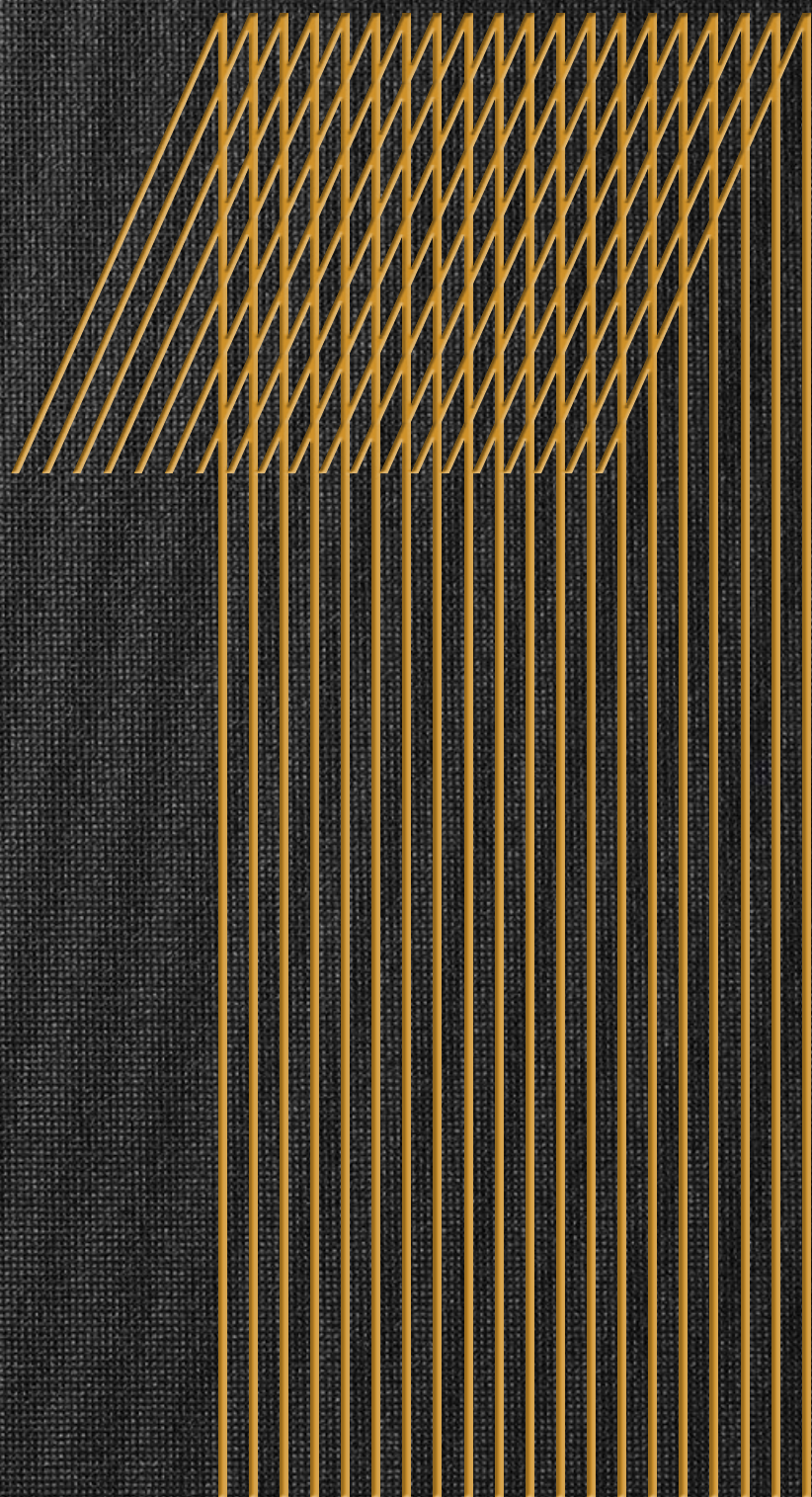


CHARLEMONT
SQUARE



CHARLEMONT SQUARE IS
REDEFINING URBAN MIXED-USE
DEVELOPMENT FOR DUBLIN.

A CITY CENTRE ADDRESS
COMBINING GRADE-A
OFFICE SPACE, RESIDENTIAL
ACCOMMODATION, RETAIL,
AND A VIBRANT PUBLIC REALM.



ONE

CHARLEMONT SQUARE

DUBLIN 2

WELCOME TO ONE
CHARLEMONT SQUARE,
A STUNNING 185,000 SQ FT
NEW HEADQUARTER OFFICE
BUILDING SET IN A NEW
LANDMARK DEVELOPMENT.

CHARLEMONT
SQUARE

A DUBLIN DISTRICT WITH A BRIGHT FUTURE

CHARLEMONT SQUARE

ONE CHARLEMONT SQUARE

Located within the core Dublin 2 CBD, Charlemont Square provides a unique and vibrant new quarter in a prime central location. The development provides 355,000 sq ft of office accommodation across two buildings with 30,000 sq ft of retail space and 280 apartments, offering occupiers a unique opportunity to live, work and socialise in this exciting location.







A NEW PUBLIC REALM FORMS THE FOCAL POINT FOR CHARLEMONT SQUARE





A DAY AND NIGHT DESTINATION





Vibrancy is an integral part of the public realm space at Charlemont Square, with an open plaza area designed by leading landscape architects Cameo & Partners, creating a focal point of the development and offering a range of food and beverage outlets, as well as linking the leafy Grand Canal area with the action of the city centre. Charlemont Square is a new city meeting place.

PERFECTLY POSITIONED TO CREATE ENDLESS OPPORTUNITIES





CHARLEMONT SQUARE RETAIL UNITS

- A. CAFÉ/RESTAURANT
- B. TESCO
- C/D. GASTRO/LICENSED
- E. ATELIER MASER
- F. McCAULEY HEALTH & BEAUTY
- G. RETAIL
- H. KREWE
- I. CONCIERGE OFFICE
- J. SIGMOID GOLF
- K. JACKIE TRACEY INTERIORS
- L. YOGA DUBLIN
- M. VANILLA HAIR

TRANSPORT

-  LUAS GREEN LINE
-  DUBLIN BIKES
-  DUBLIN BUS
-  METRO (PROPOSED)





ONE

CHARLEMONT SQUARE

DUBLIN 2

AN IDEAL
WORKING
ENVIRONMENT

NINE FLOORS OF VERSATILITY

A building that has been designed to cater for modern occupiers needs, One Charlemont Square offers high-quality office accommodation that creates a perfect working environment for your teams.



Double-height reception entrance

2 light-filled internal atria

Rooftop terrace space

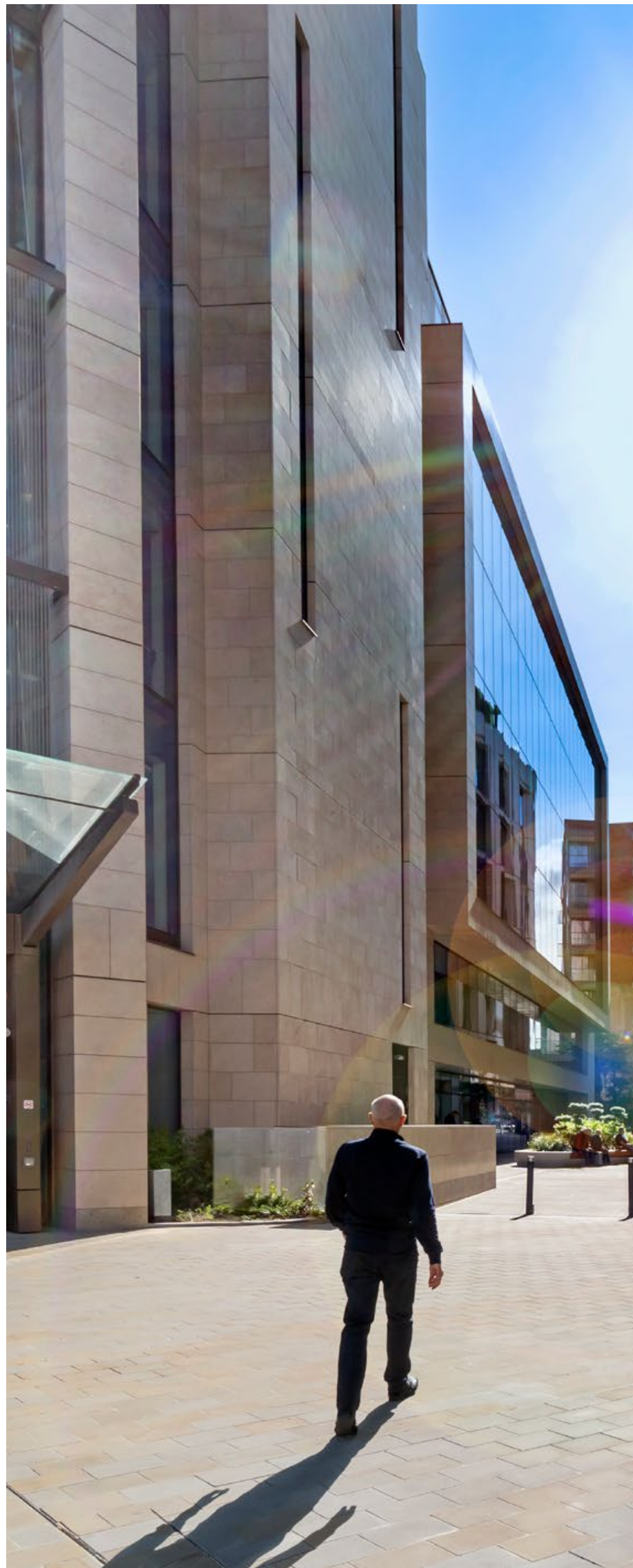
High-quality tenant end-of-trip facilities

Secure basement car parking

4 pipe fan coil air-conditioning

Energy efficient LED lighting

6 x 17 and 2 x 21 high speed passenger lifts





A RECEPTION OF THE HIGHEST CALIBRE







LARGE OPEN FLOORPLATES WITH GENEROUS
2.8M FLOOR-TO-CEILING HEIGHTS.



TWO ATRIA ARE PROVIDED ON A TYPICAL OFFICE PLATE, SERVING TO PROVIDE NATURAL DAYLIGHT INTO THE OFFICE ENVIRONMENT.

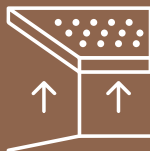




SUMMARY
SPECIFICATION



4 pipe fan coil
air-conditioning



2.8m floor-to-
ceiling height,
3.45m floor-to-ceiling
at ground floor



150mm floor zone
on Floors LGF-6,
300mm floor zone
on Floor 7



9m x 9m structural grid



Sensor controlled
LED lighting



Base Design Density
of 1:8 sq m



6 x 17 person &
2 x 21 person
high-speed
passenger lifts





Showers &
Changing

South
Atrium

Bike
Parking

Convenience
Store

Car
Parking

A SUSTAINABLY DESIGNED GRADE A,
ENERGY EFFICIENT OFFICE BUILDING.



GREEN CREDENTIALS

Leed Gold

Well Enabled

Nearly Zero Energy Building

ActiveScore Platinum targeted

CONNECTED INFRASTRUCTURE

WiredScore Platinum

Digital Twin Management Platform

Intelligent BMS

High-performance thermal-glazed facade

Green Roof

Solar Reflective Roofing

Native and adaptive vegetation reducing irrigation requirements

Waste-management collection facilities to promote recycling and encourage landfill diversion

Low-flow sanitaryware selected to reduce water use 35% below the LEED baseline

All-electric air source heat pump – no fossil fuels

Energy efficient sensor controlled LED lighting throughout

Proximity to excellent public transport, local amenities and residential development

Materials procured on basis of recycled content

Use of Materials with Corporate Sustainability Reporting (CSRs)

Regional materials prioritised

EPD Compliant Materials

Access to E-Car Spaces



HIGH-QUALITY END-OF-TRIP FACILITIES



22 INDIVIDUAL
SHOWER ROOMS



326 SECURE LOCKERS



2 DRYING ROOMS
WITH HEATED LOCKERS





259 BICYCLE
PARKING SPACES



BICYCLE CLUB



ACCESS TO 57 CAR
PARKING SPACES



TRANSPORT CONNECTIONS

Charlemont Square has a range of transportation options in its immediate area. Most conveniently, it is located a couple of minutes' walk from both Harcourt Street and Charlemont Luas Stations which provides a connection point to the wider Dublin transportation links. The proposed new MetroLink will also be available at Charlemont, providing airport access within 20 minutes.



TRANSPORT	LOCATION	WALKING TIME	DISTANCE
LUAS GREEN LINE	CHARLEMONT	4 MINS	350M
LUAS GREEN LINE	HARCOURT	3 MINS	200M
LUAS RED LINE	ABBEY STREET	24 MINS	1.9KM
DUBLIN BIKES	CHARLEMONT	3 MINS	260M
CANAL WAY CYCLE ROUTE	CHARLEMONT	3 MINS	260M
DUBLIN BUS	CHARLEMONT ST	1 MIN	50M
DART	PEARSE STN	25 MINS	1.9KM
AIRCOACH BUS	LEESON ST	11 MINS	850M
AIRLINK BUS	CHARLOTTE WAY	4 MINS	300M
DOCKLANDS STN	SHERIFF ST	40 MINS	3.2KM
METRO (PROPOSED)	CHARLEMONT	4 MINS	350M

LUAS TRAVEL TIMES FROM CHARLEMONT SQUARE





THE NEW PLACE TO BE IN THE CITY CENTRE



The development perfectly merges some of Dublin's coolest living addresses; Ranelagh, Rathmines and Portobello, alongside the core Dublin 2 office locations and the city's leading social districts.



A DYNAMIC CITY, ALIVE WITH OPPORTUNITY





DUBLIN OFFERS WORLD-CLASS RETAIL, THE FINEST ARTS & ENTERTAINMENT AND THE BEST IN INTERNATIONAL DINING









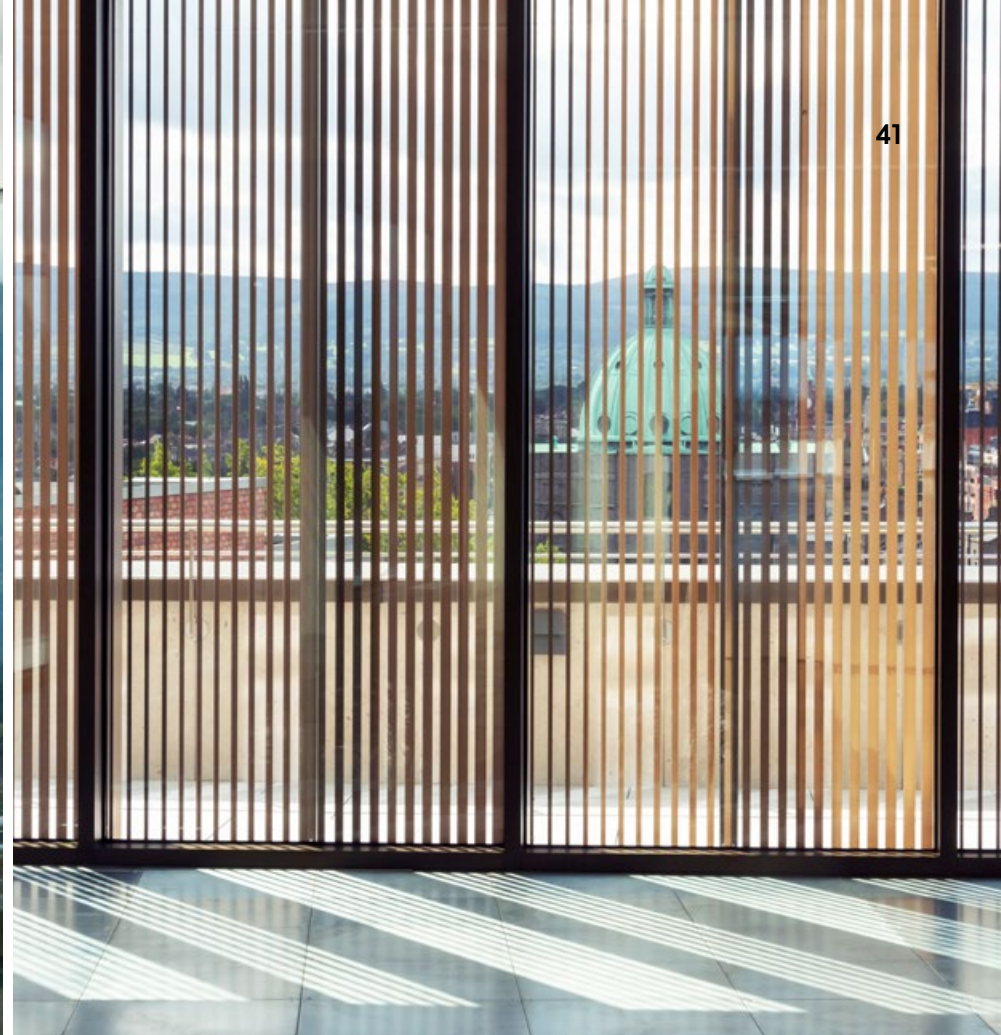
A PROVEN LOCATION FOR WORLD-CLASS BUSINESSES

1. Indeed
2. Iconic Offices
3. KPMG
4. Byrne Wallace
5. Hedgeserv
6. JLL
7. L'Oreal
8. Cargurus
9. Horizon Pharma
10. AerCap
11. Permanent TSB
12. EY
13. Dropbox
14. Aviva
15. Regus
16. Mazars
17. Bank of America
18. IDA
19. Maples
20. Santander
21. Deloitte
22. Eversheds
23. BioMarin
24. Mercer
25. AON
26. SEAL
27. Arthur Cox
28. WeWork
29. Iconic Offices
30. National Transport Authority
31. AIB
32. Intercom
33. Metlife
34. Amazon
35. LinkedIn
36. Department of Communications
37. Marsh
38. Zendesk
39. Viasat
40. WeWork
41. Bank of Ireland
42. Bank of Ireland
43. AIB
44. Amazon
45. Wrike
46. CIF

OFFICE ACCOMMODATION

NET INTERNAL FLOOR AREAS	SQ M	SQ FT
7th Floor	1,788	19,251
6th Floor	2,269	24,425
5th Floor	2,269	24,426
4th Floor	2,358	25,378
3rd Floor	2,358	25,381
2nd Floor	2,356	25,365
1st Floor	2,307	24,835
Ground Floor	769	8,275
Lower Ground Floor	723	7,777
Total	17,198	185,113



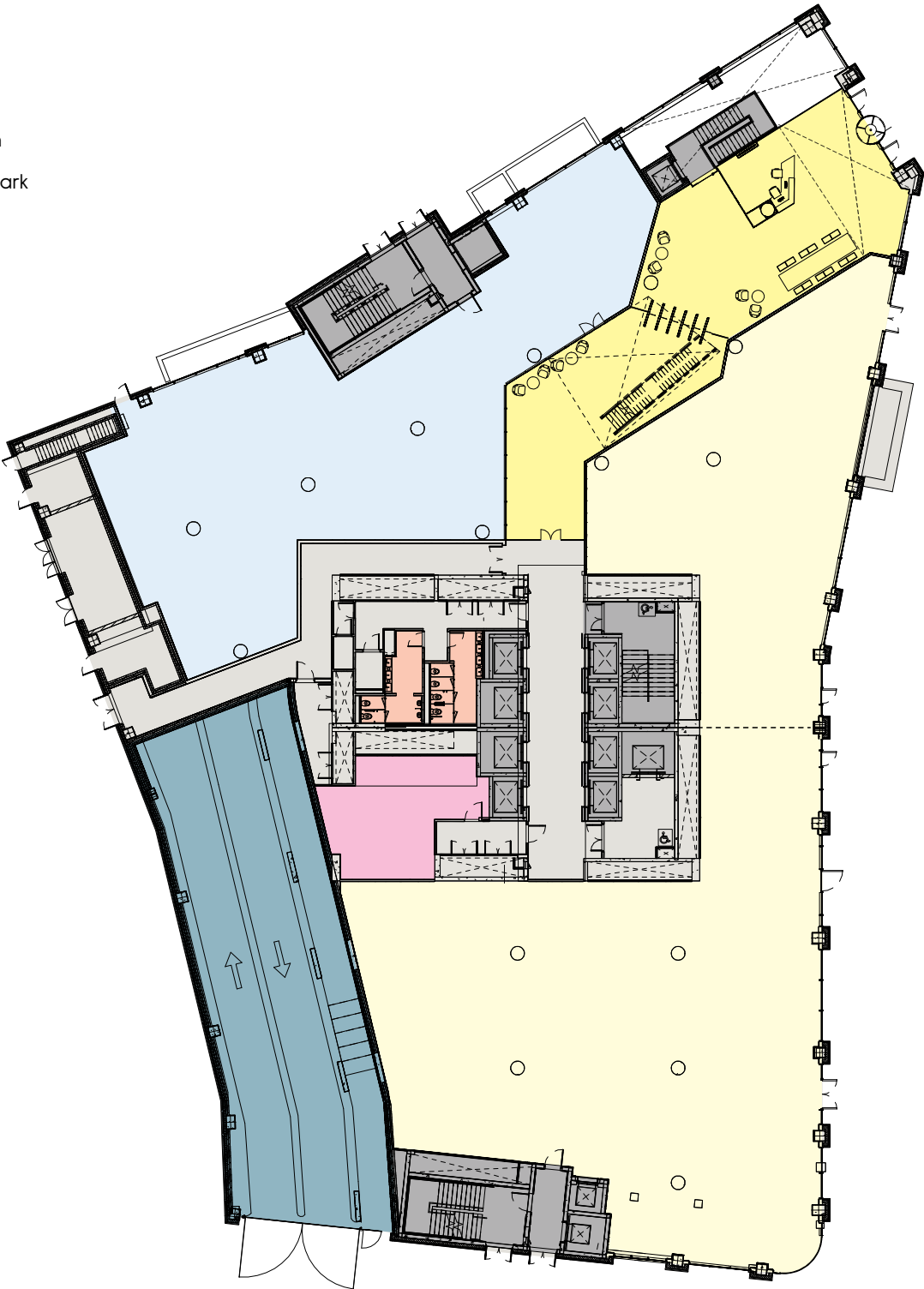


FLOOR PLANS

GROUND
769 sq m / 8,275 sq ft

Reception	289 sq m / 3,106 sq ft
Office	480 sq m / 5,169 sq ft
Storage	66 sq m / 710 sq ft

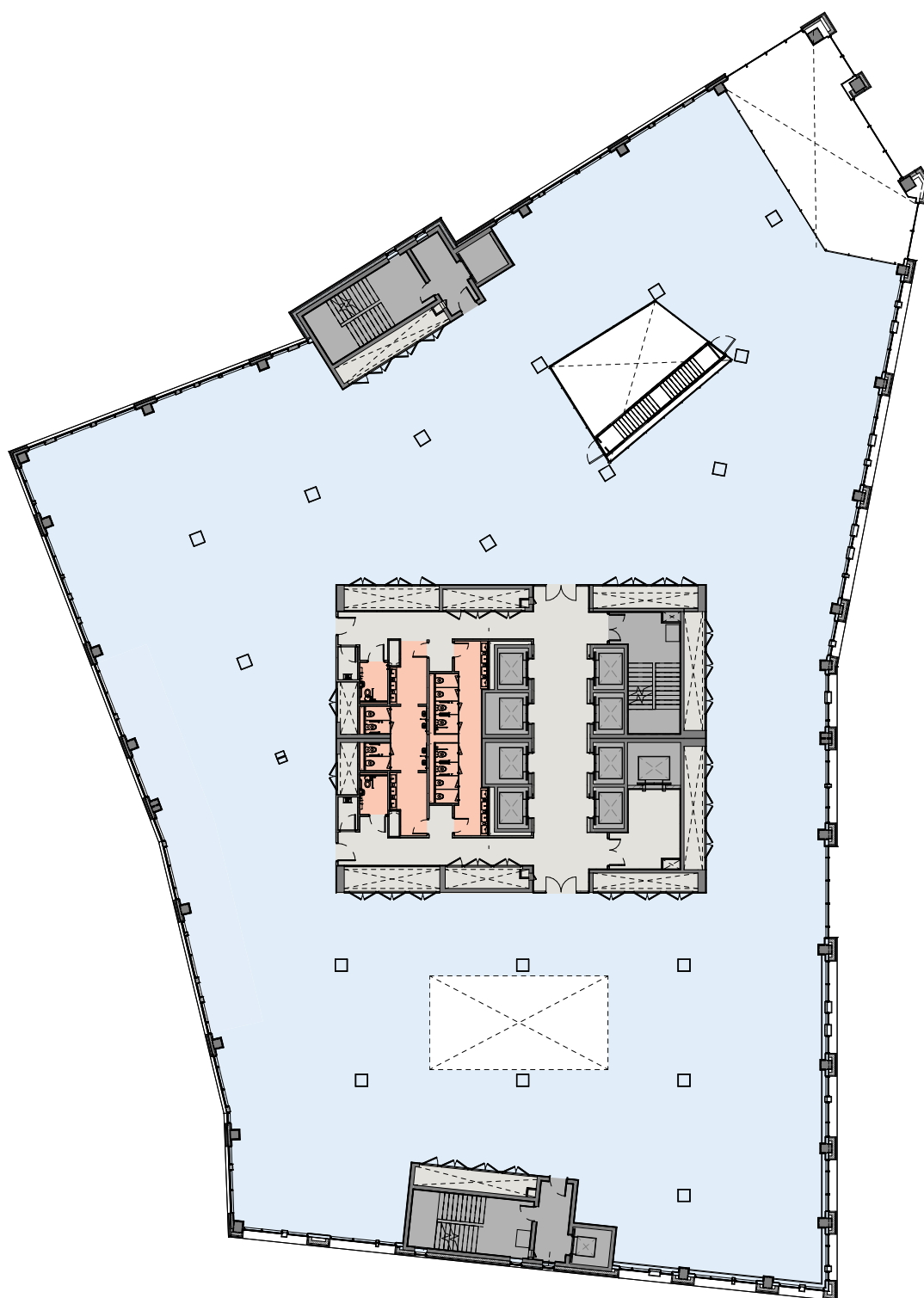
- Offices
- Reception
- Core
- Lift/Stairs
- Toilets
- Wellness Room
- Ramp to Car Park
- Retail



FIRST FLOOR

2,307 sq m / 24,835 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets

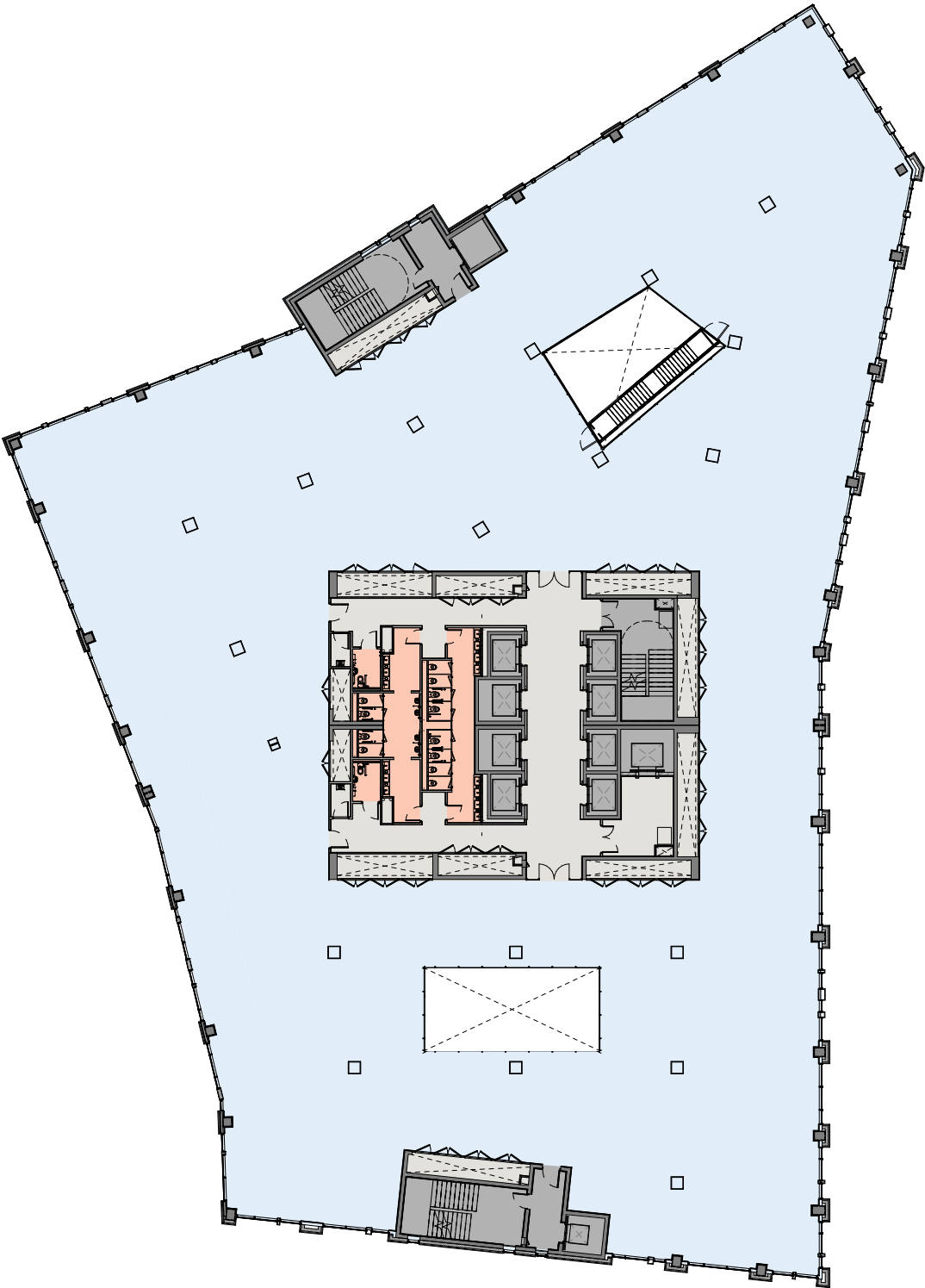


FLOOR PLANS

SECOND FLOOR

2,356 sq m / 25,365 sq ft

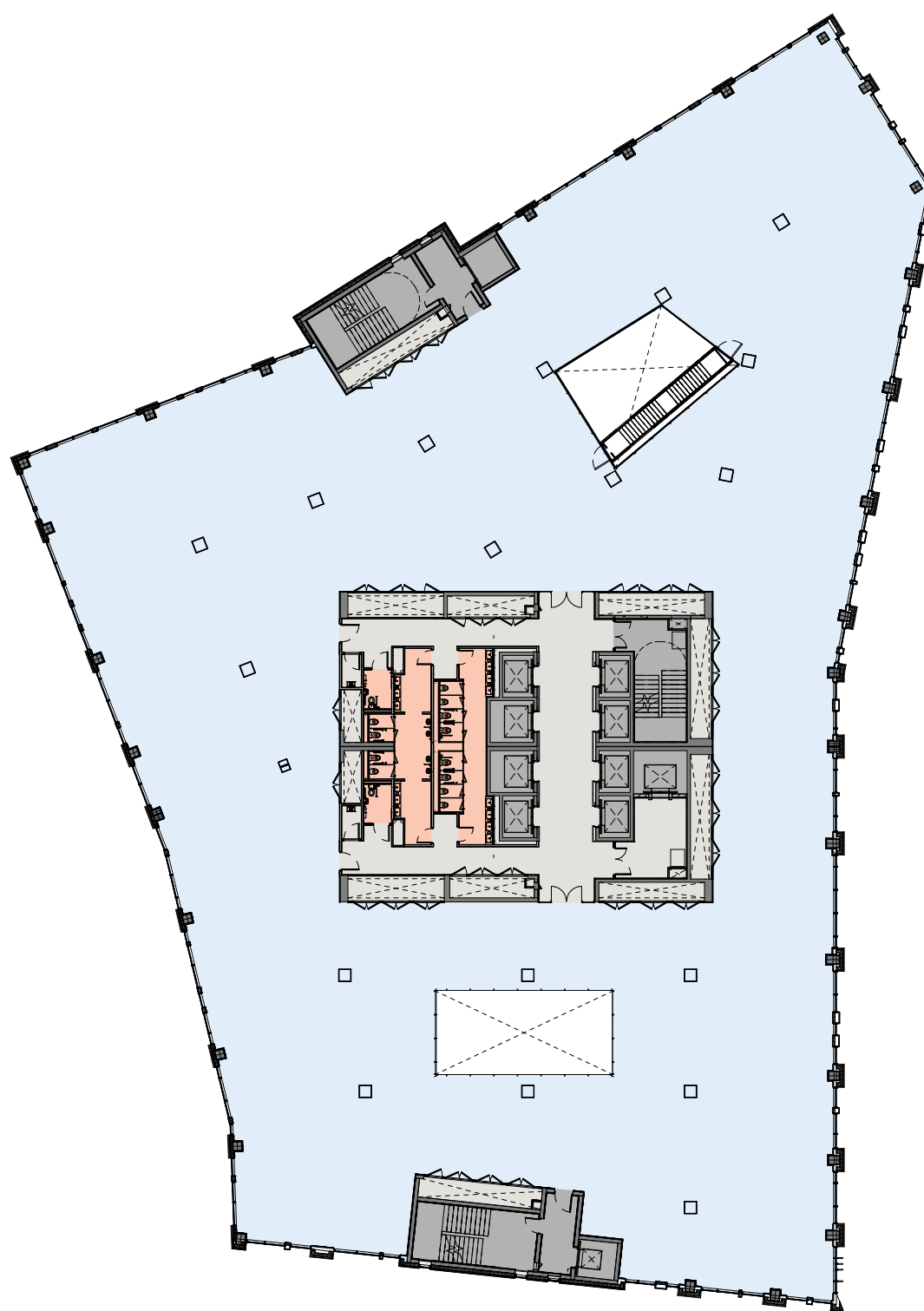
- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



THIRD FLOOR

2,358 sq m / 25,381 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets

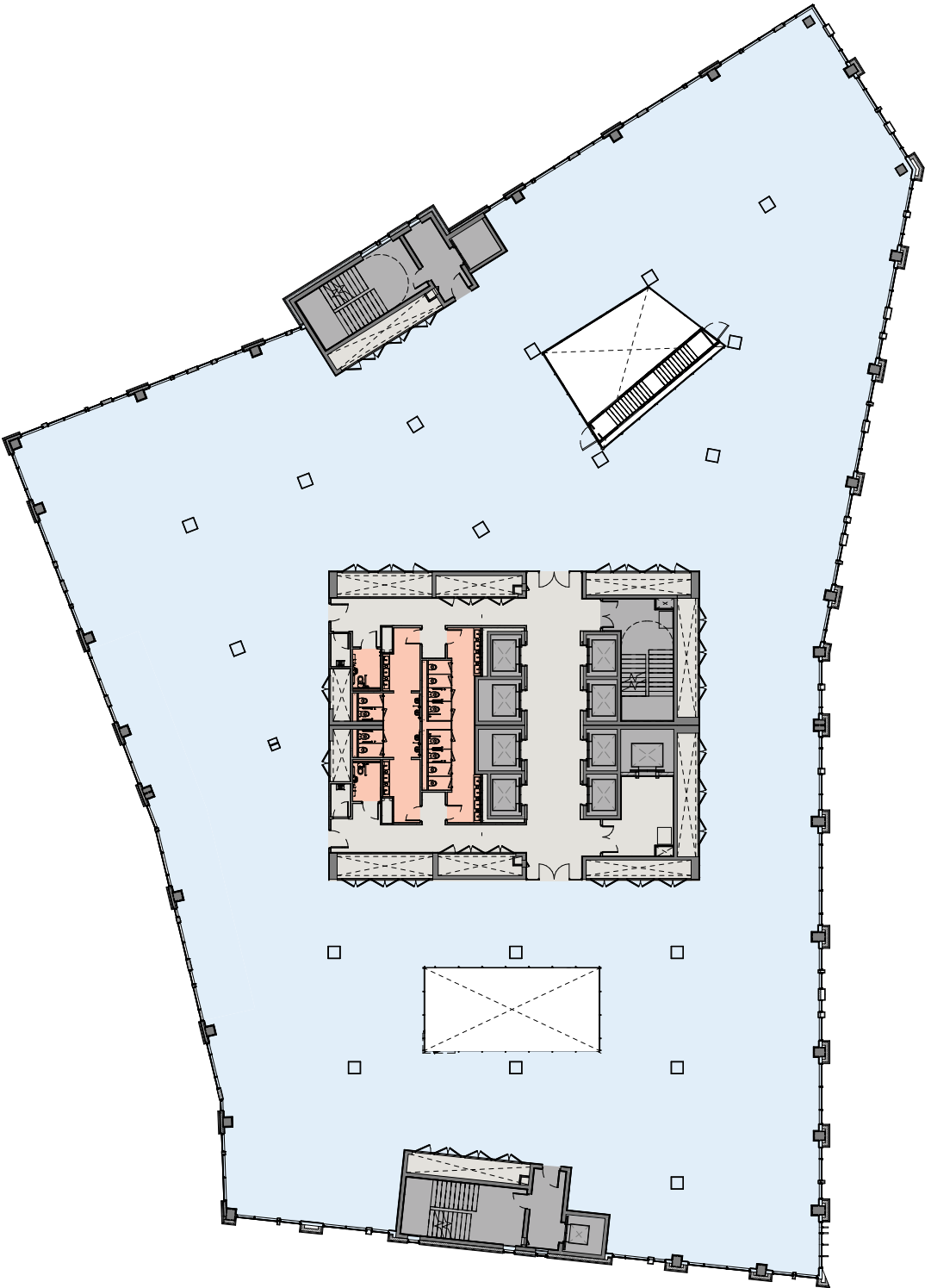


FLOOR PLANS

FOURTH FLOOR

2,358 sq m / 25,378 sq ft

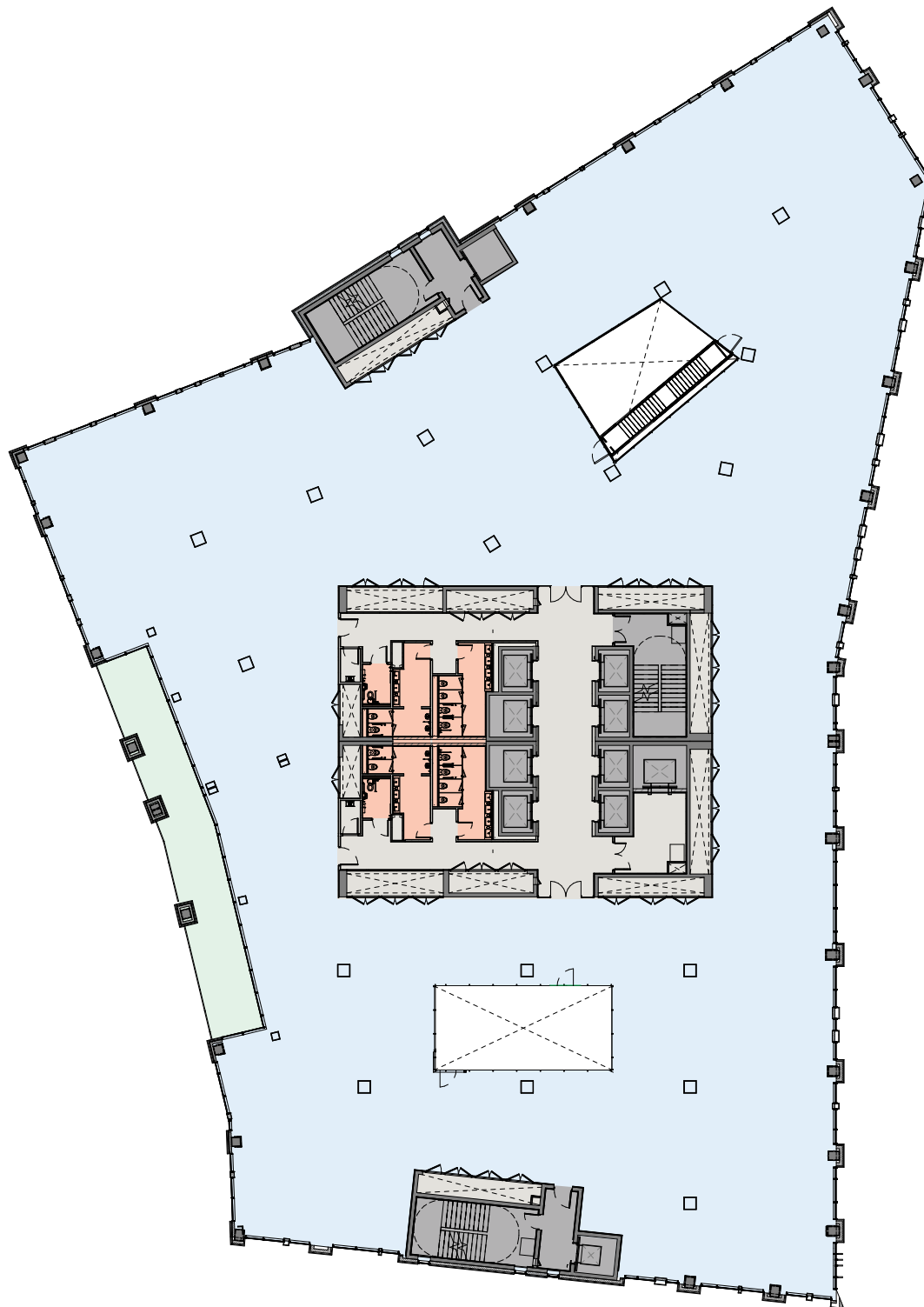
- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



FIFTH FLOOR

2,269 sq m / 24,426 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets

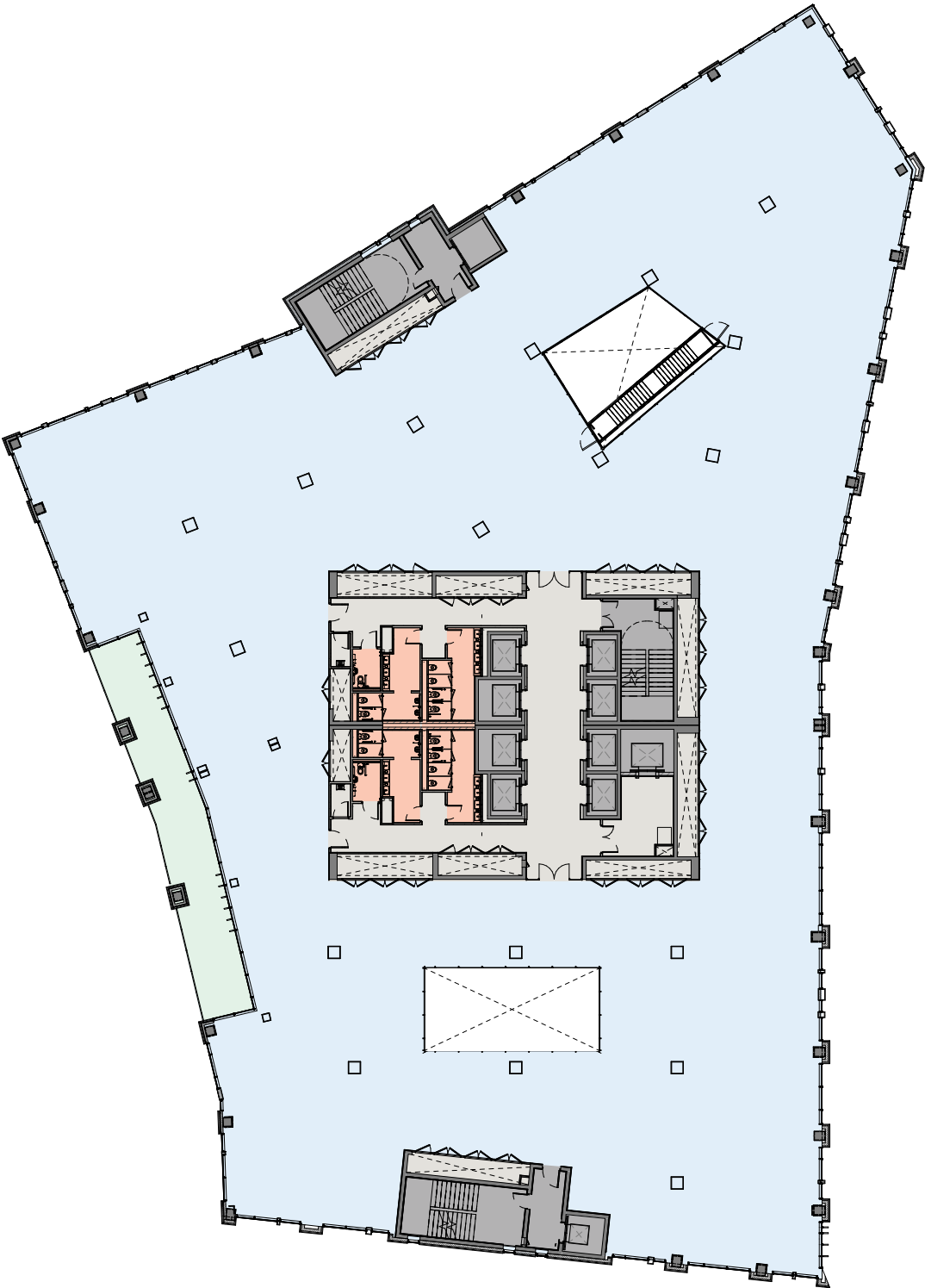


FLOOR PLANS

SIXTH FLOOR

2,269 sq m / 24,425 sq ft

- Offices
- Core
- Lift/Stairs
- Atrium
- Toilets



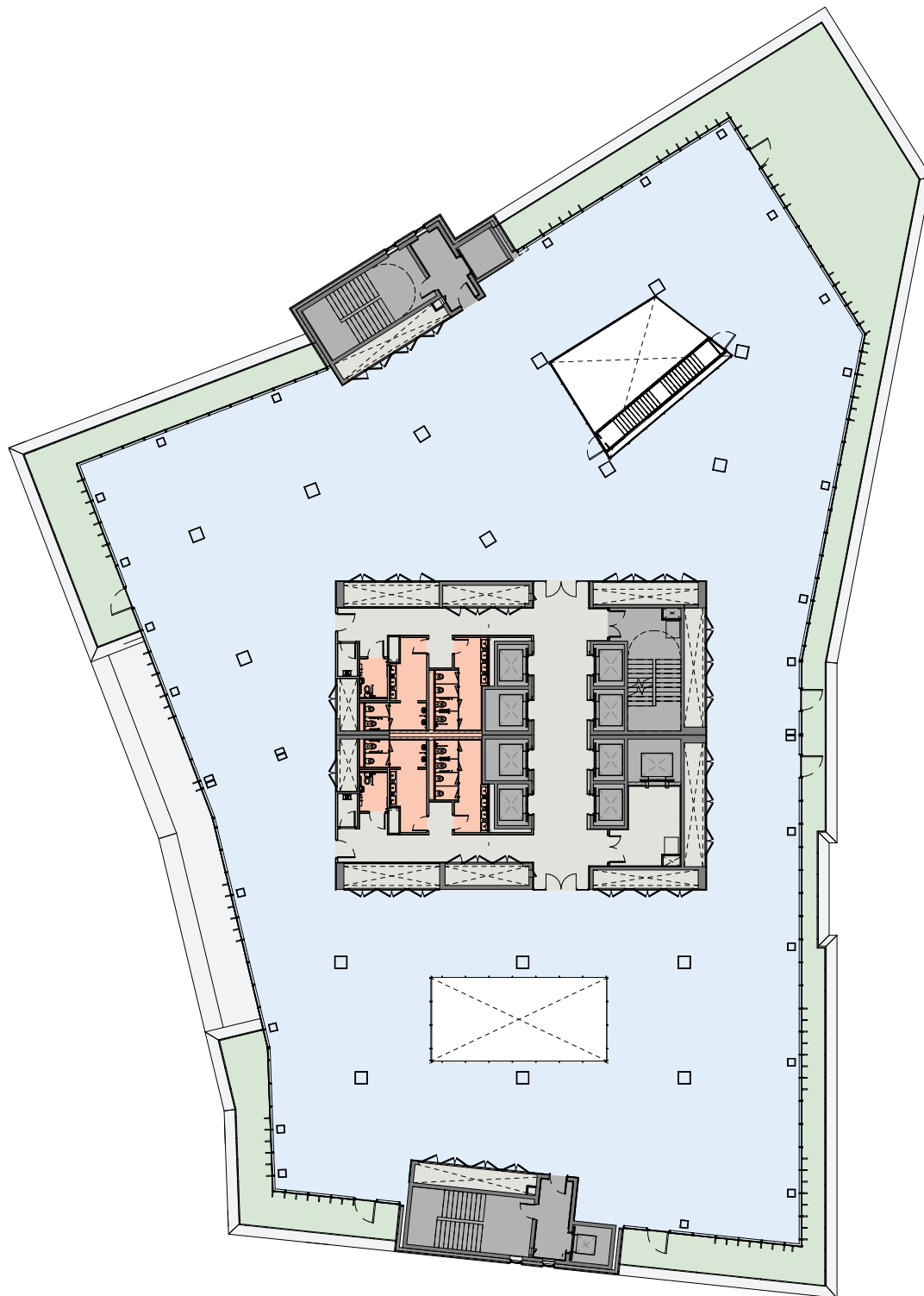
SEVENTH FLOOR

1,788 sq m / 19,251 sq ft

Terrace

400 sq m / 4,305 sq ft

- Offices
- Terrace
- Core
- Lift/Stairs
- Atrium
- Toilets

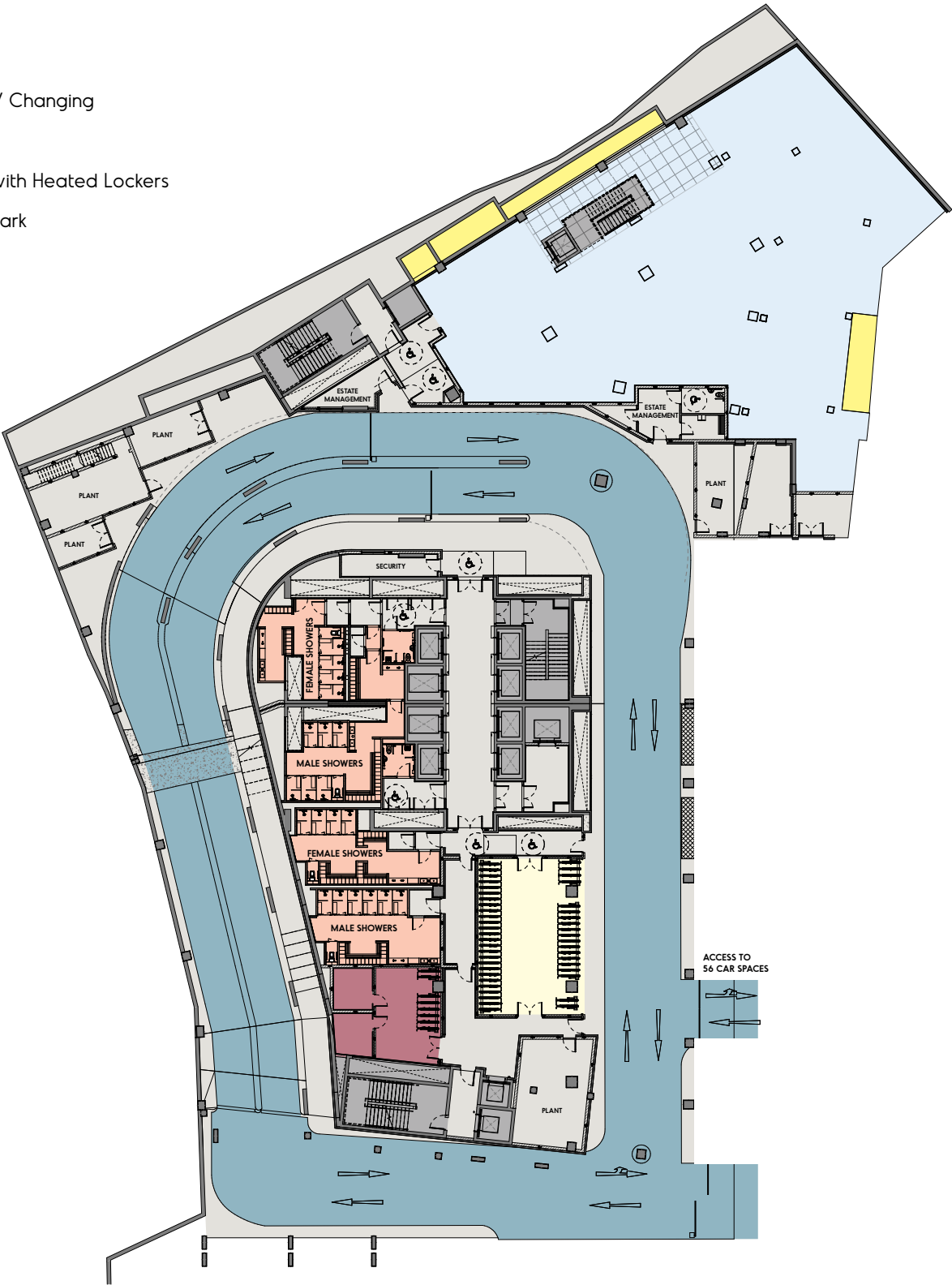


FLOOR PLANS

LOWER GROUND

723 sq m / 7,777 sq ft

- Offices
- Light well
- Lift/Stairs
- Core
- Showers x 22 / Changing
- Bike Club
- Drying Room with Heated Lockers
- Ramp to Car Park



SPACE PLANS

Open-Plan Test Fit

1:8 sq m | 2,358 sq m

TECHNICAL OFFICES

Open Plan Workstations 278

TOTAL HEADCOUNT 278

INTERNAL MEETING ROOMS

1 Seater Quiet Room (x3) 3

2 Seater Quiet Room (x1) 1

4 Seater Meeting Room (x3) 12

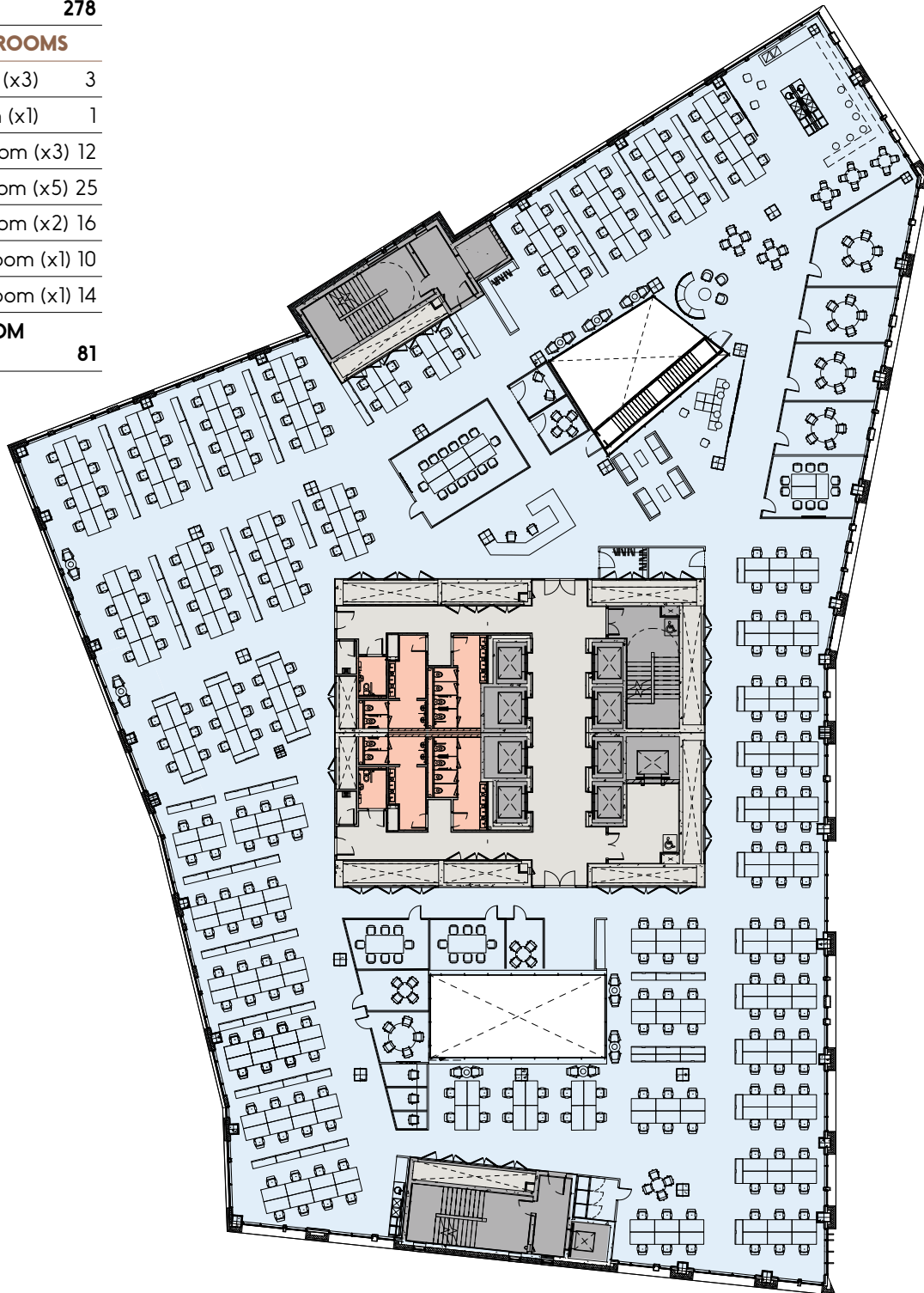
5 Seater Meeting Room (x5) 25

8 Seater Meeting Room (x2) 16

10 Seater Meeting Room (x1) 10

14 Seater Meeting Room (x1) 14

**TOTAL MEETING ROOM
SEAT COUNT 81**



SPACE PLANS

Technology Test Fit

1:10 sq m | 2,358 sq m

TECHNICAL OFFICES

Open Plan Workstations 226

TOTAL HEADCOUNT 226

INTERNAL MEETING ROOMS

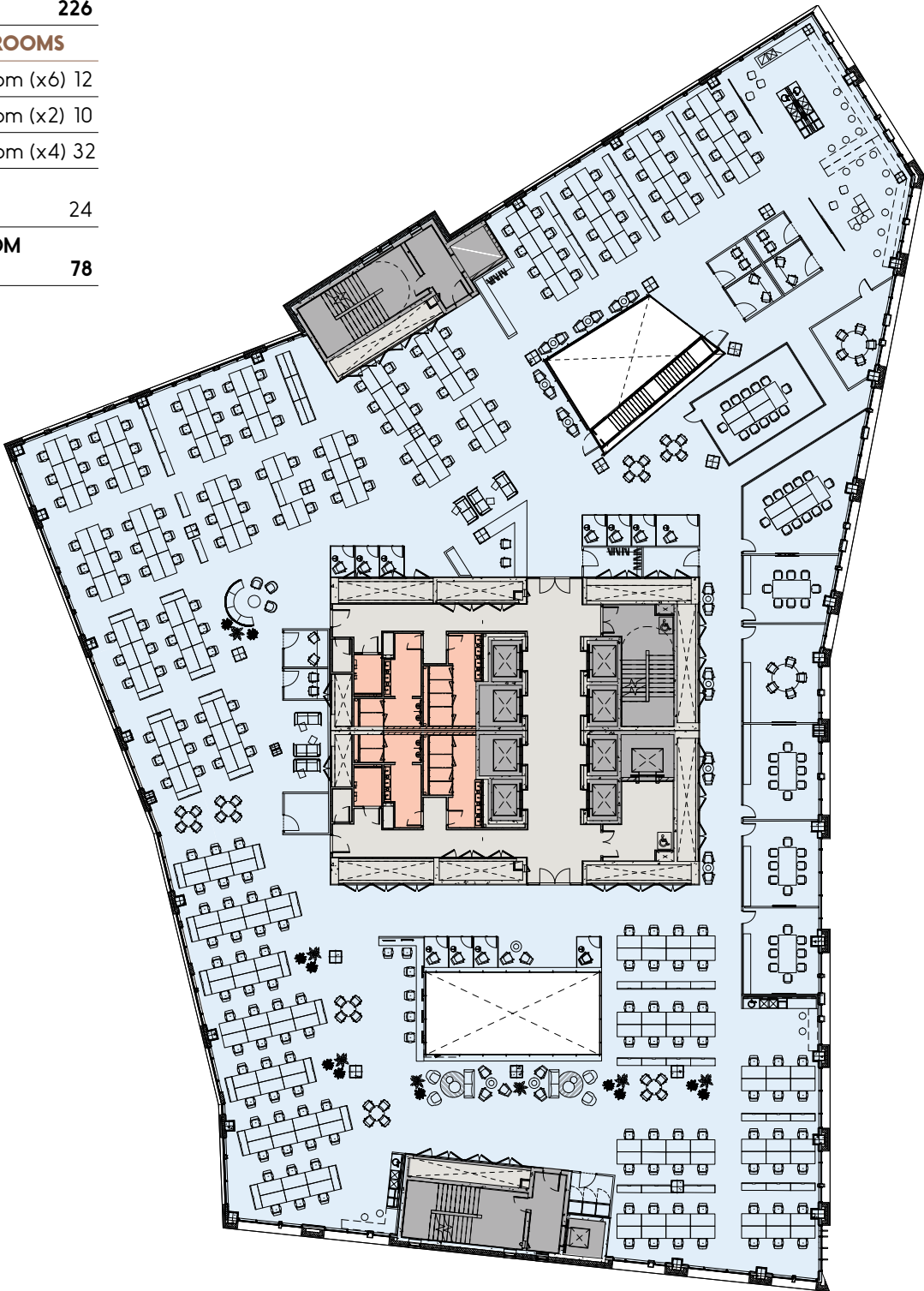
2 Seater Meeting Room (x6) 12

5 Seater Meeting Room (x2) 10

8 Seater Meeting Room (x4) 32

12 Seater Meeting Room (x2) 24

TOTAL MEETING ROOM SEAT COUNT 78



SPACE PLANS

Cellular Test Fit

1:14 sq m | 2,358 sq m

TECHNICAL OFFICES

Open Plan Workstations 67

Cellular Office Workstations 96

TOTAL HEADCOUNT 163

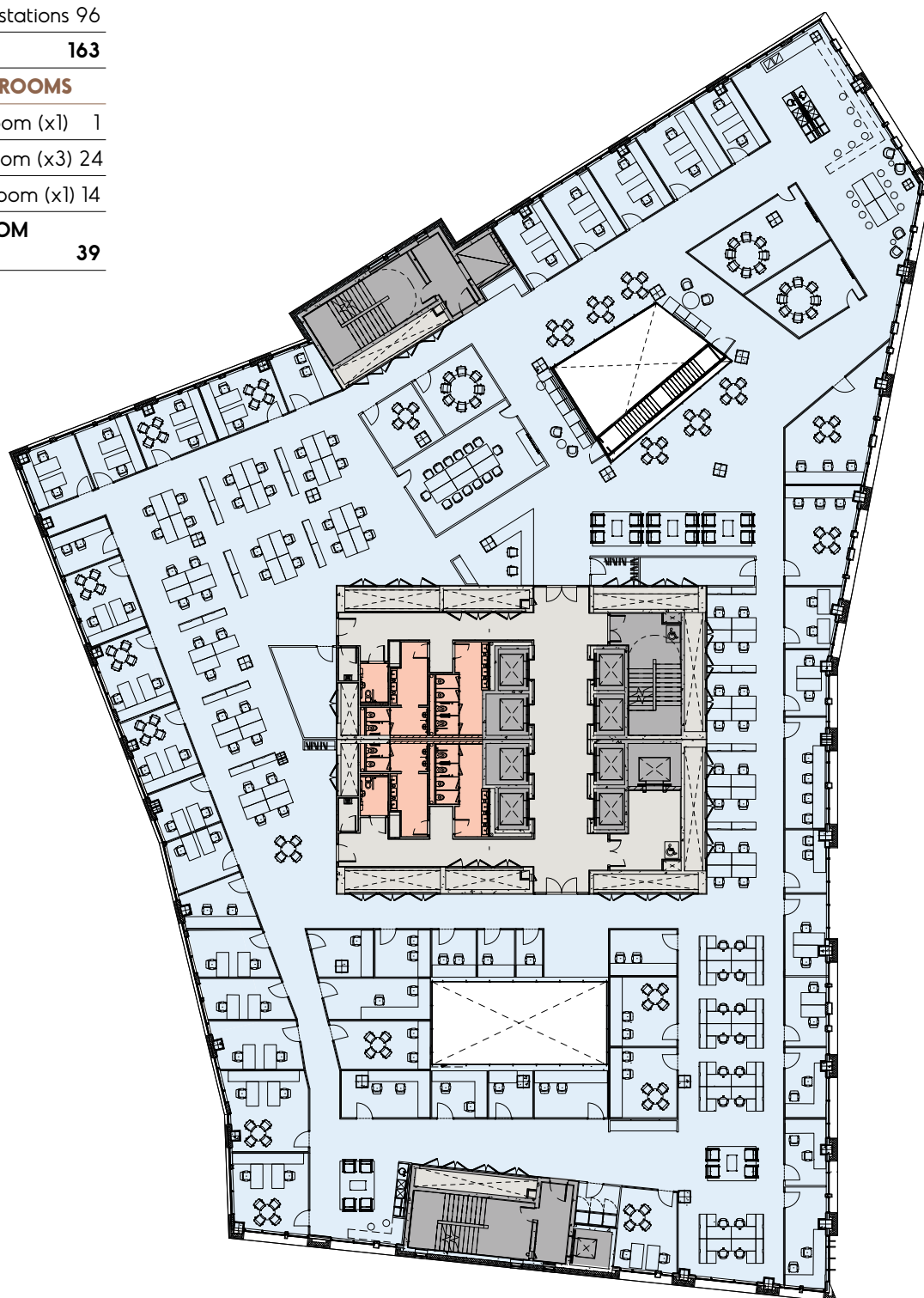
INTERNAL MEETING ROOMS

4 Seater Meeting Room (x1) 1

8 Seater Meeting Room (x3) 24

14 Seater Meeting Room (x1) 14

**TOTAL MEETING ROOM
SEAT COUNT 39**



DETAILED SPECIFICATION

Architectural Specification

BUILDING DIMENSIONS

Structural Grid

9m x 9m grid typically.

Planning Module

1.5m square generally throughout.

Floor Heights (Approximate)

Office floor-to-floor (Ground to First)
4.53m

Office Floor-to-ceiling (Ground)
3.45m

Office floor-to-floor (Typical)
3.85m

Office floor-to-ceiling (Typical)
2.80m

Raised access floor zone (Typical)
150mm

Raised access floor zone (7th level)
300mm

Ceiling Service Zone
450mm

Structural System

Reinforced concrete slab with reinforced concrete columns.

General Occupancy

Building services to accommodate
1 occupant per 8.0 sq m.

Means of Escape

1 occupant per 6.0 sq m.

Sanitary Accommodation

1 occupant per 8m² with 60 / 60 ratio
of male / female toilets.

Reception Finishes

Ceilings

Ceilings to be formed with Gypsum ceiling system, with LED lighting throughout. All ceilings to have stepped floating bulkhead edge detail.

Wall Finishes

Reception walls to be clad with natural stone and feature real wood Veneer Panelling. Walls to be finished with Gypsum Dri-Wall system.

Doors

Doors to be single or double-leaf white veneer hardwood solid core flush panel with high-quality hardwood frames to match door veneer. Associated ironmongery to be high quality brushed stainless steel.

Reception Desk

Bespoke reception desk/ joinery to reception.

Floor Finishes

Ceramic tiled flooring (600x600) with matching grouted joints. Inset heavy duty matting to entrance within stainless steel matwell frame.

Lift Lobby Finishes

Ceilings

Ceilings to be formed with Gypsum ceiling system, with LED lighting throughout. All ceilings to have stepped floating bulkhead edge detail.

Wall Finishes

Walls generally will be finished in Gypsum Dri-Wall system. Stone cladding with sundry architectural features to office lift lobby walls on all floors. Stainless steel architraves and over panels to lift door openings.

Doors

Full-height glazed doors and side lights to office entrances from core. Secondary doors will be single, door and a half or double-leaf white painted veneer hardwood solid-core flush panel. Associated ironmongery will be high-quality brushed stainless steel.

Floor Finishes

Ceramic tiled flooring (600x600) with matching grouted joints.

Toilets

Ceilings

Ceilings to be formed with Gypsum ceiling system or equal approved. LED lighting throughout. Ceilings to have stepped floating bulkhead edge detail.

Lobby Doors

Doors to be single or double leaf white veneer hardwood solid-core flush panel with high-quality hardwood frames. Associated ironmongery will be high quality brushed stainless steel.

Toilet Cubicles

Cubicles to be proprietary toilet cubicle system or Venesta with a selected laminate / veneer finish to doors. Ironmongery to be high-quality brushed stainless steel.

Sanitary Ware & Fittings

- Wall mounted toilets with concealed cisterns, washbasins with infrared taps and urinals.
- Inset hand dryers and /or towel dispensers, soap dispensers, SS bin chutes, flush plates & urinal flush sensor controls to be provided.
- Natural Stone vanity unit with under counter waste disposal to be provided.
- Mirrors to be fitted over washbasins.
- Built in paper towel dispensers, towel bins and associated fittings to be provided.

Floor Finishes

Large format fully-vitrified porcelain 600 x 600mm ceramic tiles with matching grouted joints.

Wall Finishes

600 x 300mm ceramic tiles with matching grout.

Cleaner's Store

Cleaner's store to be provided on all above-ground levels.

Internal Finishes – Main Core

Walls

Walls generally will be finished in Gypsum Dri-Wall system.

Floors

Stair Cores: carpet tile or equal approved.

Ceilings

Ceilings to be formed with Gypsum ceiling system with LED lighting throughout.

Balustrade

Balustrades to consist of stainless steel posts and glass infill panels, stainless steel handrails.

Atrium Finishes

Atrium Glazing

Two atria are provided on a typical office plate, serving to provide natural daylight into the office environment. Clear fire-rated glazing to atriums. Aluminium spandrel at floor junctions.

Internal Office Area Finishes

Ceilings

- Armstrong / SAS powder coated metal suspended ceiling throughout with exposed grid.
- White lay-in perforated metal ceiling tiles complete with Class 0 wrapped mineral wool acoustic pads to 80% of area (20% assumed open for return air).
- Armstrong Dune regular edge fibre lay-in ceiling tiles, 600 x 600 x 8mm on standard Armstrong exposed suspension grid or equal approved.
- Plasterboard bulkheads to perimeter windows and wall abutments and edge conditions.

Wall Finishes

- Walls to be finished with Gypsum Dri-Wall system and skim and taped and fill finished.
- Proprietary corner beads/ plaster stop to be fitted at external corners, movement joints and changes in wall construction where necessary.
- Walls to be prepared and painted three coats of white silk emulsion.
- Walls to have MDF skirting with emulsion paint finish.

Doors

Doors to be either single or double leaf white veneer painted hardwood solid core flush panel with high-quality hardwood frames. Associated ironmongery to be high-quality brushed stainless steel.

Raised Access Floor

- Floors to be a proprietary medium grade encapsulated chipboard raised access floor of 150mm depth, Kingspan Torlock PSA or equal approved.
- Floor tiles to be screw-down type metal clad tiles capable of carrying UDL of 8.0kN/m², and point load of 3.0kN over 25mm square.

External Finishes – Elevations and Roof

Portuguese Limestone Cladding

- External cladding to be Portuguese Limestone panels fixed to steel cladding rail system or equal approved.
- System to incorporate EPDM and rigid insulation.
- Wall build-up to achieve a U-value in compliance with Building Regulations Part L/nZEB.

Curtain Wall System

Curtain walling to be thermally broken structural glazed stick system. Glazing to consist of toughened low-iron float glass. All edge fixings to be concealed at junctions with cladding material. System to be installed with U-value in compliance with Building Regulations Part L.

Glazed Balustrades to Terraces

Balustrades consisting of stainless steel rails and posts, and glass infill panels to be provided to external terraces.

Roof Grass and Planting

Where planting zones indicated on roof design drawings, Sedum or equal approved system to be installed. System to be installed with a U-value in compliance with Building Regulations Part L/nZEB.

Underground Car Park

Parking

- 56 car parking bays.
- Designated parking bays for wheelchair users.
- External lighting to be provided to all areas consistent with safety and security requirements.
- Automatic vehicle barriers to be provided at car park entry/ exit points. Speaker boxes to be provided at each barrier and wired to security hut.

Secure Bike Storage and Lockers

Secure bicycle and locker storage to be provided in selected locations throughout basement level -1.

- 259 bicycle spaces.
- 326 lockers.

DETAILED SPECIFICATION

Shower and Changing Facilities

Ceilings

Ceilings to be formed with Gypsum ceiling system or equal approved with LED lighting throughout. Ceilings to have stepped floating bulkhead edge detail.

Lobby Doors

Doors to be single or double leaf white veneer hardwood solid core flush panel with high quality hardwood frames. Associated ironmongery will be high-quality brushed stainless steel.

Shower Cubicles

Cubicles to be proprietary toilet cubicle system or Venesta with a selected SCL laminate / glass door system. Full-height drylined partitions with ceramic tiles. Ironmongery to be high-quality brushed stainless steel.

Sanitary Ware and Fittings

- Wall-mounted toilets with concealed cisterns, washbasins with infrared taps and urinals to be of high-quality and designed for low water-consumption.
- Inset hand dryers and /or towel dispensers, soap dispensers, SS bin chutes, flush plates & urinal flush sensor controls to be provided.
- Natural Stone vanity unit with under-counter waste disposal to be provided.
- Mirrors to be fitted over washbasins.
- Built-in paper towel dispensers, towel bins and associated fittings to be provided.

Floor Finishes

Large format fully vitrified porcelain 600 x 600mm ceramic tiles with matching grouted joints.

Wall Finishes

600 x 300mm ceramic tiles with matching grout where specified.

Drying Rooms

Separate drying rooms with heated lockers for male and female areas.

Mechanical and Electrical Services

MECHANICAL INSTALLATION

Heating and Cooling Installation

The primary heat source to serve the proposed office building will be from 3 No. high efficiency 4-pipe air source heat pumps located at roof level. These shall serve an energy centre within the block located at basement -2 level. LPHW (low pressure hot water) will be circulated and distributed up throughout Block 1 via individual risers.

Heating to all tenant areas will be provided by 4-pipe fan coil units (FCUs). The heating centres will also serve heat emitters throughout the landlord areas and the air handling units (AHUs).

Ventilation Installation

Fresh air shall be provided to the building via 4 No. supply and return air handling units complete with high efficiency heat recovery. These shall be located at basement -2 level. 2 No. separate air handling units with heat recovery shall be provided to serve the central toilet cores & basement shower/ changing areas.

Space allowance within services risers and at roof level shall be provided for future tenant plant. The basement car park shall be fully mechanically ventilated.

Domestic Water Services Installation

24-hour cold-water storage shall be provided. Water shall be stored at basement -2 level in insulated GRP tanks and shall be boosted under pressure to serve all levels. Domestic hot water storage shall be provided based on peak demand. Domestic hot water shall be heated via high temperature heat pumps. Each tenant office space shall be provided with a boosted meter supply for future fit-out.

ELECTRICAL INSTALLATION

Power Distribution

All landlord services shall be designed to achieve a minimum A3 BER rating and LEED Gold classification. A double ESB substation will be provided for Landlord and Tenant supplies. General Power Services sub distribution boards will be provided in each tenancy on each level. Power provisions in the tenancy areas will be supplied from an underfloor busbar system.

Communication Services

There shall be a minimum of 3 routes into the common basement which shall have containment routes to the Block 1 main comms room. Each route will have spare capacity to allow for the option of additional IT service providers in the future. WiredScore Platinum will be achieved.

Lighting Services

Recessed energy efficient LED luminaires will be provided on a 600 x 600mm modular layout to provide lighting levels in accordance with the SLL Code for Offices. The office lighting will be controlled based on occupancy and daylight. This system will be programmable for future tenants and fit-outs.

Vertical Transportation

- Manufacturer: Kone.
- Six 17 person lifts & Two 21 person high speed passenger lifts to be provided in the primary core.
- Dedicated goods lift to be provided in the primary core.
- 2.4m high doors, 2.5m high lift cars.
- One Fire-fighting lift to the southern core.

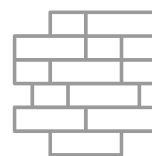
PROFESSIONAL TEAM



ARCHITECTS
Henry J Lyons



CIVIL/STRUCTURAL
ENGINEERS
CS Consulting Group



FAÇADE CONSULTANT
Murphy Façade Studios



MAIN CONTRACTOR
JJ Rhatigan



M&E CONSULTANT
**O'Connor Sutton
Cronin**



LANDSCAPE ARCHITECTS
Cameo and Partners



PROJECT MANAGER
KMCS



FIRE SAFETY & ACCESS
CONSULTANTS
Maurice Johnson & Partners



ASSIGNED CERTIFIERS
i3PT



QUANTITY SURVEYOR
Buildcost



HEALTH & SAFETY
CONSULTANT
Ashview Consultants



BIM CONSULTANCY
Invicara

DEVELOPER



McGarrell Reilly Group is a privately owned property group that has created some of the highest quality developments in Ireland, the UK and Germany. This group prides itself on the quality of their portfolio and constantly strives to add value to each of their projects.

Successfully operating for almost 40 years, some of McGarrell Reilly Group's best-known developments / refurbishments / investments include: The Sharp Building, Iveagh Court Complex, Dublin 2; The Watermarque Building, Dublin 4; 25-28 Adelaide Road, Dublin 2; Malahide Marina, Co. Dublin; CityNorth Business Campus on the M1 Motorway outside Dublin; and Spitalerhof in Hamburg.

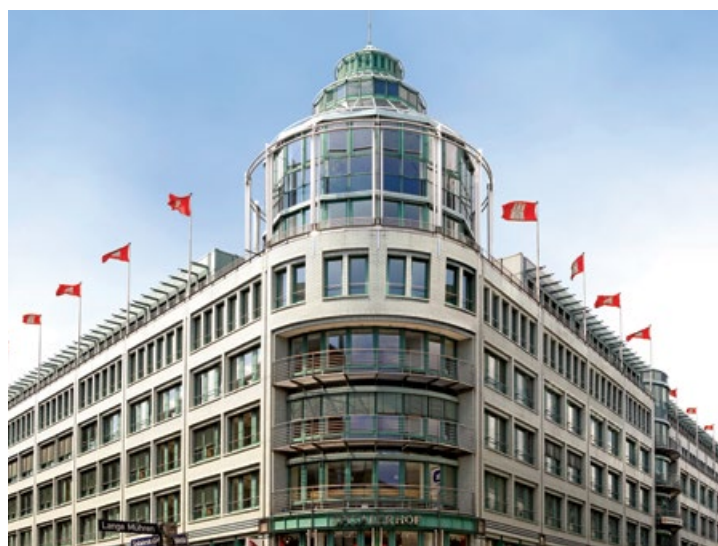
Over the past 39 years, McGarrell Reilly Group has successfully worked with top blue-chip companies to design and build office properties to suit their specific local requirements while meeting their worldwide standards of excellence. McGarrell Reilly Group are proud to count several leading international companies and institutions as clients: Perrigo, Marsh, Mercer, Pfizer, State Street, Cisco, Airbnb, Betfair, Aon, Office of Public Works (Irish Government), Central Bank of Ireland, various embassies, Jack & Jones and New Yorker, to name but a few.

www.mcgarrellreilly.ie

"McGarrell Reilly demonstrated their flexibility and experience in working closely with our professional team to design and build our Irish Headquarters at Iveagh Court. The building was tailored to meet the high international occupational requirements and specific local requirements of our business. The office exceeded our expectations and has served the continued success of our business for the past 15 years."

**Tom Geraghty, Chairman of MMC
(Marsh & McLennan Companies) in Ireland**





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