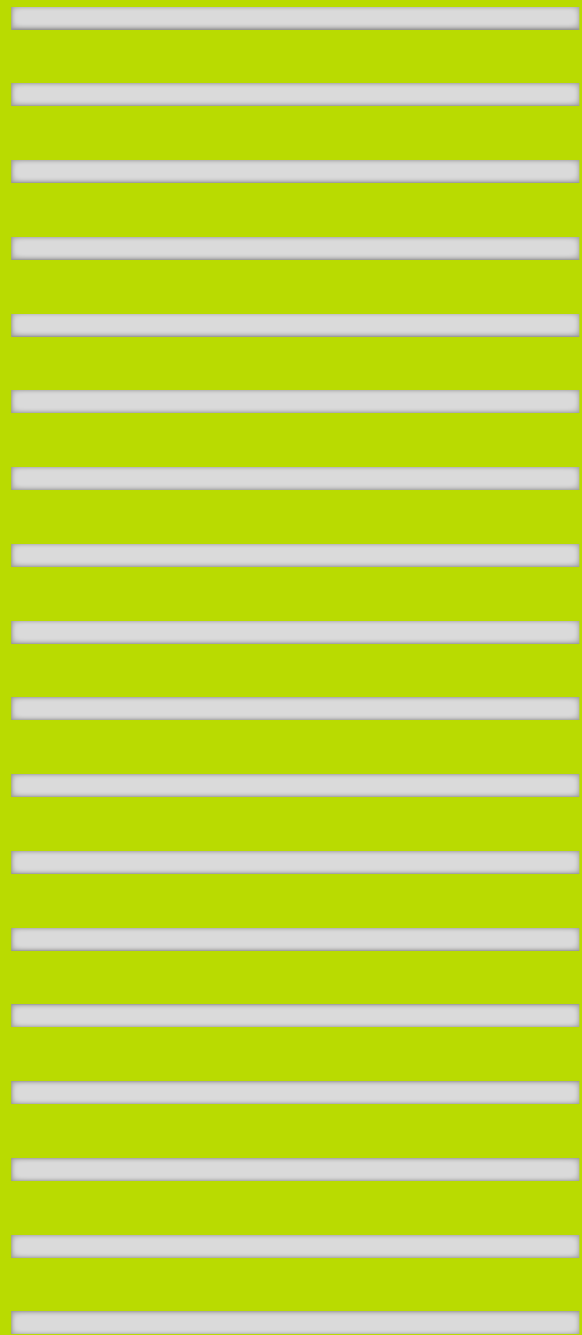


# ONE LIBERTY PARK

JOYCES WALK, DUBLIN 1



## CONTENTS

THE BUILDING

02

ACCOMMODATION  
SCHEDULE

24

LOCATION

10

TEST FITS

25

TRANSPORT

18

DETAILED  
SPECIFICATION

28

FLOOR PLANS

22

DEVELOPMENT  
TEAM

32

## THE BUILDING



ONE LIBERTY PARK

2 | 3

## A BRIGHT AND SPACIOUS RECEPTION AREA

One Liberty Park is a prominent grade A office situated on the corner of Foley Street and Joyces Walk. This 7 storey office development extends to a net internal area of 3,315 sq m (35,677 sq ft) incorporating highly efficient regular floor plates with the benefit of dual frontage onto Joyces Walk and Foley Street. The ground floor reception area has been specifically designed with breakout areas for informal meetings to cater for modern occupier requirements.



# DESCRIPTION

One Liberty Park benefits from dual aspect frontage allowing excellent natural light across all floors.



ONE LIBERTY PARK

4 | 5

**FLOOR PLATES  
RANGE FROM  
361 TO 513 SQ M**







A PLACE  
TO MEET





HQ Office Building



Full Grade A specification



Four pipe fan coil air conditioning



Efficient LED PIR lighting



Raised access floors with 200mm void



Rain water harvesting system



2 high speed 17 passenger lifts (plus 1 goods lift)



Informal meeting area in lobby



Excellent natural light to all floors



47 bike parking spaces



8 showers with changing facilities



Standby generator



Highly efficient and flexible floor plates



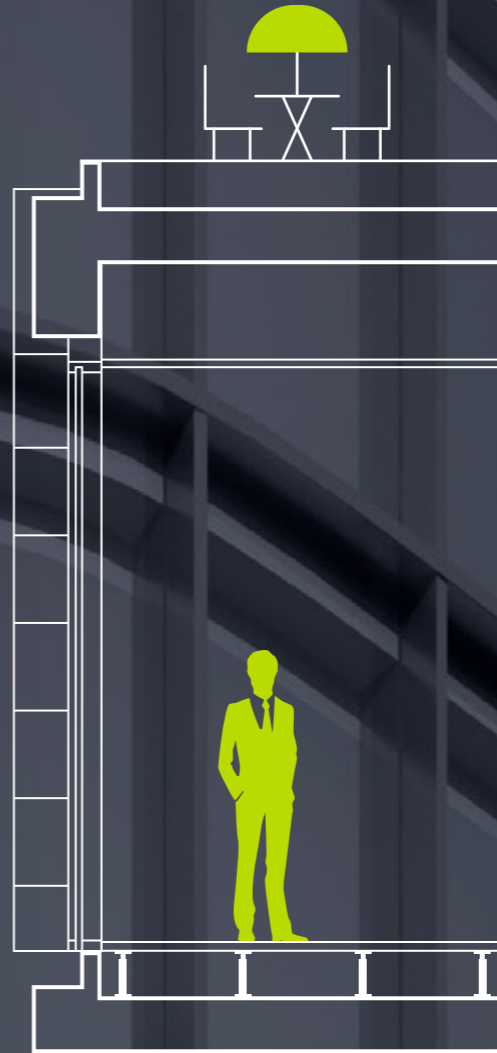
Floor to ceiling height of 2.65m



Floor to ceiling glazing

# HQ OFFICE BUILDING

## FULL GRADE A SPECIFICATION



2 PRIVATE ROOF TERRACES  
TOTTALLING **130 SQ M**

**300 MM** STRUCTURAL ZONE  
**400 MM** SUSPENDED CEILING

**3.45M**  
IMPRESSIVE EXTRA  
HEIGHT RECEPTION

**2.65M**  
FLOOR TO CEILING HEIGHT

**200 MM** RAISED FLOOR VOID



LEED Gold Targeted



Wired Certified Platinum Targeted



# LOCATION

ONE LIBERTY PARK



Situated between O'Connell Street and Amiens Street, One Liberty Park allows occupants to be within minutes of one of Dublin's busiest retail streets, Henry Street, and some of Dublin's busiest shopping centres, Ilac and Jervis.



Occupying a prominent position on the corner of Foley Street and Joyces Walk, One Liberty Park provides tenants with unparalleled connectivity and amenity-rich accommodation. Occupiers can enjoy being within walking distance of the International Financial Services Centre (IFSC) and Grand Canal Dock whilst being in the heart of the City Centre. They also benefit from a host of amenities such as hotels, cafés and restaurants nearby. Neighbouring occupiers include KPMG, Independent News & Media, Smartbox, Aon, OPW and Ervia.





## LOCAL OCCUPIERS

- |                      |                            |                          |                              |   |                             |  |                              |
|----------------------|----------------------------|--------------------------|------------------------------|---|-----------------------------|--|------------------------------|
| 1. PWC               | Irish Insurance Federation | 12. Intesa Sanpaolo Life | Ronan Daly Jermyn Mediolanum | 20. Wells Fargo Bank                    | SS&C Financial Services Ltd | 26. Hubspot                            | 30. Grant Thornton           |
| 2. Convention Centre | 7. Independent Colleges    | 13. BNP Paribas          | 16. McCann Fitzgerald        | 21. KPMG                                | 24. CHQ                     | 27. SMBC Aviation                      | 31. Click & Go               |
| 3. FlexiFi Ltd       | 8. The Address Hotel       | 14. Arista Networks      | 17. Dillon Eustace           | 22. Department of Social Protection     | 25. Informatica             | 28. U.S. Bank Global Fund Services Ltd | 32. Independent News & Media |
| 4. Citco Ltd         | 9. Moore Stephens          | 15. Walkers PartnerRe    | 18. Three Mobile             | 23. Geneva Trading Zurich Insurance Plc | Core Media Auto Desk        | 29. Susquehanna International Group    |                              |
| 5. Suntico           | 10. Smartbox               | 19. Dogpatch Labs        |                              |   |                             |  |                              |
| 6. Ervia             | 11. Ripley Court Hotel     |                          |                              |   |                             |  |                              |



ONE LIBERTY PARK  
OCCUPIERS WILL  
BENEFIT FROM A HOST  
OF NEARBY AMENITIES



The Grand Central



KPMG behind the Harbourmaster Bar



Smartbox Group



The Abbey Theatre



Liberty Park on your doorstep



CHQ Dublin



# BESIDE DUBLIN'S BUSIEST RETAIL STREETS



North Earl Street

ONE LIBERTY PARK



IFSC Dublin



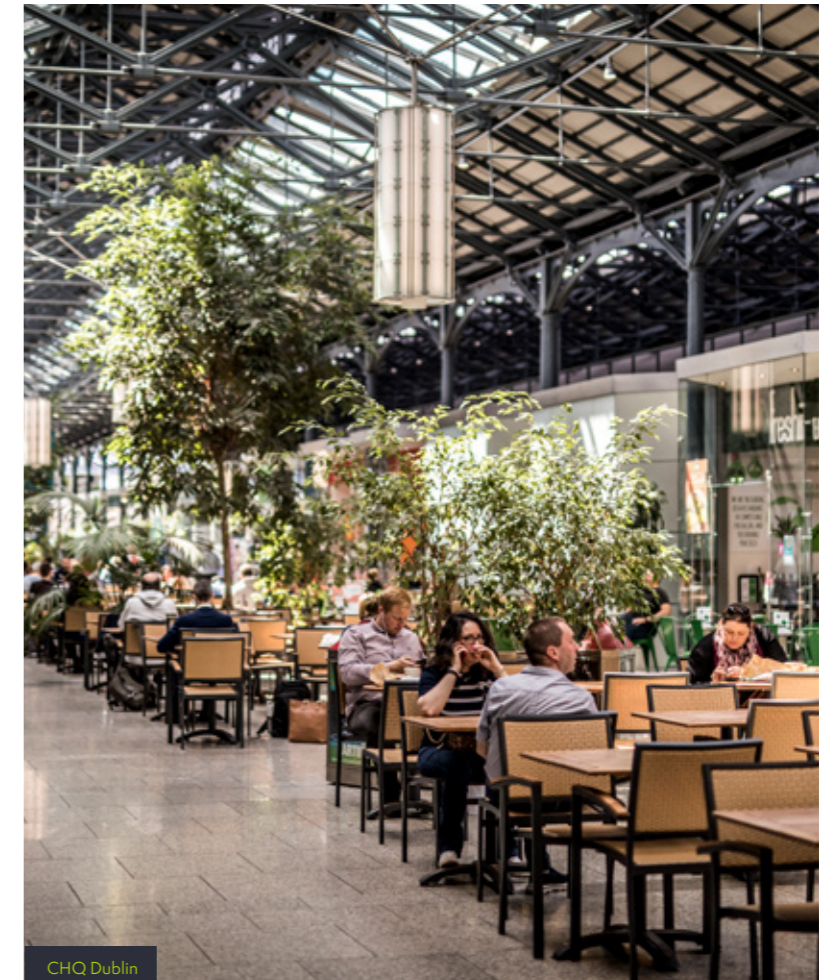
Chopped



Sushi & Tea



Urban Eats



CHQ Dublin



# TRANSPORT

ONE LIBERTY PARK



One Liberty Park is extremely well connected with a range of transport links such as the Green and Red LUAS lines, Dart and Rail services, Dublin Bus, Busáras and Dublin Bikes all within walking distance.





## TRAVEL TIME



**DUBLIN BIKES**  
On your doorstep



**TAXI RANK**  
1 minute walk



**IRISH RAIL & DART**  
1 minute walk



**DUBLIN BUS**  
1 minute walk



**LUAS RED**  
3 minute walk



**LUAS GREEN**  
8 minute walk



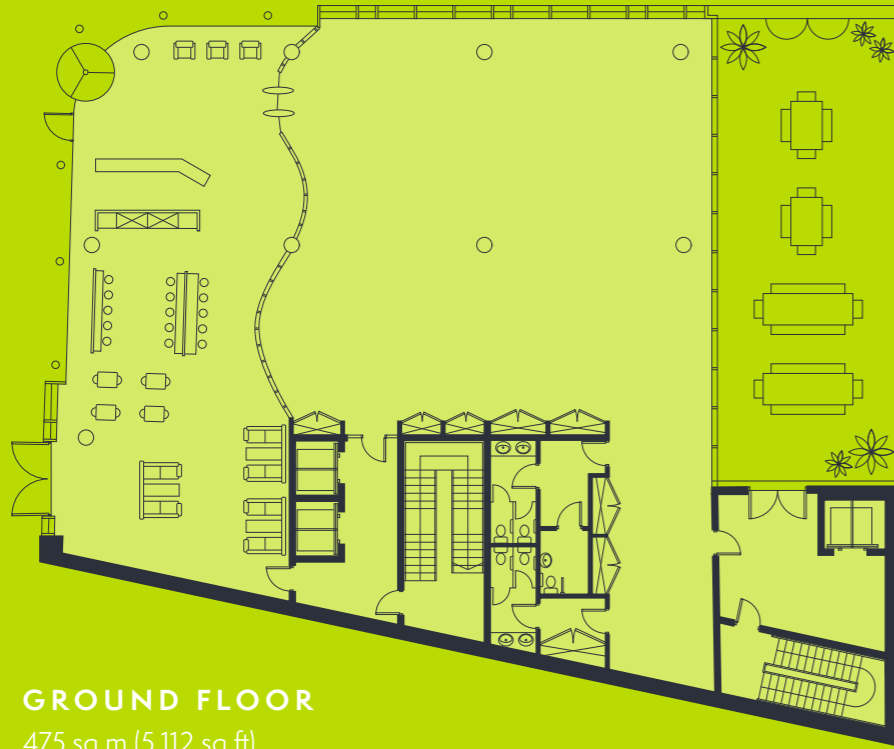
**AIRCOACH**  
10 minute walk



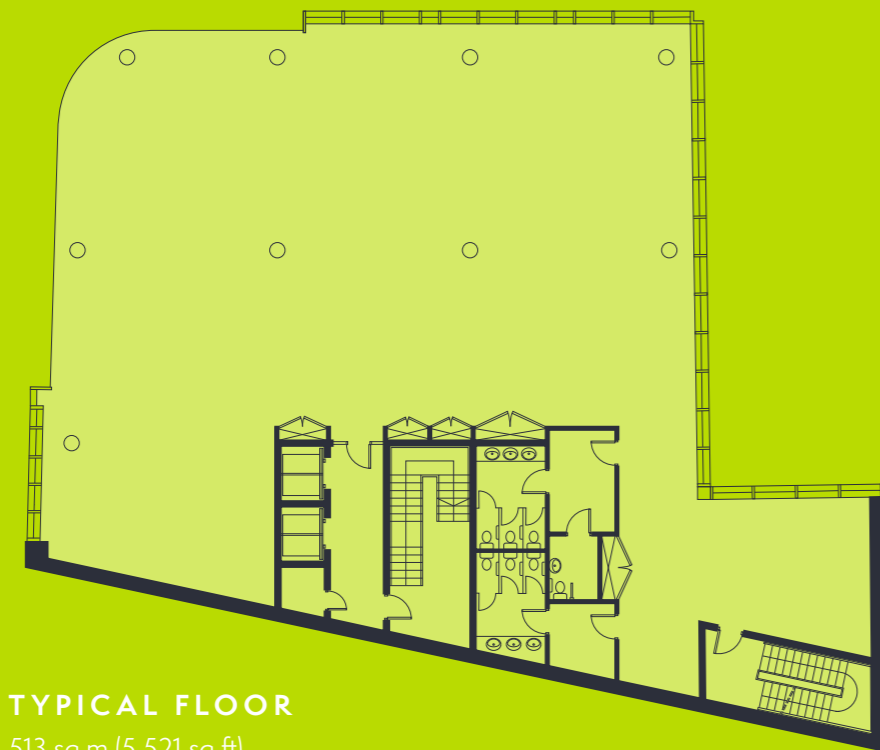
**PORT TUNNEL**  
10 minute drive



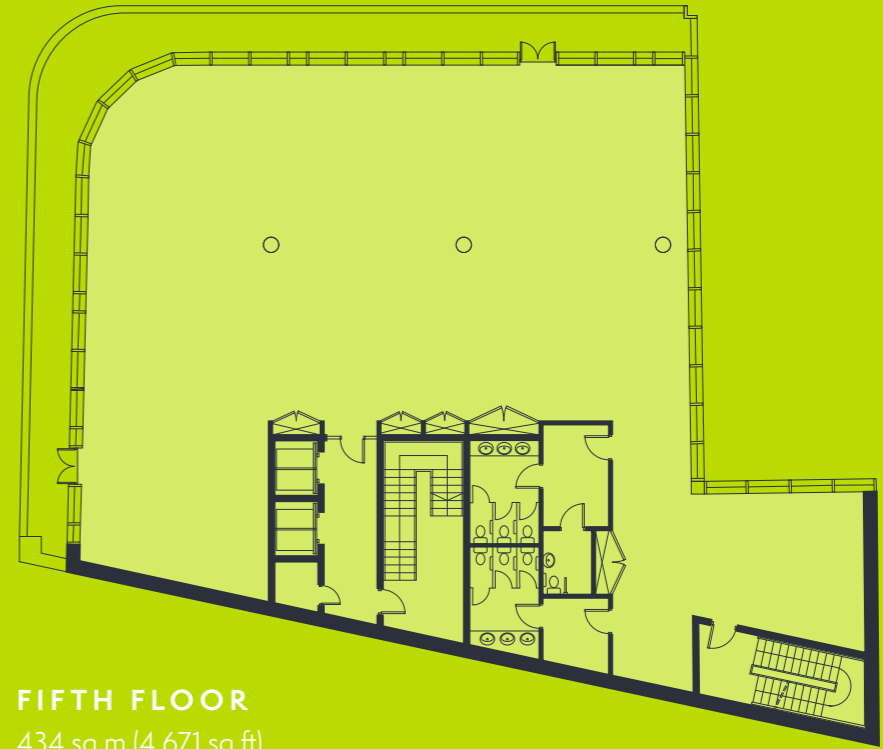
# FLOOR PLANS



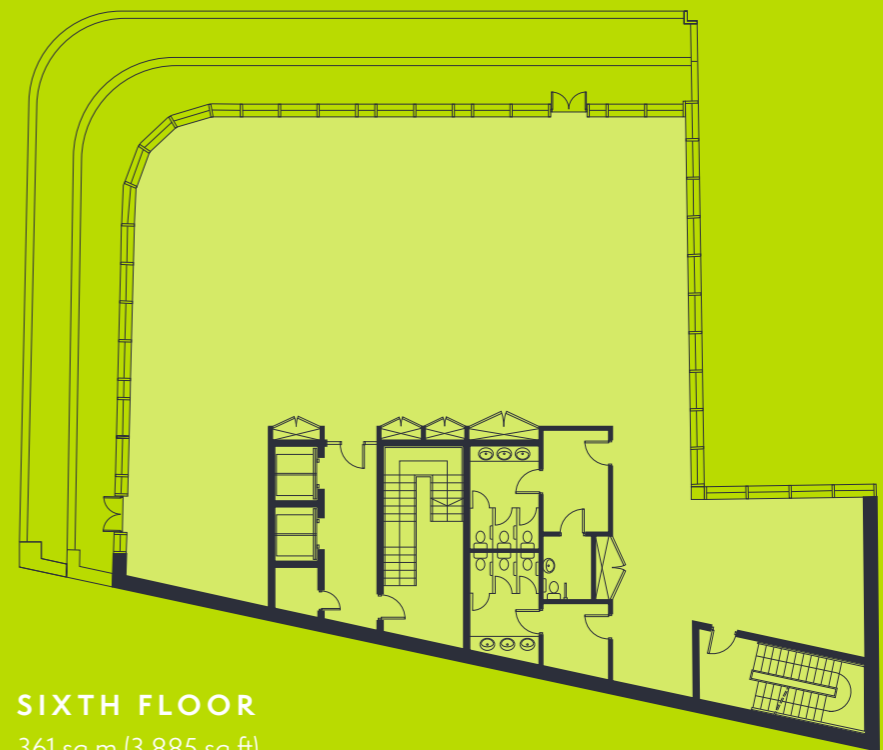
**GROUND FLOOR**  
475 sq m (5,112 sq ft)



**TYPICAL FLOOR**  
513 sq m (5,521 sq ft)



**FIFTH FLOOR**  
434 sq m (4,671 sq ft)



**SIXTH FLOOR**  
361 sq m (3,885 sq ft)

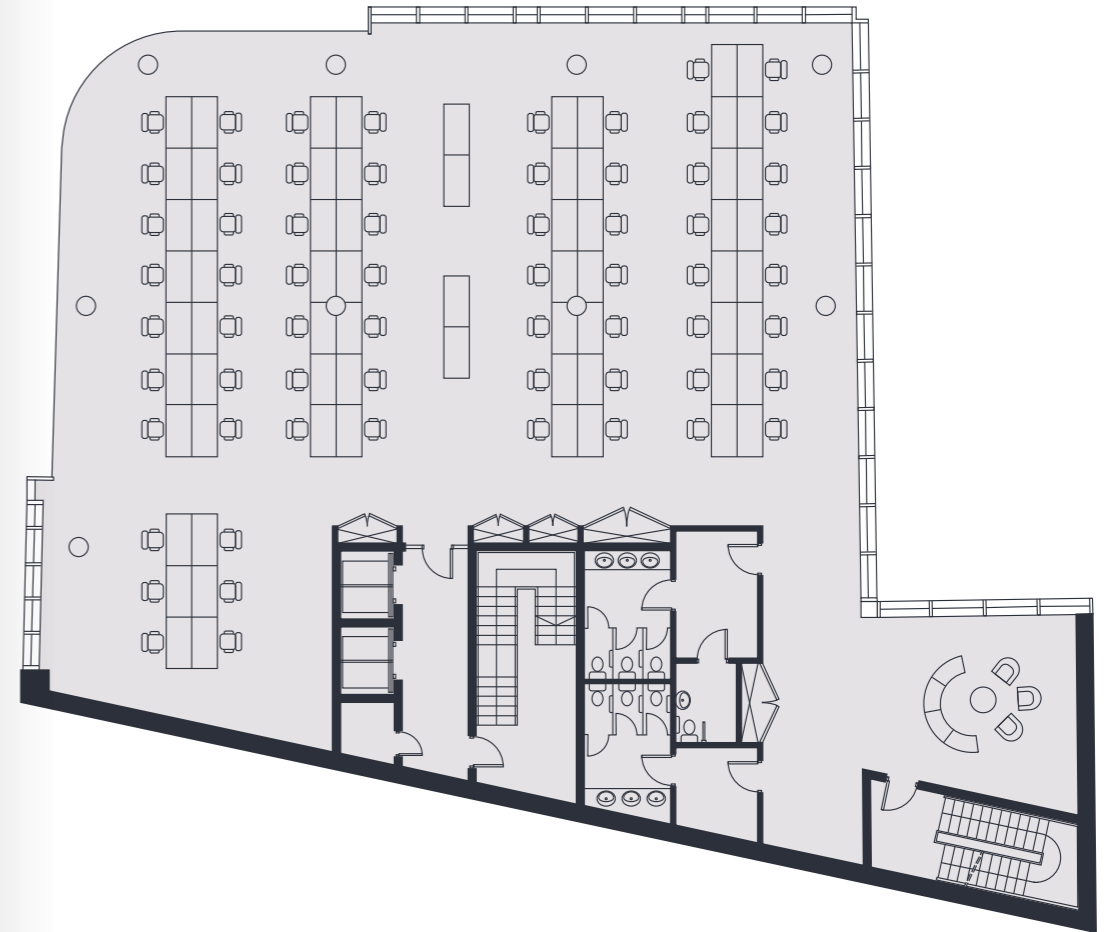


FLOOR	SQ M	SQ FT
GROUND	475	5,112
FIRST	506	5,447
SECOND	513	5,521
THIRD	513	5,521
FOURTH	513	5,521
FIFTH	434	4,671
SIXTH	361	3,885
<b>TOTAL</b>	<b>3,315</b>	<b>35,678</b>

(Measured on a Net Internal Area basis)

ACCOMMODATION SCHEDULE

TEST FITS



FINANCIAL USE

**Density**  
8 sq m per person

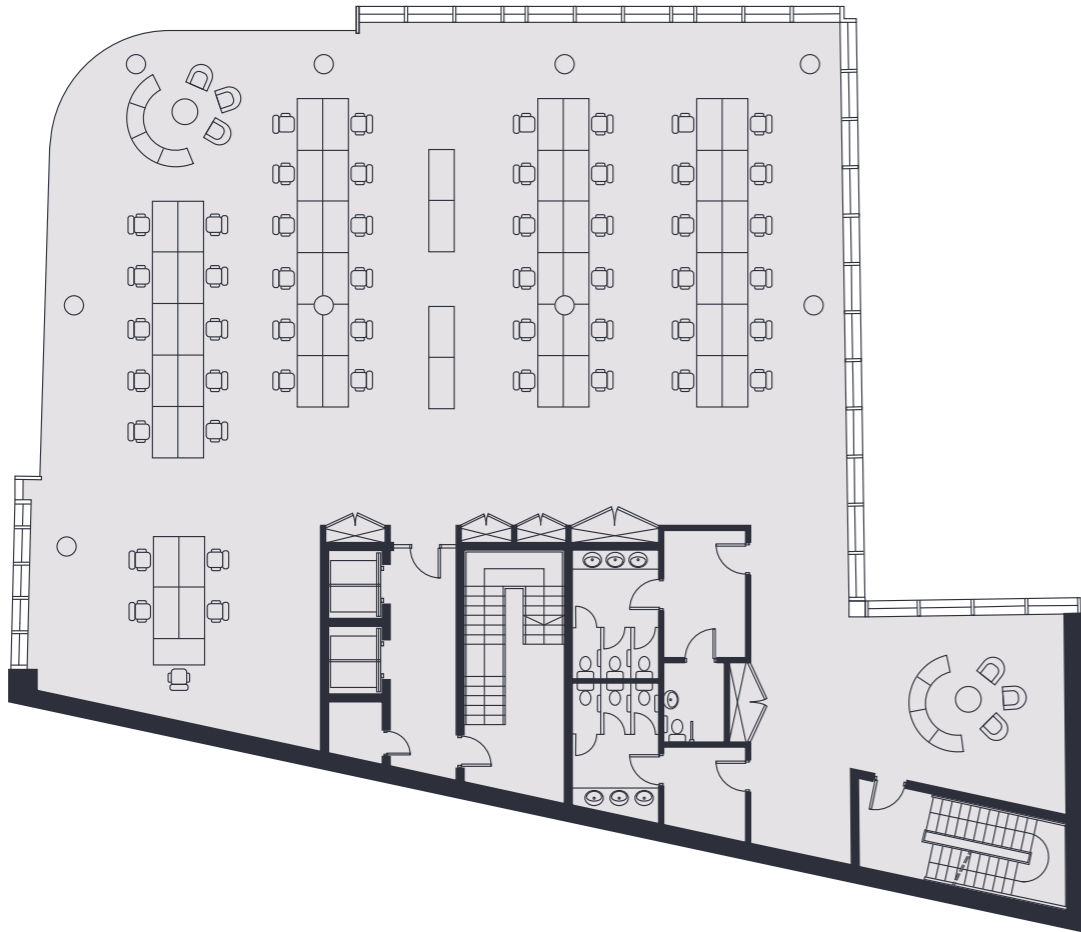
**Meeting Areas**  
1

**Open Plan Workstations**  
64



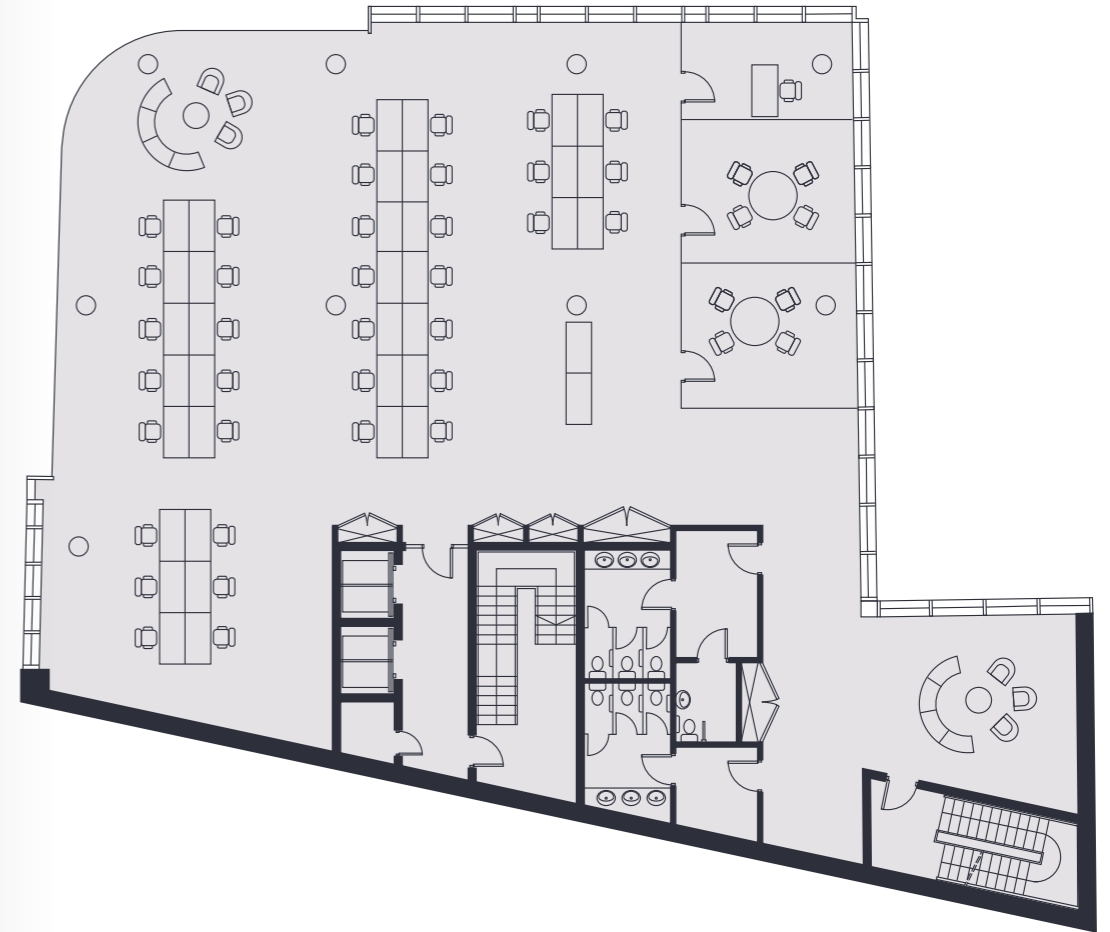
# TEST FITS

ONE LIBERTY PARK



## TECHNOLOGY USE

<b>Density</b> 10 sq m per person	<b>Meeting Areas</b> 2	<b>Open Plan Workstations</b> 51
--------------------------------------	---------------------------	-------------------------------------



## PROFESSIONAL USE

<b>Density</b> 14.5 sq m per person	<b>Meeting Areas</b> 2	<b>Open Plan Workstations</b> 36
<b>Cellular Offices</b> 1	<b>Meeting Rooms</b> 2	



# DETAILED SPECIFICATIONS

## OCCUPANCY

### Means of Escape

1 person per 5 sq m  
(fire escape widths and capacity)

### Lift Provision

1 person per 8 sq m

### Mechanical & Electrical Occupancy

1 person per 8 sq m

## FLOOR LOADINGS

### Office Floors

5kN / sq m

### Plant Rooms

7.5kN / sq m

## FLOOR HEIGHTS (APPROX)

### Reception floor to ceiling

Extra height 3.45m reception, waiting area and break-out space

### Office slab to slab

3.25m

### Office floor to ceiling

2.65m

### Office floor to floor

3.4m

### Raised access floor zone

100mm (excluding 50mm floor zone)

### Structural slab depth

300mm typically

### Ceiling service zone

400mm (excluding 50mm ceiling zone)

### Planning Module

1.5m square typically throughout

### Structural Grid

7.5m x 7.5m grid typically

## SUSTAINABILITY TARGET



## STRUCTURE

The structure is concrete frame with lateral stability provided with the central concrete core. Columns are generally on a 7.5 meter grid. The floor plates are typically 300mm deep, flat concrete slabs. The frame steps back at 5th and 6th floor to allow for generous terraces to the perimeter of the building.

## ELEVATION TREATMENT

### Entrance

The main entrance is defined by an extra height recessed glazed facade within the overall glazed facade with expressed concrete columns internally. This set-back will be illuminated with street uplighters. A fully glazed screen contains an entrance door and a semi-structurally glazed motorised revolving door.

### Glazing

All the building will use a single curtain walling cap system to form a singular large area of curtain walling and linear windows. The glazing is to be double glazing, high performance and clear in nature. It will be high performance Low E with an approximate G Value of 0.4. The solid elements and caps in the system will be manufactured from high grade polyester powder-coated aluminium. All junctions of elements will be dry fixed and gasketed with hidden glazing beads and silicone seals behind. Shadow box spandrel panels are utilised at slab levels. They will be glazed and detailed in a similar specification to typical windows and will incorporate insulated and systemised twin skin infill panels and be designed to accommodate heat gain within the void (ventilated internally). These shadow box zones are designed to achieve a visual continuity of the transparent glazing across the cladding of the floor slab. There are no opening sections in the glazed screens as the building is fully air conditioned. The colour / finish will be a selected grey polyester powder-coat with gold elements. The inside and outside of the building may be different colours.

## EXTERNAL FINISHES

### External 5th and 6th Floor Balconies and Terraces

Selected composite decking and proprietary planter boxes.

## INTERNAL OFFICE FINISHES

### Walls

Emulsion painted dry lined.

## Floors

600mm x 600mm raised access flooring medium duty screwed down to adjustable pedestals.

## Columns

Emulsion painted plasterboard encasement.

## Ceiling

Metal suspending ceiling system with lay in acoustic fleece. Perforated ceiling tiles with plasterboard lining margins. System to incorporate light fittings, diffusers, smoke detectors and illuminated signage. Plasterboard margins to include slot diffusers and down lighting.

## Floor Grommets

Grommets provided to 1 per 10 sq m.

## RECEPTION

### Floor Finish

Large format tile natural Portland/limestone look floor finish.

### Wall Finishes

Internal reception walls and lift lobbies to be clad in laminated/toughened opaque glass with feature white marble element.

### Ceiling and Lighting Finishes

Plasterboard feature ceiling with Pelmet edge treatment and integrated LED lighting throughout ground floor reception, waiting area and lift lobbies.

### Reception Desk

Bespoke feature reception desk.

### Access Control System

Stainless steel and structural glass turnstiles. Access control on all doors off lift lobbies.

### Door Finishes

American walnut veneer with solid American walnut frames. All ironmongery to be stainless steel.

## LIFT LOBBIES

### Walls

Large format natural white marble effect wall cladding to the lift core walls

### Floors

Large format tile natural stone floor finish to match reception area.

### Ceiling

Plasterboard ceiling with illuminated recess detail.

### Doors

American walnut veneer with solid American walnut frames. All ironmongery to be stainless steel.

## TOILETS

### Walls

Large format porcelain tile with feature tiled walls.

### Floors

Large format porcelain tiled floor.

### Ceilings

Plasterboard feature ceiling with recessed LED downlights.

### Doors

American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel.

### WC Cubicles

Full height effect. High quality American walnut laminate on solid core substrate with stainless steel ironmongery and pedestal legs.

### Vanity Units

Natural stone counter top with inset white wash-hand basins and integrated stainless steel taps and soap dispensers. Full height mirror over.

### Sanitary Ware

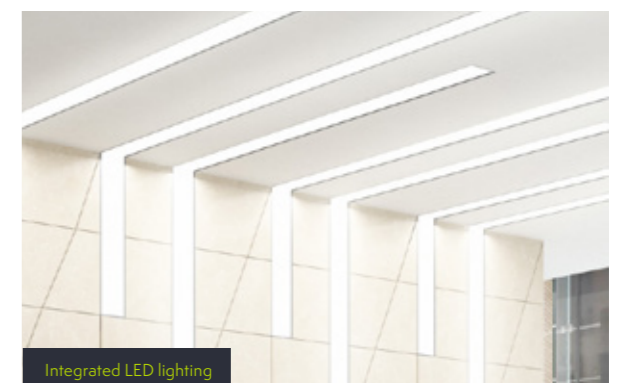
Including steel frame, wall hung WC pans with concealed cisterns on demountable back wall system in American walnut laminate finish.

### Air Changes

8 air changes per hour.



Floor to ceiling glazing



Integrated LED lighting



## SHOWER AND CHANGING FACILITIES

- > 4 no. male and 4 no. female self-contained showers and changing rooms.
- > Full height effect cubicles.
- > High quality, American walnut laminate on solid core substrate with stainless steel ironmongery and pedestal legs.
- > Hardwood seating in front of lockers.
- > Floors and walls finished in large format porcelain tiles.
- > Changing area to include secure lockers.
- > Separate drying rooms for male and female areas.
- > WCs in shower areas.

## PASSENGER LIFTS

### Lifts

2 no. 17 person enhanced access controlled energy efficient passenger lifts (plus an additional goods lift).

### Internal Finishes

Full height rear mirror, back painted glass clad walls and full height signalisation console.

### Floors

Natural stone/vinyl floor.

### Contact Speed

1.6m per second.

### Waiting time

Interval time is less than 30 seconds.

### Internal Lift Finish

- > Coloured back painted glass walled interior with mirrored rear wall and tiled floor to match lobbies.
- > Brushed stainless steel lift car doors with full height effect. Control to be finished steel lifts serve all floors from basement to 6th floor.
- > Within the building the primary core lift wall will be clad in white marble at all levels to match the reception/ break-out area.

## COMMON PARTS

- > 47 secure bicycle spaces at lower ground level, adjacent to the showers and changing facilities.
- > 47 lockers.

## SERVICES

### Mechanical Services

The mechanical services to the office development shall comprise of a basement heating plantroom with modern highly efficient condensing boilers, external chiller and

air handling plant. The air handling plant shall provide tempered fresh air to the office space, coupled with low energy concealed ceiling four pipe fan coil units. Boosted hot and cold water shall be distributed throughout the building to all sinks and wash-hand basins. Rainwater harvesting technology shall be utilised, which shall collect rainwater from the building roof and distributed to all WCs. A Building Energy Management System (BEMS) shall be implemented to control and monitor all mechanical and electrical services to optimise building performance and utilise an energy metering system to monitor utility costs and carbon footprint.

### Electrical Services

The building's superior electrical facilities to high specification includes:

- > Full LED lighting installation, feature lighting in the reception.
- > Flexible power and data layout for desks through the raised access floor.
- > Power track and grommets and conduits for data and power to desk locations.
- > Wi-Fi points provision within the ceilings for full connectivity.
- > Provision for door access system and turnstile gates on main entrance lobby along with high end security systems and CCTV. Provision is made for the subdivision of electrical utility metering for light and power. Landlord energy bills for heating and cooling can be subdivided from the energy metering on the BEMS. Life safety systems such as fire alarm and LED emergency lighting are provided.

## COMMUNICATIONS

### Platinum Level Wired Certification

There are 2 no. comms rooms that provide the data communication to the building. Each comms room will have 4 no. ducts leading from the main Eir/Communications Infrastructure outside on the main road. Appropriate phone lines and data/fibre connections can be made at this point to facilitate the most basic user up to the most high-end business user. The back bone of the system will be provided to the user levels in the service risers via cable tray. Distribution throughout the floors is via power track contained within the raised floor. The system can be adapted or expanded with minimal disruption to the building or end user.





# DEVELOPMENT TEAM

## Henry J Lyons

### Architects

Henry J Lyons



### Consulting Engineers

Cronin Sutton

## ARUP

### Façade Consultant

Arup



### LEED Consultant

Meehan Green



### Town Planning & Development Consultants

John Spain Associates



## BLACKLION

### Developers

Blacklion Real Estate Fund

## PrimaryDesign

### CGI/Visualisation

Primary Design



### Landscape Design

Cameo and Partners



### Mechanical & Electrical Services

Metec



### Quantity Surveyors

Andrew P Nugent & Associates

#### DISCLAIMER

BNP Paribas Real Estate and CBRE gives notice that these particulars are set out for general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves or otherwise as to the correctness of each of them. All floor areas are approximate.



**CBRE**

PSRA No: 001528

**Alan Moran**

+353 1 618 5563

alan.moran@cbre.com

**Megan Burke**

+353 1 618 5595

megan.burke@cbre.com



**BNP PARIBAS  
REAL ESTATE**

PSRA No: 002702

**Keith O'Neill**

+353 1 661 1233

keith.oneill@bnpparibas.com

**Stephen Noonan**

+353 1 661 1233

stephen.noonan@bnpparibas.com