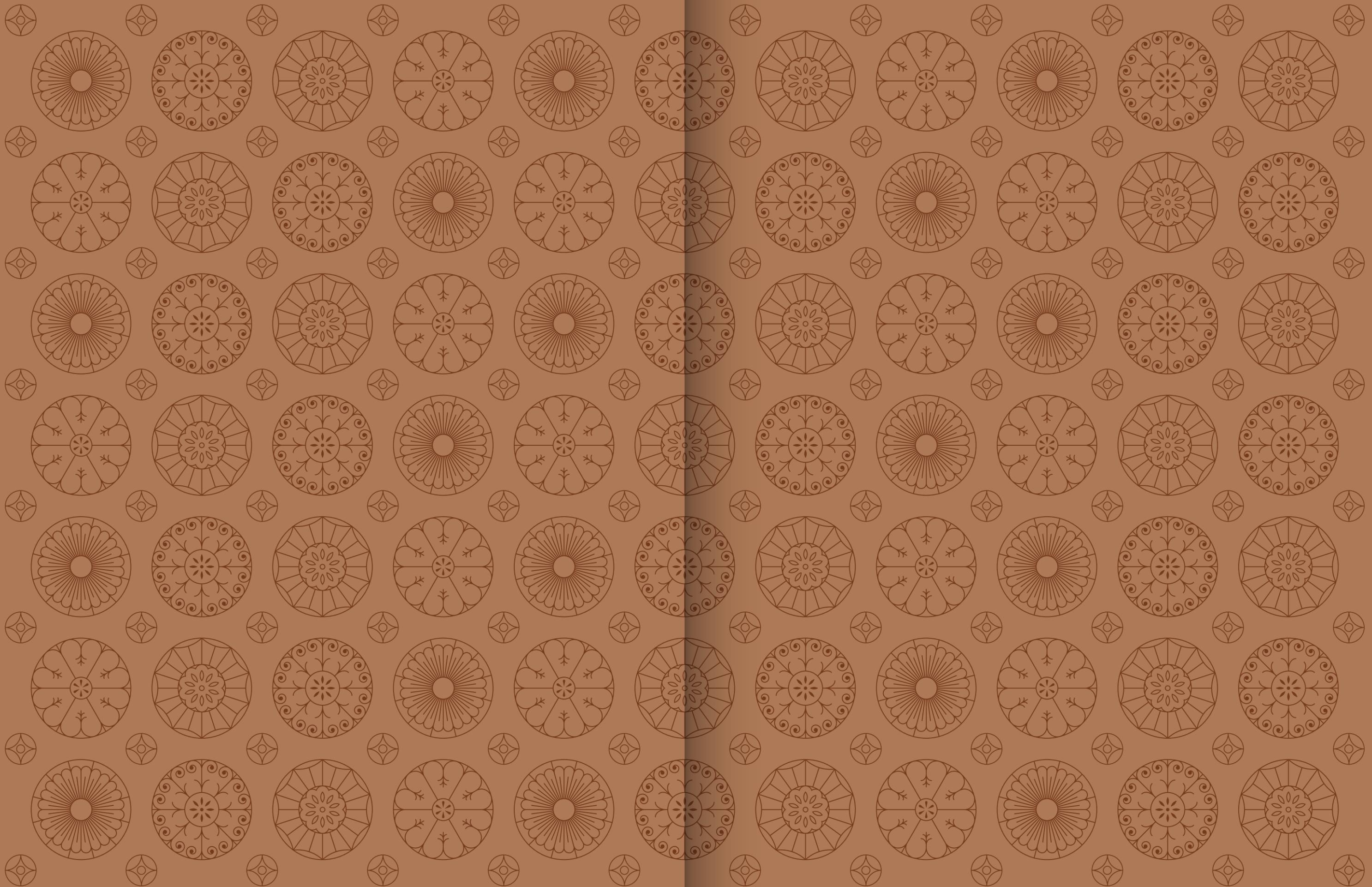
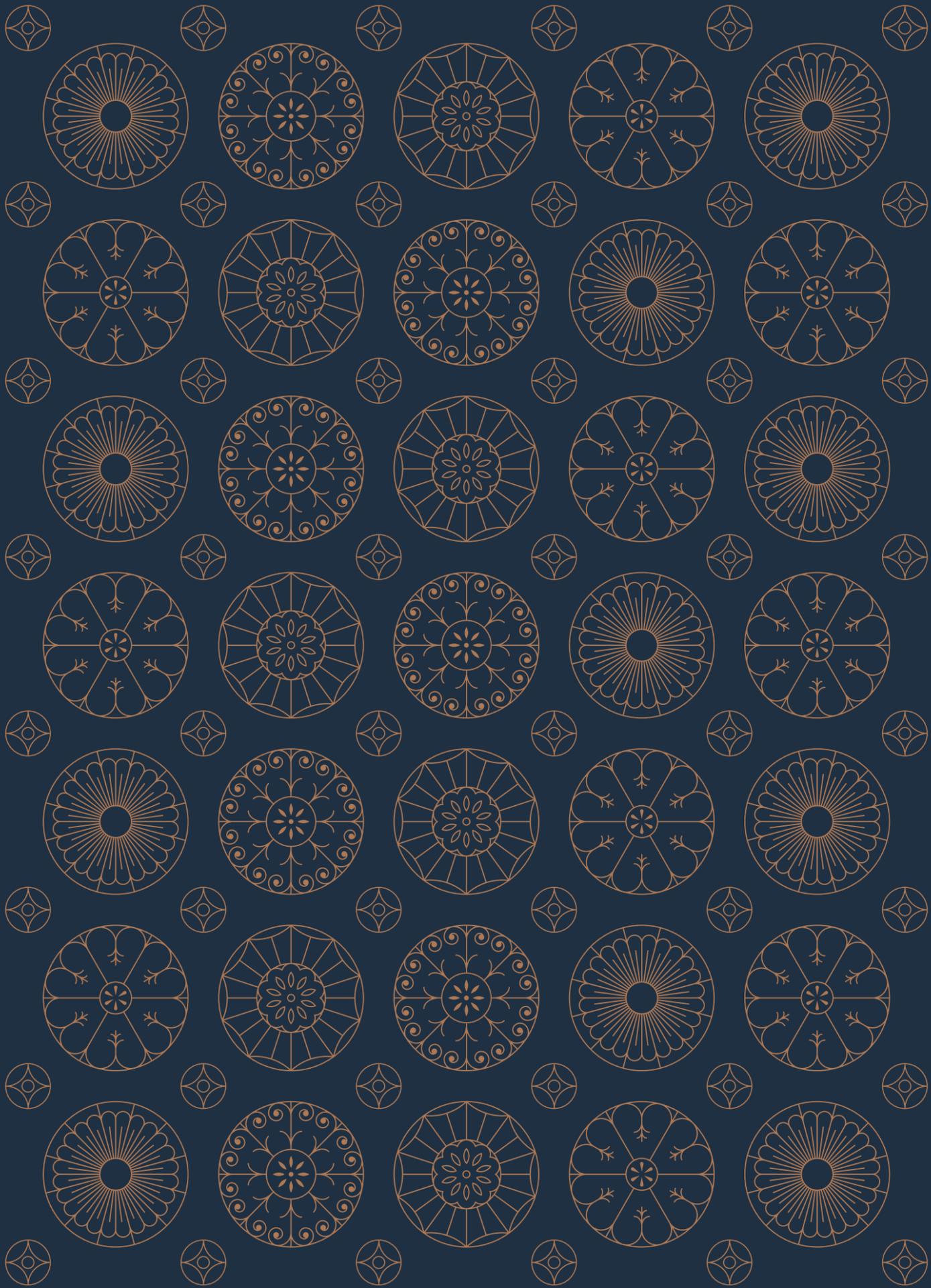




ST STEPHEN'S
GREEN

DUBLIN 2





ST STEPHEN'S
GREEN

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MORE
THAN
MEETS
THE
EYE

Step inside the magnificently
restored Georgian building,
overlooking the beautiful
St. Stephen's Green...



25%

GEORGIAN

75%

CONTEMPORARY

100%

EXCEPTIONAL

This is Georgian Dublin like
you've never seen it before.

... then walk through a stunning
glass bridge to the impeccably
finished modern office space,
facing the Mansion House.





Built for the future

The Joshua Lane facade
overlooks the Mansion House:
Georgian elegance meets
bold contemporary design
at 16 St. Stephen's Green.

A unique opportunity to
lease Grade A office space
in this exceptional location.

Facts & Figures

GRADE A OFFICE SPACE TO LET

Total NIA

39,234 sq ft
(3,645 sq m)

New Development

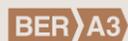
30,220 sq ft
(2,808 sq m)

Georgian Building

9,014 sq ft
(837 sq m)

Total GIA approx.

55,000 sq ft
(5,109 sq m)



Targeted certifications. The protected structure is exempt.



Prime location

Facing St. Stephen's Green in the heart of Dublin. Enjoy the complete city lifestyle, from dining to retail.



Superb connectivity

Luas, DART, Dublin Bikes, Dublin Bus as well as easy access by car or walking – all paths lead to 16 St. Stephen's Green.



Flexible floor plates

Adaptable to any occupier's requirements, with generous floor to ceiling heights.



The perfect balance

With St. Stephen's Green on your doorstep, the balance between city life and nature couldn't be easier to achieve.



75% modern, 25% Georgian

Get the best of both worlds: the Grade A new build is 75% of the total space, while the restored building is the remaining 25%.



Heritage with an eye on the future

Stunning new contemporary office space complemented by immaculately preserved features in the Georgian space.



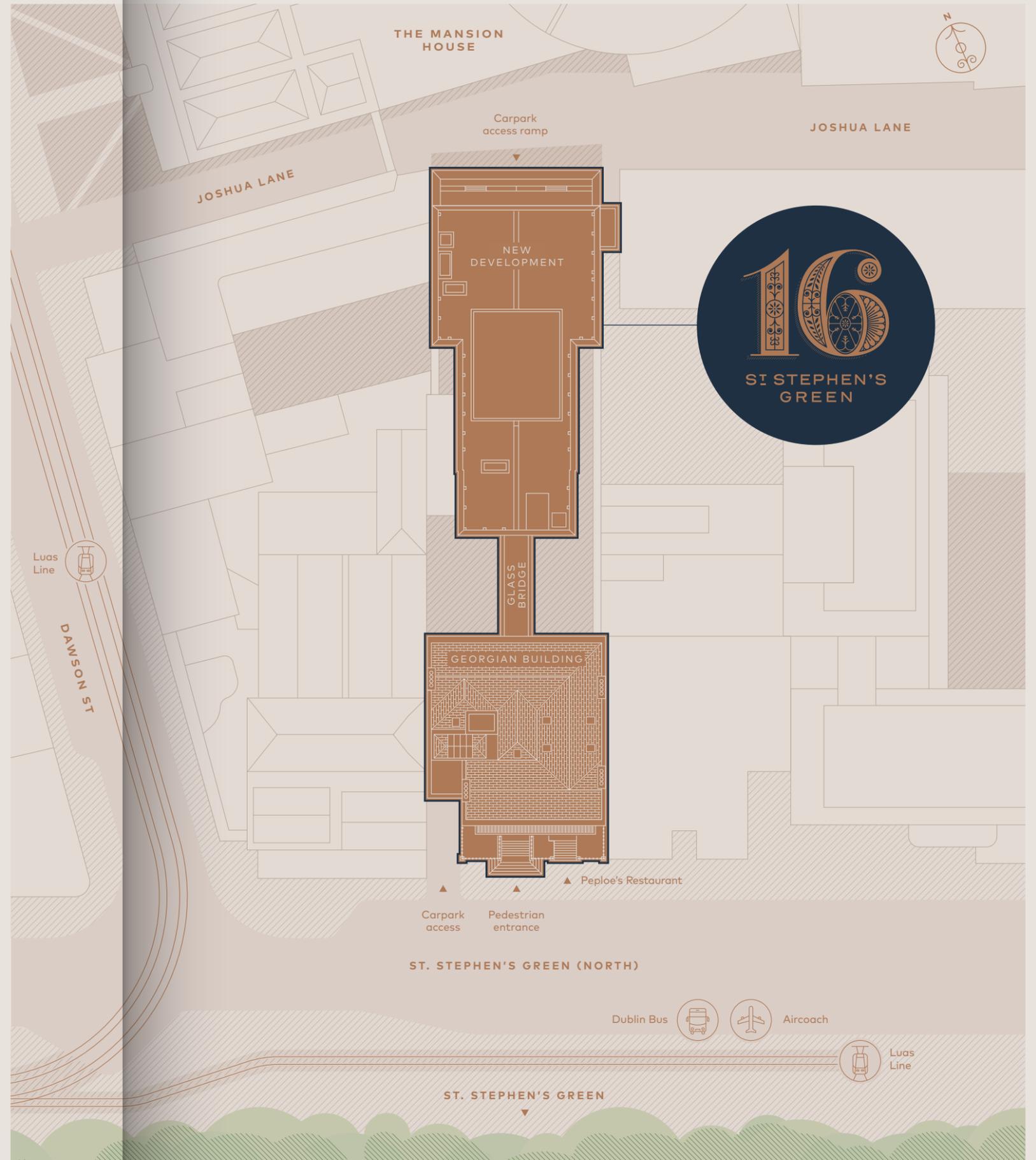
Unrivalled amenities and lifestyle



On-site parking and bike storage



5-star shower facilities for staff





THE LOCATION



Dublin's most
coveted address





In the heart of Dublin

Immortalised in the Dublin Saunter, St. Stephen's Green is one of the most well-known and well-loved places in Ireland.

16 St. Stephen's Green is on the northern side of the square. It benefits from a prime spot on the famous Georgian street.

Thanks to its central location, your staff can experience the best the city has to offer. From lunchtime treats to cultural institutions, it's all just a stroll away.



Overlooking the leafy park and seconds away from Grafton Street, 16 St. Stephen's Green is the most desirable location in the city.



Dublin's garden park on your doorstep



From granite fountains to bountiful wildflowers, there's so much to discover in St. Stephen's Green park. Although first established in 1663, its signature Victorian landscaping is thanks to Sir Arthur Guinness. After buying and redesigning the grounds, he opened the gates to the public in 1880. Dubliners have enjoyed this gift ever since.



Getting around

Commuting to 16 St. Stephen's Green could not be easier. This central locality has the Luas, bus routes and Dublin Bikes on its doorstep. Plus, the DART is just a few minutes' walk.

This well-connected location will help occupiers to be more environmentally friendly, making it simple for staff to cycle or use public transport.



Connectivity



Perfectly positioned

Clients and staff alike will appreciate this central location. Whether it's getting to the airport after a flying visit or cycling across town, 16 St. Stephen's Green couldn't be more convenient.



TRANSPORT LINKS

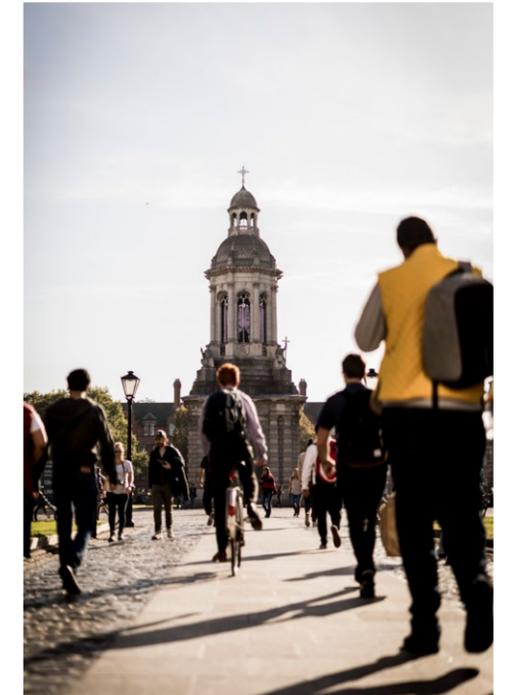
- LUAS GREEN LINE
- DART
- BUS
- AIRCOACH
- DUBLIN BIKES
- CYCLE TRACK

A high-end shopping experience

Designer boutiques in Brown Thomas, flagship stores on Grafton Street, antique gems in Powerscourt - you can find every type of shopping within minutes of your office.

Chanel and Louis Vuitton at Brown Thomas are only two examples of global brands with flagship stores along the prestigious Grafton Street Shopping District, which also includes M&S, Ted Baker, H&M, Tommy Hilfiger, Ralph Lauren, Nespresso and much more.

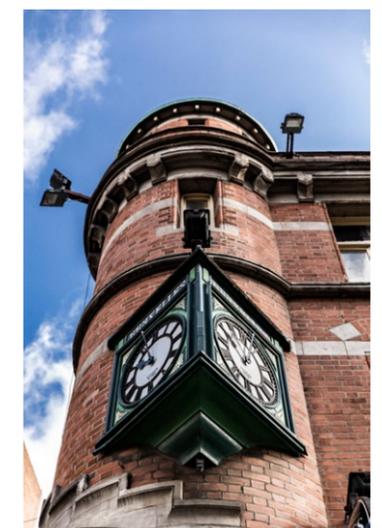




Surrounded by significant cultural institutions and vibrant foodie hotspots, 16 St. Stephen's Green is truly at the heart of the action. From popping into a museum on your break to heading out for after work drinks, enjoy the best of Dublin within minutes of the office.



Feel the buzz of the city: make the most of this unbelievable location every single day



Eat & Drink

From casual breakfast spots and tasty delis to luxe cocktail bars and Michelin starred restaurants, your staff get to know the best of Dublin from 16 St. Stephen's Green.



1



2



3



4

1. Grab a quick and tasty option from one of the casual eateries nearby, such as next door's Tang
2. For fine dining or a sophisticated Afternoon Tea, 5-star hotels The Shelbourne and The Westbury are just a short stroll away
3. The Ivy - modern food in a stylish and glamorous setting on Dawson Street
4. Make after work drinks even better - savour an expertly mixed cocktail or a perfectly poured pint at Pygmalion



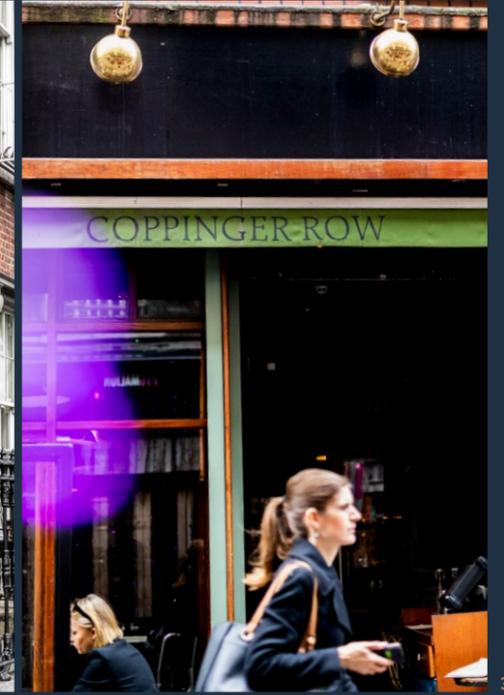
1



1. Café En Seine - an elegant space for your next function within walking distance of 16 St. Stephen's Green
2. Shanahan's - one of Dublin's most famous traditional restaurants, facing St. Stephen's Green
3. Coppinger Row is one of many intimate and romantic date night venues that stud the city
4. The Grayson and The Drury Buildings - the area is full of trendy spots for a night out



2



3



4



In good company

16 St. Stephen's Green is in a prime position in Dublin's affluent South City Centre. It's where the most powerful business, political and commercial centres of the country meet.

Move into the area and you're in good company. Your neighbours include Indeed, Intercom, KPMG, RCSI and many more.

1. BDO Dublin
2. The Westbury Hotel
3. Quantcast
4. Stephens Green Shopping Centre
5. Indeed
6. Davy Group
7. Barclays / TD Securities / Jet.com / AIB
8. Maples Group
9. Nuritas
10. DLA Piper/ Intercom / Starbucks
11. Duff & Phelps
12. National Museum of Ireland
13. The Shelbourne Hotel
14. Leinster House / Department of the Taoiseach
15. KC Peaches
16. Ivor Fitzpatrick & Co.
17. Julius Baer International
18. Australian Embassy / Royal London
19. RHA Gallery





St. Stephen's Green, Dublin in 1796.
Etching by James Malton (1761-1803)

A heritage of sophistication

Georgian Dublin sprang up during a property boom in the 18th century. Developments were carefully planned and designed, creating a cohesive Georgian Dublin aesthetic.

The early developments focused on the city's northside. However, when the Earl of Kildare moved to Kildare House (now Leinster House), the city's wealthiest citizens joined him south of the Liffey.

During this period, Merrion Square, Fitzwilliam Square, Leeson Street, Mount Street and, of course, Stephen's Green were developed.

16 St. Stephen's Green was built between 1776 and 1779 by property developer Gustavus Hume. No expense was spared, with Hume hiring the most skilled *stuccodore*

in the city. Michael Stapleton was the master of the neoclassical style popular in Dublin at the time. His exquisite work can still be seen in Trinity College and Powerscourt House. From the 1920s up until the 1970s, much of Georgian Dublin was destroyed due to its perceived links with British rule. Attitudes are very different now. This distinctive architecture is protected and celebrated as an important part of our heritage.

16 St. Stephen's Green's period building is expertly restored so generations to come can enjoy this architectural gem.



THE BUILDING



Exceeding high expectations





The best of both worlds

Originally built in 1779, 16 St. Stephen's Green is now a cutting-edge, ultra-contemporary building that retains its rich and sophisticated heritage.

With an entrance on St. Stephen's Green, this expertly restored four-storey Georgian structure oozes prestige.

Walk through an expertly designed glass bridge on one of four levels to the stunning new development. This breathtaking space is seven storeys of exceptional contemporary architecture.

From the bespoke reception desk to luxurious shower facilities, expect the finest finishes and amenities across all 39,234 sq ft (3,645 sq m) of 16 St. Stephen's Green.



**Georgian Dublin
reimagined for the
modern workforce**

Is it possible to faithfully restore a Georgian building without compromising on workplace efficiency? It certainly is at 16 St. Stephen's Green. Marvel at expertly restored Georgian features in this historic space while enjoying contemporary comforts and superior digital connectivity.

Gather where
Georgian
elegance meets
contemporary
flair





16 St. Stephen's Green boasts stunning park views to the front and looks over the Mansion House to the rear

Bright and airy blank canvas

The renovated Georgian building is seamlessly connected to a modern 7-storey building, with a total of 39,234 sq ft (3,645 sq m) of Grade A office space.

Floor to ceiling glazing and incredible energy-efficiency makes the contemporary office space at 16 St. Stephen's Green a wonderful place to work.

This is your chance to put your stamp on a high-quality development in the heart of Dublin. Designed to respond to your unique needs, flexible floor plates can accommodate countless seating configurations to suit your team.

16 St. Stephen's Green also provides generous circulation space, with a total GIA of approximately 55,000 sq ft (5,109 sq m).





Soak up panoramic views of the Dublin cityscape in this unique location

16 St. Stephen's Green is a breath of fresh air. Stunning vistas overlooking the whole city are just a few steps away from your desk.



FLOOR PLANS



Your office,
your way





SPLENDOUR ON A LARGE SCALE

Schedule of Accommodation

Floor Area	NIA sq m	NIA sq ft
Ground	613	6,600
First	622	6,690
Second	408	4,399
Third	619	6,660
Fourth	622	6,690
Fifth	410	4,415
Sixth	351	3,780
Total	3,645	39,234



10
Car parking
spaces



56
Bike storage
spaces

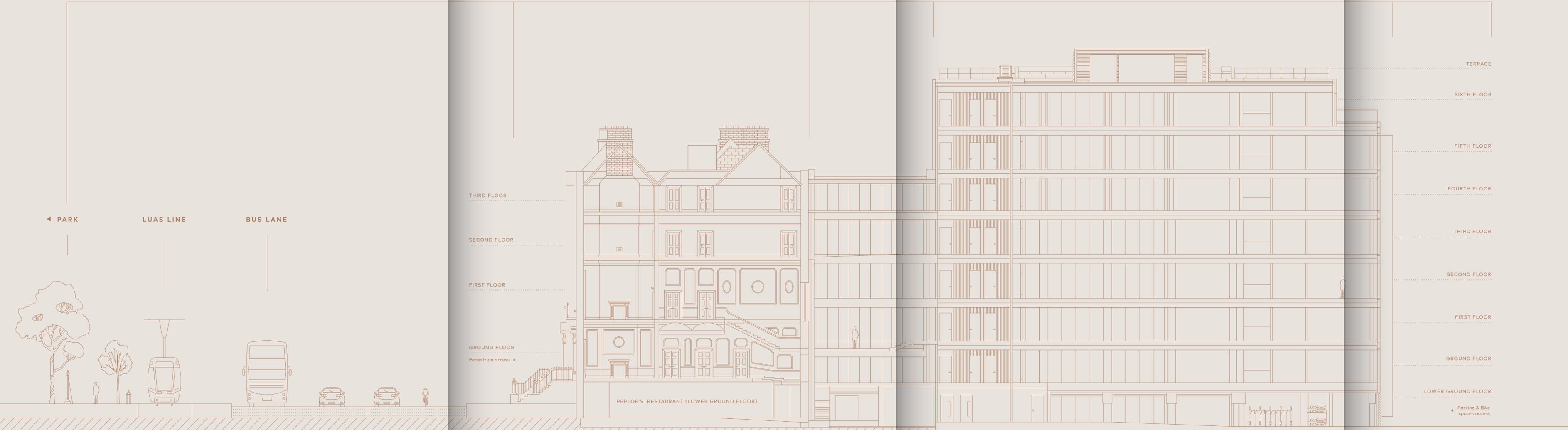
ST. STEPHEN'S GREEN (NORTH)

GEORGIAN OFFICE

GLASS BRIDGE

NEW DEVELOPMENT

JOSHUA LANE



◀ PARK

LUAS LINE

BUS LANE

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR

Pedestrian access ▶

PEPLOE'S RESTAURANT (LOWER GROUND FLOOR)

TERRACE

SIXTH FLOOR

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

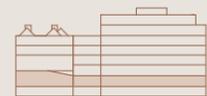
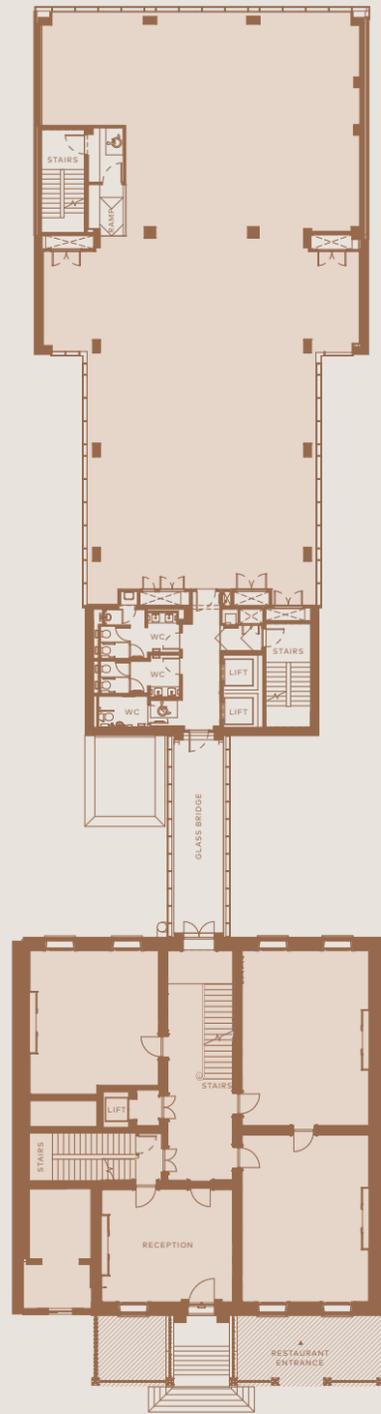
GROUND FLOOR

LOWER GROUND FLOOR

◀ Parking & Bike spaces access

16 St. Stephen's Green
integrates two
distinct structures
via an innovative
glass bridge

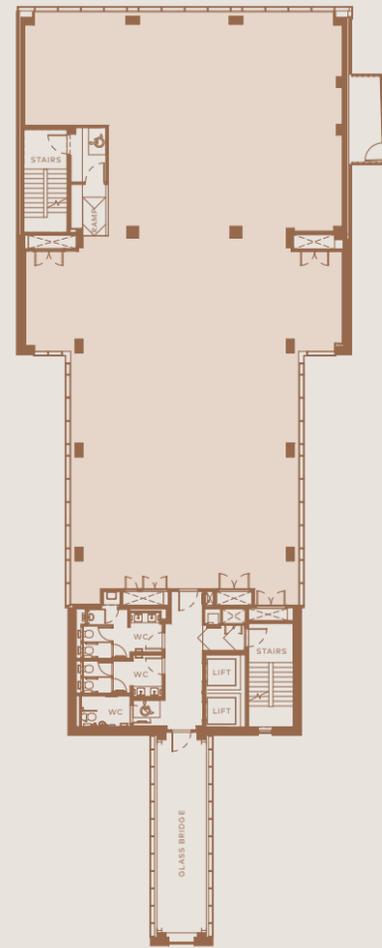
Cross-section
of east elevation



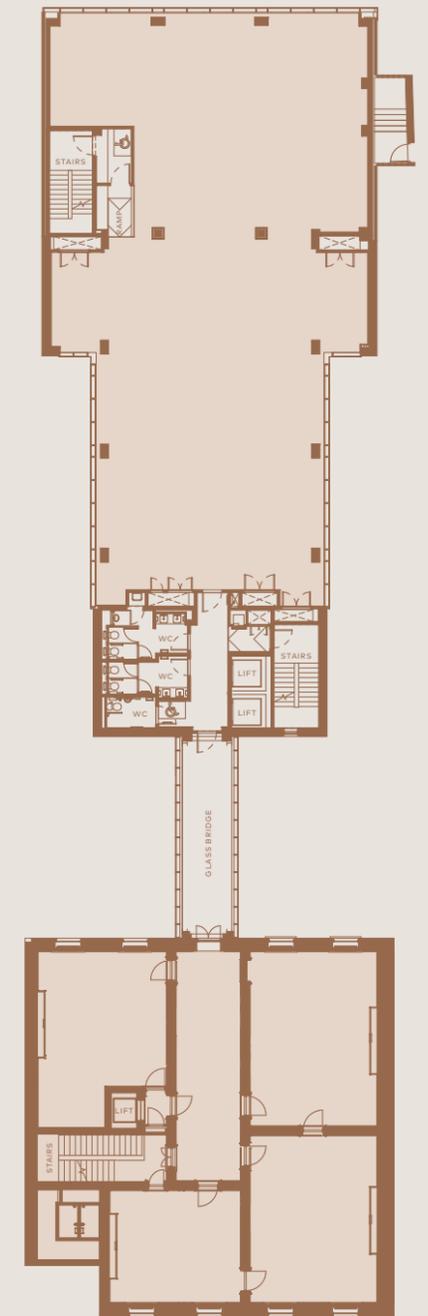
Ground Floor
613 sq m / 6,600 sq ft



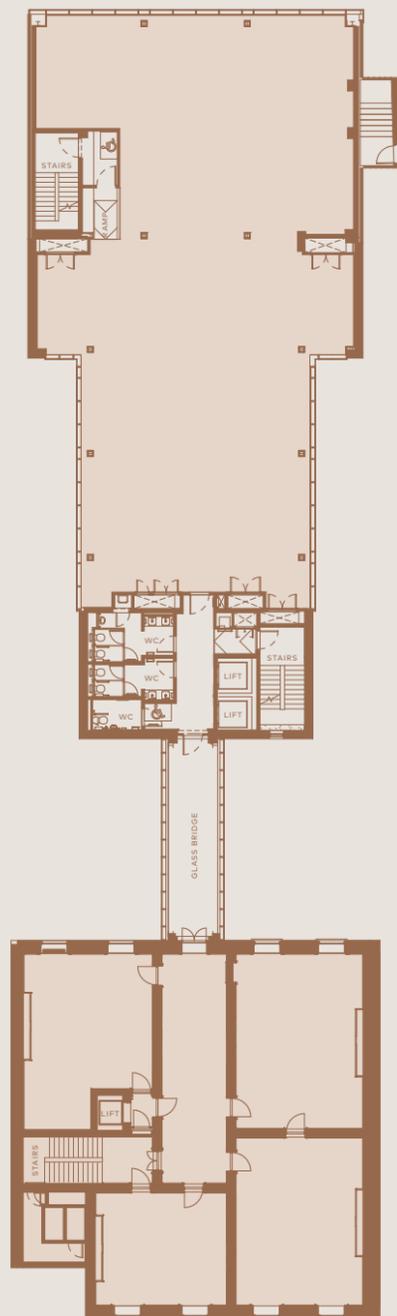
First Floor
622 sq m / 6,690 sq ft



Second Floor
408 sq m / 4,399 sq ft



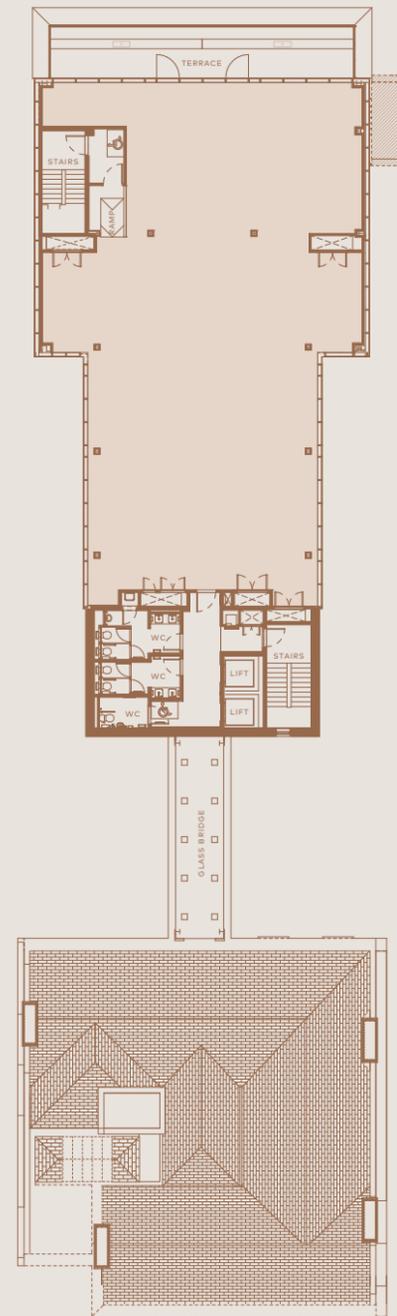
Third Floor
619 sq m / 6,660 sq ft



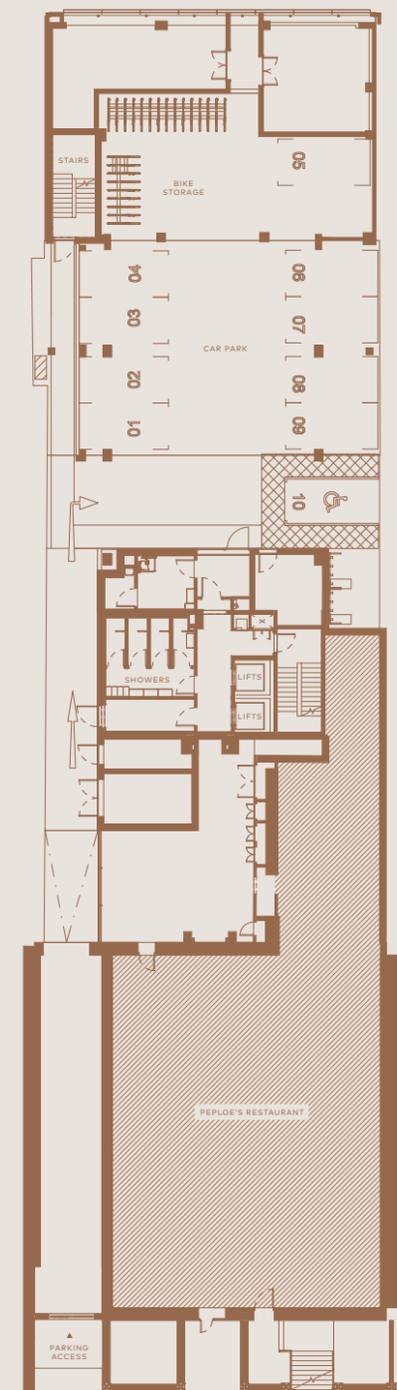
Fourth Floor
622 sq m / 6,690 sq ft



Fifth Floor
410 sq m / 4,415 sq ft



Sixth Floor
351 sq m / 3,780 sq ft



Lower Ground Floor



MATERIALS & SPECIFICATION



Down to the detail





Heritage with an eye on the future

The restoration of 16 St. Stephen's Green respects and accentuates the heritage of this magnificent building.

From the moment you step onto the original Portland stone flooring of the reception, you cannot fail to realise the beauty of this building. Original decorative features and tasteful flourishes remain faithful to the distinct Georgian Dublin aesthetic.



A superior workspace

16 St. Stephen's Green is designed for what you need now and in decades to come.

Superior digital connectivity is hardwired into the buildings, providing best-in-class infrastructure, and if it needs increase, this Platinum-certified technology can handle the extra pressure effortlessly.

Looking towards the future also means looking towards a greener way of working. The energy-efficient design of the new building means that you lower your impact

on the environment, increase workplace wellbeing and reduce operating costs along the way.

The new building's LEED Gold and BER A3 energy ratings are a testament to its efficiency*. 16 St. Stephen's Green will even generate its own renewable energy, thanks to photovoltaic panels on the roof.

Smart solutions were also engineered to reduce water consumption and optimise air circulation freshness.

* Targeted certifications for the new building. The Georgian office is exempt.



Outline Specification

- 9,014 sq ft Grade A workspace over four office floors in the Georgian Office
- 30,220 sq ft Grade A workspace over seven office floors in the Modern Office Building
- Target nZEB/LEED Gold/BER A3 energy ratings for the Modern Office Building
- Georgian Office Ground level floor-to-ceiling height of 4.5 m
- Georgian Office First level floor-to-ceiling height of 4.8 m
- Georgian Office Second level floor-to-ceiling height of 3.4 m
- Georgian Office Third level floor-to-ceiling height of 2.7 m
- Office building Ground level floor-to-ceiling height of 2.5 m
- Office building First to Third level floor-to-ceiling height of 2.6 m
- Office Building Fourth to Sixth level floor-to-ceiling height of 2.7 m
- 4-pipe fan coil air-conditioning to office building. LPHW radiators and natural ventilation to Georgian Office
- Main reception at Ground floor of the Georgian Office with a bespoke desk, waiting area and feature lighting creates a dramatic reception for both buildings
- High-quality toilet facilities on all floors with upscale sanitary ware and fittings
- 5 high-end shower and changing room
- Secure Lower Ground level parking for 10 cars and 56 bicycles
- Existing floor plates with a typical 11m x 5.4m structural grid and 1:8 base occupancy
- 3.57 m slab-to-slab office floor height
- 90mm raised access floors; 200mm overall ceiling void below existing floor beam from Ground to Third floors and 600 mm overall ceiling void from Fourth to Sixth floors
- Lighting Control with DALI dimming and presence detection functions and PC front end.
- Air-handling units with thermal wheel heat recovery optimise ventilation and air freshness
- 2 x 10-person Kone passenger lifts with waiting times in accordance with BCO 2014 criteria.

Full specification

Executive summary

16 St.. Stephens Green is a four storey over basement Georgian building and is situated on the north side of St Stephens Green flanked to both sides by matching Georgian buildings. The purpose-built rear office building, which is connected via link bridges at four levels, is facing on to Joshua Lane with views over the Mansion house towards the River Liffey. No 16 is adjacent to Dawson Street, the Luas line, and stations.

The office building has been refurbished to achieve a LEED V4 Gold rating, the two buildings combined provides workspace totaling 39,234 sq ft NIA over four and seven office floors respectively with a base occupancy of one person per 8 sq m for the rear office building.

Secure Lower Ground level parking is available for 10 cars, 56 bicycles and 2 motorbikes. At Lower Ground level you also have shower and changing facilities, a recycling station, and plant room.

TGD Part L 2017

The office building is designed to comply with NZEB requirements in accordance with "TGD Part L 2017 Conservation of Fuel and Energy". Renewable energy is provided by photovoltaic panels.

Wired Certification

The building is hardwired to provide superior digital connectivity and has been assessed and provisionally certified Platinum for best-in-class infrastructure.

Sustainability

Energy-efficient building design ensures you minimise environmental impact, reduce operating costs and enhance workforce wellbeing.

Connectivity

With an excellent location adjacent to multiple transport routes and amenities occupants are encouraged to utilise greener modes of transport assisted by comprehensive cycling welfare facilities and electric vehicle charging stations.

Material Reuse

The renovation of a historic building with the addition of two stories are the hallmark of sustainable development. The regeneration and intensification of existing building stock in well located city centres is key to a low carbon society.

Energy Savings

The primary heating and cooling distribution system within the building operate on a variable flow principle utilising inverter controlled variable speed drives to match the distribution flow to the building load.

Each fan coil unit in the office space utilises pressure independent control valves to maintain constant secondary side pressure while maximising reduced fluid flow on the primary distribution.

Modulating condensing boilers are coupled with a comprehensive energy ming strategy to deliver efficient hot water and heating with a greater efficiency than a standard utility company service. 130 sq m of Highley efficient roof mounted photovoltaic panels offsets the buildings electricity consumption by 19,099kWh/year.

High-performance glazing with low g-values reduces the need to expend energy for cooling. Lighting and airflow system adapt to occupancy levels and outside conditions to optimise energy use.

Water conservation

Your building is engineered to achieve savings in water consumption that are significantly better than the 20% reduction needed for LEED certification. Water system include low-flow supply to taps and showers, dual-flush WC controls and provision for ming of mains water, domestic hot water, low pressure hot water and chilled water to each tenant floor.

Recycling

The recycling area provides all necessary space for separation of dry recyclables, organic waste, glass and metal, and non-recyclable municipal waste.

Design Specification

Structure

16 St. Stephens Green, built circa

1790, maintains its original timber floors on all levels which have been refurbished and fire upgraded to 30 min fire rating. The rear Office building, built circa 1980, was designed to a typical 11m x 5.4m structural grid with minimal columns. The same grid was maintained for the additional two floor levels added. The original reinforced concrete structure has cast in-situ concrete floor slabs: the slab-to-slab office floor height is 3.57 metres. 90mm raised access floors and have an overall ceiling void of 200mm on Ground to Third floors and 600mm on Fourth to Sixth floors and there is clear headroom of 2.5 m on Ground, 2.6 m on First to Third and 2.7 m on Fourth to Sixth floors from finished floor level.

Façade

- The Georgian Office front and rear brick façades, including the roof level chimneys, have been refurbished which included the repair and repointing of existing brickwork finished with period correct wiggling joints
- The new main façade to the Office building is a high-performance unitised curtain wall system with high performance glazing. The main core has been insulated and rendered
- Powder coated louver screen to the Office building north elevation at lower ground level screens the plant spaces behind

Public realm

No 16 faces on to St Stephens Green with the original natural stone steps up to ground floor level allowing ingress and egress from the public footpath.

Finishes

Office floors: Office building

- Painted plasterboard lining to internal office walls and cores with painted mdf skirtings
- Medium grade 600mm x 600mm raised access flooring
- 1200mm x 300mm metal ceiling tiles with feature plasterboard band to perim and core junctions
- Painted finish to all columns
- Flush, black stained Oak veneered solid core doors and frames

- Stainless steel ironmongery throughout

Office floors: Georgian Office

- Walls including all original decorative features painted with contemporary Farrow & Ball colour scheme matching throughout the building
- Ceiling including all original decorative features painted with contemporary Farrow & Ball colour scheme matching throughout the building
- New contemporary LED strip pendant lighting to all offices
- Dark grey painted panelled door leaves with white painted door frames and architraves
- White painted timber sash windows and shutter boxes with shutters
- New wall-to-wall contemporary broadloom carpet

Lifts

Office Building: Two 10-person Kone passenger lifts within the main building core link quickly to all office floors; workforces will benefit from an up peak waiting time of less than 25 seconds. The lift cars are finished in back painted glass and brushed stainless steel.

Georgian Office: One 8-person Kone passenger lift link quickly to all office floors providing wheelchair access to all floor levels which is unique for a Georgian Office. The lift car is finished in painted timber panelling with mirror and grab rails.

Office Building: Lift lobby have painted and feature veneered panel walls with feature ceiling & high-quality porcelain tile flooring.

Georgian Office: Lift lobby walls are painted with broadloom carpet floor finish to match the main circulation lobbies.

Stairs

- Painted walls with painted mdf skirtings
- Selected carpet floor tile coverings with integrated stair nosings in contrasting colour
- Painted plasterboard ceiling and bulkheads
- Office Building - Black stained Oak veneer solid core door leaves and

frames including vision panels as required

- Office Building - Stainless steel ironmongery throughout includes satin-finish s/steel balustrade handrails supported on feature steel perforated guarding panels
- Georgian Office - Dark grey painted panelled door leaves with white painted door frames and architraves
- Georgian Office - Satin Brass ironmongery throughout and includes refurbished cast iron balustrades with timber handrails

WCs - Office Building

The provision of sanitary facilities allows for an occupancy rate of 1:8, 50/50 male/female.

- Porcelain wall tiling; large format porcelain floor tiling
- Proprietary toilet cubicle system, full aluminium frame with HPL matt grey laminate facings external and Oak HPL Laminate finish to inside of cubicles
- Proprietary IPS panel system to match toilet cubicles
- Plasterboard flat ceiling with feature lighting
- Bespoke vanity unit with Corian finish and counter mounted wash hand basins. Half high mirror flush with wall tile finish. Brushed stainless steel hand dryers
- High-grade sanitary ware and fittings throughout
- Flush HPL matt grey laminate doors and frames.
- Stainless steel ironmongery throughout

Shower & Changing Facilities

5 no. showers to be provided in individual fully tiled cubicles

WCs - Georgian Office

- Porcelain wall tiling; large format porcelain floor tiling
- Mineral panel grid ceiling with feature lighting
- Cubicles fitted with WHB with chrome tap, Brush Stainless Steel Hand Dryer, brush Stainless Steel wall mounted bin and wall mounted Stainless Steel shelf

- All doors are flush panels solid core door leaves and frames painted dark grey with Stainless Steel ironmongery

Safety Features

Fire Protection

A fully addressable automatic/manual fire alarm system will be provided to meet the requirements of IS 3218

- The existing reinforced concrete structural elements provide 120 mins fire resistance for central core and 90 mins resistance for external cores and for all other elements
- All new structural-steel floor-supporting structures to be Georgian to 90 mins fire resistance with approved, shop-applied intumescent paint system applied in accordance with manufacturer requirements
- Fire extinguishers are provided throughout floor areas to IS 291
- Dry Risers are provided as detailed in Fire Cert
- A hose reel with break tank and booster pump serves the basement

Security

- An access control installation monitors public and staff entrances to the building and basement parking
- CCTV monitoring comprises fixed cameras in a range of locations: entry/egress points, car park, building perim
- An IS 50131 intruder alarm system covers the full ground floor landlord perim, circulation routes through the building, basement entry points and sensitive plant areas

Mechanical & electrical services

General Power

- General power requirements are handled by a system of general service sockets and appropriate spur outlets
- Desk/small power in the main office building is provided by a power track distribution system

located in the raised floor suitable for a desk layout of 1 person/ 8 sq m. In the Georgian Office floor boxes are provided in the raised timber floor

- A prewired CAT 6A installation is provided in all office areas in the Georgian Office.
- A main Tenant switch room is provided at lower ground floor level.
- A Building Energy Management System for the entire facility will monitor and control the plant item and support the operation of M&E system
- The BEM will have a PC-interface with associated graphics located in the Maintenance Manager office
- A standby generator with sufficient capacity for all fire safety equipment is located within the lower ground floor area
- Tenant Generator space is provided for in accordance with Wirescore criteria

Heat and air-conditioning

- Heating Ventilation and Air Conditioning (HVAC) system are provided based on a 1:8 occupancy rate
- Fresh air to the building is provided by a roof mounted AHU with thermal wheel heat recovery
- The temperature of air delivered to each zone is controlled to ensure adequate cooling/heating
- Heating and air conditioning are provided to the office space by means of a ceiling mounted fan coil system. Each fan coil is located to ensure the future fit out of cellular offices can be done with minimal need to modify fan coil layouts. Each fan coil has self-contained stand-alone controls that can be grouped on the building management system to preform together for an open plan area. The controls can also be separated to allow for individual control in a cellular office. The modifications are software based and require no additional wiring or modifications
- The front Georgian Office building is heated with LPHW radiators and is naturally ventilated in keeping with its original character

Lighting

The goal of the lighting strategy is to achieve a pleasant, attractive working environment for all employees and visitors. A PC-based lighting management system controls a flexible, durable, and energy-efficient electrical design system.

Luminaire specification and location within the facility are critical to achieving wall and ceiling light reflectance. Lighting levels and glare indices in office areas will be in accordance with "ISEN I2464 Light and lighting - Lighting of workplaces". All light fittings shall be LED fittings suitable for dimming.

- The lighting management system controls lighting at pre-set levels between 10-100%
- An automatic dimming function allows adaptation of light intensity in line with daylight to save energy; automatic presence detection controls lights within quieter areas; atrium lighting is daylight-controlled
- Lighting for storeroom and the basement car park is designed to 150 lux
- Emergency lighting complies with IS 3218: 2013 and is provided via a standalone system with battery packs

Water

Water storage is calculated based on 45L/person at a 1:8 occupancy rate

- A total of 24-hours cold-water storage shall be provided for the building with 80% diversity over the total net area. Domestic hot water shall be generated from a centralized hot water calorifier connected to the heating system with electric immersion back up
- A mains water break tank, GRP sectional storage tank and booster pumps will supply water between the basement, all floors. Booster pump sets shall be sized as dictated by the head pressure and simultaneous demand flow rate
- Surface-water runoff from roof level will be gravity-fed to a basement attenuation tank and outflow to DCC public surface water system



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