



OFFICES AT
Clerys

WORK LIFE.
ELEVATED.

CLERYS QUARTER, O'CONNELL STREET, DUBLIN 1



INTRODUCING OFFICES AT CLERYS

WORKSPACE THAT EXCEEDS EVERY EXPECTATION

64,600 SQ.FT. OFFICE HQ	3 FLOORS OF PREMIUM OFFICE SPACE FROM 18,200 TO 22,650 SQ.FT.	1:8 SQ.M. BASE BUILD OCCUPANCY
2.8M FLOOR-TO-CEILING HEIGHT	154 SECURE BICYCLE SPACES	7 UNISEX SHOWERS, CHANGING AND DRYING ROOM
		48 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
The offices have received a Platinum rating from WiredScore, the global connectivity certification system in Real Estate.

LEED & BER
The building is targeting LEED GOLD and a BER B2 Rating.



Clerys Quarter

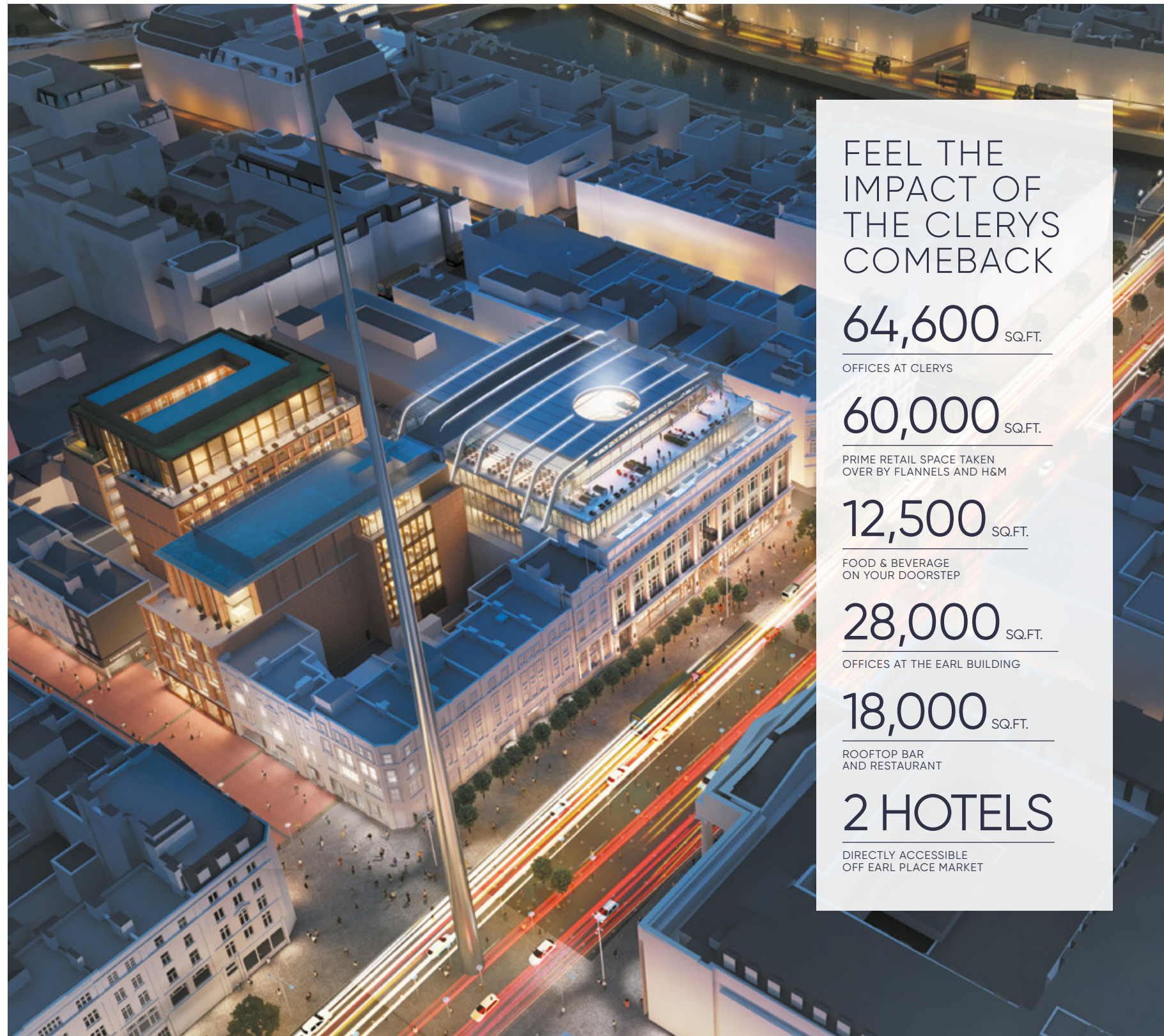
RESPECTFULLY
REMASTERED.
OPEN TO ALL.

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 FLANNELS 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**



**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.



Five floors of flexible space for collaboration, inspiration and the next era of growth.



FLANNELS



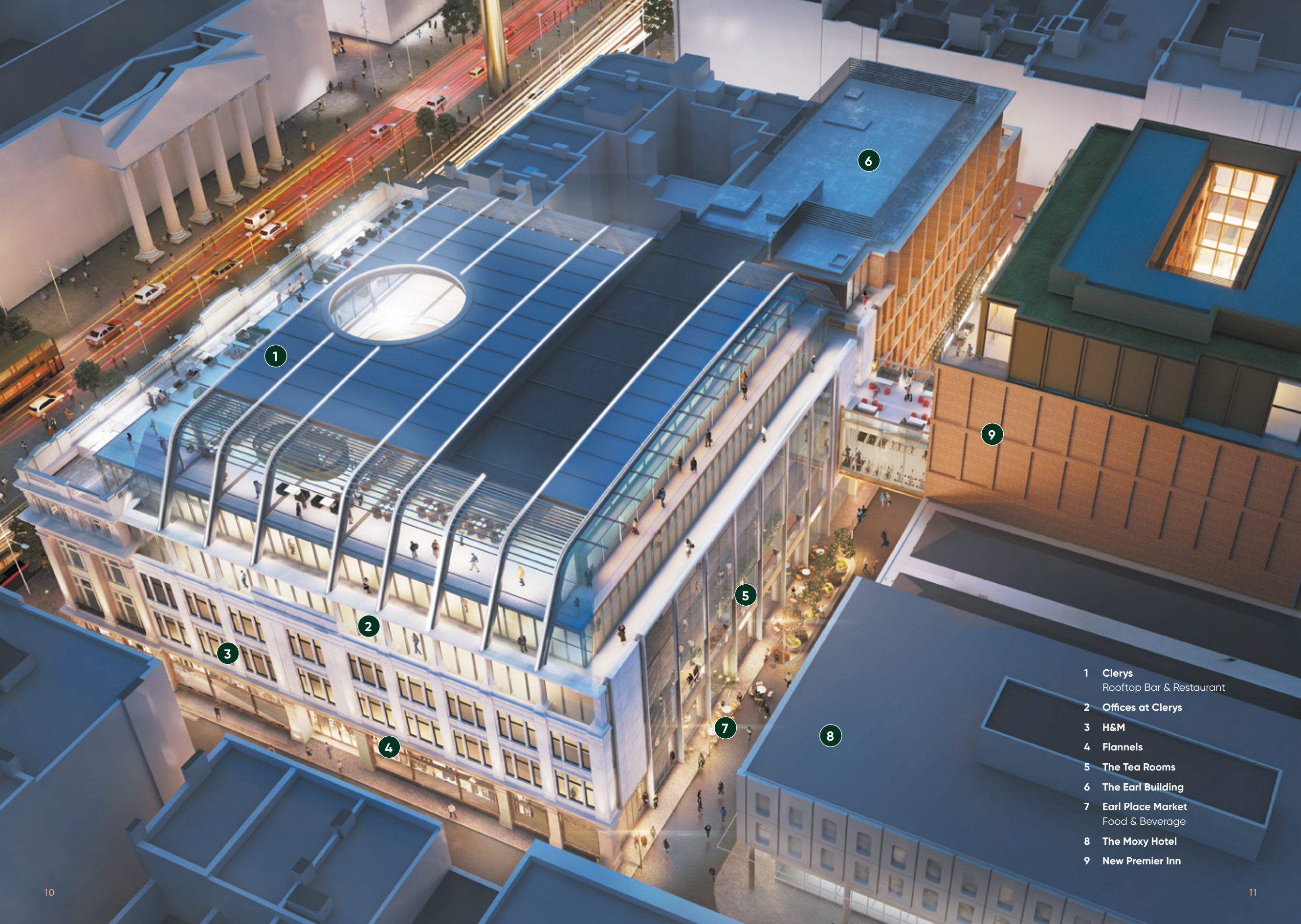
Flannels lands at Clerys - bringing its brand of new luxury to Ireland for the first time.

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 Flannels
- 5 The Tea Rooms
- 6 The Earl Building
- 7 Earl Place Market
Food & Beverage
- 8 The Moxy Hotel
- 9 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
Flannels
H&M
Tea Rooms
Clerys - Rooftop Bar & Restaurant

2 The Earl Building

Offices
Retail
Food & Beverage

3 Earl Place Market

New pedestrianised street
Food & Beverage

4 New Premier Inn

5 The Moxy Hotel

158-bedroom, 3-star hotel

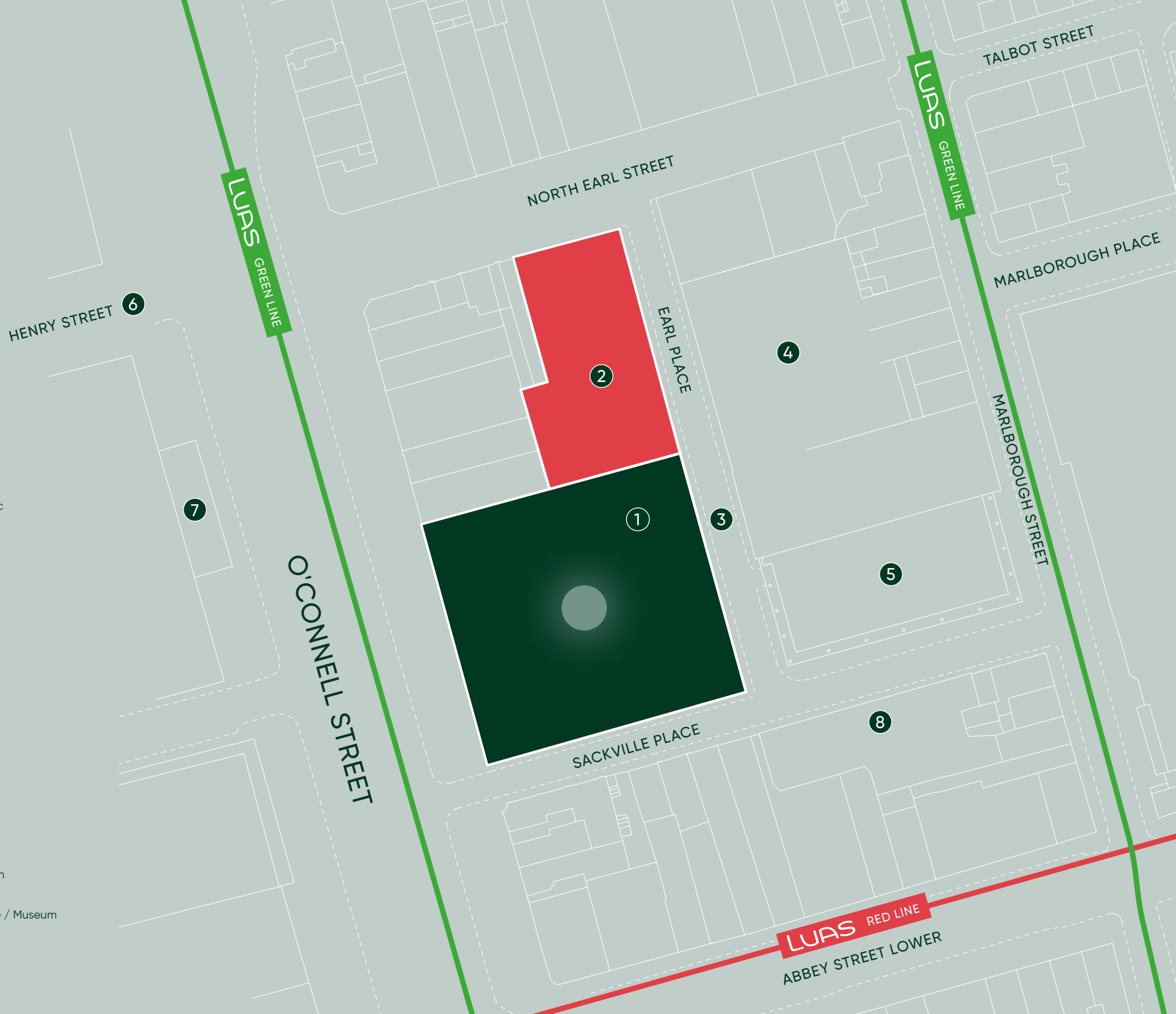
6 Henry Street

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

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



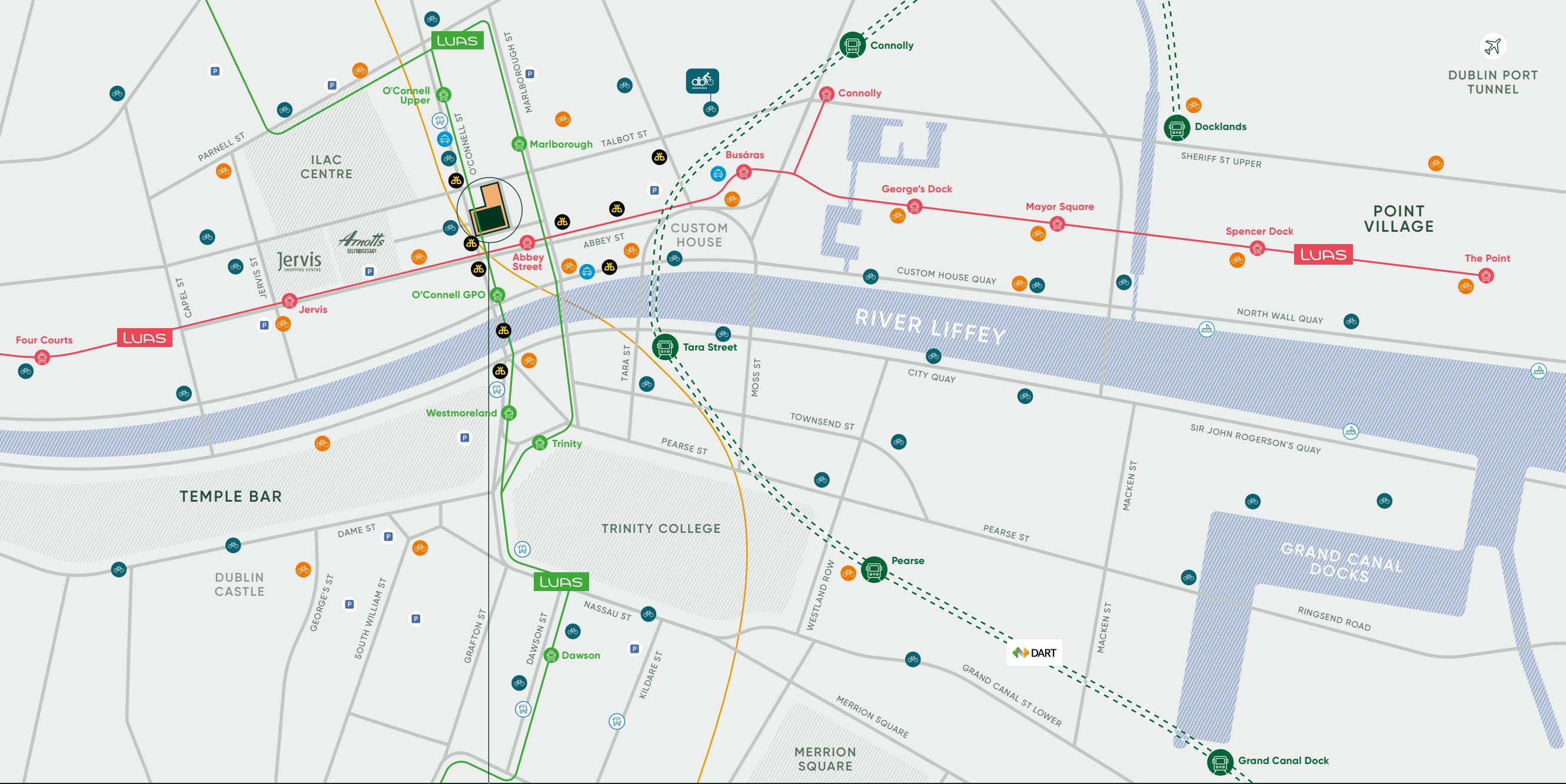
Jervis Centre



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

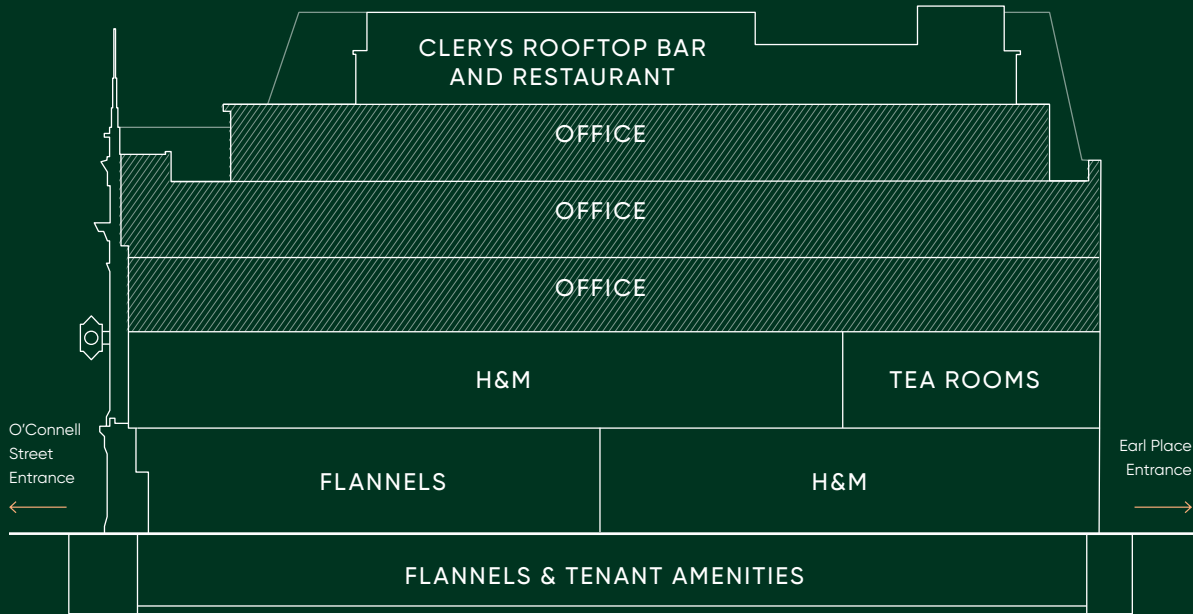
PUBLIC TRANSPORT

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	TENANT AMENITIES	
Total	5,999	64,573

CLERY'S QUARTER

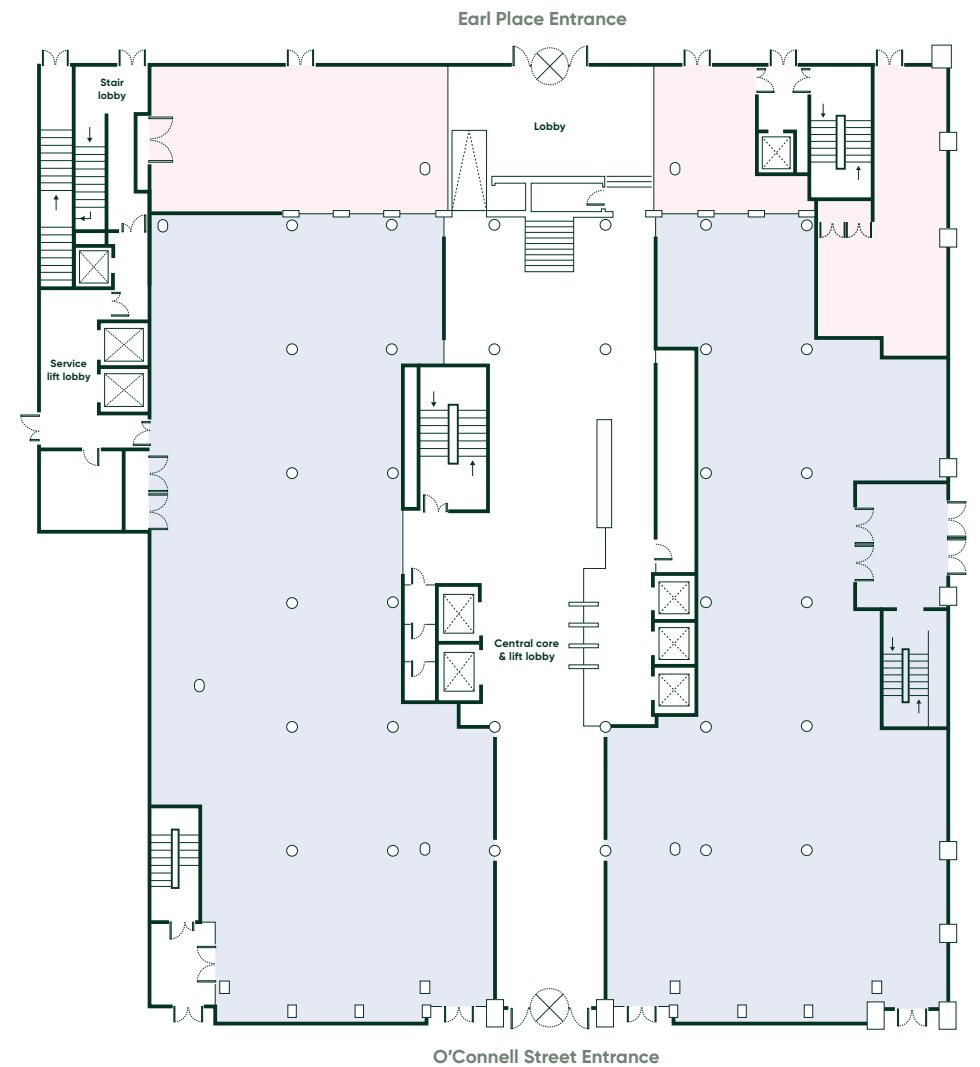


The above net internal floor areas are approximate areas only.
*Ground floor office reception area

GROUND FLOOR

FLOOR PLAN

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

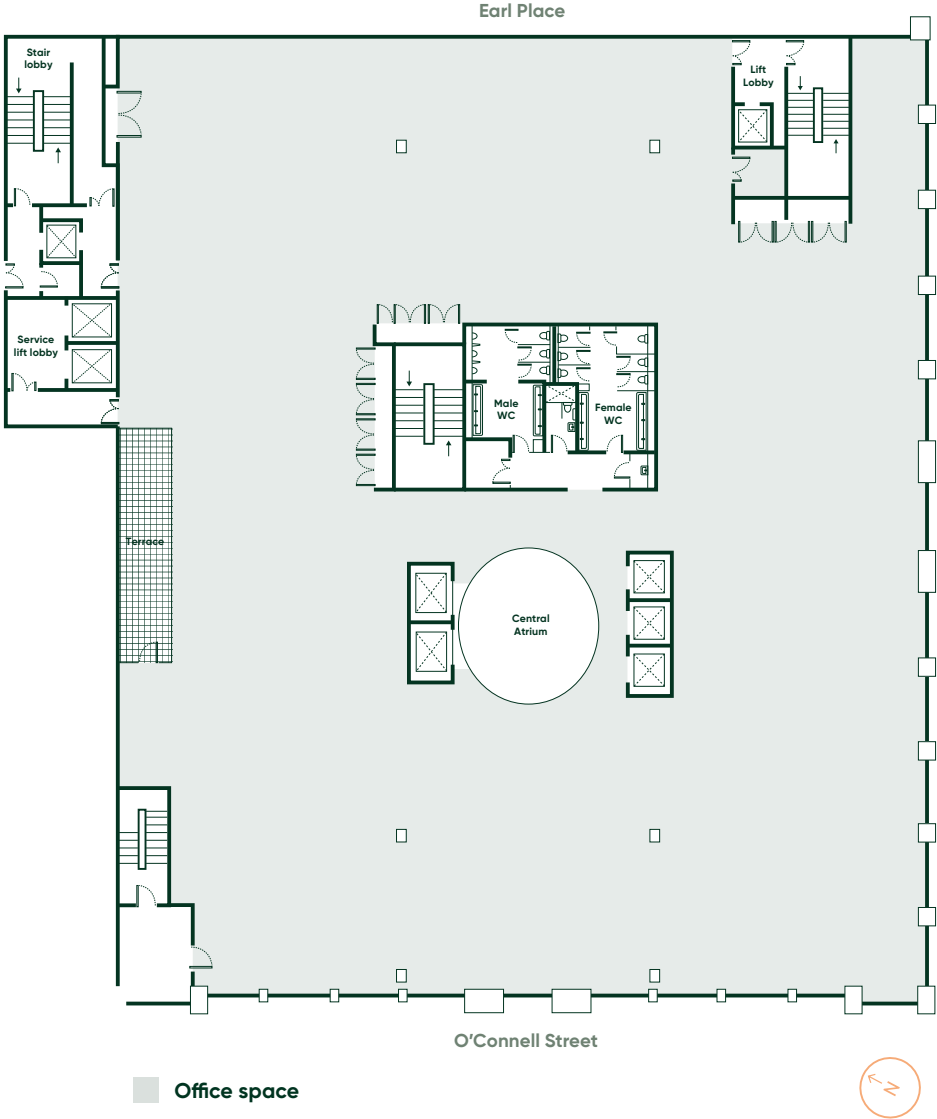


- Office Reception
- Retail
- F&B

SECOND FLOOR

FLOOR PLAN

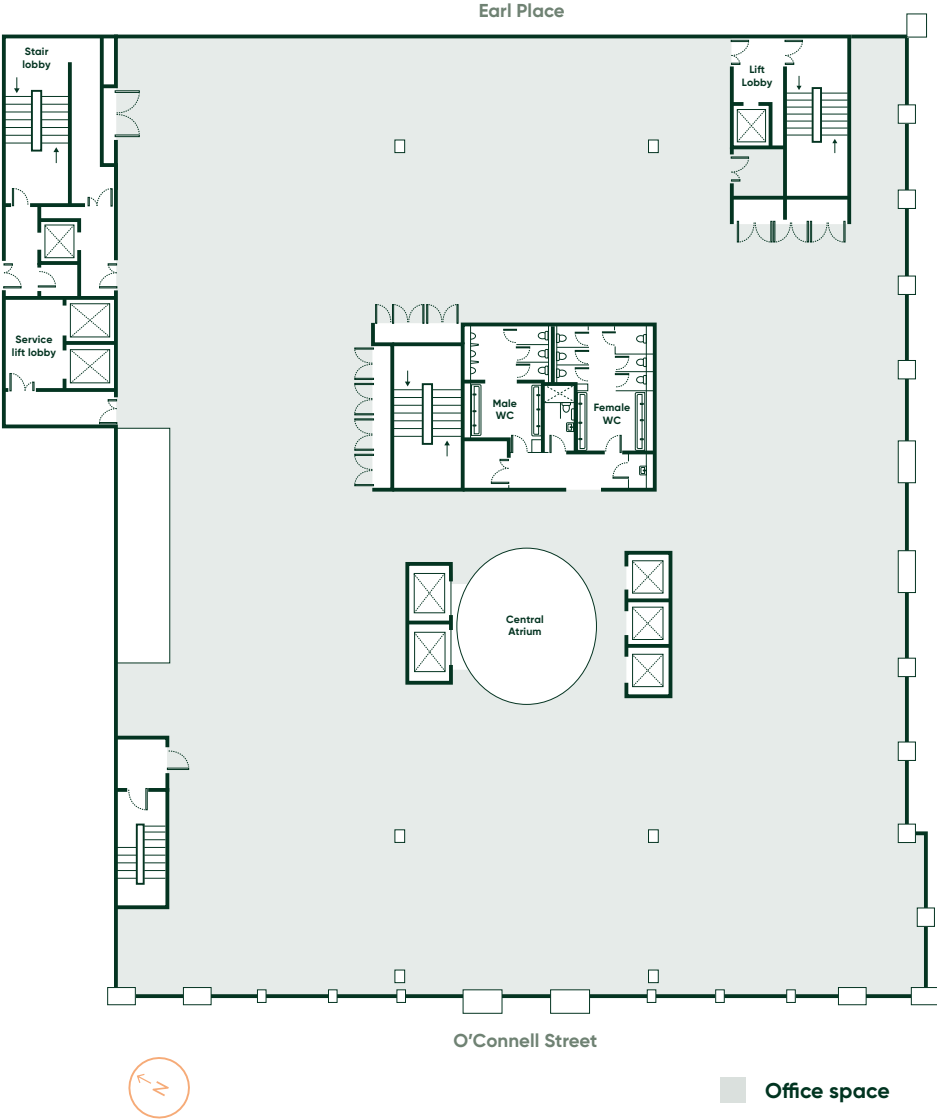
Area
2,104 sq.m. / 22,647 sq.ft.



THIRD FLOOR

FLOOR PLAN

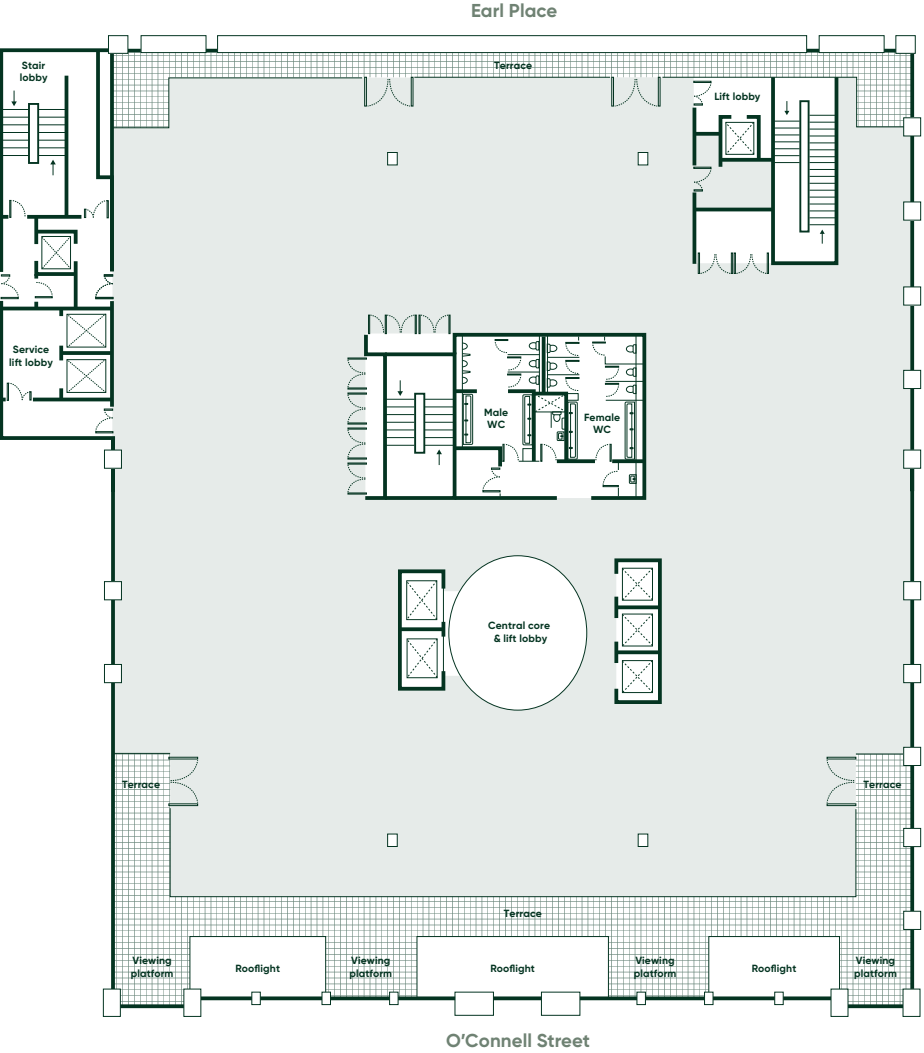
Area
2,100 sq.m. / 22,604 sq.ft.



FOURTH FLOOR

FLOOR PLAN

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



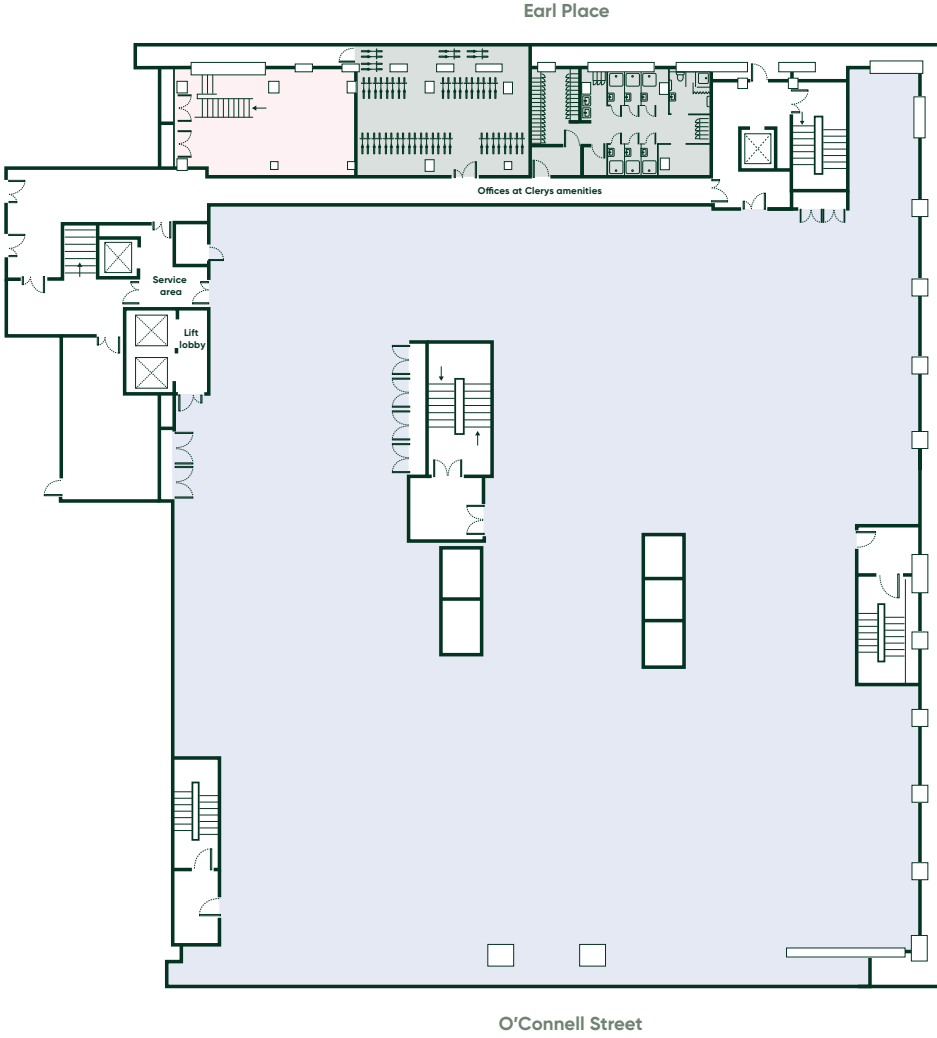
Office space



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.

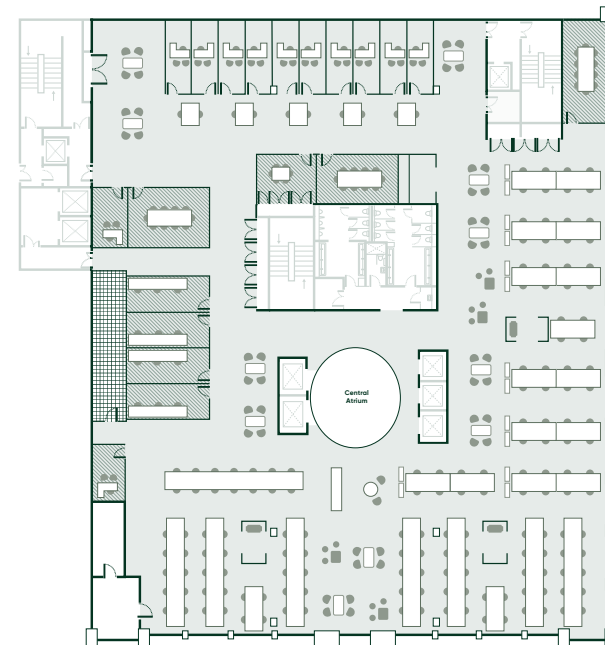
Open-plan work stations	251
Single person offices	8
Shared office space	3
6-person meeting room	1
10-person boardroom	1



FINANCIAL

Occupier density
1 person / 10 sq.m.

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



PROFESSIONAL SERVICES

Occupier density
1 person / 12 sq.m.

Open-plan work stations	152
Single person offices	12
Shared office space	3
6-person meeting room	1
10-person boardroom	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 8m².
- Office demise M&E designed to accommodate occupation capacity of 1 per 8m².
- 154 no. secure bicycle spaces.
- 7 no. unisex showers.
- 48 no. secure basement lockers.
- Changing/drying room facilities.
- Sustainability target: LEED GOLD, BER B2 Rating.

DESIGN OCCUPANCY

Means of escape

1 person per 6m².

Internal climate

1 person per 8m².

Lift provision

1 person per 8m².

Sanitary provision

1 person per 10m² 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 8m².

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 8m²

Lighting

7w per m².

Small power

25w per m².

Misc. small power

13w per m².

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 is targeting LEED GOLD and a 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

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.

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Oakmount

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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

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