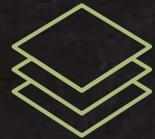


**THE
8
EIGHT**

NEWMARKET SQUARE | DUBLIN 8

75,000 SQ. FT.



**6 FLOORS OF
PREMIUM OFFICE SPACE
FROM 3,300 TO 16,200 SQ. FT.**



**1:8
BASE OCCUPANCY**



**1,900 SQ. FT.
GENEROUS RECEPTION AREA**



**2.9M CLEAR FLOOR
TO CEILING HEIGHTS**



**EXPOSED SERVICES WITH
VRV AIR CONDITIONING**



**3,500 SQ. FT.
OF TERRACES**



**8 SHOWERS
INCLUDING CHANGING, LOCKER
AND DRYING ROOM FACILITIES**



96 BIKE SPACES



17 CAR SPACES



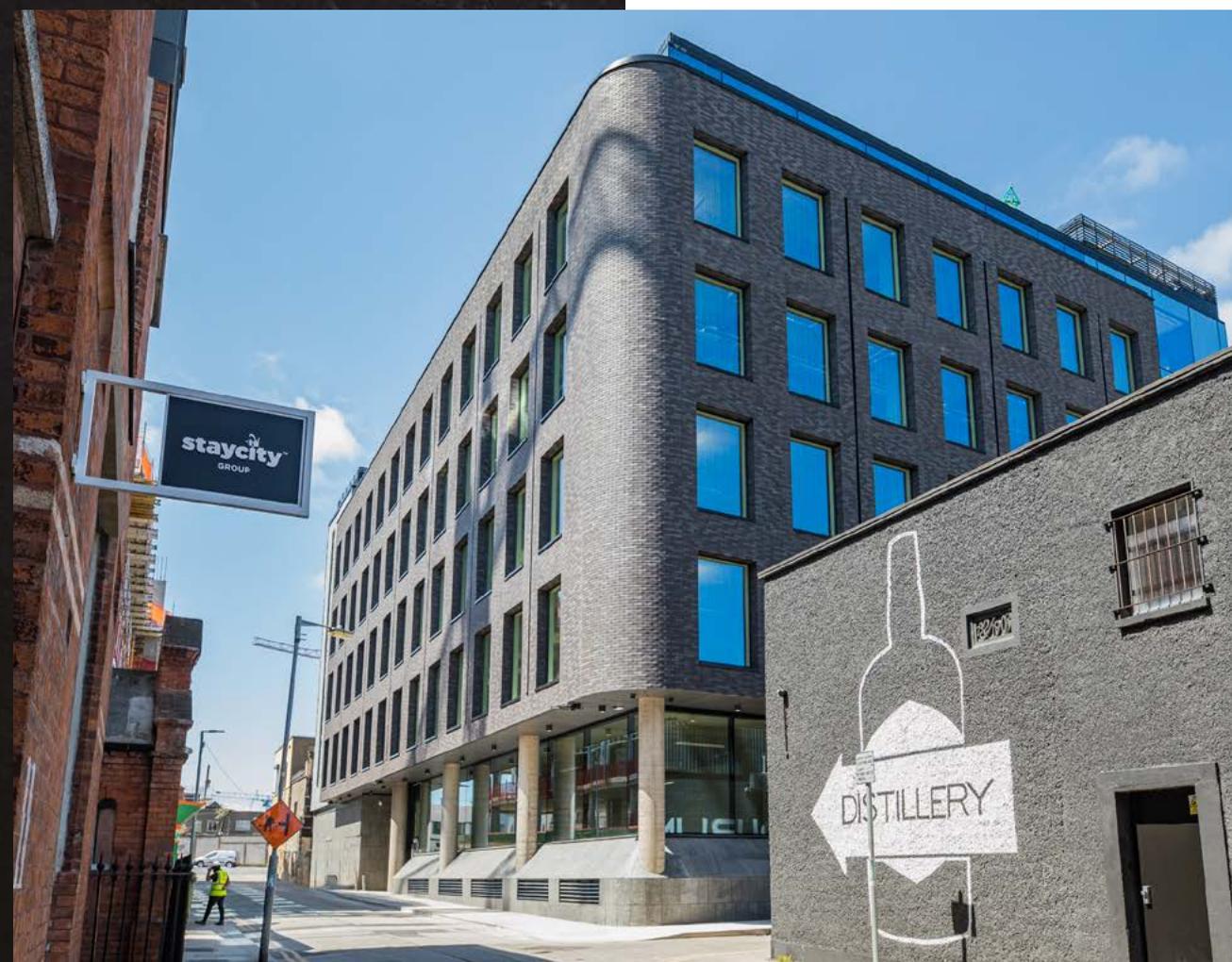
FUTURE-PROOFED FOR BEST-IN-CLASS CONNECTIVITY



GRADE A OFFICE DEVELOPMENT IN THE HEART OF DUBLIN 8'S DISTINCTIVE NEWMARKET SQUARE

Welcome to The Eight Building, a newly designed Grade A office development in the heart of Dublin 8's distinctive Newmarket Square. This central and well-established area has long been at the forefront of the history of Dublin City. The deep-rooted locality, originally known as the centre of craft distilling and brewing in Dublin, has in recent years been transformed to one of the City's most up and coming regenerated Quarters. Newmarket Square has seen major transformation in recent years to include the newly designed Aloft Hotel, student accommodation catering for approximately 700+ bedrooms and a range of retail and recreational amenities.

This vibrant district is filled with culture and provides an array of coffee shops, bars & restaurants all within easy reach. Also known as Dublin's premier design district being home to NCAD which is Ireland's largest and oldest art and design college.



LOCATION

- 1- Weaver Park
- 2- Cork Street
- 3- NIDO Ardee Point Student Accommodation
- 4- Ardee Street - Future Development
- 5- Newmarket Yards
- 6- Teeling Whiskey Distillery
- 7- Future Development
- 8- The Dublin Liberties Distillery
- 9- Yugo- New Mill Student Accommodation
- 10- Stay City Head office
- 11- Yugo- Brewers Close Student Accommodation
- 12- Yugo- The Tannery Student Accommodation
- 13- ALOFT Hotel
- 14- Fumbally Square
- 15- Hyatt Centric
- 16- St. Patrick's Cathedral
- 17- Stay City Aparthotels - Dublin Castle
- 18- Christchurch Cathedral
- 19- Dublin City Council, Civic Offices
- 20- Smithfield
- 21- Temple Bar
- 22- IFSC
- 23- Trinity College Dublin
- 24- South Docklands
- 25- North Docklands
- 26- Dublin Port
- 27- Merrion Square
- 28- St. Stephen's Green
- 29- Grafton Street



Dublin City Council have pre-allocated a substantial future capital allocation for the upgrade of the Newmarket Square public realm.



The interior spaces of The Eight Building are an eclectic blend of hard and soft, natural and man-made materials. A large concrete effect tile anchors the entrance lobby of the space and this is juxtaposed with a decorative and striking timber louvered backdrop to the reception desk. Slate dresses the wall of the lifts and this is echoed in the finish to the reception desk. Decorative antiqued mirrors in steel frames adorn the wall of the reception lobby. The space is populated with defining seating zones with feature pendant lighting overhead.

WELCOME TO DUBLIN'S MOST COLOURFUL AND DYNAMIC DISTRICT



Hotels/Student Accommodation

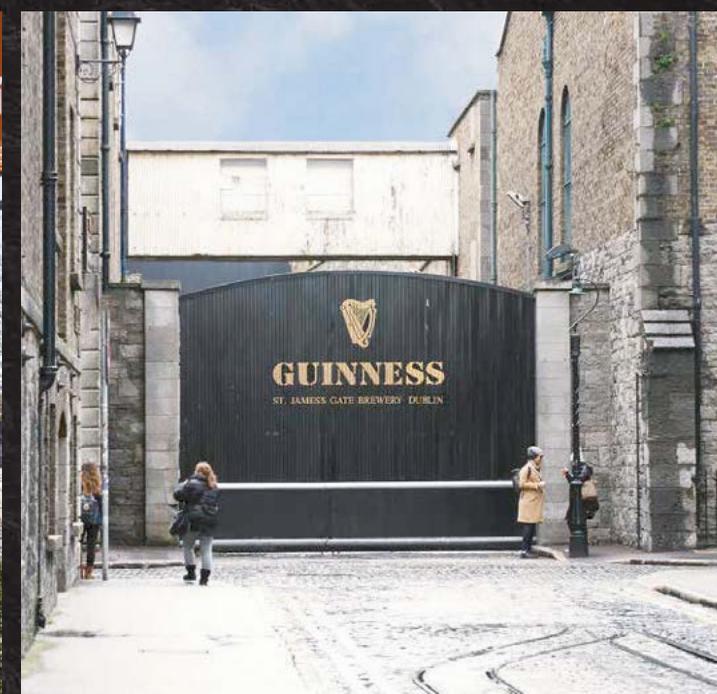
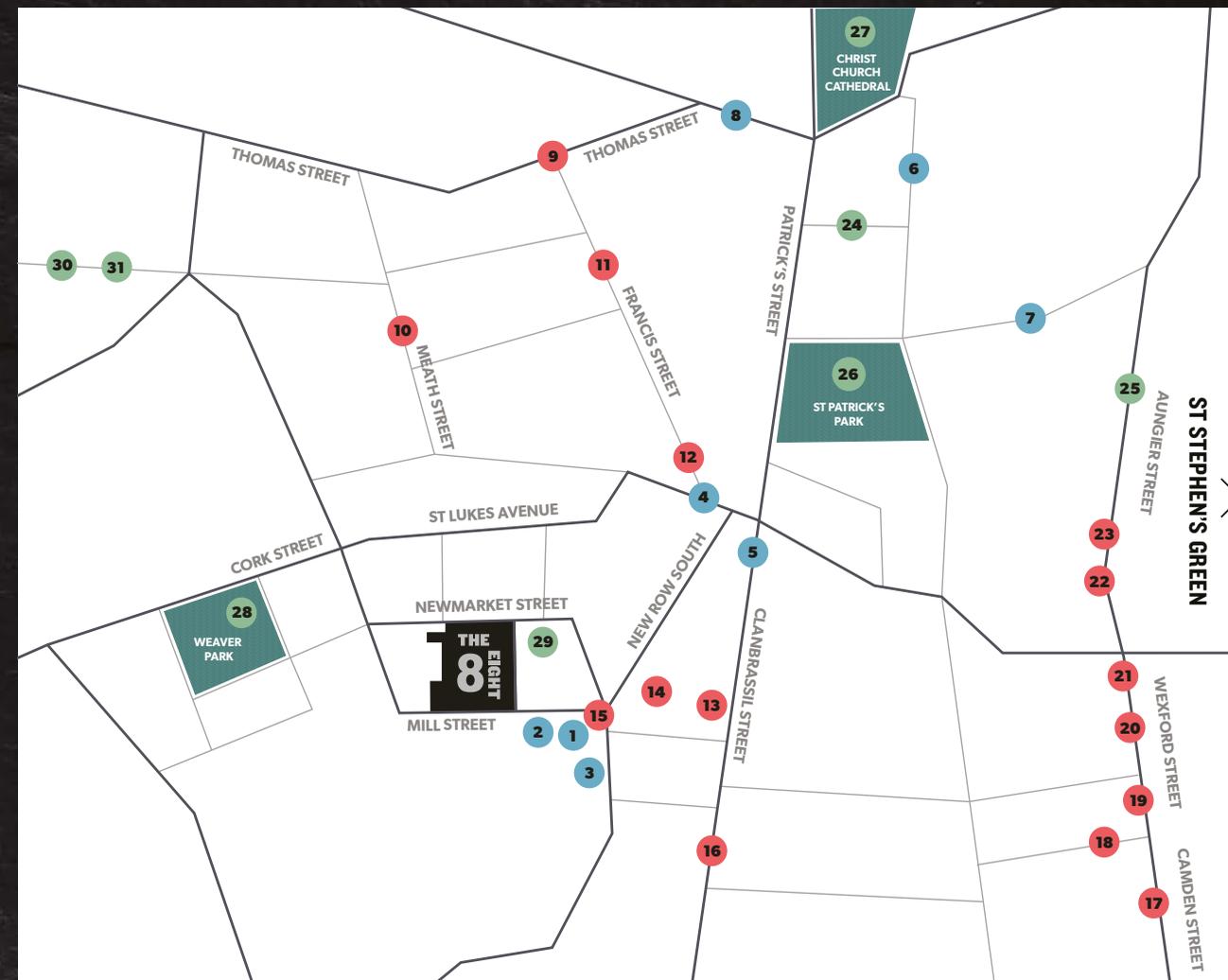
- 1 Aloft
- 2 New Mill
- 3 The Tannery
- 4 Hyatt Centric
- 5 Maldron
- 6 Stay City
- 7 Radisson Blue
- 8 Stay City

Cafés / Restaurants / Bars

- 9 Variety Jones
- 10 Luckys
- 11 The Jug
- 12 Two Pups
- 13 The Fumbally
- 14 The Cheeky Piglet
- 15 Tenters
- 16 Salt & Stove
- 17 Delahunt
- 18 The Morning
- 19 Whelans
- 20 Las Tapas De Lola
- 21 Bunsen
- 22 The Lucky Duck
- 23 Network

Leisure & Recreational

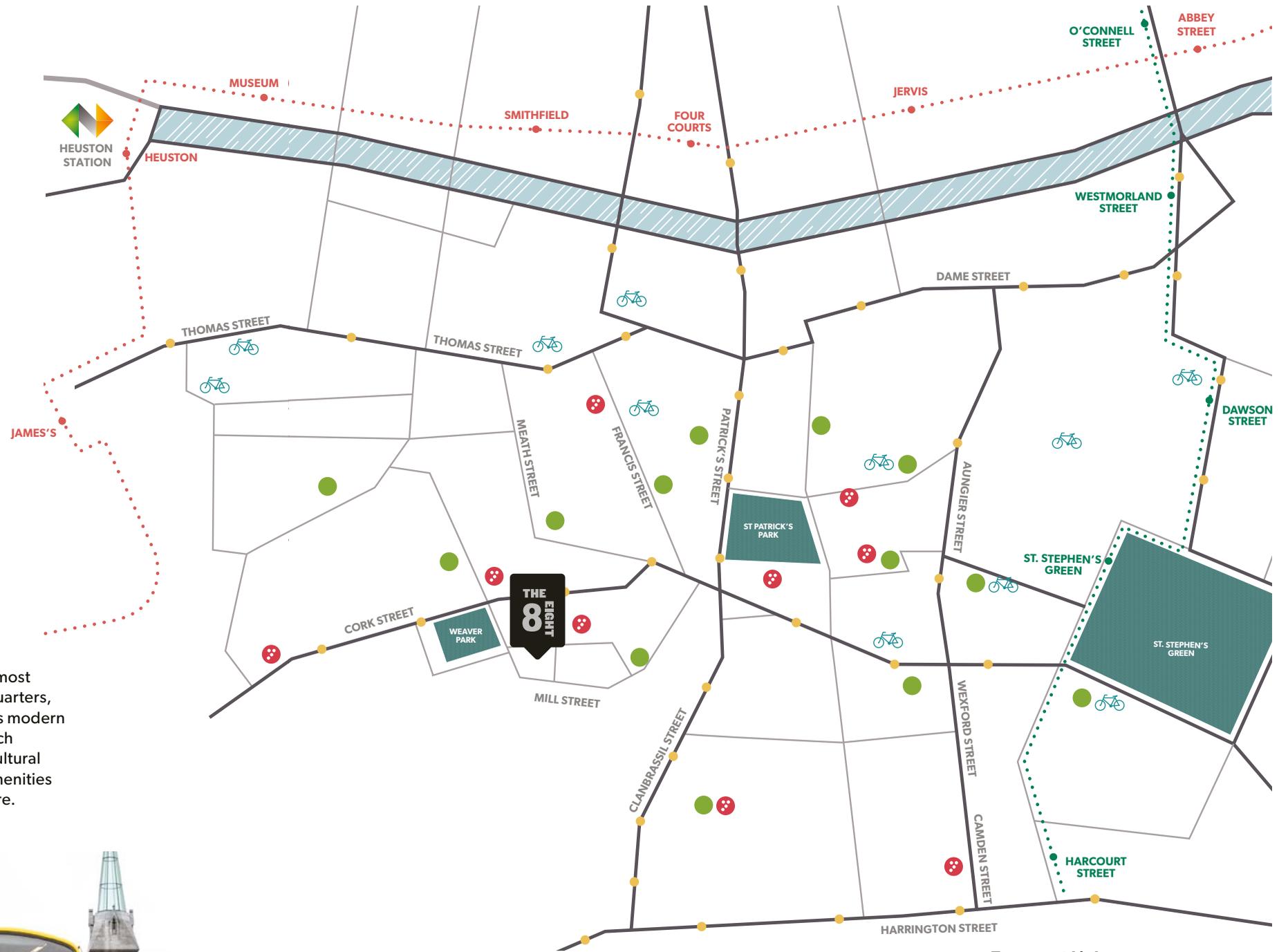
- 24 Iveagh Fitness Club
- 25 YMCA Gym
- 26 St Patrick's Cathedral & Park
- 27 Christchurch Cathedral
- 28 Weaver Park
- 29 Teeling Whiskey Distillery
- 30 Guinness Storehouse
- 31 Roe & Coe Whiskey



THE LOCATION OFFERS AN IDEAL OFFICE HEADQUARTERS OPPORTUNITY



Located in one of Dublin's most authentic and traditional quarters, The Eight Building provides modern office accommodation which benefits from a cluster of cultural heritage attractions and amenities in the heart of the city centre.

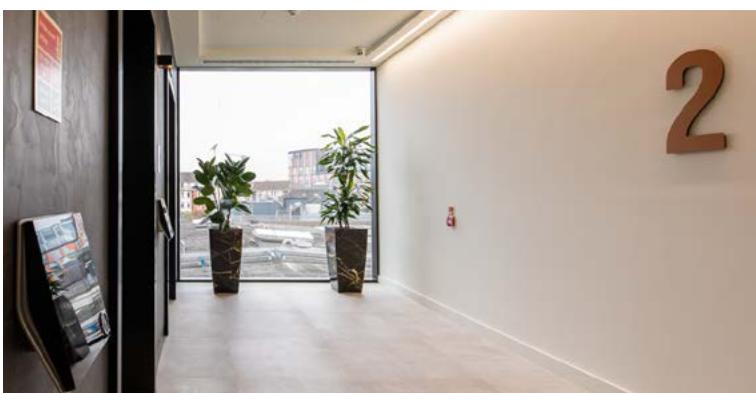
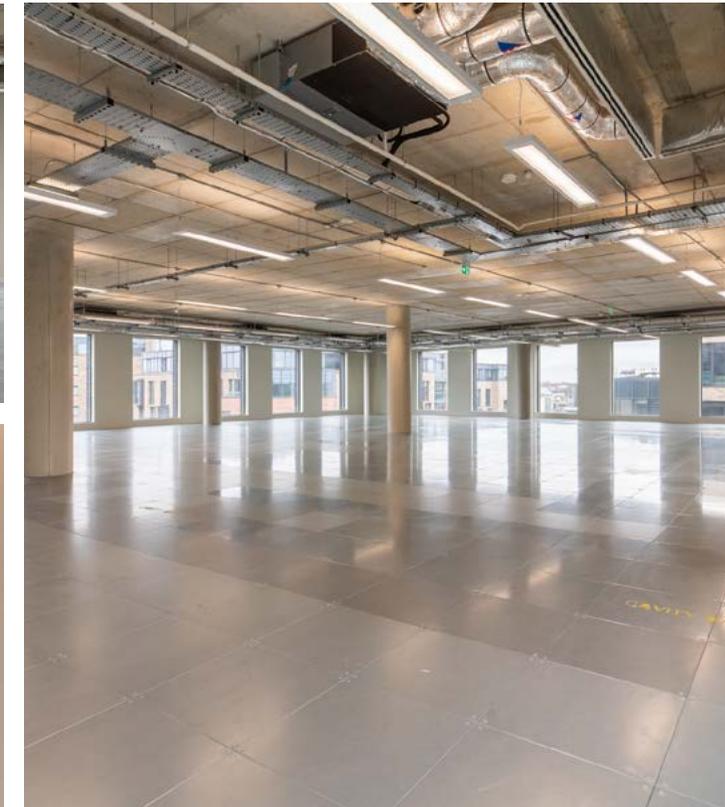
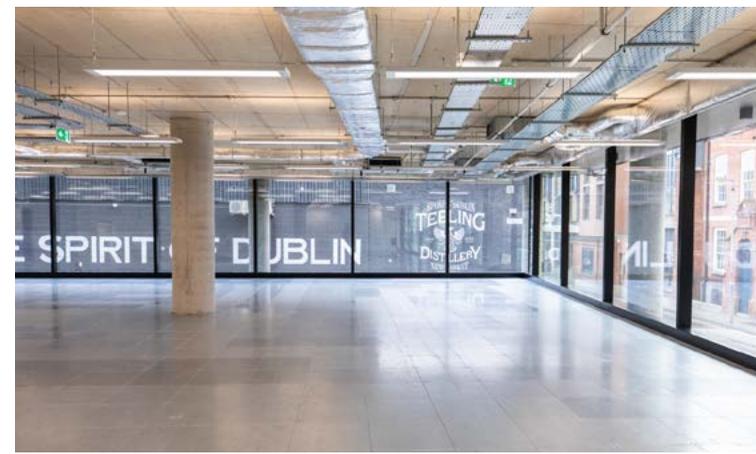
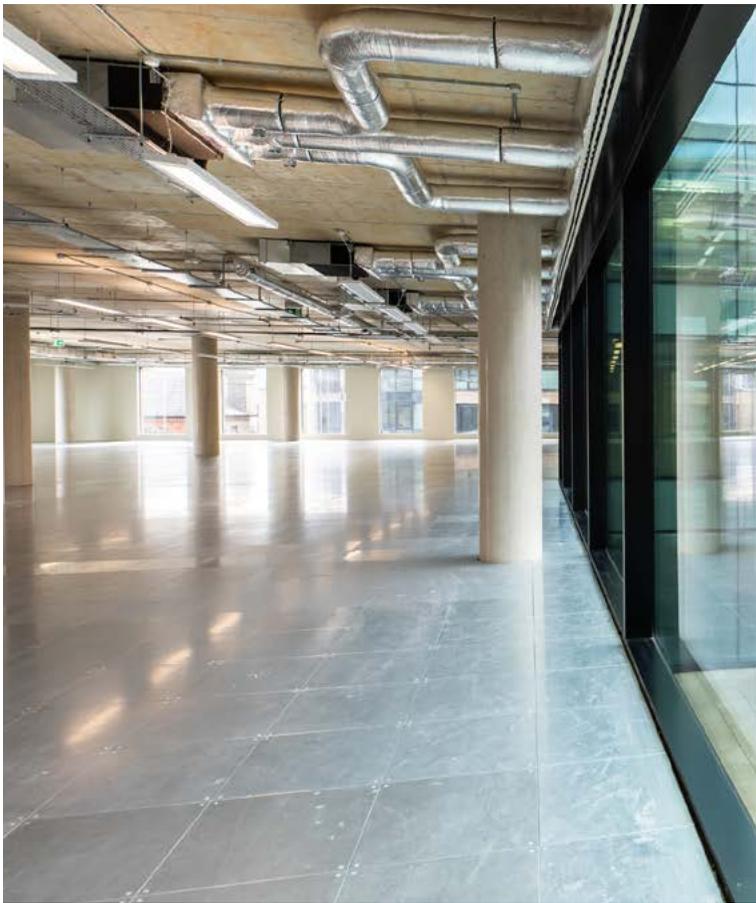


	ST. PATRICK'S PARK 6 MINS	ST. STEPHEN'S GREEN 15 MINS
	CAMDEN STREET 6 MINS	ST. STEPHEN'S GREEN 7 MINS

	Luas Green Line
	Luas Red Line
	Inter - City and National Rail
	Dublin Bus Routes
	Dublin Bike Stops
	Yuko Cars (yuko.ie)
	GoCar (gocar.ie)

**75,000 SQ. FT. OF
GRADE A HIGH
SPEC OFFICES**

Image depicts a completed fit out in the building and is for indicative purposes only.





SPECIFICATION

Mechanical

- The offices / Reception / Primary Circulation Areas / Toilets will be comfort cooled and heated using a Mitsubishi VRV Heat Recovery System, with complete individual control of all internal fan coil units. The system is designed to an occupancy of 1/8m2 density with further capacity for meeting rooms and the like.
- The System is equipped with spare manifold connection points allowing easy addition of further fan coils to suit Tenant floor planning.
- The system will achieve internal temperatures of 22 degrees +/- 2 degrees in winter and summer conditions.
- Mechanical fresh air ventilation is provided at 10L/sec per person with an occupancy of 1 person/8m2 using high efficiency AHUS complete with flywheel energy recovery on a floor by floor basis.
- The AC plant will be controlled using localised controllers, with front end BEMS override functions to ensure energy optimisation.
- Toilet extraction is provided with duty/standby fans in each toilet core.
- Central water storage with associated booster set providing min 1.5bar pressure at all outlets.
- Hot water generation via Mitsubishi heat pump technology for energy efficiency.

Electrical

- The building is provided with a dedicated 1000kVA ESB substation.
- The electrical infrastructure is designed in a logical manor with each 1/2 floor having a dedicated power and lighting distribution board. Which in turn will be powered from a dedicated utility meter.

- Dedicated Electrical and IT risers are provided within each of the 3 cores allowing for flexible distribution.
- LED lighting is provided throughout the building, with the main offices being illuminated with aesthetic suspended up/down lights.
- Core and toilet areas are principally illuminated using semi hidden shadow raft lighting.
- No. 2 electrical car charging points are provided in the basement car park.
- Automated energy metering system to all principal components.
- PV panels on roof allowing an element of carbon neutral offset energy.

Transportation

- 3 No 15 person 1150kg Kone Lifts are provided to the principal core.
- The lifts are complete with destination controls optimising the response and travel time.
- Lift 1 is the designated firefighting lift.

Security

- The building is provided with an out of hours intruder alarm system.
- The building is provided with a digital access control system covering all primary use external doors, amenity spaces such as bike storage and changing rooms as well as control of access to the basement carpark. The system is Ent further prepared for future speed lane install in the main reception.
- The building is provided with internal and external digital CCTV coverage.
- An L2 fire alarm system is installed to cover all areas of the building.
- A firefighting dry riser is provided to the main stair core 1.

- Disabled refuge alarm systems are installed to all 3 stair cores.
- A life safety / key services generator is installed to provide emergency power to life safety systems as well as pumped drainage systems.
- Emergency lighting provided throughout the building.
- Full Lightning protection system with roof attractors.

IT

- A dedicated comms intake room is located in the basement with redundant street connection options.
- Extensive containment systems throughout the building.

Future Tenant Install

- Designated space has been allocated within the basement for a future whole building generator.
- Roof area has been reserved above Core 2 and Core 3 for specialist tenant plant.

BER & LEED

- The Eight Building comprises Grade A office accommodation extending to 75,107 SQ. FT. (6,977 SQ. M.) NIA. This modern building has been finished to the highest of standards and benefits from a BER rating of BER A3, LEED Gold Building Certification and Wiredscore Platinum.



CALL CENTRE/HIGH DENSITY

TECH STYLE OFFICE



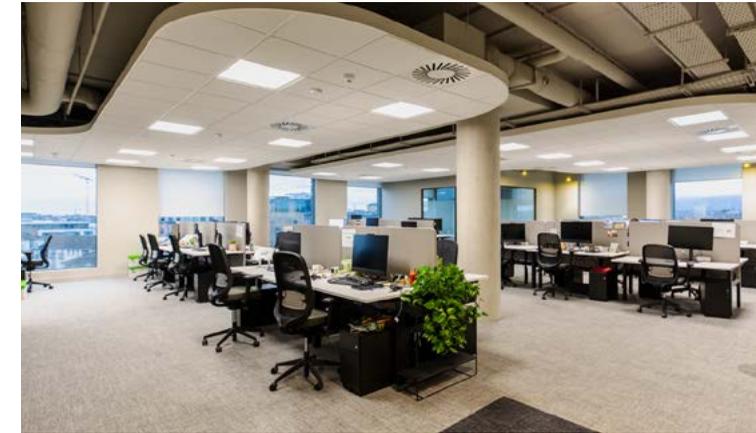
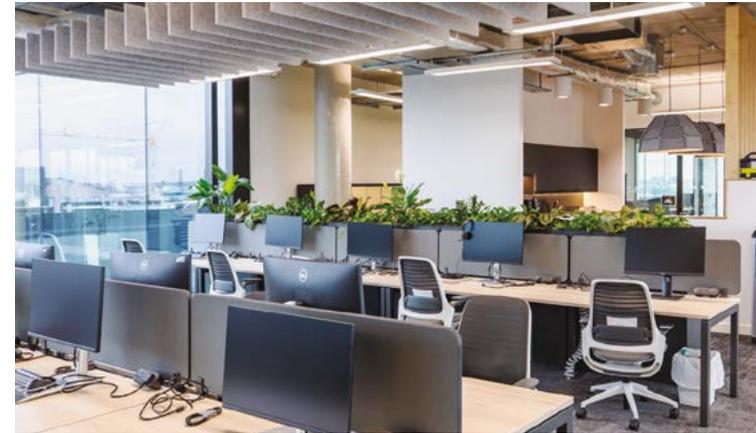
Typical Floor Approx Area	1,506 sq. m. / 16,210 sq. ft.
Area Per Person	8 sq. m. / 86 sq. ft.
Total Staff Number	188 staff
Total Bays	31 nr
Desk Per Bay	6 nr
Total Desk	186 nr
Private Offices	2 nr staff
Large Meeting Rooms	3 nr
Large Multifunction Room	1 nr
Single Meeting Pods	4 nr
Double Meeting Pods	2 nr
Open meeting	7 nr
Booth meeting	3 nr

- Meeting Space
- Office Space
- Refreshment Space
- Pod Rooms
- Services
- Circulation Core
- Open Meeting Space

Typical Floor Approx Area	1,506 sq. m. / 16,210 sq. ft.
Area Per Person	10 sq. m. / 108 sq. ft.
Total Staff Number	150 staff
Total Bays	24 nr
Desk Per Bay	6 nr
Total Desk	144 nr
Private Offices	2 staff
Large Meeting Rooms	4 staff
Large Multifunction Room	3 nr
Single Meeting Pods	1 nr
Double Meeting Pods	4 nr
Open meeting	7 nr
Booth meeting	3 nr

- Reception Area
- Meeting Space
- Office Space
- Canteen
- Pod Rooms
- Services
- Circulation Core
- Open Meeting Space
- Collaboration Hub

FINANCE STYLE OFFICE



Typical Floor Approx Area	1,506 sq. m. / 16,210 sq. ft.
Area Per Person	12 sq. m. / 129 sq. ft.
Total Staff Number	125 staff
Total Bays	20 nr
Desk Per Bay	6 nr
Total Desk	120 nr
Private Offices	5 staff
Large Meeting Rooms	6 nr
Large Multifunction Room	1 nr
Single Meeting Pods	2 nr
Double Meeting Pods	1 nr
Open meeting	6 nr
Booth meeting	3 nr

- Reception Area
- Meeting Space
- Office Space
- Canteen
- Pod Rooms
- Services
- Circulation Core
- Open Meeting Space
- Collaboration Hub



SCHEDULE OF ACCOMMODATION

FLOOR	SQ. M.	SQ. FT.
Ground Floor Reception	180	1,933
Ground	306	3,293
First	1,508	16,233
Second	1,506	16,212
Third	1,506	16,212
Fourth	LET 1,234	13,286
Fifth	LET 737	7,938
Total (NIA)	6,977	75,107

The above net internal floor areas are approximate areas only.



Image depicts a completed fit out in the building and is for indicative purposes only.

BASEMENT



- 

96 BIKE SPACES
- 

17 CAR SPACES
- 

4 CHARGING POINTS
- 

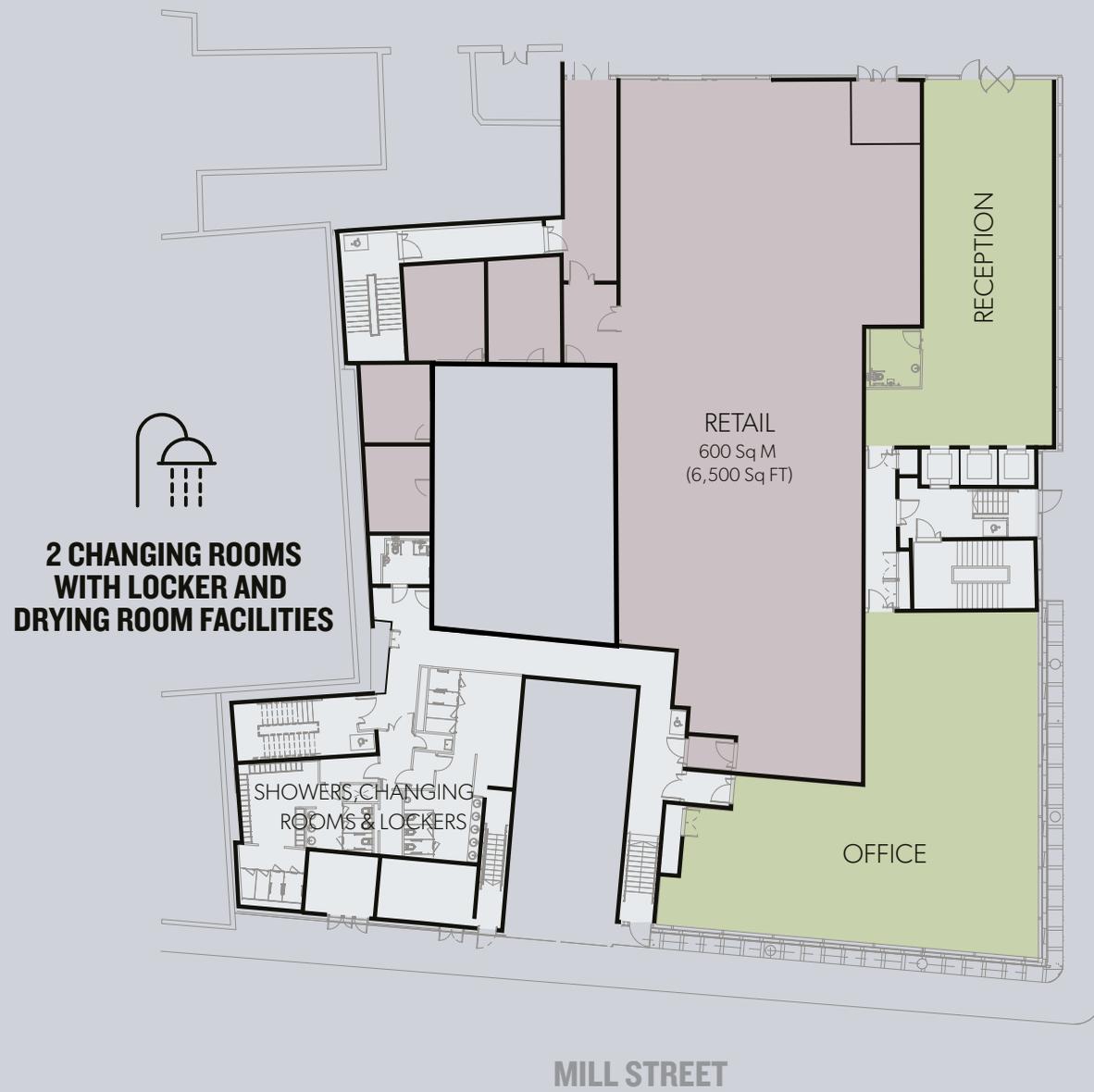
8 SHOWERS

Not to scale. For identification purposes only.

GROUND FLOOR



NEWMARKET STREET



MILL STREET

	SQ. M.	SQ. FT.
Reception	180	1,933
Ground Floor Office	306	3,293

Not to scale. For identification purposes only.

FIRST - THIRD FLOOR



NEWMARKET STREET



MILL STREET

	SQ. M.	SQ. FT.
Typical floor	1,508	16,233
Terrace, First floor	130	1,400

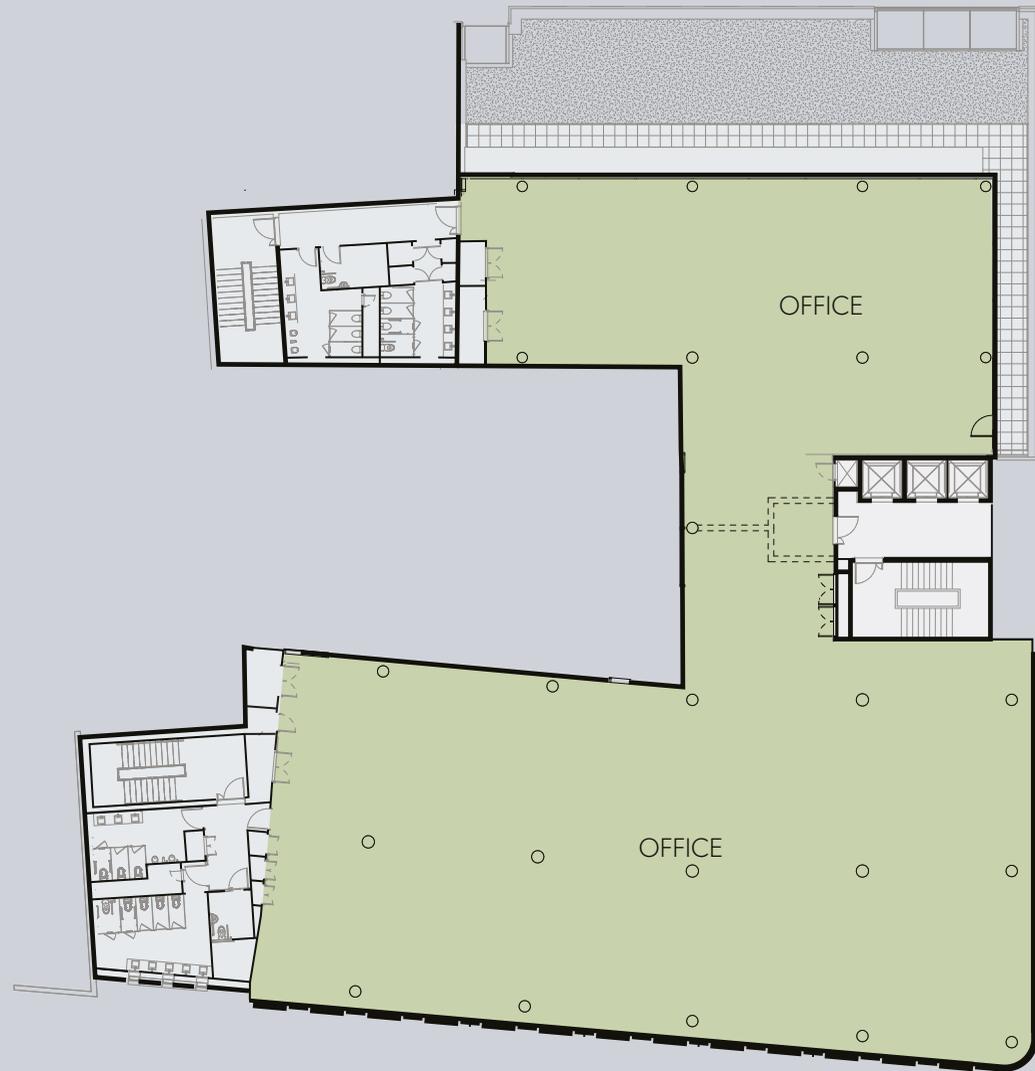
Not to scale. For identification purposes only.

4TH FLOOR

FULLY LET



NEWMARKET STREET



MILL STREET

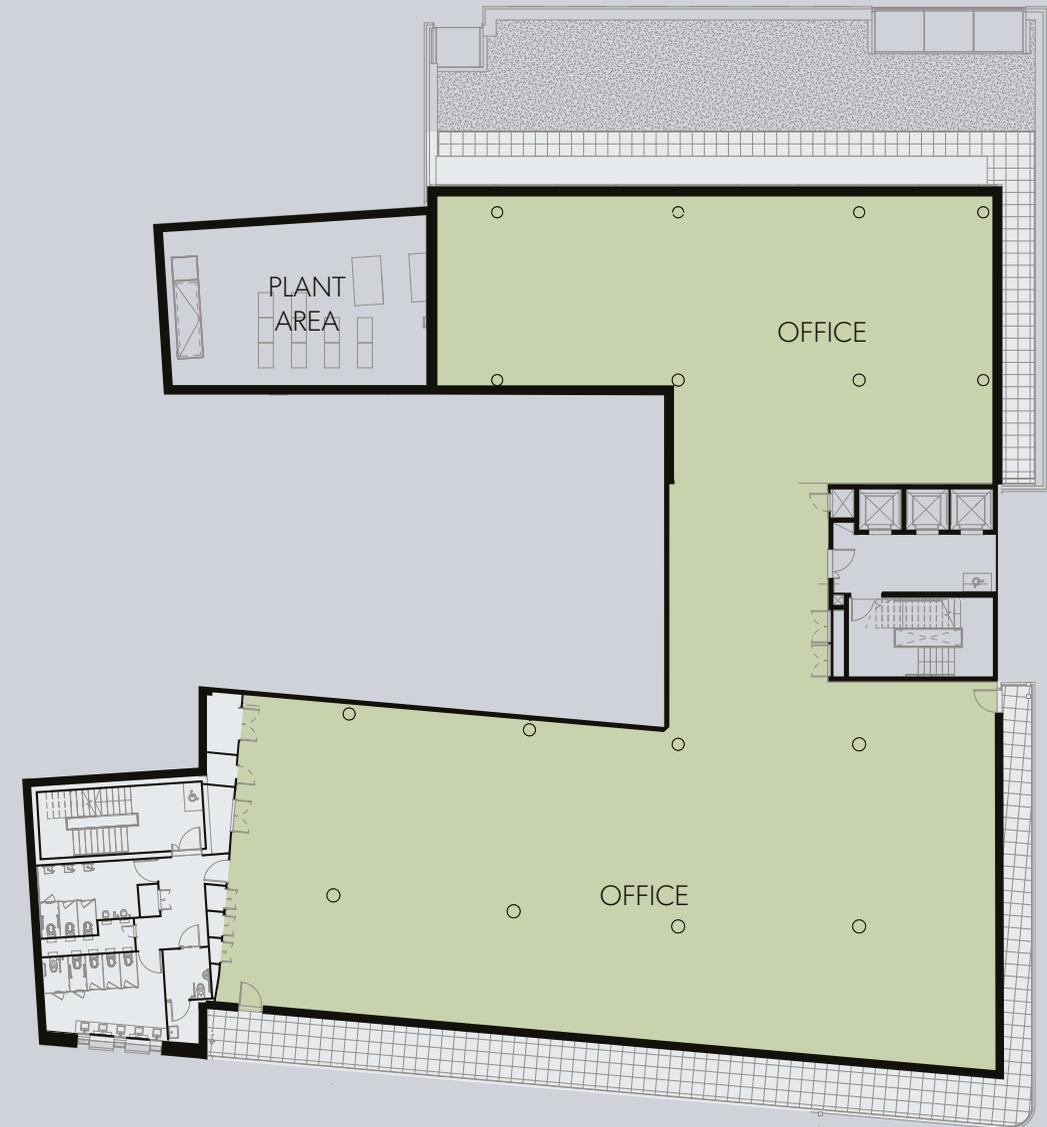
	SQ. M.	SQ. FT.
Fourth Floor	1,234	13,286
Terrace	90	969

5TH FLOOR

FULLY LET



NEWMARKET STREET



MILL STREET

	SQ. M.	SQ. FT.
Fifth Floor	737	7,938
Terrace	105	1,130

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