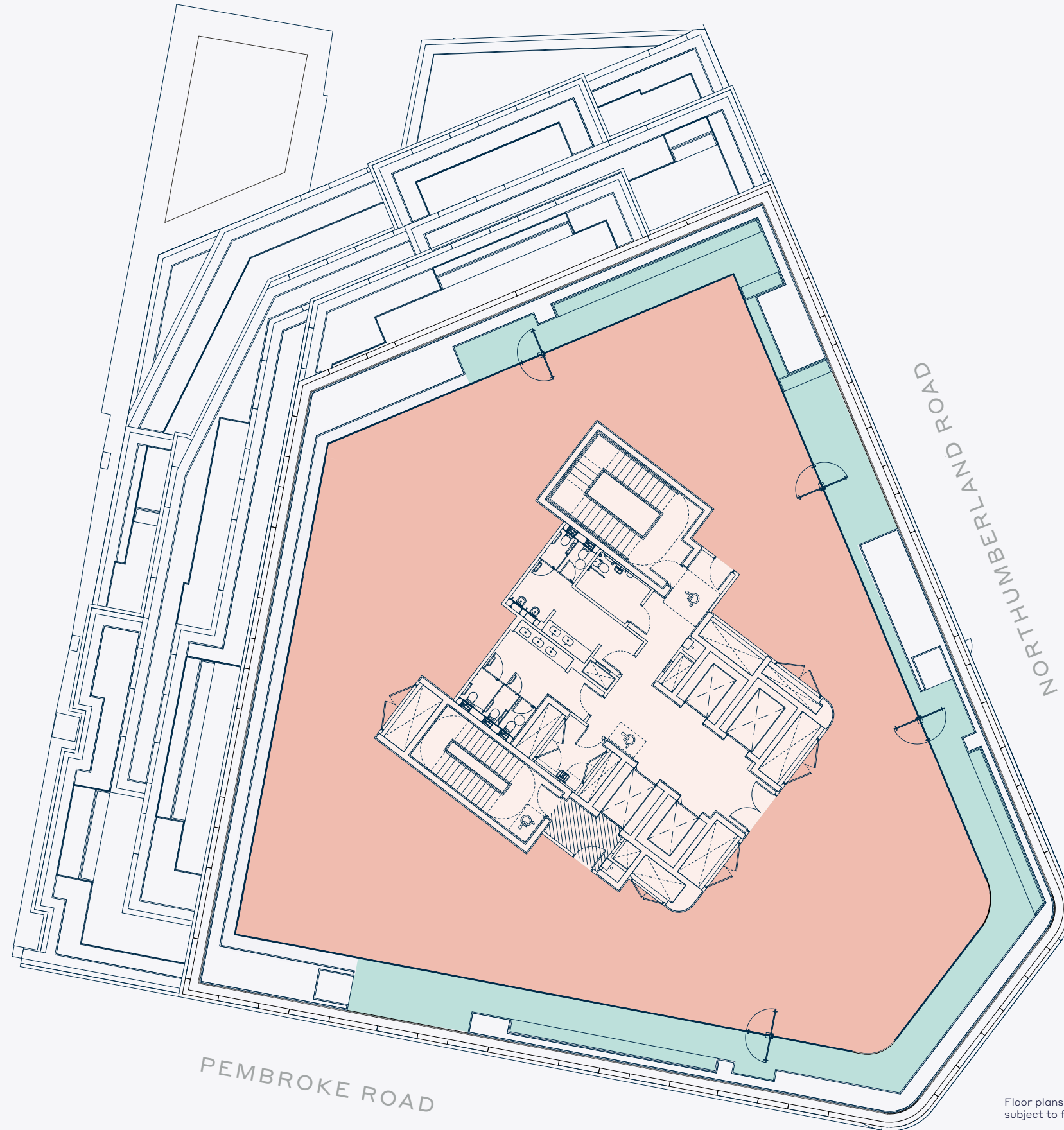
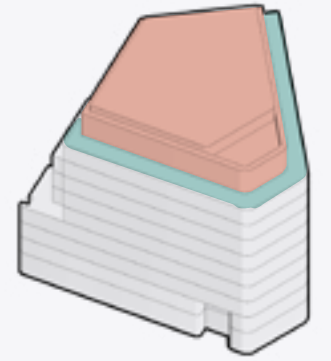
Floor plans are indicative and subject to final confirmation





# Ninth Floor

(Penthouse)



Office  
5,702 SQ FT

Terrace  
2,675 SQ FT

Floor plans are indicative and subject to final confirmation





# Outline Specs

## GENERAL

- High quality Grade A building finishes and specifications
- Unitized glazed system with integrated brick-faced insulated panels
- Double height reception
- Building Energy Management System
- High-Efficiency Glazing to minimize Solar Gain and maximize natural light
- Full sprinkler protection to building with automatic operating vents to stair core and glazed side walls
- Adequate plant space for tenant fit out
- Fossil Free Operations / Fully Electric

## CAT A OFFICES

- Suspended perforated metal ceiling tiles 600mm x 600mm
- Energy Efficient LED lighting throughout with automatic daylighting control (automatic dimming) and combined PIR detection
- High efficiency air source heat pumps serving water side control 4 pipe fan coil units
- Painted proprietary plasterboard partitions
- Raised access floor
- Heat Recovery in heating and cooling mode, variable speed driven, roof mounted AHUs
- Capacity for floor subdivision
- Efficient floor plates to cater for open plan and cellular accommodation
- Limited number of columns

## OFFICE FLOOR LOADING

- Office floors: 3kN per sq m. (plus 1kN per sq. m. partitions)

## COMMON AREAS

- Fully completed common areas to exceptionally high standards throughout
- Impressive double height reception area
- Fully completed lift lobbies with high quality floor and wall finishes
- Fully completed toilet areas with high quality floor and wall finishes (1 person per 10 sq.ft. )
- 14 high quality end of trip showers with changing and drying room facilities.
- 5,873 sq.ft. of external terraced spaces.

## BUILDING TARGETS

- BER A2
- NZEB Compliant
- LEED Platinum V4 Shell + Core
- WELL Gold Standard
- Wired Score Platinum
- Target Smart Building Enabled
- Net Zero Carbon 2030 (operational) Compliant
- Embodied Carbon LETI 2030 Compliant

## OFFICE

- Means of escape: 1 person per 6 sq.ft.
- Internal climate: 1 person per 10 sq.ft.
- Lift provision: 1 person per 10 sq.ft.
- Sanitary provision: 1 person per 10 sq.ft.
- Toilet ratio: 60% male & 60% female provision to BS6465-1 2006 + A1 2009

## FLOOR HEIGHTS

- Reception double-height floor to ceiling height: 7.60m
- GF floor to ceiling height: 3.90m
- General office slab to slab height: 3.70m
- General office floor to ceiling height: 2.75m
- Raised floor zone: nominal 150mm (top structural slab to top of finished floor level)
- Ceiling zone: nominal 550mm (underside of structural slab to finished ceiling level)

## STRUCTURE

- The structure for proposed office development will comprise a reinforced concrete frame with post-tensioned slabs.

## ACCESSIBILITY

- Step-free access is provided to the office accommodation from the internal circulation spaces
- Universally accessible WCs on each floor
- A universally accessible shower and changing room is provided at basement level adjoining the lift lobby

## MECHANICAL INSTALLATIONS

Winter Temperature:

- Outside: - 3°C db 100%RH
- Internal Office: 21°C db (+/-1°C)
- Toilets: 18°C db (minimum)
- Reception: 21°C db (+/-1°C)

Summer Temperature:

- Outside: 27°C db 65%RH
- Internal Office: 22°C db (+/-2°C)
- Toilets: 18°C db (minimum)
- Reception: 22°C db (+/-2°C)

Fresh Air Supply:

- Offices: 10 litres/second/person at 1 per 10 sq.ft.
- 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

## 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
- 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 utilise 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.
- Standby Power: A life safety generator will provide backup electrical supply to the life safety systems including firefighting lift, sprinkler pumps, and smoke shaft ventilation

## 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.

## MECHANICAL

- Design occupancy 1 person per 10m2 and 10 L/s per person fresh air
- Net Zero Carbon 2030 (operational) compliant LETI 2030.
- No fossil fuels used on site
- High efficiency air source heat pump to produce LPHW
- High efficiency water cooled chillers with dry coolers and 100% free cooling capacity to produce CHW
- Central fresh air with integral heat pumps and return air heat exchange
- Dedicated fresh air AHUs to cores – no transfer air from office to core
- Dedicated high efficiency heat pump for domestic hot water
- Rainwater harvesting for WC flushing to reduce water consumption
- Embodied Carbon LETI 2030 compliant.

## LIFTS

- Min 15-person high performance passenger lifts
- Average waiting time < 25 seconds – BCO compliant
- Destination control integrated with access control

## ELECTRICAL

- Dedicated ESB Substation
- Options for LV supply for multi tenants or MV supply for single tenant
- Option for full load tenant generator
- LED lights throughout
- Daylight harvesting on general office lights
- Building management control system open protocol to allow interface with the following:
  - Lighting control
  - Access control – Security
  - Fire alarm
- Smart building enabled
- Access control and security system provided and expandable for tenant use
- Solar photovoltaic (PV) power generation



# Professional Team

Orion

INVESTOR

Gresham House

DEVELOPMENT MANAGER

Linesight

PROJECT MANAGER

RKD

ARCHITECTS

John Spain Associates

PLANNING CONSULTANTS

Barrett Mahony

STRUCTURAL ENGINEERS

Homan O'Brien

MEP ENGINEERS

Mulcahy McDonagh & Partners

COST CONSULTANT

Meehan Green

SUSTAINABILITY CONSULTANT

Stephen Diamond Associates

LANDSCAPE ARCHITECTS

Billings Design

FAÇADE CONSULTANT

HWBC / Knight Frank

LEASING AGENTS

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