

O

N

ONE  
NORTH  
DOCK

D



# THE NEXT EVOLUTION OF A DUBLIN ICON

One North Dock delivers a seamless workplace experience defined by contemporary sophistication and an exceptional ground floor redesign, alongside 150 feet of panoramic waterfront views.



A masterclass in spatial transformation, One North Dock's new reception merges two entrances into a monumental riverfront arrival experience, with a feature ceiling installation that reflects the spirit of the water.

# TRANSFORMED GRAND ENTRANCE



This grand entrance embodies flawless opulence, articulating the building's material narrative through travertine, rich hardwood, stainless steel and bronze, elevated by the glow of bespoke, backlit stone walls.

## A COMMANDING FIRST IMPRESSION

# THE EPICENTRE OF COLLABORATION

Flexible coffee/event bar

20 person communal boardroom

A luminous statement in glass and light, the seven-storey atrium rises above 2,500 sq ft of lavish collaboration space – complete with a communal boardroom and coffee bar to spark connection and ignite creativity.

# A FOCUS ON WELLNESS AND CONNECTION

A wellness suite and private meeting booths add to this refined amenity space, championing both well-being and productivity with versatile zones for focused work or inspired conversation.

Wellness suite

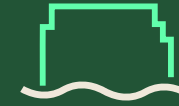
Private meeting booths

2,500 sq ft of collaboration lounge

Flexible space for Town Hall events



# DEFINING THE DIFFERENCE



**203,000 SQ FT  
LANDMARK  
OFFICE HQ**

9 floors of Grade A  
workspace.



**SUSTAINABILITY  
FIRST**

Committed to  
ESG focused  
design.



**ELEVATED  
RECEPTION  
DESIGN**

Double width statement  
arrival experience.



**150 FEET OF  
WATERFRONT  
VIEWS**

Floor-to-ceiling glazing  
frames uninterrupted  
water views.



**2,500 SQ FT  
ATRIUM**

Reimagined  
as collaboration  
and amenity space.



**266 BIKE  
SPACES**

Within secure  
underground parking.



**PILLAR FREE  
FLOORPLATES**

Accommodating  
flexible requirements.



**2.95M  
CEILING  
HEIGHT**

Extra high  
ceilings.



**CLUBHOUSE  
STANDARD  
END-OF-TRIP  
FACILITIES**

# A COMMITMENT TO THE EXCEPTIONAL

The meticulous approach to design employs rich textures and refined finishes, fusing functionality, comfort and atmosphere to create Dublin's most distinguished and aspirational office environment.



An enhanced arrival experience



Travertine floors



Hammered metal ceiling



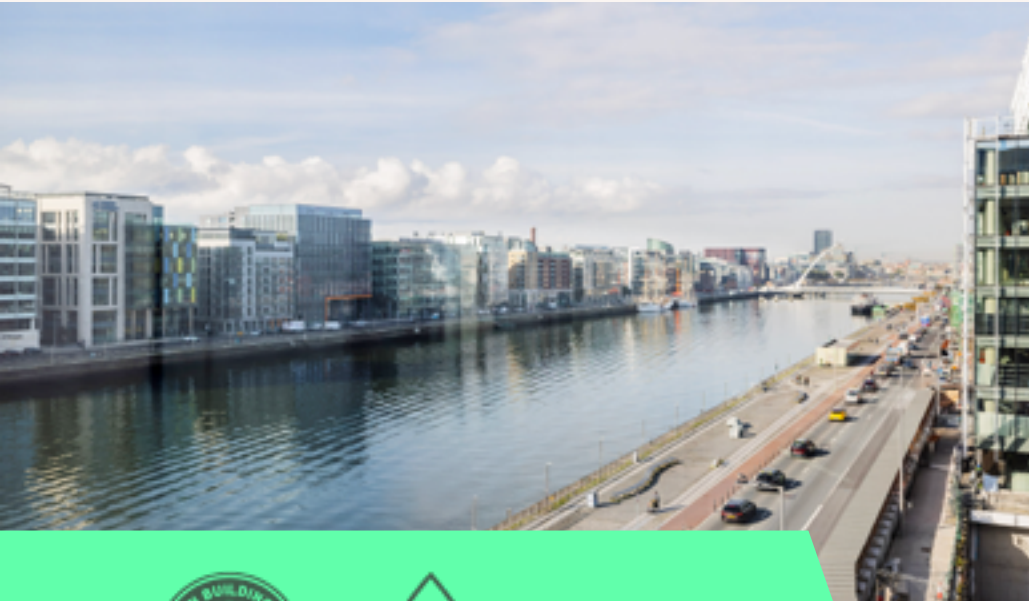
Backlit stone

“The repositioned One North Dock is about to be brought to life. After months of planning, the new design will capture the collective vision of One North Dock as the Dockland’s premier office destination.”

**Finghin Curraoin**  
Henry J Lyons Architects



# PIONEERING A LOW CARBON FUTURE



Leading Dublin's low-carbon transition, this NZEB workspace blends sustainable design with proprietary, best-in-class ESG reporting capabilities, supporting occupiers in meeting ambitious environmental targets.





Waterfront activities



# EVERYDAY LIFE MADE EASY

Set in one of Dublin's most sought-after locations just minutes from Point Square, the area offers gyms, supermarkets, essential services - and great places to live - in one of Dublin's fastest-growing hubs for emerging talent.



Elephant & Castle



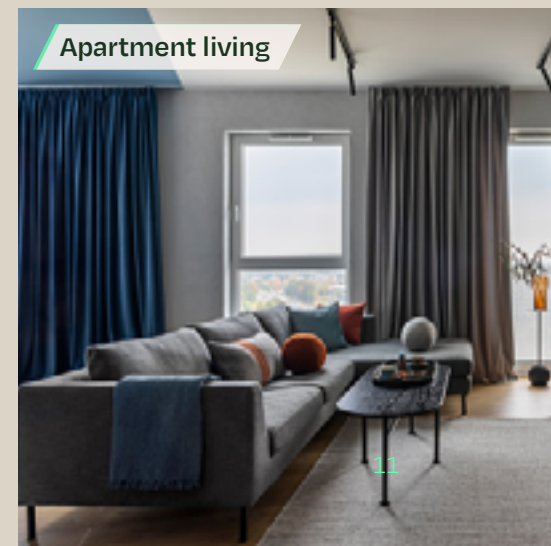
MV Cill Airne



The GlassHouse



3 Arena



Apartment living

# SEAMLESSLY CONNECTED

With the Luas on the doorstep - connecting you to St. Stephen's Green in 20 minutes - plus Dublin Bikes and cycle-friendly streets, commuting is seamless and sustainable.



1 min to Dublin Bikes Station



100 m to Red Luas



Minutes to the Dart



1 min to Point Square



Cycle friendly commute



Dublin Port Greenway Trailhead

# A CONNECTED RIVERFRONT COMMUNITY



## JOIN AN ELITE COMMUNITY OF GLOBAL OCCUPIERS

- 1 Interactive Brokers, Gilead Sciences, Fenergo, LCI Operations Ltd
- 2 An Post, Ancestry.com, Yahoo
- 3 NTMA
- 4 Central Bank of Ireland
- 5 Salesforce
- 6 PWC
- 7 Fiserv
- 8 State Street
- 9 JP Morgan
- 10 Indeed
- 11 Matheson
- 12 AirBnB
- 13 DocuSign
- 14 William Fry
- 15 McCann FitzGerald
- 16 A&L Goodbody
- 17 BNY Mellon, Danske Bank
- 18 HSBC
- 19 Wells Fargo
- 20 Google
- 21 Citibank new HQ
- 22 TikTok
- 23 Accenture
- 24 Three Ireland
- 25 Wework
- 26 AIG

# EVERYTHING ON YOUR DOORSTEP

## LEISURE & ENTERTAINMENT

- 1 3Arena
- 2 Odeon Cinema
- 3 Point Square Shopping Centre
- 4 Bord Gáis Energy Theatre
- 5 Yogahub
- 6 CHQ Building
- 7 Dublin Port Greenway Trailhead
- 8 Dublin Bay Cruises

## HOTELS

- 1 The Gibson
- 2 The Mayson
- 3 The Hilton
- 4 The Marker
- 5 The Spencer
- 6 Clayton Hotel
- 7 The Samuel

## DINING

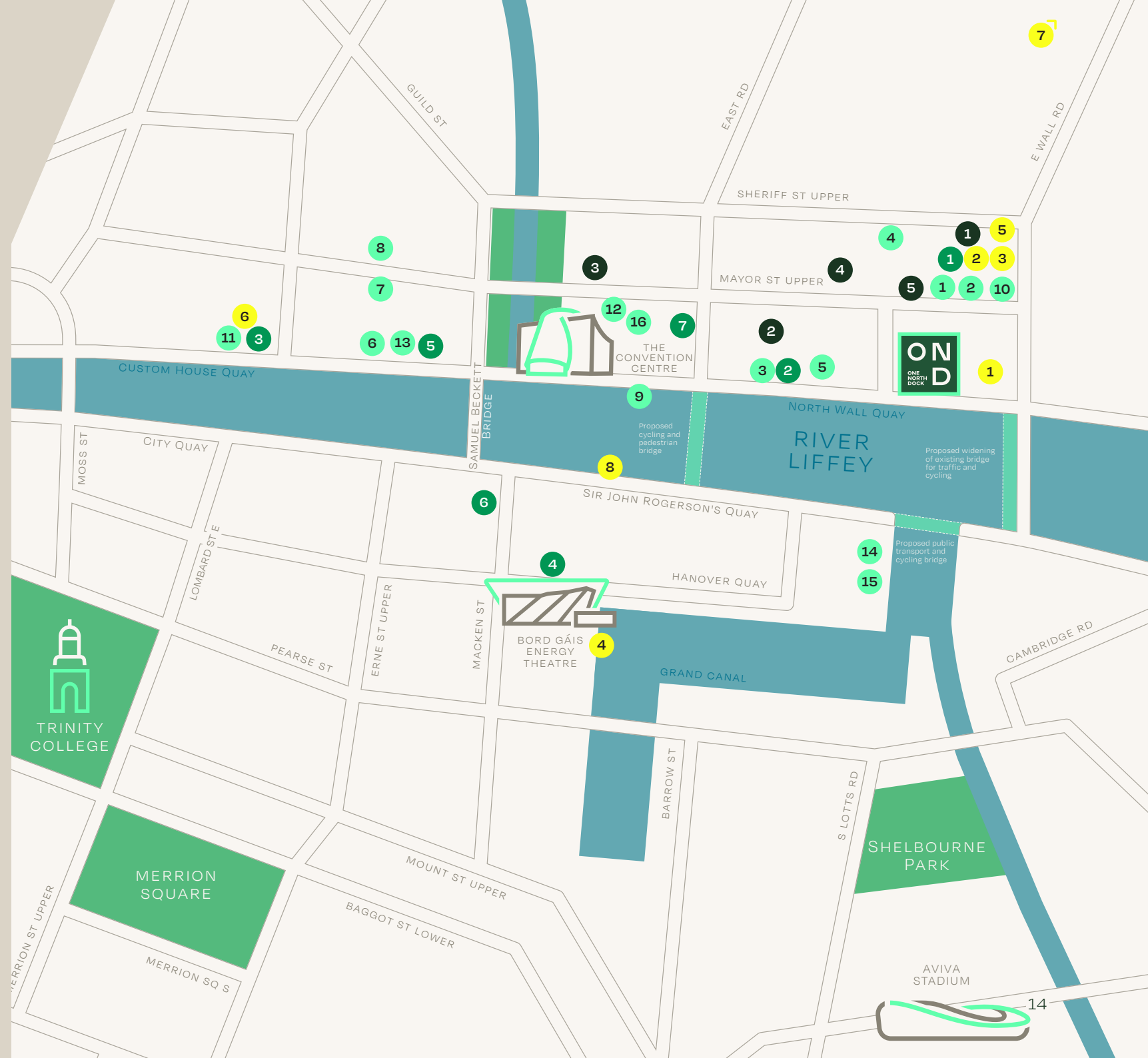
- 1 Coda Eatery
- 2 Ruby's Pizza & Grill Point Square
- 3 Elephant & Castle

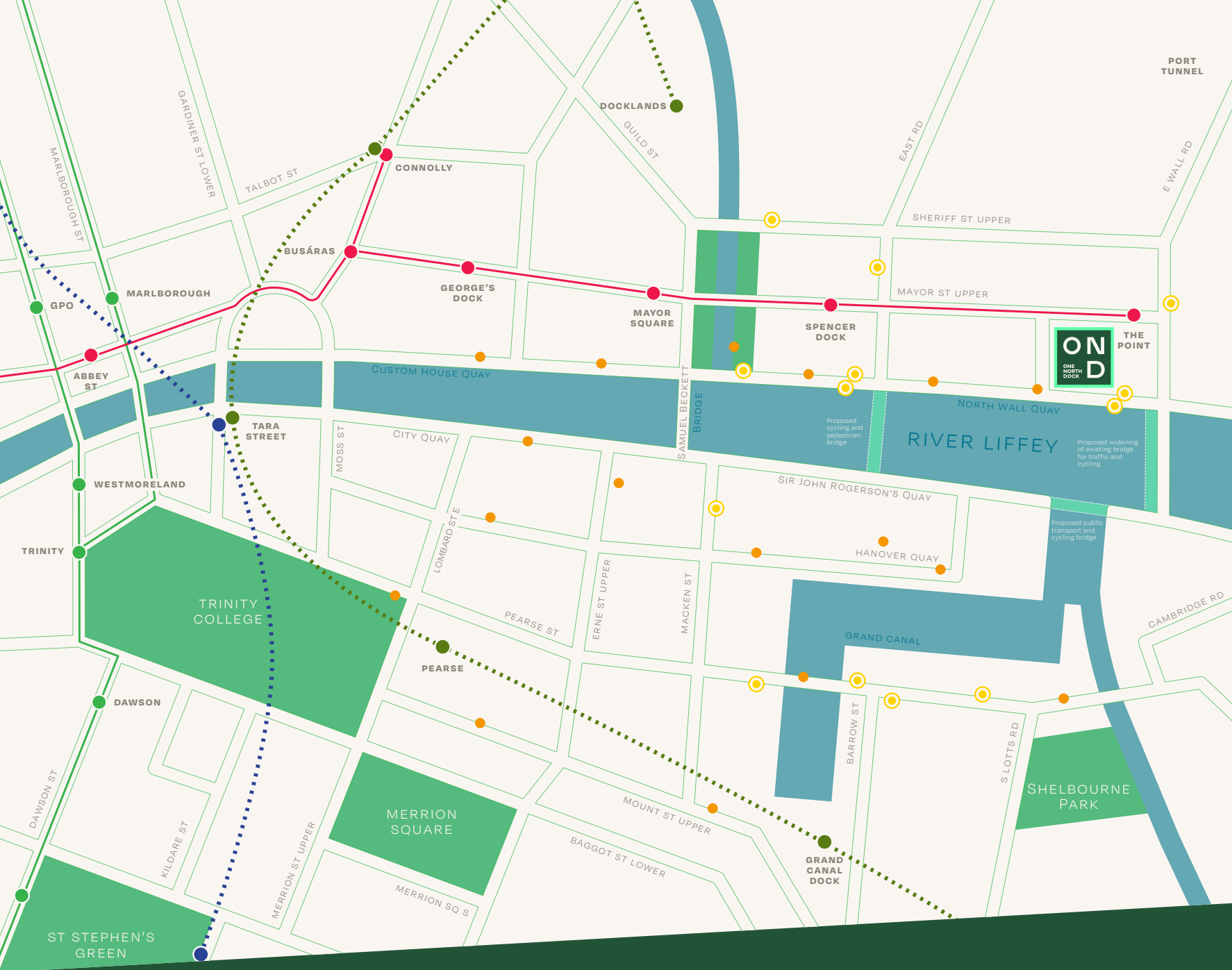
## 4 The Green Room Bar

- 5 Ryleigh's Rooftop Steakhouse
- 6 Milano's
- 7 Drunken Fish
- 8 Musashi's Sushi & Cocktail Bar
- 9 MV Cill Airne
- 10 The Glasshouse Bar
- 11 Oly's Bar and Restaurant
- 12 Red Bean Roastery
- 13 East Restaurant
- 14 Alta
- 15 Brewdog
- 16 Spencer Dock Food Market

## GROCERY

- 1 Dunnes
- 2 Fresh Supermarket
- 3 Tesco Express
- 4 Spar
- 5 Centra





# CENTRALLY LOCATED



## ON FOOT

- 1 MIN**  
Dublin Bikes
- 2 MINS**  
Point Village
- 2 MINS**  
The Point Luas



## BY LUAS

- 11 MINS**  
Green Line Luas
- 17 MINS**  
St. Stephen's Green
- 22 MINS**  
Heuston Station



## BY CAR

- 2 MINS**  
M50
- 12 MINS**  
Dublin Airport
- 18 MINS**  
UCD



## BY BIKE

- 7 MINS**  
Grand Canal Square
- 10 MINS**  
Dart Station
- 13 MINS**  
St. Stephen's Green

● Red Luas   
 ● Green Luas   
 ● Dart / Rail   
 ● Dublin Bikes   
 ● Dublin Bus   
 ● Planned Metrolink



## WATERFRONT WORKSPACE THAT INSPIRES

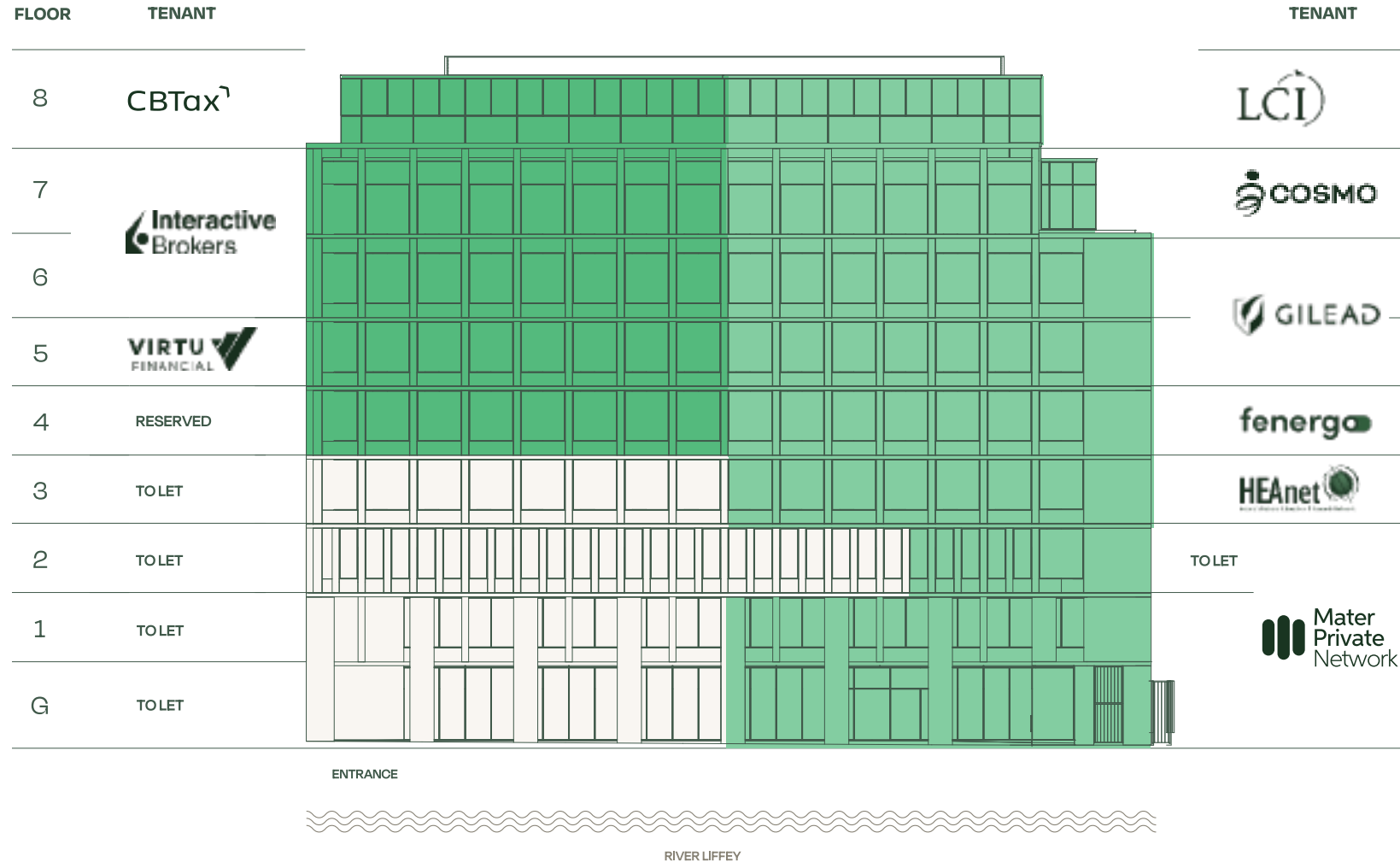
Pillar-free floorplates deliver exceptional efficiency and flexibility, with these existing fitouts by high-profile tenants demonstrating how smart design elevates culture, performance and talent retention.





# PREMIUM WATERFRONT OFFICE SPACE

This is the only available waterfront opportunity of scale in Dublin's North Docklands.

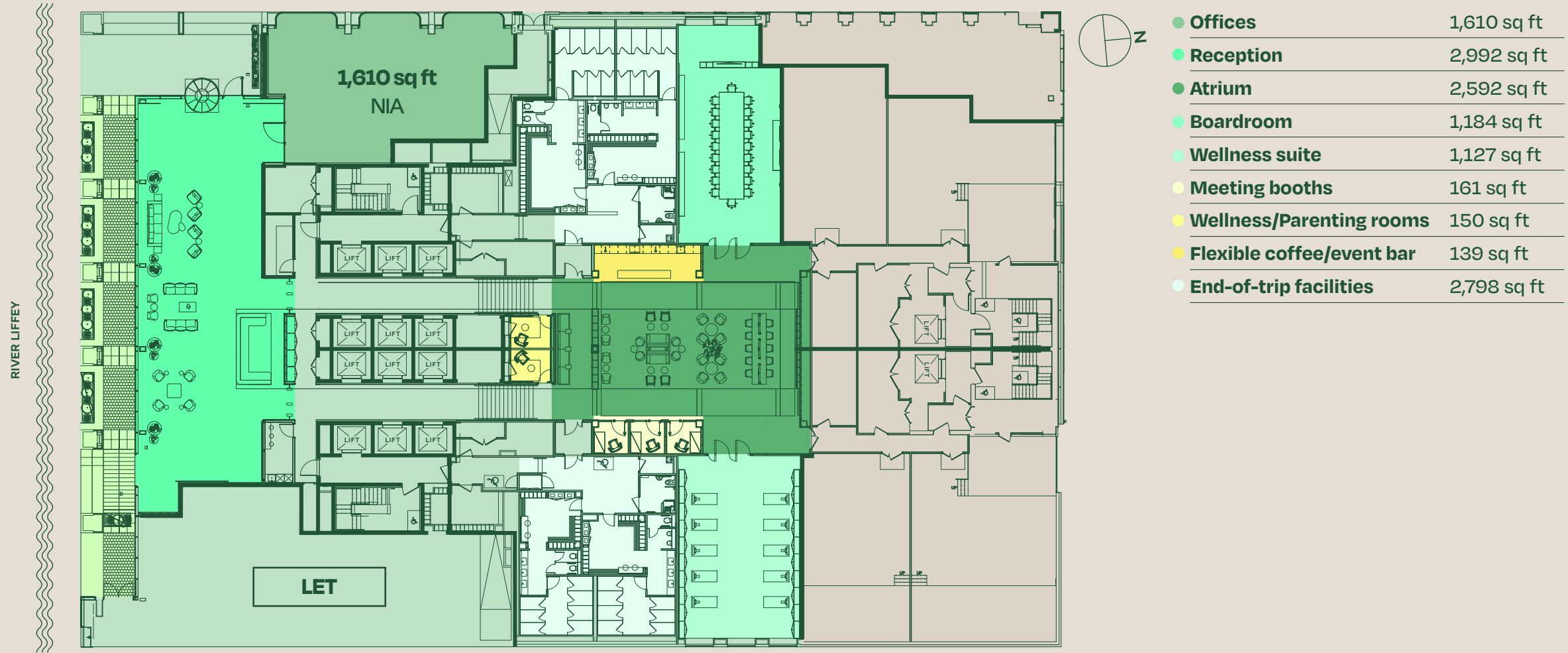


## Available to let

FLOOR	BUILDING 1	BUILDING 2
8	LET	LET
7	LET	LET
6	LET	LET
5	LET	LET
4	RESERVED	LET
3	13,299 sq ft	LET
2	13,254 sq ft	PART LET / AVAILABLE 7,931 sq ft
1	12,094 sq ft	LET
G	1,610 sq ft	LET
TOTAL AVAILABLE		61,478 sq ft

# FLOORPLANS

## GROUND FLOOR



Floorplans not to scale.

# FLOORPLANS

## FLOOR 1



Floorplans not to scale.

# FLOORPLANS

## FLOOR 2



Floorplans not to scale.

# FLOORPLANS

## TYPICAL FLOORS (3-4)

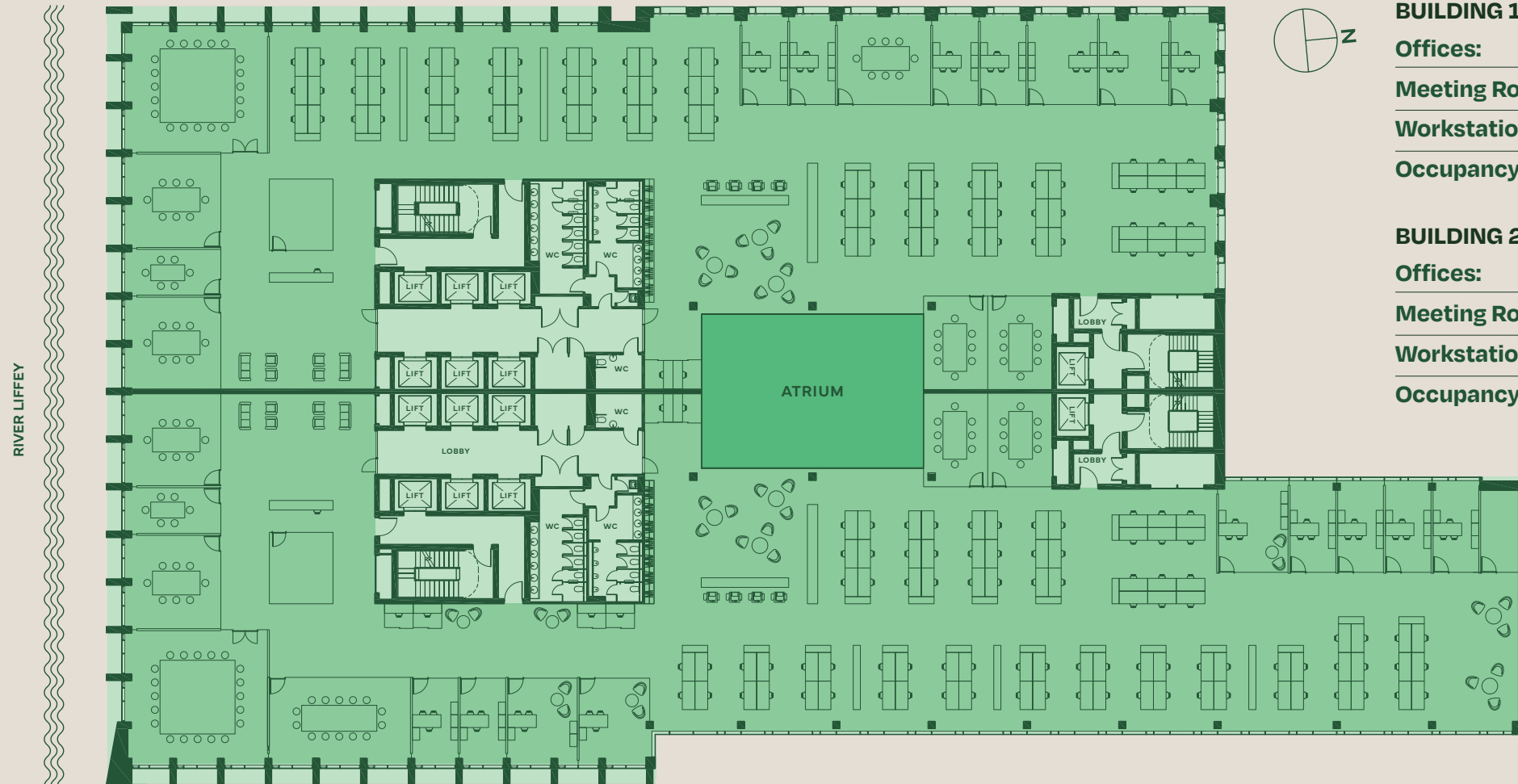


Floors 3-4 13,299 sq ft

Floorplans not to scale.

# FLOORPLANS

## SAMPLE TEST FIT 1:10 SQ M



### BUILDING 1

Offices:	7
Meeting Rooms:	7
Workstations:	78
Occupancy:	86

### BUILDING 2

Offices:	9
Meeting Rooms:	7
Workstations:	88
Occupancy:	98

Floorplans not to scale.

# SPECIFICATIONS

## Architectural Specification

Means of Escape 1 person per 6 sq m  
Internal Climate 1 person per 8 sq m  
Sanitary Accommodation 1 person per 8 sq m

## Planning Module

1.5m x 1.5m Typical throughout.

## Structural Grid

Nominal 15m x 6m grid with a nominal 15 meter clear span steel structure providing flexible, column-free office space.

## Floor Loadings

Office Floors	4.0 kN/m <sup>2</sup>	4.5 kN (Cat.B)
Reception Area	4.0 kN/m <sup>2</sup>	4.5 kN (Cat.B)
Car Parking Area	2.5 kN/m <sup>2</sup>	202 kN (Cat.F)
Roofs	0.6 kN/m <sup>2</sup>	1.0 kN (Cat.H)
Plant Areas	7.5 kN/m <sup>2</sup>	7.0 kN

## Floor Heights

Reception Ceiling Height	4.45m
Ground Floor Ceiling Height	4.45m
1st – 8th Floor Ceiling Height	2.95m
Typical Floor to Floor Height	4.0m

## Service Zones

Raised Access Floor Void 130mm  
Typical Floor to Ceiling Height 2,950mm  
Ceiling Zone 725mm

## Structure

The superstructure comprises steel composite cellular beams with reinforced concrete composite metal deck floor slab solution.

The steel columns are set out on a nominal 15m x 6m grids and cellular beams allow the integration of services within a minimal structural void.

## External Finishes

### FACADE

A masonry screen to the elevations of the 9 storey south block is fabricated from high-quality bespoke precast concrete 'post and beam' construction.

Unitised Façade: Panels are fabricated from high-quality bespoke precast concrete with integrated polyester powder coated aluminium window.

Windows Generally: Typical glazing consists of high performance, thermally broken double-glazed aluminium window sections with polyester powder coated aluminium.

Curtain Walling: Curtain walling consists of high-performance, thermally broken bronze polyester powder coated aluminium curtain walling with toggle-glazed, double-glazed low-emissivity glass.

## MAIN ENTRANCE DOORS

Main entrance consists of floor to ceiling glazed screens incorporating 3.5m revolving door with automated door for disabled accessibility.

## ROOF

The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

## LANDSCAPING & TERRACES

A bespoke landscape design has been developed for the pocket park to the northern end of the development. This is planted with mature trees so as to provide a unique amenity and visual relief to occupants.

## U-VALUES

External Solid Wall:	0.27W/M2K
Floor:	0.22W/M2K
Roof:	0.22W/M2K
Glazing:	1.4W/M2K
Spandrels:	1.4W/M2K
Airtightness:	3M3/M2 at 50Pa

## Internal Office Finishes

### WALLS

Painted plasterboard.

### FLOORS

600 x 600 metal floor tile.

### CEILINGS

600 x 600 perforated metal ceiling tiles and perimeter bulkhead with painted finish.

## COLUMNS

Painted plasterboard on metal studs to steel columns.

## JOINERY

Flush American White Oak doors and frames with painted MDF skirting.

## Reception

### WALLS

Backlit Cristello Iceberg natural Quartz finish to reception walls.

### FLOORS

Silver Travertine with bronze transition strips.

### CEILING

Floating feature hammered stainless steel ceiling with integrated lighting.

### RECEPTION DESK

Bush hammered limestone desk.

## Atrium

### WALLS

Timber veneered finish walls.

### FLOORS

Engineered timber flooring with high quality inset carpets.

### CEILING

Suspended feature light within six story atrium with rooflight .

### COFFEE BAR

Bronze coffee bar with quooker taps.

## Stairs

### WALLS

Painted plasterboard.

### FLOORS

Vinyl.

### CEILING

Painted plasterboard.

### JOINERY

Flush American White Oak doors and frames with painted MDF skirting.

## BALUSTRADES

Painted steel.

## Sanitary Accommodation

### TOILET PROVISION

Toilet provisions are calculated on 1 person per 8 sq m.  
Toilet requirements are calculated on a floor by floor basis.

### WALLS

Painted plasterboard. Selected tiling.

### CUBICLES

Venesta Infinity Oak veneered Washroom System.

### FLOORS

Selected ceramic tiles.

### CEILINGS

Painted plasterboard.

### VANITY UNITS

Corian units.

### SANITARY FITTING

High quality sanitary ware and fittings throughout.

### JOINERY

Flush American White Oak doors and frames.

## Parking Provisions

Two independent car parks each containing 15 no. parking spaces are provided at semi-basement level (30 no. spaces overall). Each car park has its own separate entrance accessed via the pocket park located to the northern end of the development. Landlord electrical distribution enabled for future provision of electric car charging.

## Disabled Car Parking

2 no. disabled spaces are provided at semi-basement level, one per car park.

## Bicycle Parking

266 bicycle spaces.

### Shower and Changing Facilities

Upgraded shower and changing facilities are provided at mezzanine level, accessed from the main core.

Bespoke birch ply lockers with shoe racks and benches.

New porcelain floor tile throughout.

Vanity units with mirrors, hair-dryer and straightener and a daily towel service.

### Shower Provision

Female	14
Male	14
Accessible	2
Total	30

### Mechanical Services

Air conditioning & fresh air provisions designed for an occupation of 1 person per 8 sq m.

#### AIR-CONDITIONING SYSTEM

2 no. roof mounted Air Handling Units (AHU) per office block (east & west), mounted on 7th floor roof compound & 9th floor roof compound.

AHU's to deliver tempered air (18°C winter & 22°C summer) to tenant areas. Fresh air supply & extract systems to come complete with Variable Air Volume (VAV) dampers. Each VAV damper to control CO2 levels within the open plan office area. Local heating and cooling to be provided by 4-Pipe Fan Coil Units (FCU's). 1 no. FCU per 45m<sup>2</sup> provided (typical provision. Final quantities may vary depending on floor plate arrangement).

All Ventilation supplies to tenant areas, to be sub-metered by Landlord Building Management System (BMS).

#### HEATING SYSTEM

Heating supply to FCU's via central Low Temperature Hot Water (LTHW) system. Gas condensing boilers, located at lower ground floor level (within each block) will deliver LPHW throughout the development.

All heat supplies to tenant areas, to be sub-metered by Landlord.

#### BMS.

Weather compensated LPHW heating services provided to landlord / toilet core areas. All radiators

in Landlord / toilet cores, also provided with local Thermostatic Radiator Valves (TRV's) to provide additional control.

#### DESIGN PARAMETER

Winter Temperature	
Outside:	-1°C
Internal Office:	21 +/- 2°C
Toilets:	21 +/- 2°C
Reception:	21 +/- 2°C

Summer Temperature	
Outside:	24°C DB / 19°C WB
Internal Office:	23 +/- 2°C
Toilets:	23 +/- 2°C
Reception:	23 +/- 2°C

#### FRESH AIR SUPPLY

Offices:	10l/s.person
Toilets:	10Ac/hr

#### ACOUSTICS LEVEL

Office Open Plan	NR40
Toilets:	NR45
Reception Area:	NR40

#### WATER SERVICES

All sanitary provision throughout the development will be provided with the following (as appropriate):

- Cold Water Supply (CWS)
- Hot Water Supply (HWS)
- Hot Water Services Return (HWSR)
- Recycled Rain Water Supply (RWS)
- Mains Water Supply (MWS)  
All Water services feeds to tenant areas to be provided with flow meters connected to landlord BMS.
- Mains Water Services (MWS)  
The incoming MWS feeds CWS & MWS break tanks at lower ground level, for local storage until utilisation. The incoming MWS also provides a back-up supply to the RWS storage tank, for topup during periods of low rain fall. A MWS break tank is also provided (15 mins at full run capacity) to allow for boosted MWS to the tenant areas.

- Cold Water Services (CWS)  
Cold water stored in CWS Break Tank (located at lower ground level). The CWS break is designed to provided for 24hrs CWS supply to each block. All CWS will be boosted throughout the development.

- Hot Water Services (HWS)  
HWS water stored in HWS Indirect Calorifiers fed from LPHW system (located at lower ground

level). All HWS will be boosted throughout the development (VIA CWS booster sets).

- Recycled Rain Water Services (RWS)  
Rain water run-off from roof level is initially stored in a buried "bulk" storage tank, below ground (underneath car park area). The recycled rain water is then pumped through filtration systems before being stored in RWS Break Tank (located at lower ground level). The RWS break is designed to provided for 24hrs RWS supply to each block. All RWS will be boosted throughout the development.

### Electrical Services

#### DESIGN CRITERIA

The building is designed on the basis of 1 person per 8 sq m.

Lighting:	4.2w per sq m
General Power:	8w per sq m
Small Power:	6w per sq m

#### LIGHTING

Offices:	600 x 600 LED
Reception:	Linear LED
Toilets:	IP44 Recessed Down lighters LED
Basement Car Park:	IP65 Surface mounted LED

#### LIGHTING CONTROL

Dali lighting control system to tenant spaces.

#### STANDBY POWER

160kVA Life Safety Generator.

#### PROTECTIVE SERVICES INSTALLATIONS

Fire Alarm System.  
L1 Addressable Fire Alarm System.

#### SECURITY SYSTEMS

Intruder alarm complete with PIRs and keypad in landlord areas.

CCTV IP cameras externally and internally in landlord areas.

Access control in landlord areas and wiring for future access control in tenant spaces.

#### COMMUNICATION

2 no. 42u comms cabinets, 10kVA UPS backup, CAT6 Cable.

#### EARTHING

cordance with ETCI National Rules for Electrical Installations ET101:2008.

### Passenger Lifts

A total of 14 passenger lifts are available throughout the building.

- Manufacturer – Schindler.
- Internal finishes – High grade stainless steel. Half height mirror on rear wall.
- Floor – Natural stone flooring.
- Contract speed – 1.6m/s.
- Waiting time – 16 seconds.
- Lift is provided with Destination Control System.

### Building Management System

Separate BMS systems are provided to each Block. A BMS graphical front-end interface is provided to each block.

The BMS system monitors and controls the following:

- Tenant submetering for heating, ventilation & water services.
- Plant operation.
- Temperature & CO2 control in tenant areas.
- A local MMC panel shall be provided at each level for tenant connection during fit-out.

### Sustainability

Energy Rating: The development has achieved a LEED Gold Certification and BER of A3. The building is NZEB compliant.

Roof: The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

Façade: A façade treatment of deep columns and beams of high quality pre-cast concrete provides shade to glazing and helps to mitigate any overheating from insolation.

The combination of good plan-depth and generous ceiling heights provides natural lighting without excessive glare in compliance with BCO recommendations.



# DESIGN TEAM

## LANDLORD



urbeo

## ARCHITECT

Henry J Lyons

## PROJECT MANAGER



## FIRE CONSULTANT

JENSEN HUGHES

## M&E CONSULTANT

CEL

## CONTRACTOR



**Disclaimer:** The particulars and information contained in this brochure are issued by Savills on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether expressed or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licenses of use of occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser / occupier should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Savills their employees, agents or affiliate companies, makes any warranty or representations whether expressed or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed: furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/occupier or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.



## AGENT CONTACTS

### SHANE DUFFY

Director

Tel: +353 1 618 1351

Mobile: +353 87 782 6357

Email: [shane.duffy@savills.ie](mailto:shane.duffy@savills.ie)

### ROLAND O'CONNELL

Director

Tel: +353 1 618 1315

Mobile: +353 87 244 2514

Email: [roland.oconnell@savills.ie](mailto:roland.oconnell@savills.ie)

### KATE HEALY

Associate Director

Tel: +353 1 618 1391

Mobile: +353 86 066 6725

Email: [kate.healy@savills.ie](mailto:kate.healy@savills.ie)