

OFFICES AT  
**Clerys**

WORK LIFE.  
ELEVATED.

CLERYS QUARTER, O'CONNELL STREET, DUBLIN 1



INTRODUCING OFFICES AT CLERYS

## WORKSPACE THAT EXCEEDS EVERY EXPECTATION

<b>64,600</b> SQ.FT. OFFICE HQ	<b>3</b> FLOORS OF PREMIUM OFFICE SPACE FROM 18,200 TO 22,650 SQ.FT.	<b>1:8</b> SQ.M. BASE BUILD OCCUPANCY
<b>2.8M</b> FLOOR-TO-CEILING HEIGHT	<b>154</b> SECURE BICYCLE SPACES	<b>7</b> UNISEX SHOWERS, CHANGING AND DRYING ROOM
		<b>48</b> SECURE BASEMENT LOCKERS

The Clerys building sets the standard for a new way of work. Three floors of premium offices. A mixed-used destination that elevates the employee experience. World-class design that creates the conditions for the next phase of growth.

# SETTING THE HIGHEST STANDARDS



WiredScore  
PLATINUM



BER B2

## WIREScore

The offices have received a Platinum rating from WiredScore, the global connectivity certification system in Real Estate.

## LEED & BER

The building has been awarded LEED GOLD and BER B2 Rating.



# Clerys Quarter

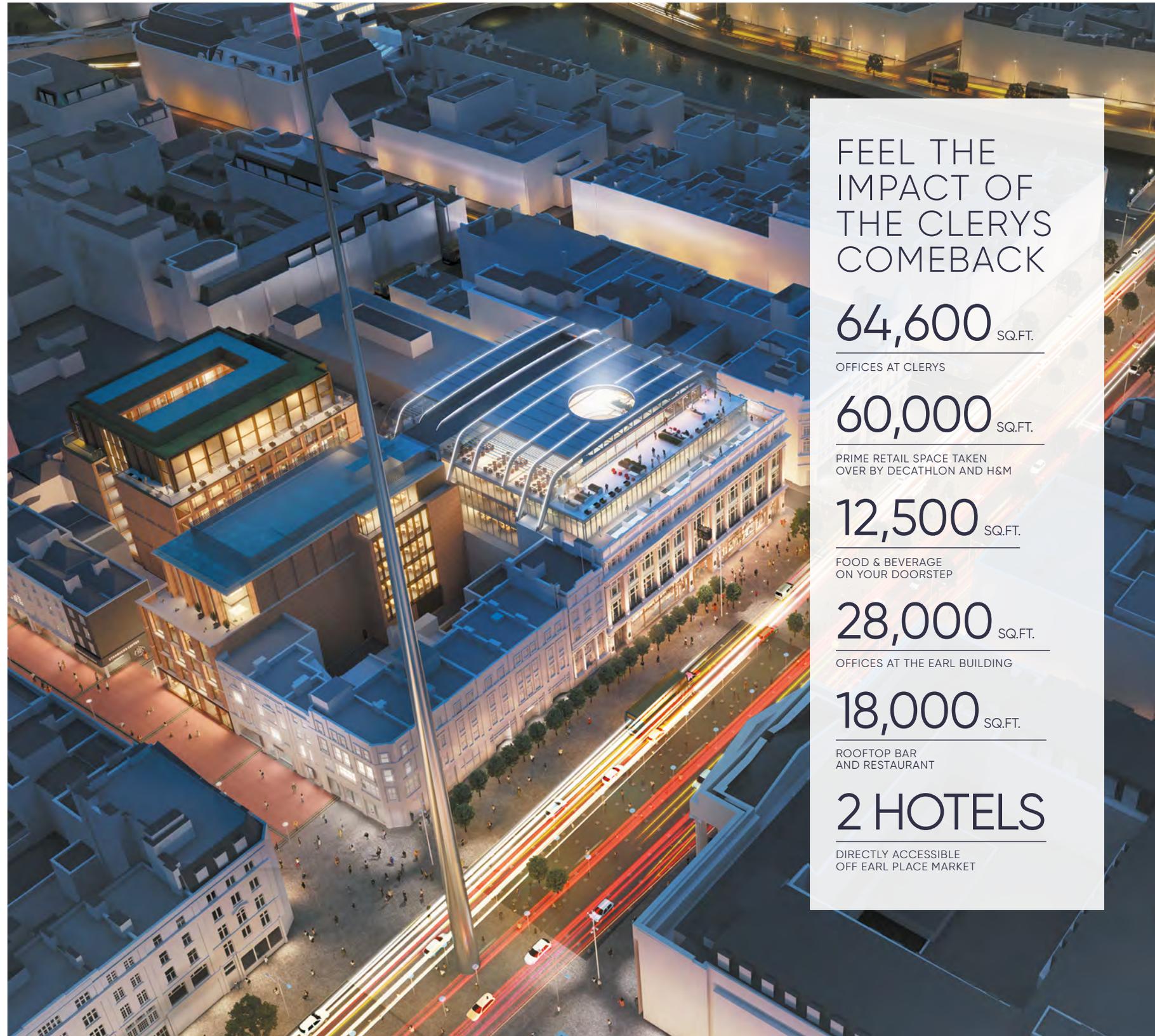
RESPECTFULLY  
REMASTERED.  
OPEN TO ALL.

In the heart of Dublin's city centre on the premier thoroughfare, O'Connell Street, Dublin 1, Clerys Quarter is a new destination, masterfully restored.

The mixed-use destination delivers a world-class experience, setting the standard with its workspaces, new foodie destination, leading retailers and hospitality offer.



Dublin's most famous meeting point,  
Clerys Clock lovingly restored



FEEL THE  
IMPACT OF  
THE CLERYS  
COMEBACK

**64,600** SQ.FT.

OFFICES AT CLERYS

**60,000** SQ.FT.

PRIME RETAIL SPACE TAKEN  
OVER BY DECATHLON AND H&M

**12,500** SQ.FT.

FOOD & BEVERAGE  
ON YOUR DOORSTEP

**28,000** SQ.FT.

OFFICES AT THE EARL BUILDING

**18,000** SQ.FT.

ROOFTOP BAR  
AND RESTAURANT

**2 HOTELS**

DIRECTLY ACCESSIBLE  
OFF EARL PLACE MARKET

ALL PART OF  
**Clerys  
 Quarter**



★ **PRET** ★

Pret has opened on the ground floor of The Earl Building serving freshly made food and coffee for take away or sitting in.

**ROLLED**

Rolled has leased 400 sq ft ground floor unit serving fresh, on-the-go sushi.



**Earl Place  
 Market**

A Dublin hotspot to eat, meet and drink – hosting restaurants, cafés, bars and hotels.



**THE TEA ROOMS**

The Tea Rooms are back. Sitting at the centre of the establishment, this is the place to refresh, reunite and reminisce.



Feidhmeannacht na Seirbhíse Sláinte  
 Health Service Executive

HSE has taken over five floors of flexible space in The Earl Building catering for over 100,000 across a range of outpatient services for the Rotunda Hospital.



**DECATHLON**



Decathlon lands at Clerys – bringing its brand of new luxury to Ireland for the first time.

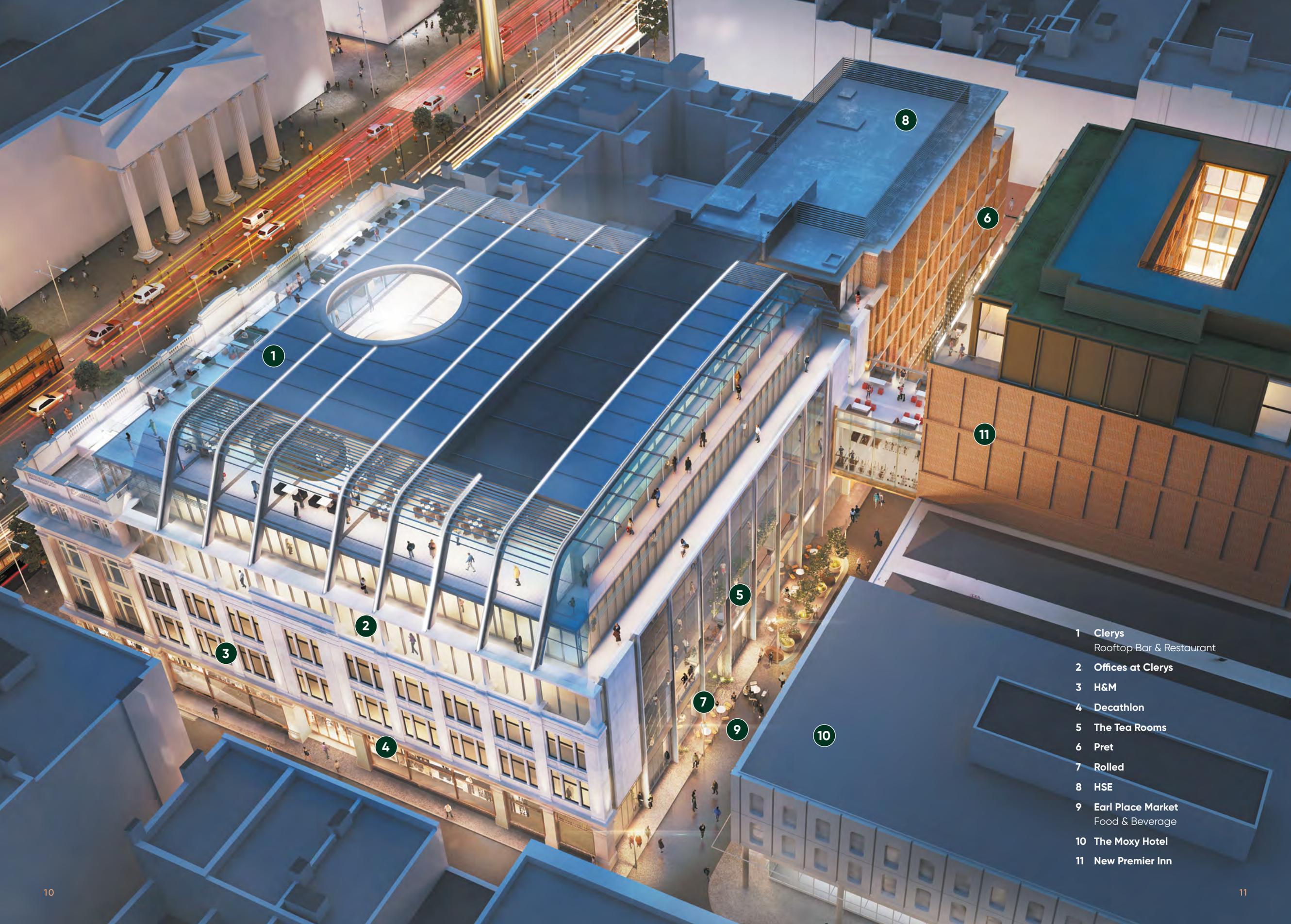
H&M's largest city-centre store comes to Dublin at Clerys.



**CLERYS**

ROOFTOP BAR & RESTAURANT

The terrace at Clerys rooftop is a new beacon for the city. With panoramic views, its restaurant, bar and open air pool are available to all.



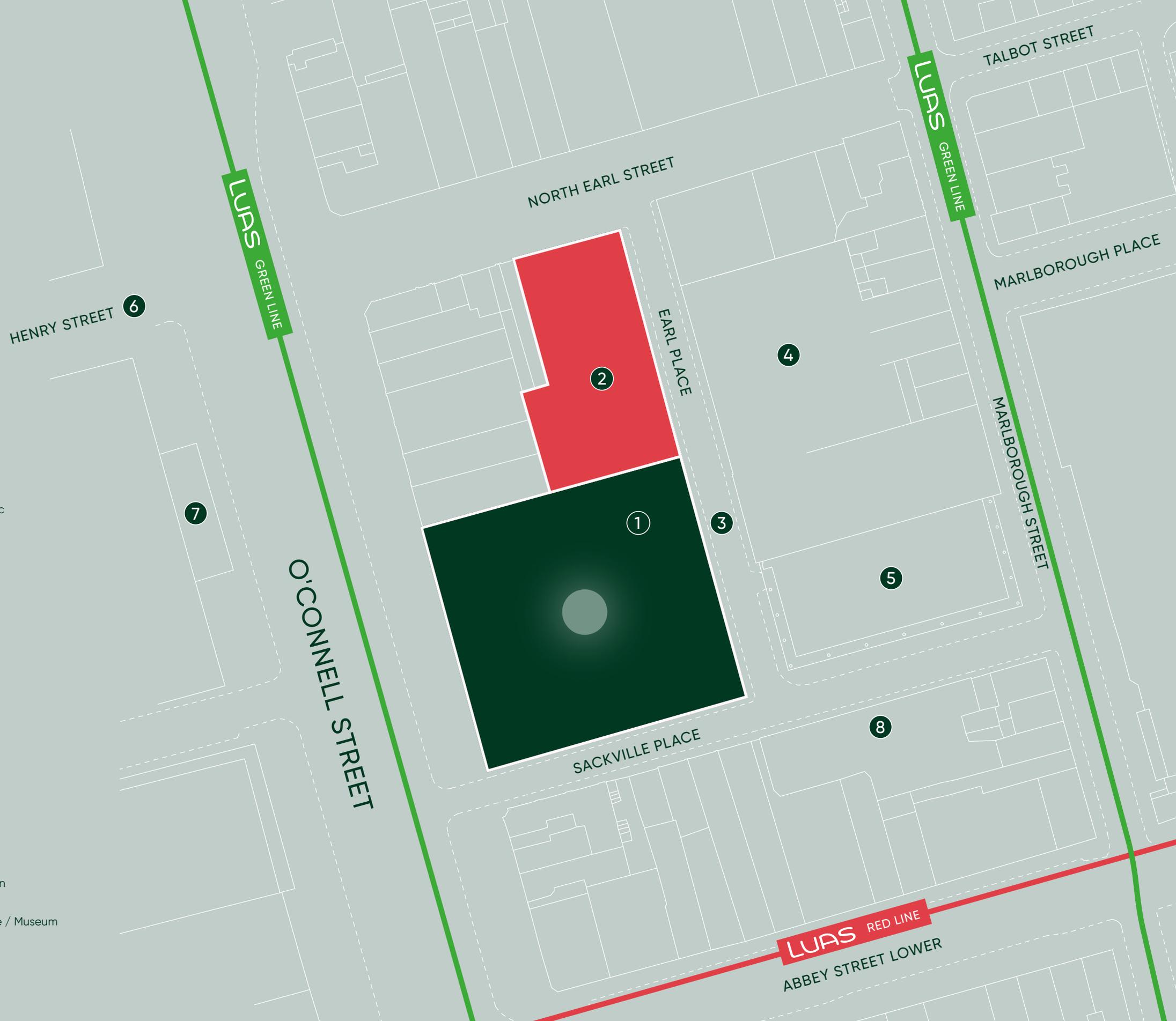
- 1 Clerys  
Rooftop Bar & Restaurant
- 2 Offices at Clerys
- 3 H&M
- 4 Decathlon
- 5 The Tea Rooms
- 6 Pret
- 7 Rolled
- 8 HSE
- 9 Earl Place Market  
Food & Beverage
- 10 The Moxy Hotel
- 11 New Premier Inn



# DUBLIN'S CENTRE POINT

Clerys Quarter sits on the city's main thoroughfare – a hyper-connected area of Dublin where fresh investment in a changing landscape meets historic landmarks and classic architecture.

- 1 Clerys Building**  
Offices at Clerys  
Rooftop Bar & Restaurant  
Tea Rooms  
Decathlon  
H&M
- 2 The Earl Building**  
Pret  
HSE
- 3 Earl Place Market**  
New pedestrianised street  
Food & Beverage  
Rolled
- 4 New Premier Inn**
- 5 The Moxy Hotel**  
158-bedroom, 3-star hotel
- 6 Henry Street**  
Dublin's prime shopping destination
- 7 GPO**  
General Post Office / Visitor Centre / Museum
- 8 Student Accommodation**



# MASTERFULLY RESTORED

Flexible, intelligent office space. 64,600sq.ft. over three floors. A building curated for coffee breaks, working lunches and retail therapy. Floor to ceiling windows. And inspirational original features at every turn – from the iconic Clerys clock to the Portland stone façade.





Two entrances with bronze doors and natural stone walls lead to a stunning reception hall and a 28m-high glazed atrium, which rises up through the building.

The elegant features such as the Terrazzo flooring, Corinthian columns and 4.5m-high ceilings frame the beautiful original double staircase, which leads to the famous Tea Rooms.

A WELCOMING  
RECEPTION

A WELCOMING  
RECEPTION



ELEVATED  
INSPIRATION



LARGE LIGHT-FILLED  
FLOORPLATES



FLEXIBLE SPACES



STUNNING  
OUTDOOR  
SPACES





# FIND POLE POSITION IN THE BEATING HEART OF DUBLIN

- |                                    |  |                                  |   |
|------------------------------------|--|----------------------------------|---|
| 1 KPMG                             | 12 Verizon                                 | 22 Abbey Theatre                 | 33 Residential Tenancies Board                  |
| 2 Citi Bank                        | 13 US Bank, KBC                            | 23 SIPTU                         | 34 Irish Aviation Authority                     |
| 3 CHQ                              | 14 Grant Thornton                          | 24 Ulster Bank                   | 35 Toast Ireland                                |
| 4 Irish Water                      | 15 Custom House                            | 25 Amundi Asset Management       | 36 Trinity College                              |
| 5 Zurich                           | 16 Irish Life Centre                       | 26 Fidelity Investment           | 37 Arnotts                                      |
| 6 Three Mobile                     | 17 Apex Fund Services, Depfa Bank, AZ Life | 27 Chartered Accountants Ireland | 38 Irish Houses of Parliament                   |
| 7 Facebook                         | 18 Department of Education and Skills      | 28 Twitter                       | 39 Barclays                                     |
| 8 Bloomberg                        | 19 National Lottery                        | 29 Turner & Townsend             | 40 AIB  |
| 9 ScotiaBank                       | 20 Canada Life                             | 30 Irish Times                   | 41 Department of Agriculture, Food & The Marine |
| 10 Susquehanna International Group | 21 VHI                                     | 31 Boulder Media                 | 42 The Mansion House                            |
| 11 William Fry                     |  | 32 GPO                           |   |

# ON YOUR DOORSTEP

Clerys Quarter is surrounded by inspiration and entertainment for everyday working life.



The Winding Stair



Chapter One Restaurant



General Post Office



The Abbey Theatre



The Hugh Lane Gallery



Arnotts, Henry Street



Hotel Riu Plaza, The Gresham Dublin



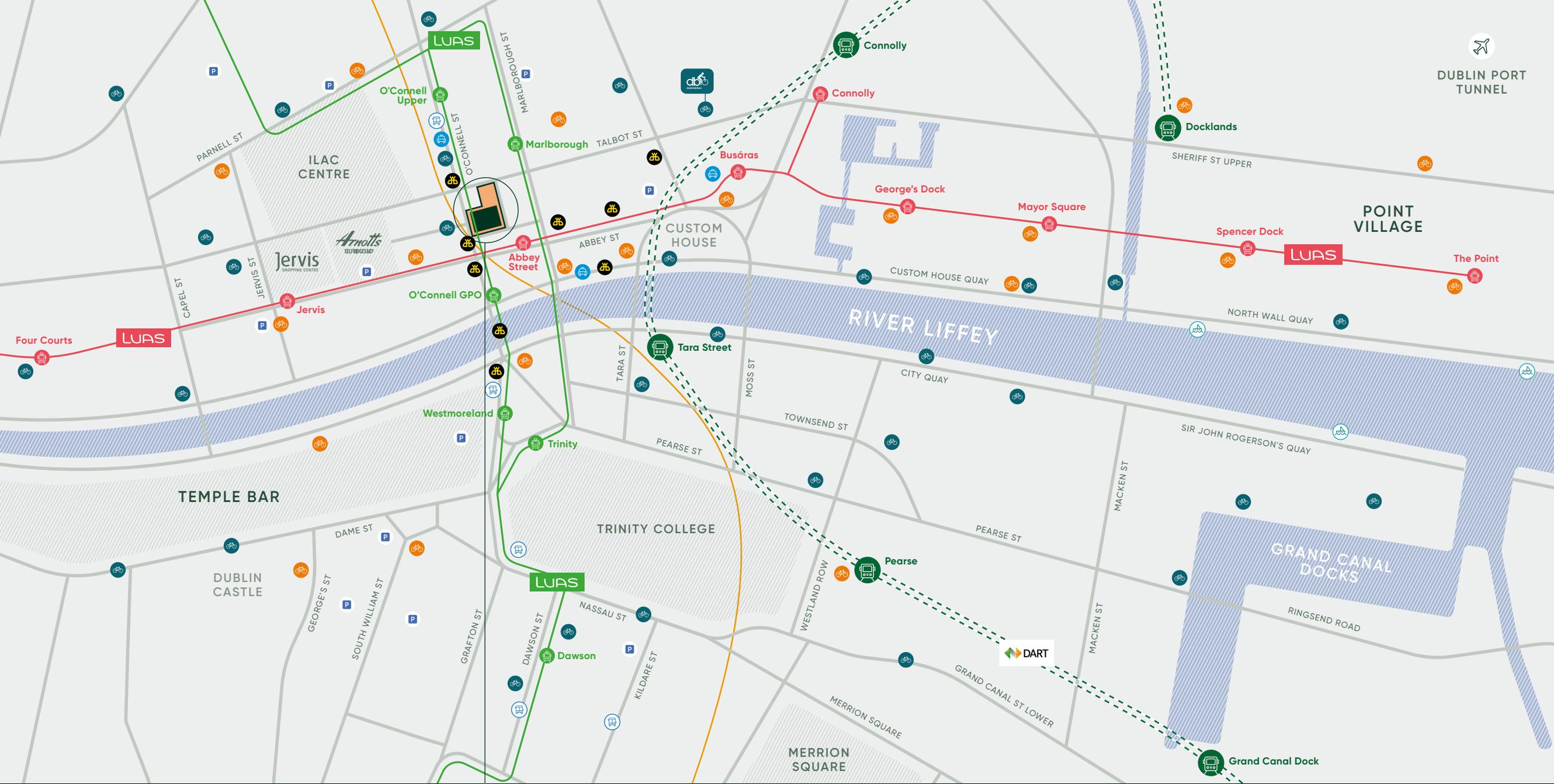
Jervis Centre



The Moxy Hotel



Gate Theatre



# DUBLIN'S MOST CONNECTED BUSINESS QUARTER

OFFICES AT  
**Clerys**

-  Dublin Bike Stations
-  Blepper Bike Stations
-  Aircoach/Airlink
-  Dublin Bus Stops
-  Dublin Taxis
-  Liffey Ferry
-  Parking
-  Port Tunnel
-  Luas Red Line
-  Luas Green Line
-  Dart (Commuter)
-  Metrolink Completion 2027

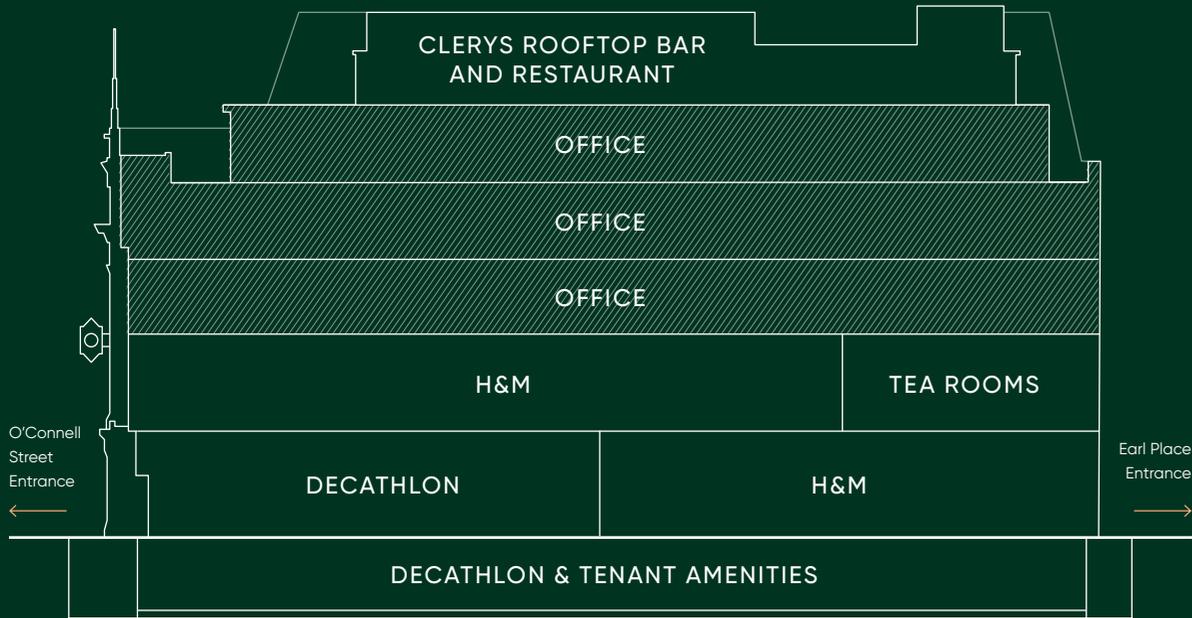
**PUBLIC TRANSPORT**

Connolly Station	7 mins
Tara Street Station	7 mins
St. Stephens Green	9 mins
Grand Canal Dock	11 mins
Heuston Station	14 mins

**WALKING TIMES**

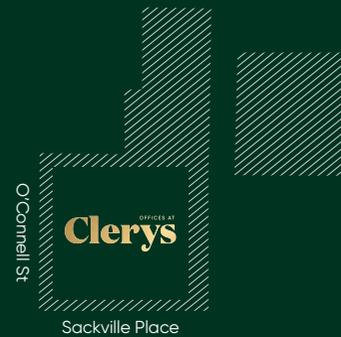
Connolly Station	9 mins
Tara Street Station	10 mins
St. Stephens Green	15 mins
Grand Canal Dock	22 mins
Heuston Station	30 mins

# ACCOMMODATION



OFFICE AREA SCHEDULE	SQ.M.	SQ.FT.
Fourth floor	1,692	18,213
Third floor	2,100	22,604
Second floor	2,104	22,647
Ground floor*	103	1,109
Basement	<b>TENANT AMENITIES</b>	
<b>Total</b>	<b>5,999</b>	<b>64,573</b>

## CLERY'S QUARTER

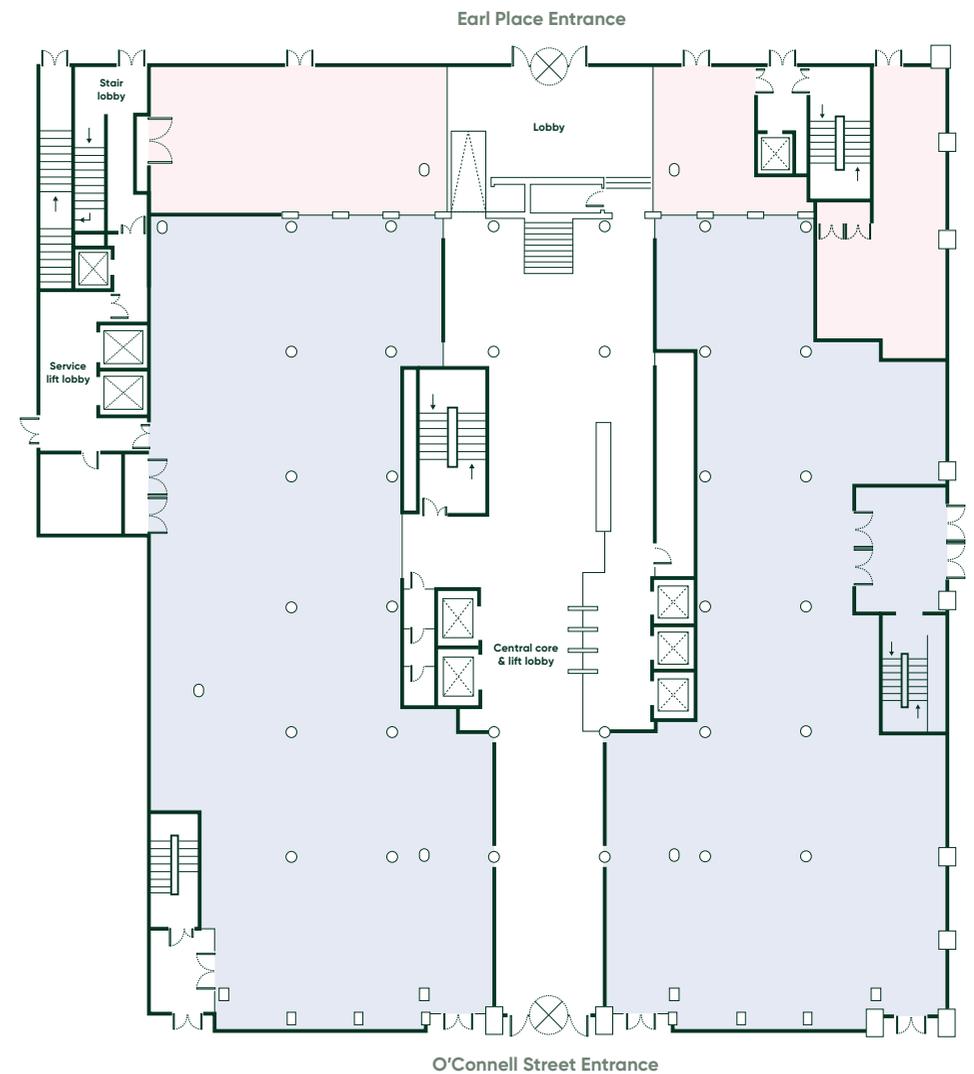


The above net internal floor areas are approximate areas only.  
\*Ground floor office reception area

# GROUND FLOOR

## FLOOR PLAN

**Area**  
103 sq.m. / 1,109 sq.ft. (Office Reception)

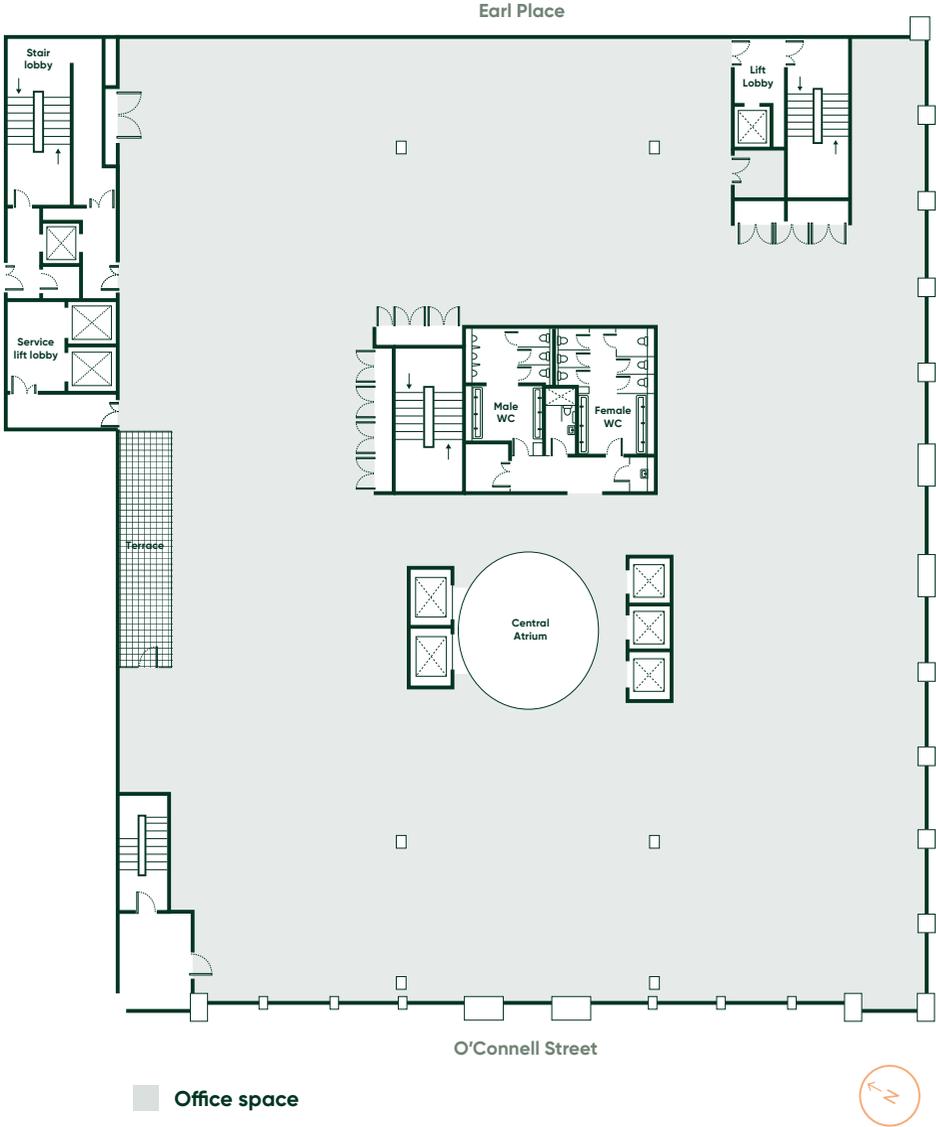


- Office Reception
- Retail
- F&B

# SECOND FLOOR

## FLOOR PLAN

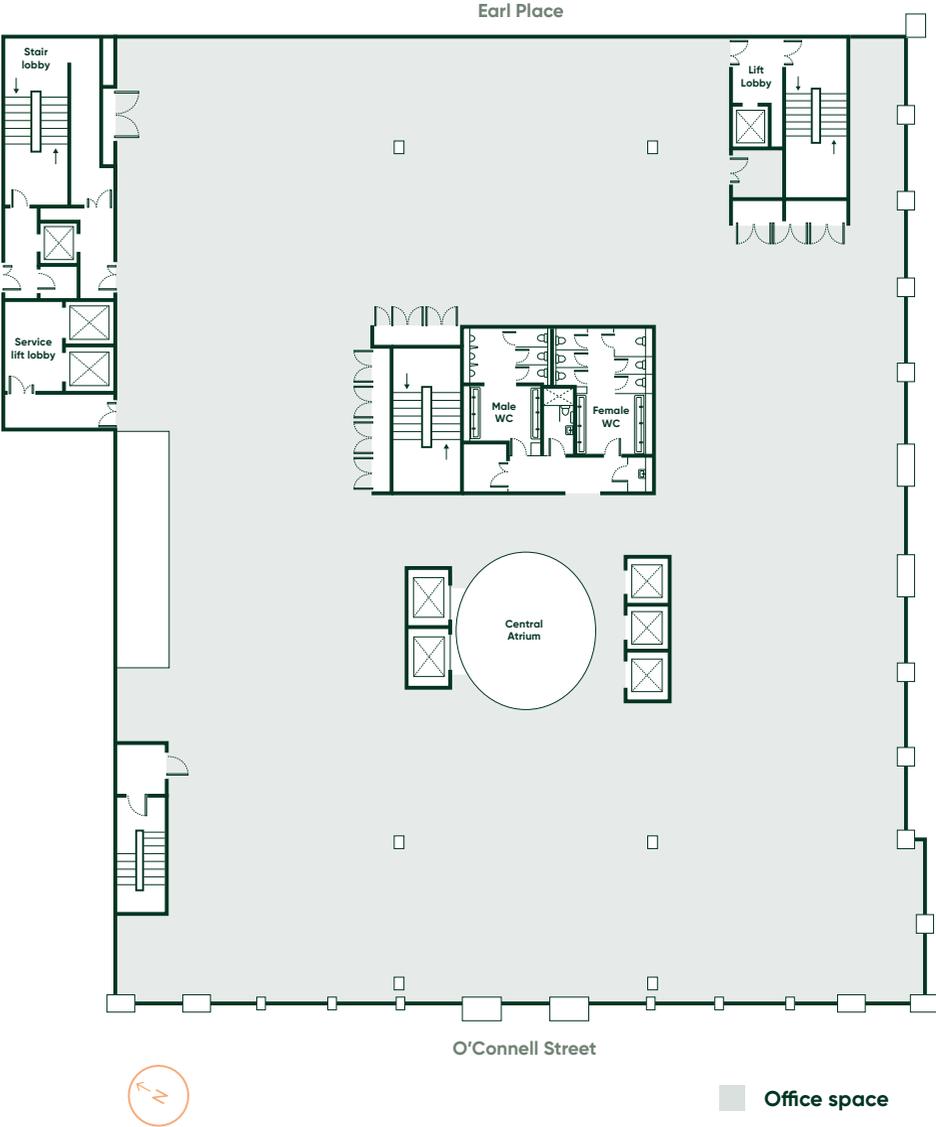
Area  
2,104 sq.m. / 22,647 sq.ft.



# THIRD FLOOR

## FLOOR PLAN

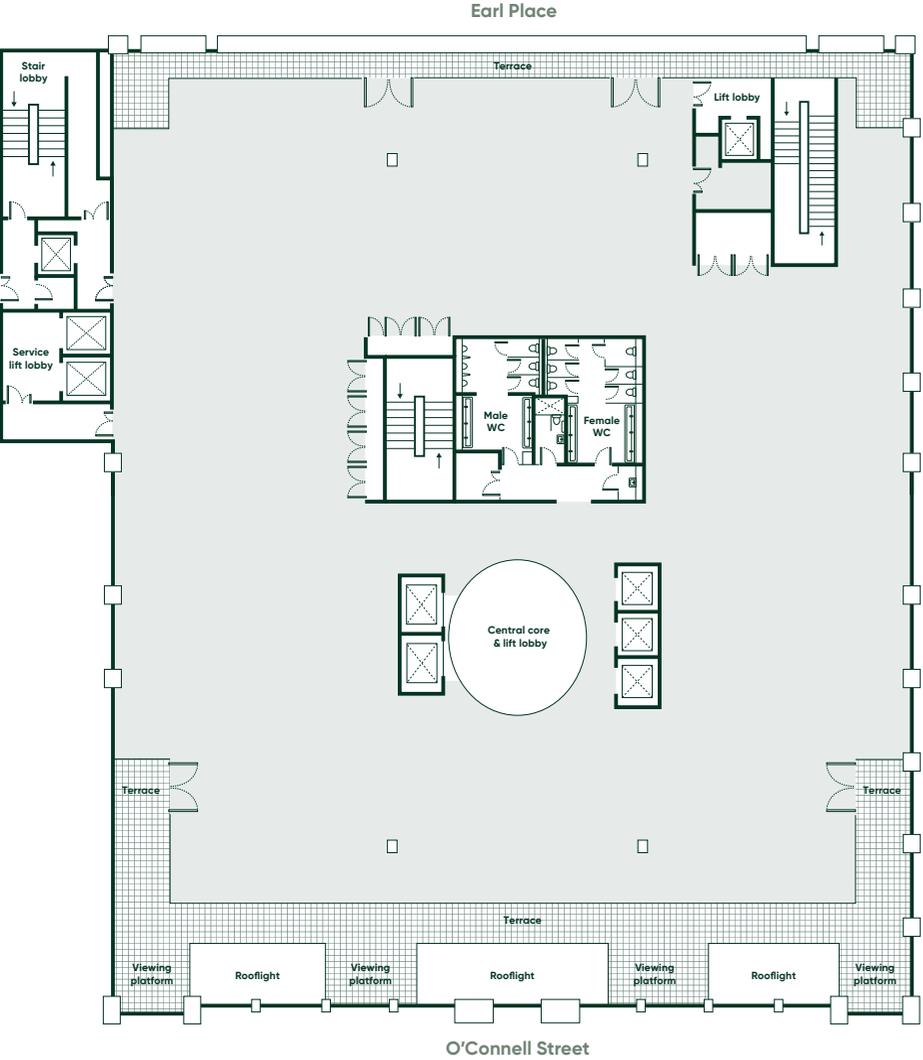
Area  
2,100 sq.m. / 22,604 sq.ft.



# FOURTH FLOOR

## FLOOR PLAN

**Area**  
1,692 sq.m. / 18,213 sq.ft.



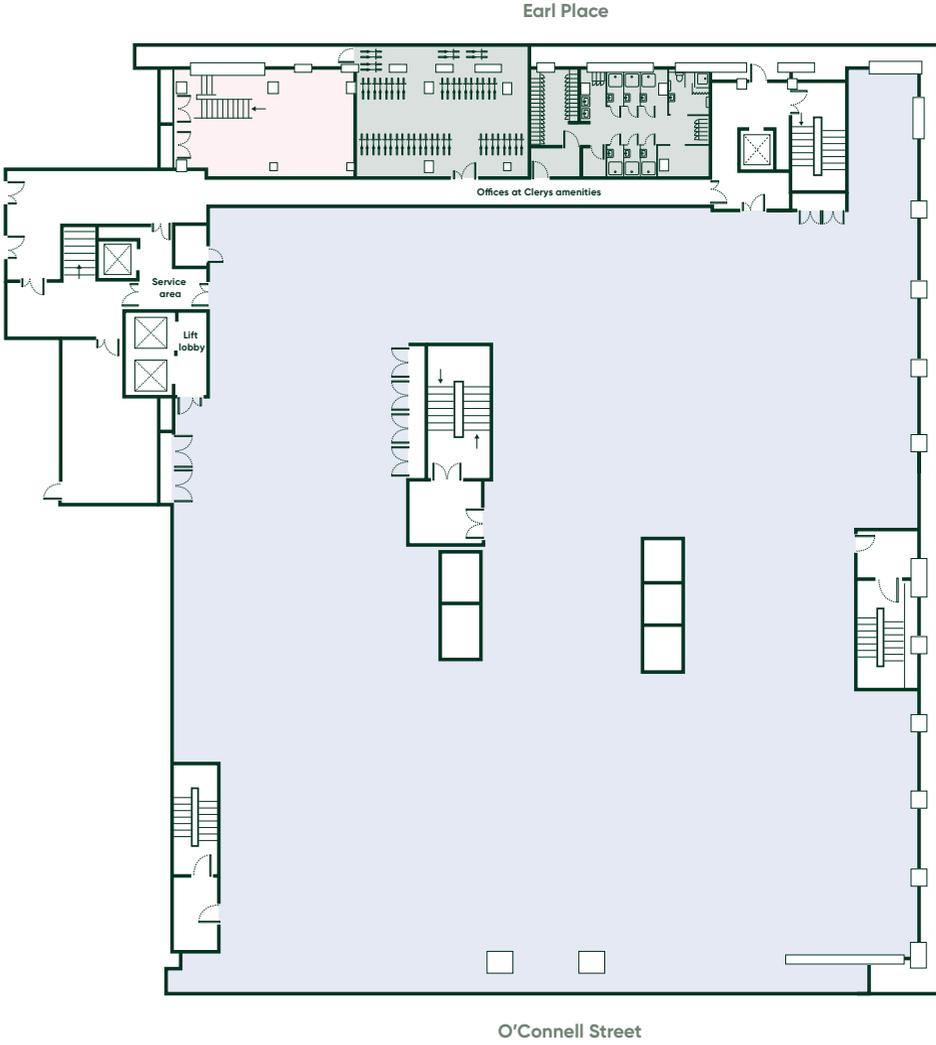
Office space



# BASEMENT

## FLOOR PLAN

### TENANT AMENITIES



Bike spaces	90
Unisex showers	6
Drying room	1
Changing room	1

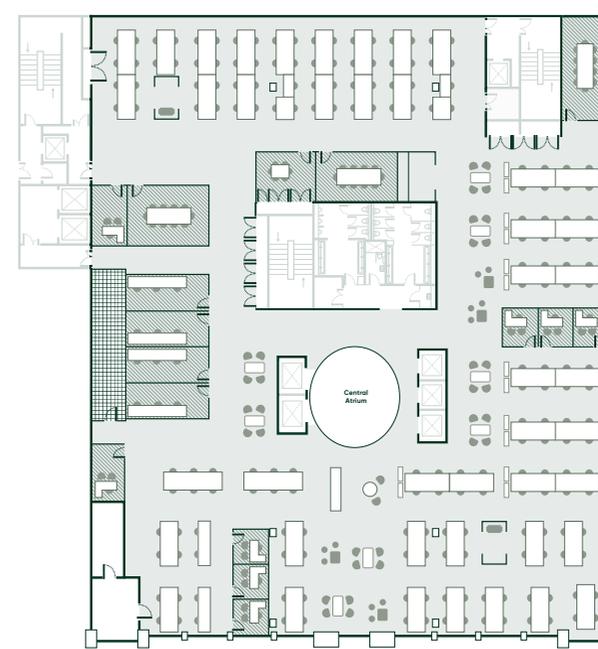
- Office amenities
- Retail
- F&B

# TYPICAL SPACE PLANS

## TECHNICAL

**Occupier density**  
1 person / 8 sq.m.

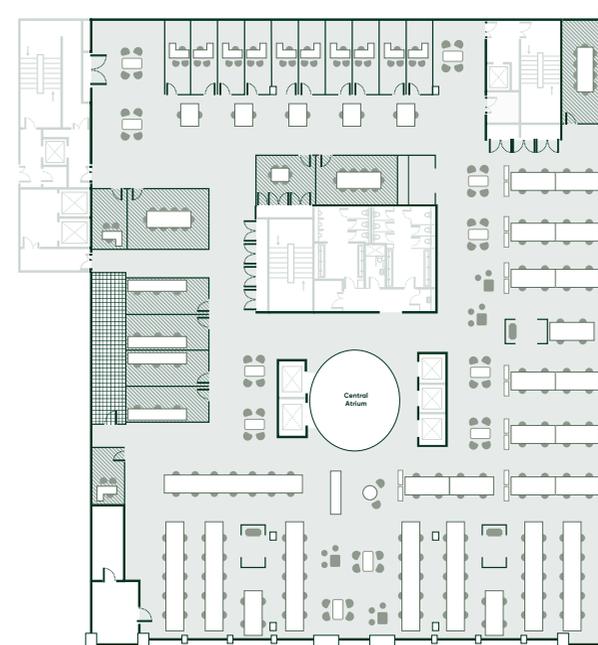
<b>Open-plan work stations</b>	251
<b>Single person offices</b>	8
<b>Shared office space</b>	3
<b>6-person meeting room</b>	1
<b>10-person boardroom</b>	1



## FINANCIAL

**Occupier density**  
1 person / 10 sq.m.

<b>Open-plan work stations</b>	194
<b>Single person offices</b>	8
<b>Shared office space</b>	3
<b>6-person meeting room</b>	1
<b>10-person boardroom</b>	1



## PROFESSIONAL SERVICES

**Occupier density**  
1 person / 12 sq.m.

<b>Open-plan work stations</b>	152
<b>Single person offices</b>	12
<b>Shared office space</b>	3
<b>6-person meeting room</b>	1
<b>10-person boardroom</b>	1



# SPECIFICATION

## OFFICES AT CLERYS SUMMARY

- Restored original neo-classical Portland stone façade and ground-floor bronze windows.
- Refurbishment of existing steel windows on levels one and two.
- High-efficient double-glazed curtain walling system with solar coatings and aluminium insulated panels in new construction areas.
- Paved and landscaped terraces on second and fourth floors.
- Central hall with generous 4.5m floor-to-ceiling height.
- Glazed 28m-high atrium extending from 1st floor to 5th-floor hospitality suite.
- 3 no. 14-person passenger lifts serving all floors along with 2 no. 8-person firefighting lifts.
- Doors to have card readers with low-energy release.
- Open Network Building Energy Management System (BEMS).
- Provision for multi-tenant floor-by-floor metered LV Power Supply.
- M&E designed to accommodate base build occupation capacity of 1 per 8m<sup>2</sup>.
- Office demise M&E designed to accommodate occupation capacity of 1 per 8m<sup>2</sup>.
- 154 no. secure bicycle spaces.
- 7 no. unisex showers.
- 48 no. secure basement lockers.
- Changing/drying room facilities.
- Sustainability awards: LEED GOLD, BER B2 Rating.

## DESIGN OCCUPANCY

### Means of escape

1 person per 6m<sup>2</sup>.

### Internal climate

1 person per 8m<sup>2</sup>.

### Lift provision

1 person per 8m<sup>2</sup>.

### Sanitary provision

1 person per 10m<sup>2</sup> 60:60.

## FLOOR HEIGHTS

### Ground to first floor

(Underside of ceiling) 4.5m.

### Office floors (2nd, 3rd and 4th)

(Clear floor-to-ceiling) 2.8m.

RAF to underside of ceiling beam

3m to 3.1m. RAF to ceiling slab

3.74m to 3.76m

### Raised access floor zone

Nominal 150mm (NIC).

### Floor construction

Proposed: Composite concrete slabs with steel beams.

## NEW STRUCTURE

- Steel frame with Westok Cellbeams.
- Mini piles and RC Pile Caps.
- Composite comflor 60 floors.
- Concrete cores.
- Pre-cast concrete stairs.

## NEW FAÇADE (UPPER FLOORS)

- High efficiency double-glazed curtain walling system with solar coatings and aluminium insulated panels including the replacement of the entire Earl Place facade.

## HISTORIC FAÇADE

- Refurbishment of original Portland stone façade and ground-floor bronze windows to 1922 building on O'Connell Street.
- Refurbishment of concrete façade and timber/steel windows to Sackville Place.
- New double-glazed windows to third floor office.
- Refurbishment/replacement of existing steel windows on levels 1 & 2.

## CENTRAL HALL AND ATRIUM

- Two reinstated entrances, 3.2m bronze-colour doors accessible to main lobby.
- Automated revolving doors.
- Central hall 4.5m in height with large book matched marble panels and glazing to ceiling, offering views of enhanced setting to existing fabric.

- Glazed 28m-high atrium void.
- Original stair from 1922 refurbishment.
- New feature bronze staircase.
- Terrazzo floors and feature reception walls.
- Bespoke reception desk.
- High-quality contemporary furniture and feature lighting.
- Touchless Boon Edam speedgates.

## LIFT LOBBY (GROUND FLOOR)

### Floors

Terrazzo.

### Internal walls

Large format natural stone and bronze-clad lift fittings and doors.

### Ceilings

Restored historic ceilings and painted suspended plasterboard ceiling.

## INTERNAL OFFICE FINISHES (2ND, 3RD, 4TH FLOORS)

### Walls

Plastered and painted (brilliant white) walls (NIC).

### Floors

600mm x 600mm raised access flooring (NIC).

# SPECIFICATION

## Doors

Painted timber door sets.

## Columns

Exposed steel.

## Ceiling

Metal suspended ceiling system.

SAS System 150 300 x 1200 metal perforated ceiling tiles with linear plasterboard margins and bulkheads (NIC).

## Third floor

Roof light.

## TERRACES (2ND & 4TH FLOORS)

Pre-cast pavers to terraces.

## TOILETS

### Walls

Painted plasterboard walls with inset mirrors.

### Floors

Porcelain Terrazzo floor tiles.

### Ceilings

Painted plasterboard and SAS System 150.

### Doors

Painted timber doorsets.

### WC Cubicles

Oak veneer solid doors full height cubicle.

### Vanity units

Bespoke stone vanity unit with integrated basins and flush mounted mirror over.

### Sanitary ware

Wall-hung WC pans and urinals with concealed cisterns and porcelain Terrazzo backing.

Hands-free taps, sensor flush to WCs, hand dryers and sensor soap dispensers.

## SHOWER AND CHANGING FACILITIES

### Drying and locker rooms

#### Ceiling

Exposed (unfinished) concrete ceiling.

#### Exposed

Fair faced block work. Painted white.

#### Shower cubicles

HPL solid doors with ceramic wall tile.

#### Floors

Porcelain floor tile throughout.

- Mechanical ventilations of these areas. Supply and extract @10 air changes per hour with heat recovery.
- HPL full-height locker system.
- PIR controlled lighting – surface mounted.
- Fire smoke detection systems.

## PASSENGER LIFTS

Touchless destination control.

### Manufacturer

KLEEMANN.

### Size

3no. 14-person serving all floors. 2no. 8-person fire-fighting.

### Goods lifts

2no. 13-person service lift.

### Lift speed

1.0m–1.6m per second.

### Lift Car Finish

Flooring to match reception. Other finishes to be bespoke.

### Waiting time

Passenger lift peak average interval is 8.4 seconds.

## MECHANICAL INSTALLATION

Ventilation fresh air provided by a centrally located air handling unit located at roof level.

One unit will distribute air evenly throughout the building from separate riser locations.

The AHU comprises of intake and discharge sections, filters, heating coil, cooling coil, heat exchanger, supply fan, return/exhaust fan and attenuators.

Toilet ventilation is provided through a roof mounted air handling unit.

The air-conditioning system will comprise 1no. primary air-handling unit at roof level to serve offices. Provision for a 4-pipe FCU air conditioning system will be provided connected to external chillers at roof level. FCUs should be supplied with local control and centralised control on a floor-by-floor basis to allow for separate tenancies. Space will be provided at roof level for tenant fit-out condensers to comms rooms etc.

The landlord areas are heated by radiators and heater batteries off the LPHW circuit. The reception area is serviced with an electric door air curtain and 4-pipe fan coil units.

## DESIGN PARAMETERS

### Winter temperature

#### Outside

-3°C dB saturated.

#### Internal office

21°C±2°C. No RH control.

#### Toilets

19–21°C. No RH control.

#### Reception

21°C±2°C. No RH control.

### Summer temperature

#### Outside

26°C db 19.5°C wb.

#### Internal Office

22°C±2°C. No RH control.

#### Toilets

22°C±2°C. No RH control.

#### Reception

21°C±2°C. No RH control.

## Fresh air supply

### Offices

12 litres/sec/person at 1no. person per 8m<sup>2</sup>.

### Toilets

10 air change/hr/extract plus make-up air.

## Water services

Main water supply will be provided from the Local Authority main to cold water storage tanks located at basement level. A booster pump set will be provided to pump the cold water from the storage tanks to all outlets within the toilet core. A separate booster pump set will be provided to pump mains water to the tenant tea stations at each floor level at two separate locations per floor.

Hot water will be provided to the land lord areas by indirect calorifiers.

## Drainage services

Soils and wastes drainage will be provided to serve the toilet cores on each floor. Each office floor plate will be provided with locations for tea station drainage and condensate drainage from internal fan coil units.

## Fire-fighting equipment

Special purpose fire extinguishers will be provided in the boiler room. General purpose fire extinguishers will be provided at strategic locations.

Dry risers will be provided within fire-fighting shafts.

## ELECTRICAL INSTALLATIONS

- The building has an ESB double substation and provision for multi-tenant metered LV Power Supply – 2 meters per floor.
- A sub main cable terminated into an isolator shall be provided in each tenant area.

## Design criteria

### One person per 8m<sup>2</sup>

#### Lighting

7w per m<sup>2</sup>.

#### Small power

25w per m<sup>2</sup>.

#### Misc. small power

13w per m<sup>2</sup>.

## Lighting

### Offices

Energy efficient LED modular mixed recessed and suspended.

Luminaires selection to comply with the design intent of CIBSE Lighting Guide LG7.

### Reception

Bespoke lighting design to reflect high-quality reception area.

### Toilets

Low-energy lighting scheme provided.

## Lighting control

The lighting control system will be provided with presence/daylight sensors.

Landlord areas will be controlled via standalone presence sensors. Emergency lighting to IS 3217.

## BUILDING MANAGEMENT SYSTEM

BMS will control all primary, landlord mechanical plant and environmental systems. The system will be open network to allow interfaces with other systems.

## PROTECTIVE INSTALLATION

### Fire alarm system

Fire detection and alarm is in accordance with IS 3218 and designed to L-1 Standard.

There are individual loops to each tenant floor.

## Security systems

- An IP based CCTV system will monitor external areas, entrance foyer and back stair.
- Wiring will be provided at tenancy doors, for future tenant access control system to interface with base build access control/security system at the reception.

## Communication

- 2no. incoming communication providers services in 2no. locations will be provided to each tenant floor. Spare underground ducts and cable tray distribution within the service risers will be provided to allow diverse connections to the building.

## LEED & BER

The building has been awarded LEED GOLD and BER B2 Rating.



## WIRESCORE

The offices have received a Platinum rating from WiredScore, the global connectivity certification system in Real Estate.



WiredScore  
PLATINUM

# A DEVELOPMENT PARTNERSHIP BY



## CORE CAPITAL

Founded in 2007, Core Capital has developed, acquired and managed property assets in Ireland, UK, US, Spain and Germany on behalf of a small number of private and institutional investors. More recently, Core Capital, in partnership with Oakmount, has delivered a number of prime developments in Dublin City Centre. Core Capital currently has in excess of €700m GDV of projects under construction.



## EUROPA CAPITAL

Europa Capital is a dedicated real estate investment manager focused on the European markets. It specialises in investment through equity and debt strategies where we employ our real estate asset management skills and experience to maximise value in all property classes across Europe.



## OAKMOUNT

Oakmount is known for setting a benchmark in modern day city living and premium office space and boasts an impressive portfolio of exclusive developments throughout Dublin. Founded in 2010, Oakmount's vision for dynamic and innovative projects is evident in every property they develop.

# AGENTS



Willie Dowling  
E: william.dowling@cbre.com  
T: +353 (0) 87 244 5095

Megan Pilkington  
E: megan.pilkington@cbre.com  
T: +353 (0) 83 878 6553

### PRSA No: 001528

3rd Floor, Connaught House ,  
One Burlington Road,  
Dublin 4, D04 C5Y6  
CBRE.ie



Conor Whelan  
E: conor.whelan@qre.ie  
T: +353 (0) 86 777 8808

David O'Malley  
E: david.omalley@qre.ie  
T: +353 (0) 86 857 9209

### PRSA No: 003587

72 Leeson Street Lower,  
Dublin 2, D02 Y902.  
QRE.ie

## PROJECT TEAM

**Developer**  
Oakmount

**Architects / Lead Consultant**  
Henry J Lyons

**Project Managers**  
Oakmount

**Contractor**  
Glenbrier Construction

**Planning Consultant**  
Manahan Planners

**Conservation Architects**  
Garrett O'Neill

**Civil & Structural**  
Waterman Moylan

**Building Services**  
OCSC

**Fire Consultant**  
MSA

**Façade Consultants**  
Murphy Façades

**PSDP**  
Goldsmith Engineering

**Quantity Surveyor**  
KSN

## DISCLAIMER

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly Limited. Company licence Reg. No. 385044. PSR Reg. No. 001266.

All images depicting The Earl Building and Clerys Quarter are CGIs (computer generated images).  
All plans and images are indicative and not to scale.

