76

SIR JOHN
ROGERSON'S
QUAY DUBLIN 2

76
QUAY

// ONE OF THE LAST WATERFRONT OPPORTUNITIES IN **THE SOUTH DOCKLANDS**

76 Sir John Rogerson's Quay is a magnificent Grade A HQ office building extending to 100,000 sq. ft. The office has undisturbed river fronting with panoramic views from the 3 Arena to O'Connell Bridge.

1. AGEA BAOLD GANOE
2. PLANDI GARSA
3. PLANDAI BAWETA
6. DENAD NAOG
7. COOEN BADN BBA
8. NEW GANN OANOD
9. GWEWAG
76 SIR JOHN ROGERSON'S QUAY

// IN GOOD **COMPANY**

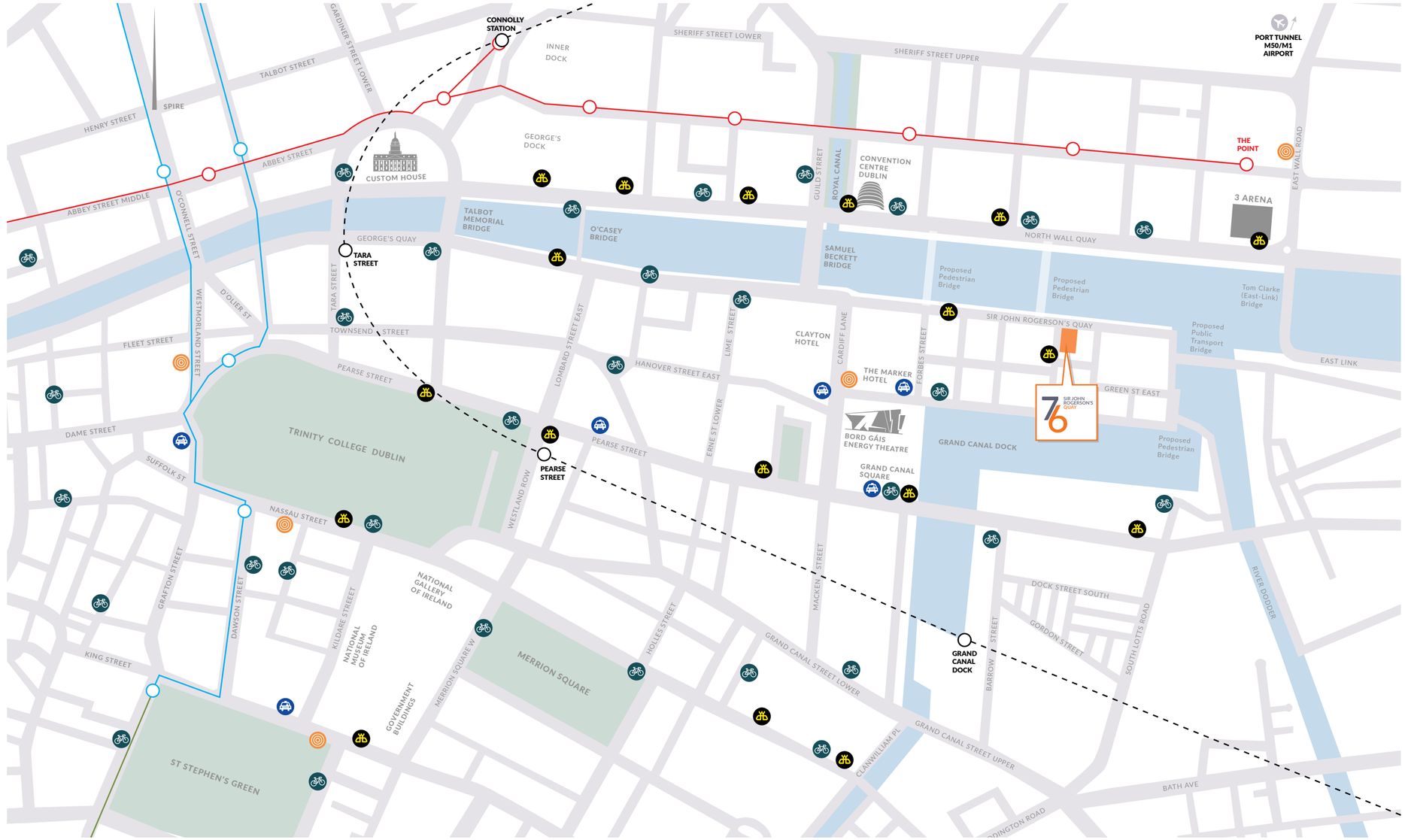
At the heart of the dynamic South Docklands

1. State Street
2. Airbnb
3. Accenture
4. Matheson
5. AWAS
6. LogMeIn
7. Trip Advisor
8. SEB
9. Ancestry
10. Facebook
11. Capita
12. William Fry
13. HSBC
14. Mason, Hayes & Curran
15. Google
16. Central Bank
17. NTMA
18. Stripe
19. Zalando

SUPERBLY CONNECTED **COMMUTER LINKS**

Swift and reliable access locally, nationally and internationally

- 76 SJR QUAY
- Luas Green Line
- Luas Red Line
- Luas Cross City Line
- DART Line / Irish Rail
- Taxi
- Dublin Bus
- Dublinbikes
- Aircoach
- Airport



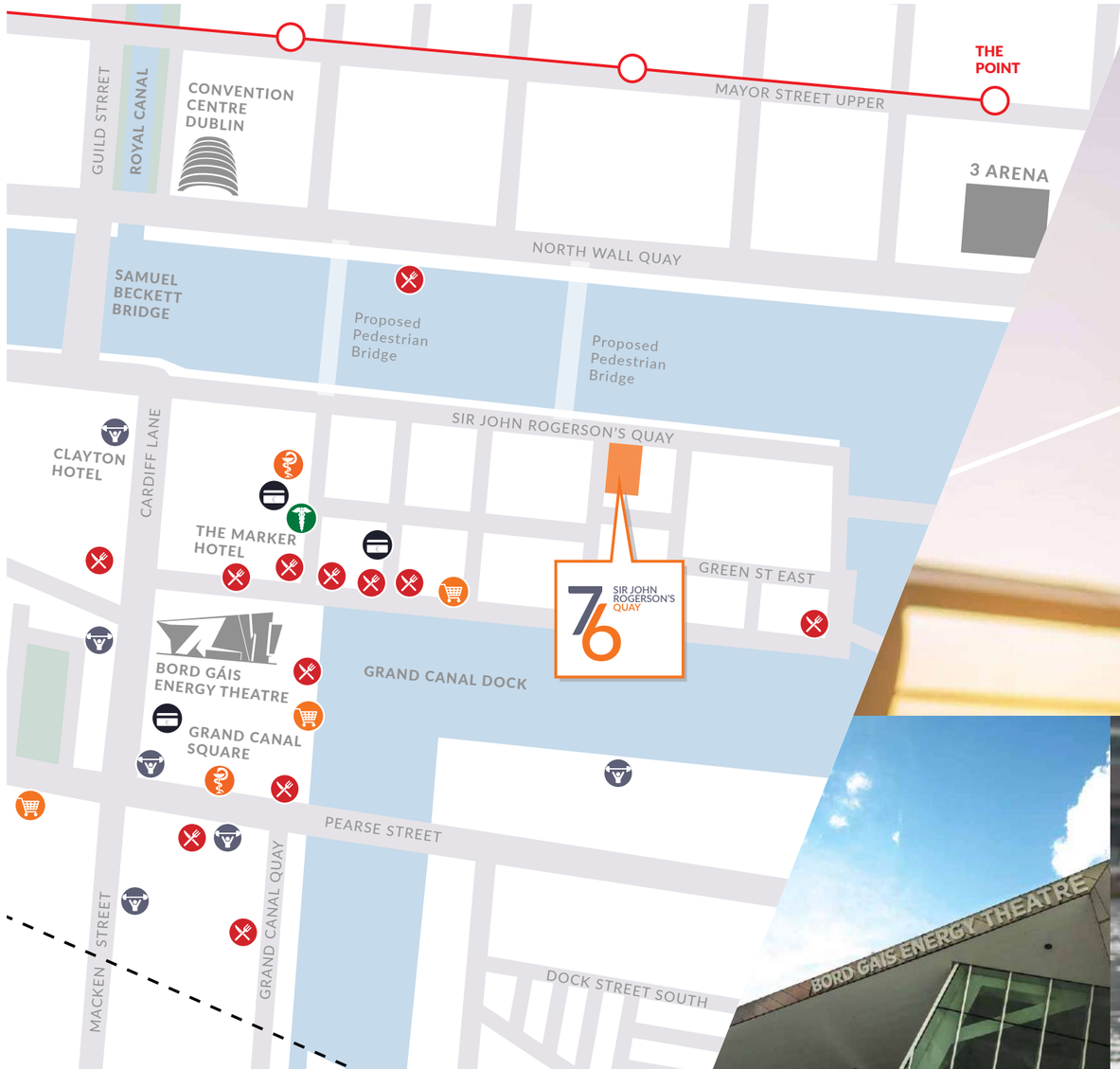
DUBLIN BUS	TAXI	DRIVE	DUBLINBIKES	LUAS RED LINE	AIRCOACH	AIRPORT	RAIL/DART
Various Locations	Various Locations	M50 ring road and Airport 20 minutes	**1** minute walk	**13** minute walk	**5** minute walk	**20** minute drive	**15** minute walk

HQ
RESTAURANT & GASTRO BAR

BRUNCH
DINNER

the
ferryman
TOWNHOUSE

POWERS
WHISKEY
O'BRIENS



Sports

Restaurants

Doctors

Pharmacies

Retail

Banks

THE DOCKLANDS

A life less ordinary

Steeped in history, the area offers so much more in terms of daily activities, festivals and opportunities to enjoy this unique area.

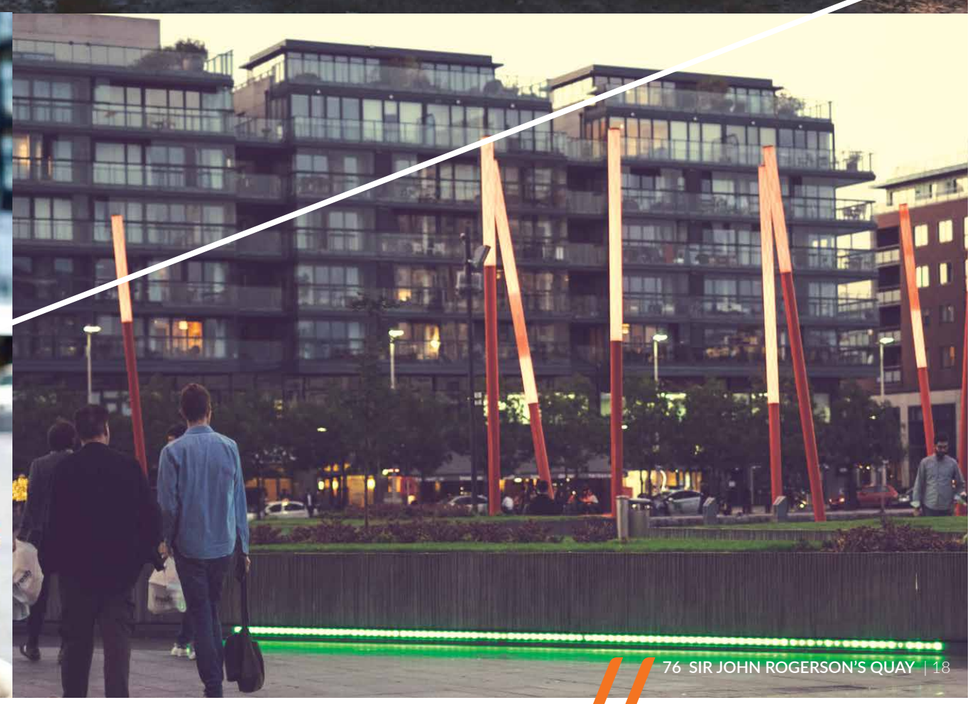
STEEPED IN HISTORY

Now a living lab for smart technology

Originally built as a freshwater harbour to accommodate 300 warships for the Waterloo naval campaign, the Grand Canal Dock now offers a calendar of themed events and festivals throughout the year. It is steeped in history and is part of the Dublin tourist trail, with an expanding number of permanent and semi-permanent cultural and art installations.

This offers inhabitants the ability to enjoy new advances in lighting, Wi-Fi, integrated transport systems and live data on everything from environmental sustainability to the availability of car parking spaces and free bike schemes via a series of downloadable apps.

SMART DUBLIN



LEADING THE WAY IN **BUILDING DESIGN**

To have such a large site available in the most thriving area of a European capital city is rare. To have one on the Waterfront is even rarer. Such an incredible site deserves an incredible design solution. Our architects, RKD Architects, have created a building design that not only compliments this location, but enhances it.

The Docklands area is now a globally promoted area for the implementation of new technology and is the 'living lab' for Dublin City Council's investment in 'smart city' facilities, which are being developed in conjunction with a number of international technology partners.

76 Sir John Rogerson's Quay is not only a sustainable build, but a beautiful structure that will be a pleasure to work in.

// SPECIFICATION

BUILDING SPECIFICATION

- Ground floor reception with a double-height entrance lobby incorporating feature lighting
- Terrazzo floor finish with underfloor heating and illuminated back painted glass walls to reception & lift lobby areas
- Bespoke reception desk with feature glazed wall
- The building has been designed with a 7.5m x 7.5m and 9m x 7.5m structural grid
- 2 x 13 person passenger lifts, 1 x 21 person lift and 1 firefighting lift
- Average lift waiting time <25 seconds
- 4 pipe fan coil air-conditioning system throughout
- 23 car parking spaces located in secure basement car park incorporating 1 electric charging point and 1 accessible car space
- 94 secure bicycle spaces located at ground floor level
- 8 shower rooms incorporating 1 accessible shower room with associated locker facilities
- Green roof with Sedum covering
- High quality toilet facilities on all floors with terrazzo floor finish, ceramic wall tiles, Corian wash hand basins with back-painted glass splash back. Wall-mounted mirror unit with concealed taps, soap dispenser, dryers & hand towel dispenser
- Targeted LEED Gold V4 rating
- Targeted BER A3 rating

OFFICE SPECIFICATION

- Excellent floor to ceiling height of 2.85m
- 250mm Raised Access Floors (including floor)
- Perforated demountable metal suspended ceiling tiles with painted plasterboard perimeter
- Plastered and painted walls with exposed concrete columns
- 1.5m planning grid
- Designed to accommodate an occupancy ratio of 1:8 sq. m.

GREEN CREDENTIALS

LEED Gold Certification and incorporates a broad spectrum of sustainable principles to achieve an A3 BER rating.

The building construction and its associated mechanical and electrical systems have been designed to be cost efficient, flexible and energy efficient to meet and exceed the current building regulations and standards.

The building is currently designed to ensure that the building achieves "LEED Gold V4" certification as a minimum.

The building and its systems have been designed to achieve a minimum BER A3 rating.

BER A3

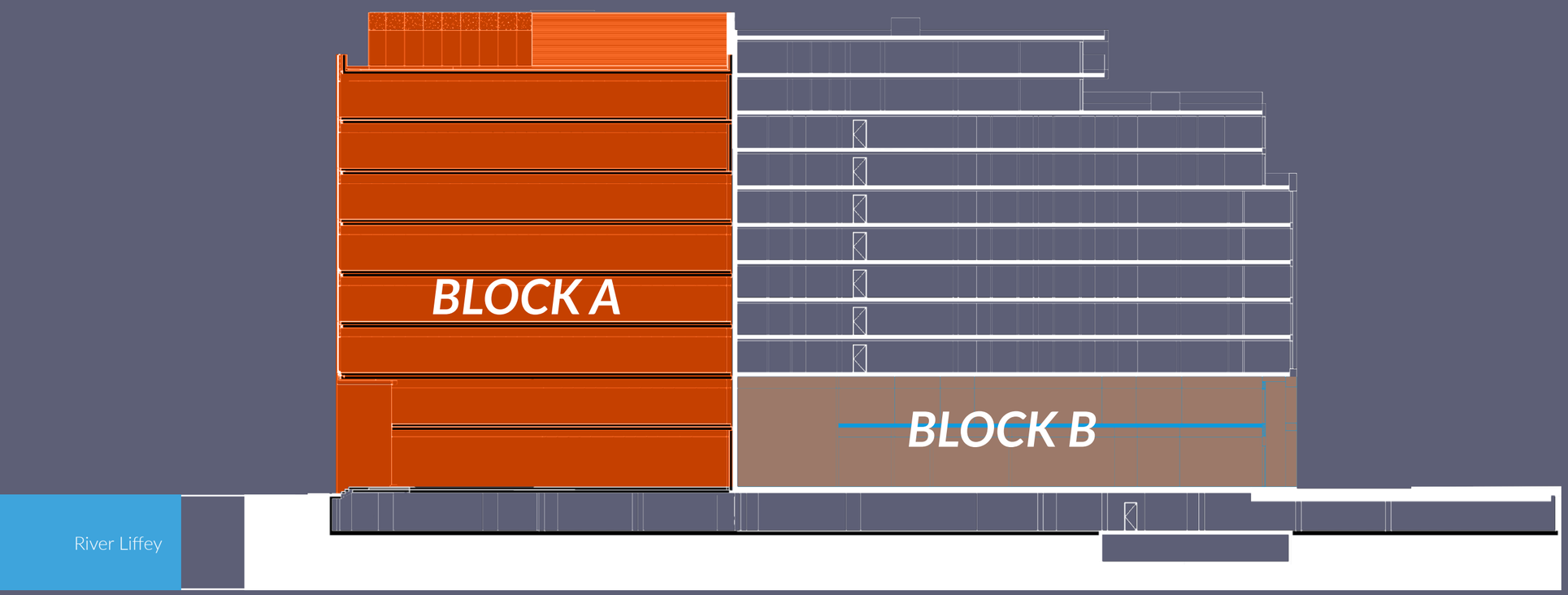
BUILDING ENVELOPE MATERIALS

1. Curtain wall facade incorporating double glazed window units and insulated glass spandrel panels
2. Double-height feature entrance from public plaza
3. Sedum 'green' roof

U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC

LEED V4

// FLOOR AREAS



BLOCK A

	NET INTERNAL AREA	
Ground Floor 1	342 m²	3,679 ft²
Ground Floor 2	197 m²	2,116 ft²
1st Floor	686 m²	7,389 ft²
2nd Floor	903 m²	9,723 ft²
3rd Floor	903 m²	9,723 ft²
4th Floor	903 m²	9,723 ft²
5th Floor	903 m²	9,718 ft²
6th Floor	903 m²	9,723 ft²
7th Floor	899 m²	9,674 ft²
8th Floor	378 m²	4,067 ft²
TOTAL	7,017 m²	75,535 ft²

BLOCK B

	NET INTERNAL AREA	
Ground Floor	602 m²	6,480 ft²
First Floor	1,235 m²	13,293 ft²
TOTAL	1,837 m²	19,773 ft²

GROUND FLOOR PLAN

NET INTERNAL AREA

342 m²	3,679 ft²	**G1**
197 m²	2,116 ft²	**G2**

LEGEND Office Lift

FIRST FLOOR PLAN

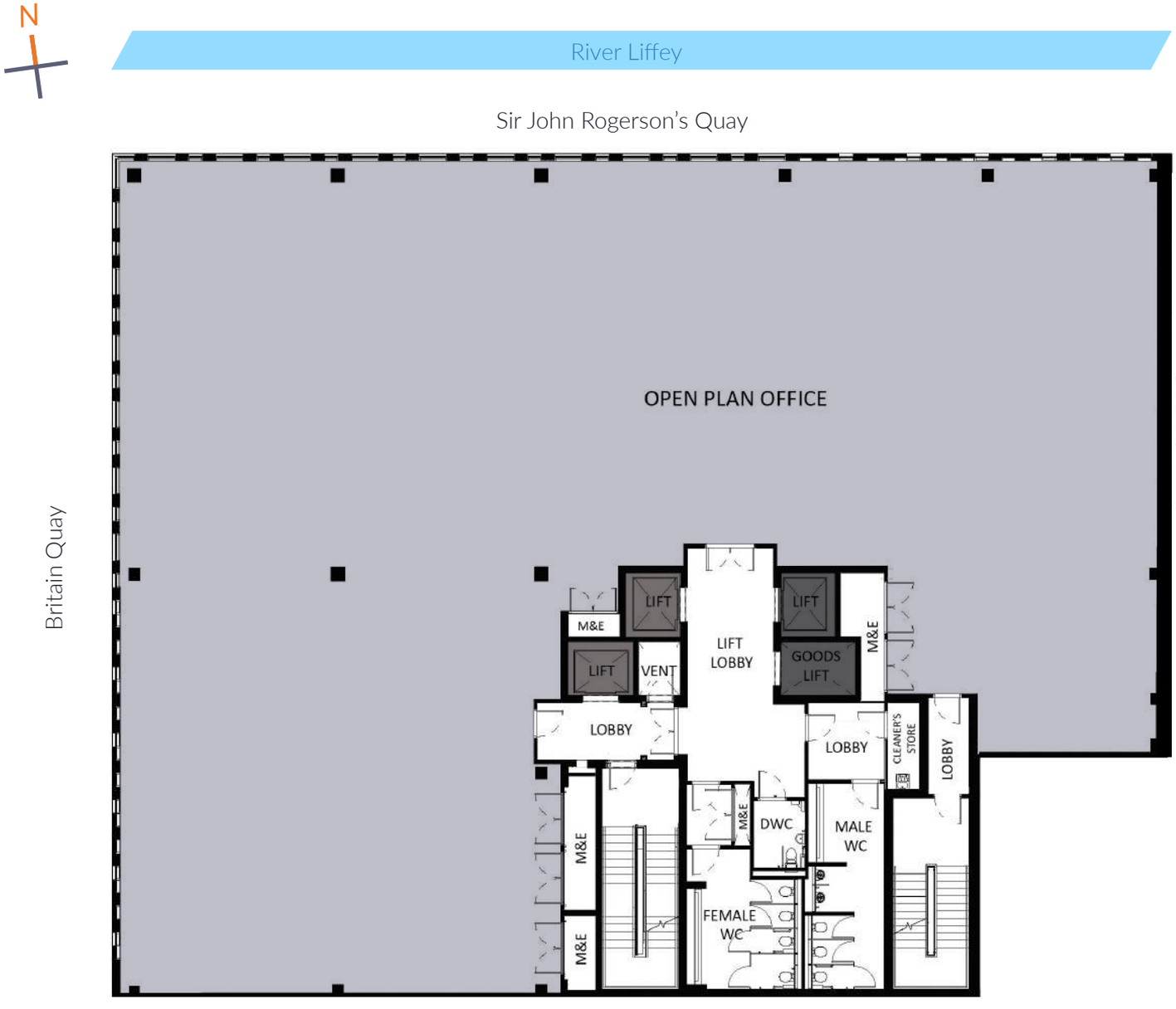
NET INTERNAL AREA

686 m² 7,389 ft²

TYPICAL FLOOR PLAN

NET INTERNAL AREA

903 m² 9,723 ft²

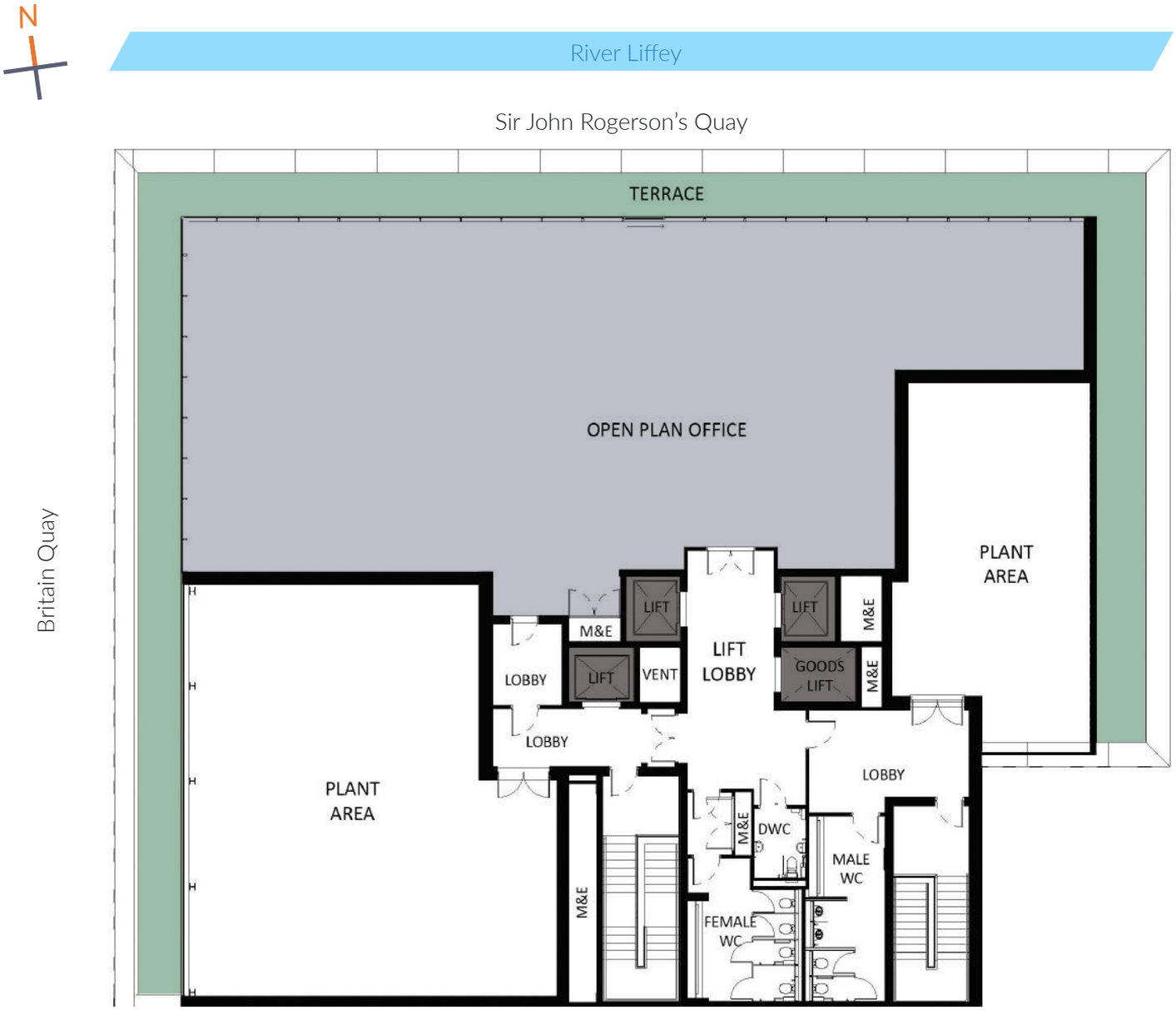


LEGEND Office Lift Terrace

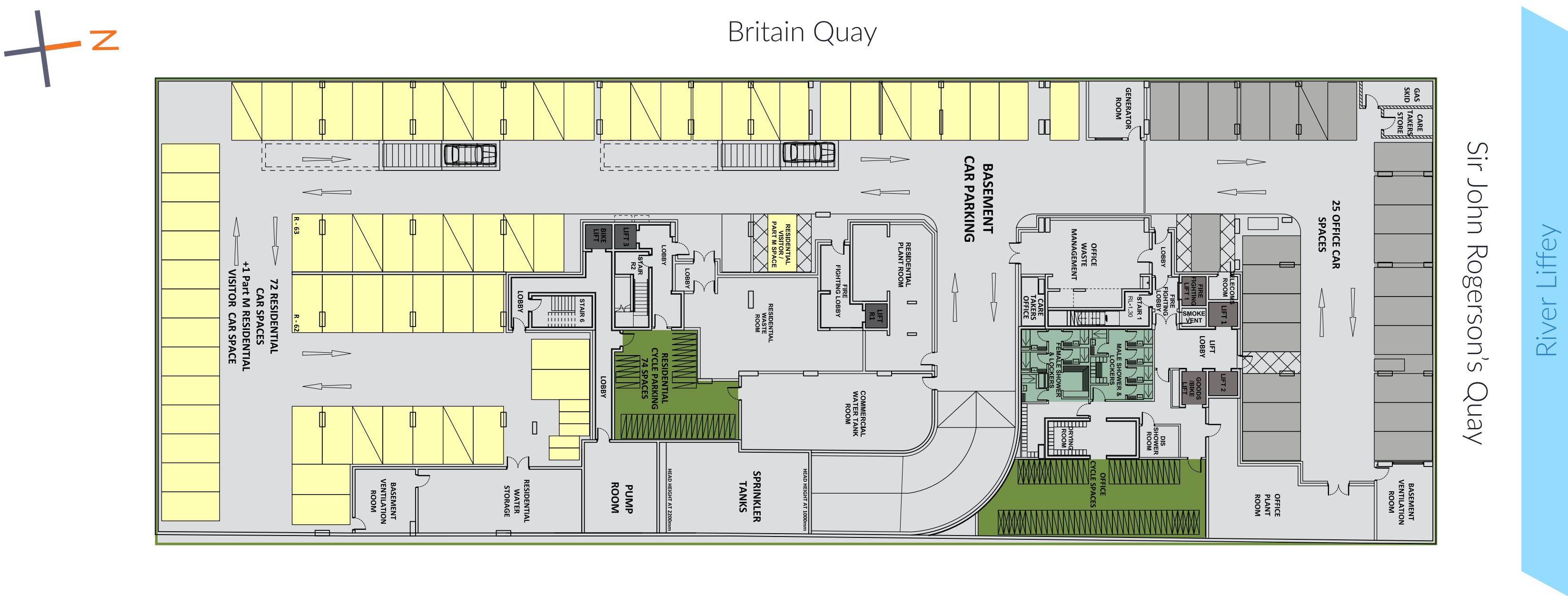
EIGHTH FLOOR PLAN

NET INTERNAL AREA

378 m² 4,067 ft²



BASEMENT FLOOR PLAN



25 OFFICE CAR PARKING SPACES

8 SHOWER FACILITIES

94 BICYCLE SPACES

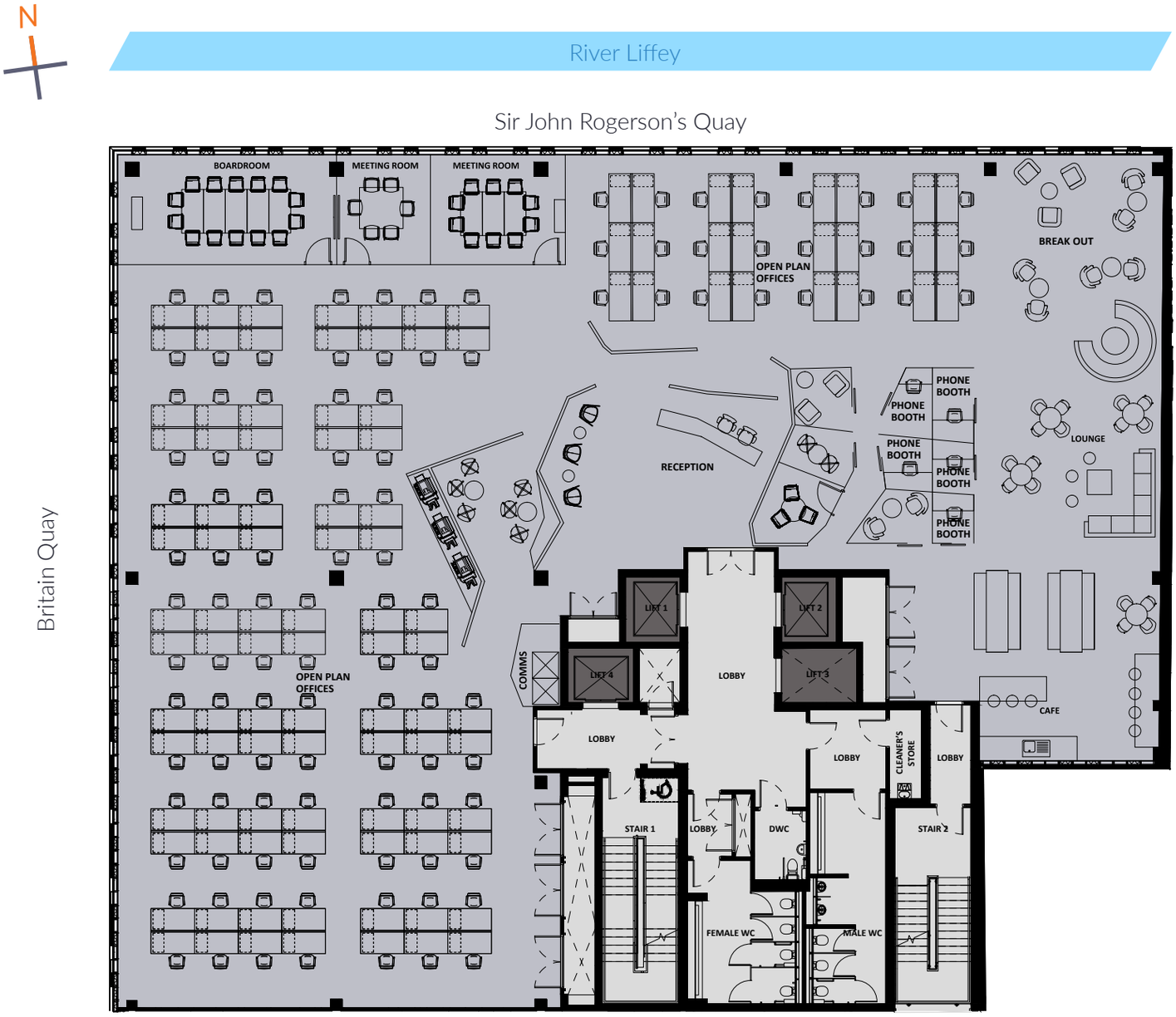
LEGEND Showers | Car Parking - Office | Car Parking - Residential | Bicycle Spaces | Lift

TEST FIT 1:8

TYPICAL FLOOR

Occupancy 1:8

Open Plan workstations	**112**
Total Headcount	**112**



LEGEND Office Lift

TEST FIT 1:10

TYPICAL FLOOR

Occupancy 1:10

Cellular offices	**6**
Open Plan workstations	**84**
Total Headcount	**90**

LEGEND Office Lift

TEST FIT 1:12

TYPICAL FLOOR

Occupancy 1:12

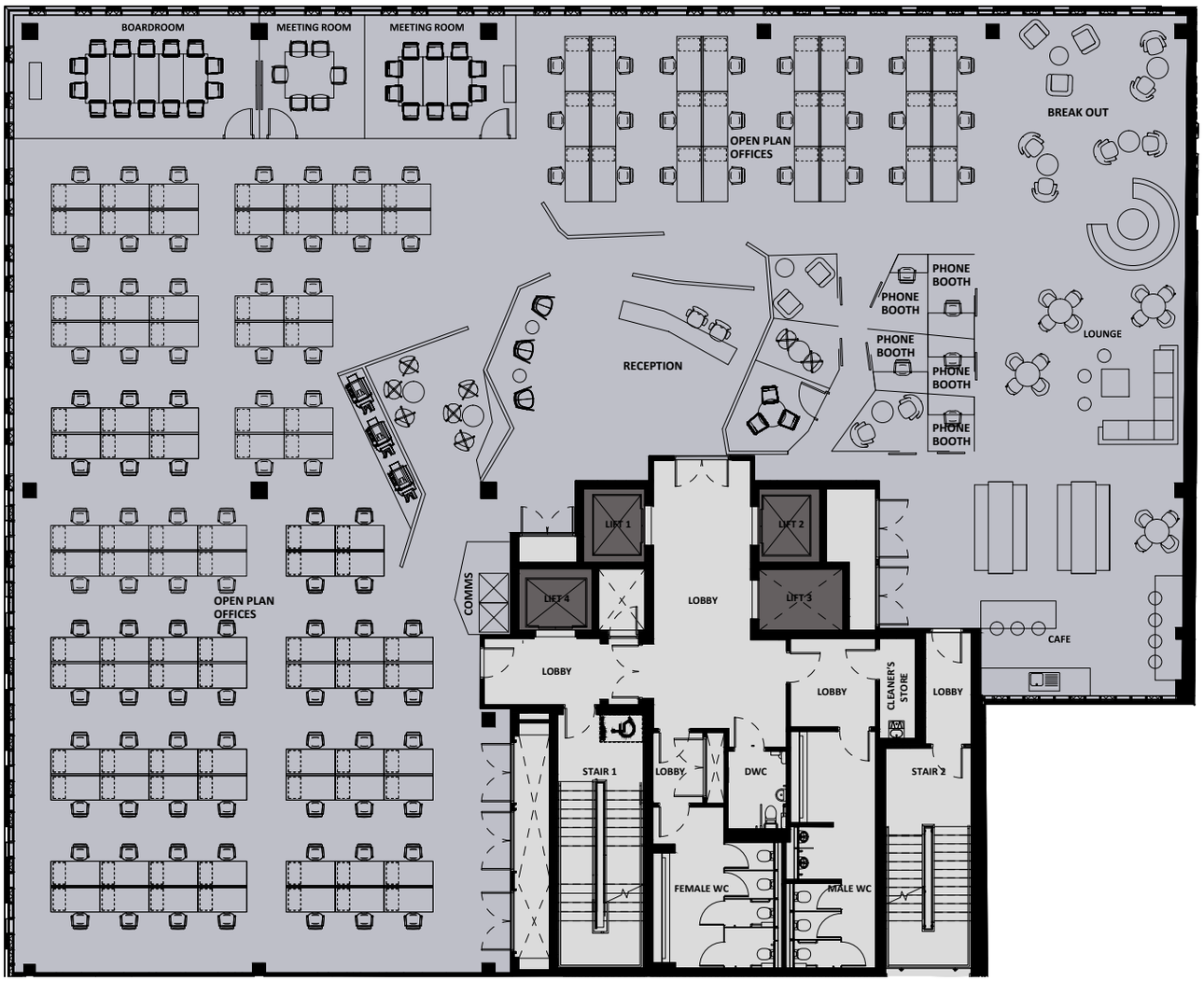
Cellular offices	**11**
Open Plan workstations	**64**
Total Headcount	**75**

N

River Liffey

Sir John Rogerson's Quay

Britain Quay

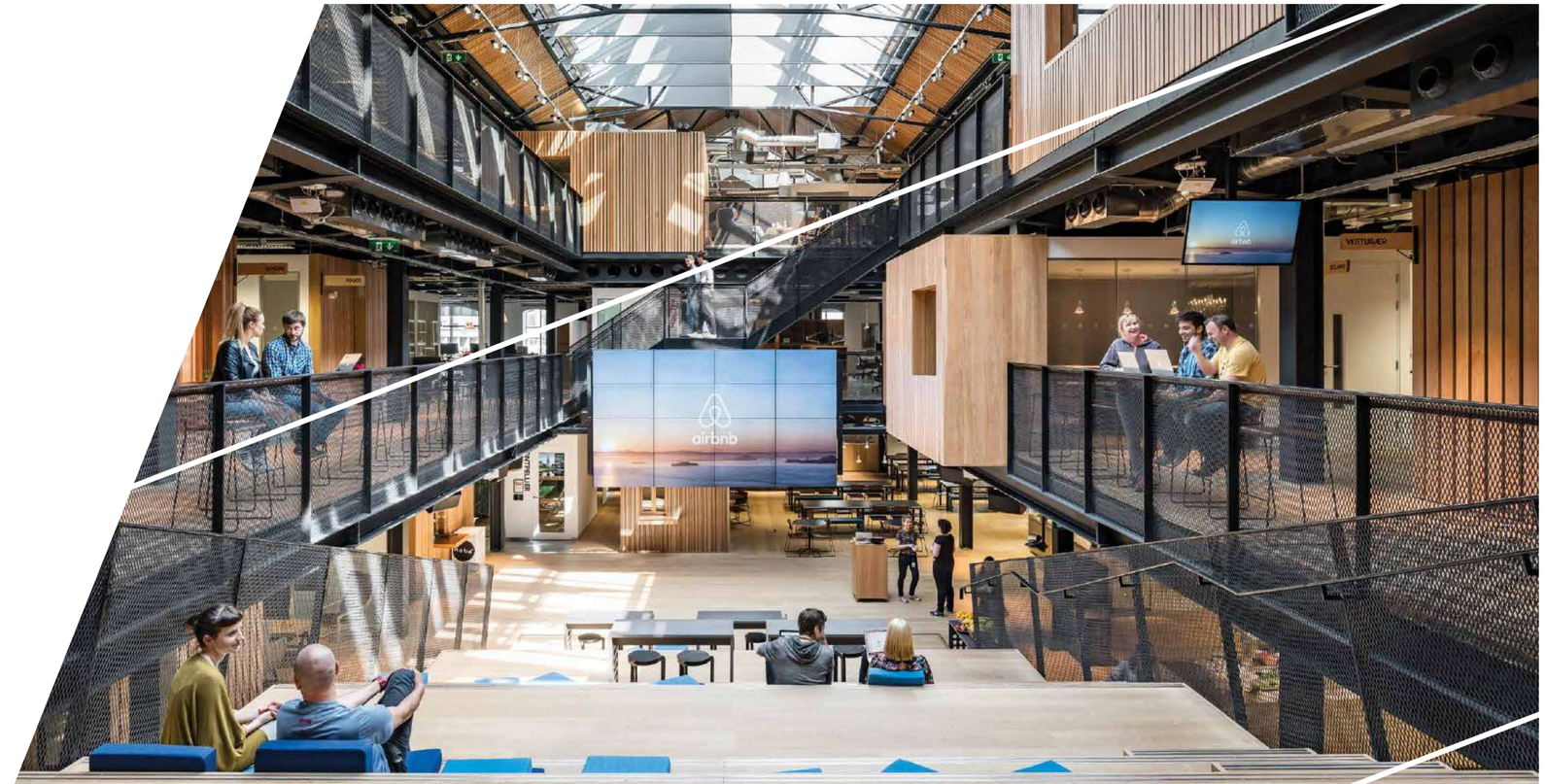


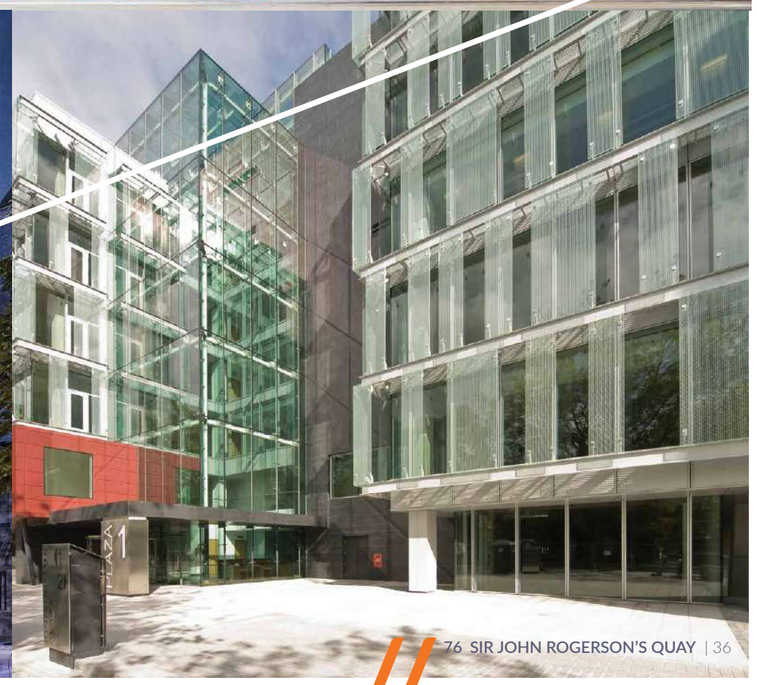
BENNETT

A proud heritage of construction for over 100 years

Founded a century ago, Bennett Construction is an international, family-owned construction services company with offices and large-scale projects in Dublin, London and Germany.

The company has a broad portfolio of successfully completed projects across a range of sectors including Residential, Restoration / Refurbishment, Hospitality, Commercial, Industrial, Healthcare and Pharmaceutical.





// THE TEAM

A leader in prestigious office and high quality business park developments

Developer
Targeted Investment Opportunities ICAV
Lead: Shane Scully

Main Contractor
Bennett (Construction) Ltd
Lead: Paul Bruton

Architects
RKD Architects
Lead: David Petherbridge

Fire Consultants
G Sexton & Partners
Lead: Lory Holland

Project Managers
Linesight Project Manager
Lead: Clem Kavanagh

Quantity Surveyors
Linesight Project Manager
Lead: Richard Joyce

Civil & Structural Engineers
Barrett Mahony
Consulting Engineers
Lead: Stephen O'Connor

Facade Consultants
Murphy Facade Studio
Lead: Neil Murphy

Branding & Marketing
IDEA
Lead: Ciaran Flanagan

Service Engineers
Ethos Engineering
Lead: Colm Devin

Landscape Architects
Brady Shipman Martin
Lead: Áine Patten

// AGENTS

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