QRE REAL ESTATE ADVISERS

To Let

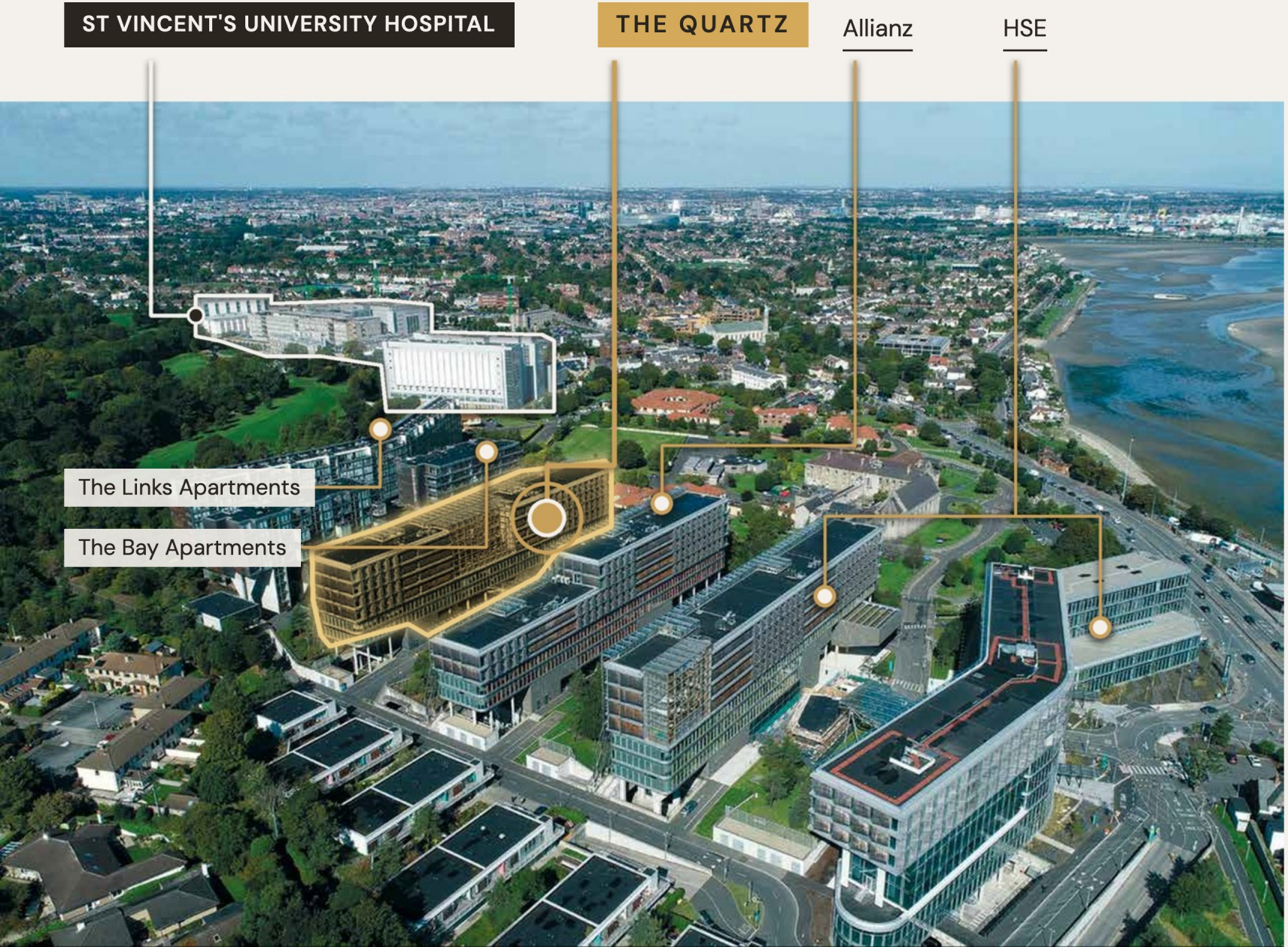
THE QUARTZ AND THE ANNEX BUILDING

Elm Park Green Dublin 4

Bespoke office space in Ireland's fastest growing medical campus.

BER B3 The Quartz

BER G The Annex



THE CAMPUS · DUBLIN 4

Elmpark Green

A prime campus off Merrion Road in Dublin 4, home to the Quartz Building alongside Willis Towers Watson, Allianz, and Ireland's Health Service Executive, with apartments, cafés, a crèche and gym on-site. St. Vincent's University Hospital is located next door and currently expanding into the campus.

17
acre campus

4 km
Dublin City Centre

AWARD-WINNING DESIGN

Architects Bucholz McEvoy

RIAI Best Office Development, 2008

Chicago Athenaeum award, 2009

Work, train, stay and eat, all within a short walk



FITNESS

Two gyms on campus

Indoor and outdoor gyms, plus Club classes.



STAY

4-star Maldron Hotel next door

Rooms, restaurant and bar for visiting teams.



EAT

Two cafés on campus

Elm Epicurean and The Art of Coffee, steps away.



GETTING HERE

Free weekday shuttle

To N11/UCD, plus DART 10 minutes and Aircoach 702.



CYCLING

Cycle repair studio

Bike servicing, BleeperBikes and YUKŌ car club.



WELLBEING

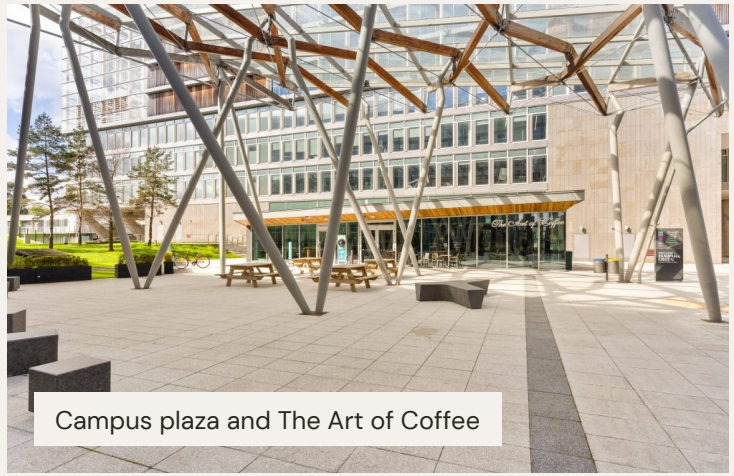
Yoga and Club classes

Plus OOHPod lockers, crèche and 24/7 security.

A considered arrival, a campus to enjoy



Main reception and lift lobby



Campus plaza and The Art of Coffee



Outdoor cross-training area

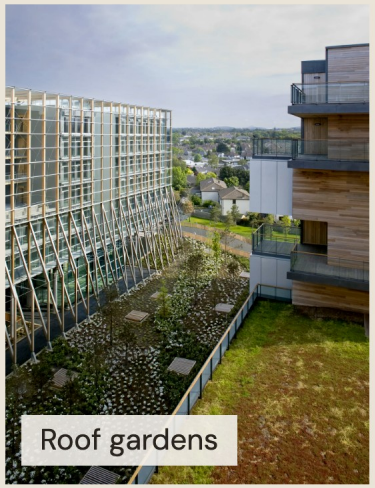


17 acres

of landscaped campus, with a 567 m river walk and 1.1 km walking trail

SUSTAINABILITY · ELMPARK GREEN

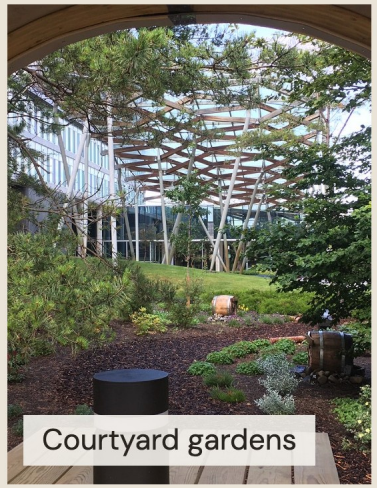
A campus connected to nature



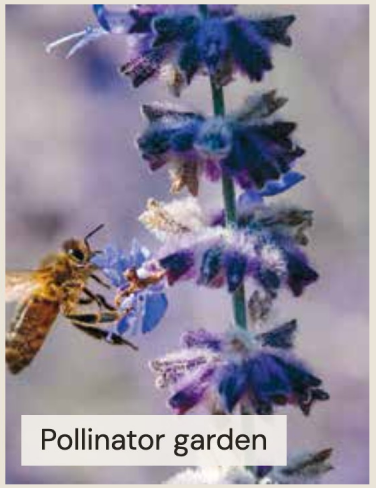
Roof gardens



Bug hotel



Courtyard gardens



Pollinator garden

BIODIVERSITY

A wildflower garden with homes for bats, birds and bees, and a member of the All-Ireland Pollinator Plan.

LANDSCAPE FIRST

Buildings raised above landscaped gardens, with planted roofs, mature trees and courtyards throughout.

GREENER LIVING

Free shuttle, BleeperBikes, cycle clinic and car sharing, plus e-waste collection, clothes swaps and beach cleans.

LOCATION · MERRION ROAD, DUBLIN 4

Minutes from the city, on the coast

BY CAR

Dublin Airport	15 km · 25 min
Dublin Port Tunnel	7.7 km · 15 min
IFSC	5.8 km · 12 min
UCD	4.7 km · 12 min
Sandyford	7 km · 12 min
St Stephen's Green	5.2 km · 8 min
Ballsbridge	2.8 km · 5 min
The Quartz, Elm Park	
Blackrock Village	2.6 km · 5 min
Dún Laoghaire	5.9 km · 9 min

400 m walk to Booterstown and Sydney Parade DART

280 m to the Aircoach 702, direct to Dublin Airport



ELM PARK · HEALTHCARE
AND INNOVATION

At the heart of Ireland's fastest growing medical campus

Almost €2bn of State and HSE healthcare investment is committed on and around Elm Park, Ireland's fastest growing medical campus.

Space to suit every size

From a 2,011 sq ft wing to two full Quartz floors, or the whole Annex as your own building.

Fit-out delivered in-house

Our own development team designs and delivers Cat A and Cat B fit-outs to each occupier's brief.

€1.86bn

New National Maternity Hospital, approved October 2026 for the St Vincent's campus next door. Construction from 2027.

275,000 sq ft

Seamark and Vista buildings at Elmpark Green, acquired by the HSE in 2024 in a €50m investment. St. Vincent's dermatology department currently relocating to the campus.

€40mn

HSE investment in neighbouring landbank executed in 2026 for additional healthcare expansion.

Global occupiers

WTW, in 140 countries and markets, and Allianz, with €187bn of business a year, run their Irish headquarters here.

Access to world-class research

10minutes on the DART to Silicon Docks, Europe's AI hub: OpenAI's new 88,000 sq ft European headquarters, Meta and Google's European headquarters and a fast-growing Anthropic team. UCD (2 km) and Trinity College Dublin, both in the world's top 100 universities, with St Vincent's, a UCD teaching hospital, next door.



THE BUILDING

The Quartz and Annex

THE QUARTZ

- 7 storeys
- **Floors 2 and 3 available**
- Double-skin façade
- Two receptions
- BER B3

THE ANNEX

- c. 10,261 sq ft NIA
- **Whole building available**
- Three levels
- Own entrance and stairs
- Shell and core
- BER G

Award-winning, energy-efficient building design



The Quartz is one of three office buildings in Bucholz McEvoy Architects' Elm Park masterplan, completed in 2008 and designed with climate engineers Transsolar. It is cooled and ventilated by the wind rather than building-wide air-conditioning. The scheme won RIAI Best Office Development (2008), a BusinessWeek / Architectural Record 'Good Design is Good Business' award (2008) and a Chicago Athenaeum International Architecture Award (2009).

Designed around the wind

East-west orientation uses Dublin's prevailing westerlies. Fresh air enters through east-façade vents, passes over the perimeter heating and crosses the open floor.

Stack-effect ventilation

Air rises through the 1.25 m cavity of the double-skin west façade and the atria, venting at roof level without ducted air-conditioning.

Thermal mass

Exposed coffered concrete soffits act as a heat sink, absorbing heat through the day.

Daylight and shading

Narrow floor plates bring daylight deep into the floors, with vertical timber brise soleil shading the upper east façade.

Low-carbon heat

District heating network running on natural gas and biomass, one of the first SEAI-backed biomass plants in Ireland.

Supported by local VRF

The landlord fit-out adds local VRF heating and cooling to floors 2 and 3, giving local control on peak days.

c. 60%
less energy than an equivalent air-conditioned office*

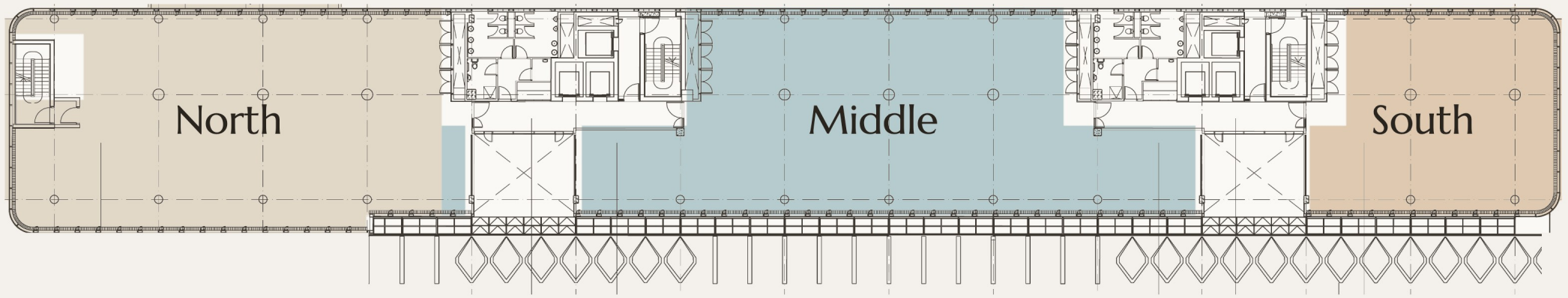
c. 64%
less carbon than an equivalent air-conditioned office*

B3
BER, rated as heating and natural ventilation

* Design-stage estimates for the Elm Park office buildings, published in Building magazine on completion.

Option B - Your own floor in the Quartz, fully configured

Two central cores serve three wings, so an occupier can take a single wing, a full floor or both floors.



NORTH WING
5,211
sq ft · 484 sq m NIA

MIDDLE WING
6,210
sq ft · 576 sq m NIA

SOUTH WING
2,011
sq ft · 187 sq m NIA

FULL FLOOR
13,440
sq ft · 1,248 sq m NIA

COMBINATIONS North + Middle 11,421 sq ft · Middle + South 8,221 sq ft · Both floors 26,873 sq ft

Indicative only · Not to scale · Areas NIA, subject to measurement

What's possible at The Quartz

Light-filled floors with views over the campus and Dublin Bay, fitted out by Kouchin to suit each occupier.







Indicative CGIs of a potential fit-out

Built for comfort, run efficiently

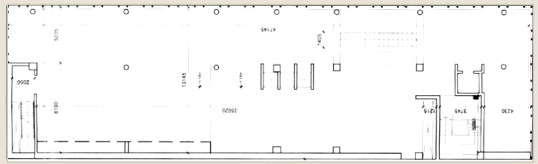
BUILDING	Office building over a basement car park, completed c. 2007. Two central cores plus a third escape stair to the north.
FLOOR PLATES	c. 13,440 sq ft NIA per floor in three wings (south, middle and north) around two central cores. Each wing can be let on its own.
COOLING	Natural cross-ventilation through east-façade vents and the 1.25 m double-skin west façade, with exposed concrete thermal mass. The landlord fit-out adds local VRF cooling.
HEATING	Perimeter LPHW heating from the Elm Park Green district heating network, plus heating from the new VRF units.
BMS	Building-wide Cylon BMS, with upgraded controls to floors 2 and 3 in the landlord fit-out.
LIGHTING	Existing fluorescent lighting replaced with LED fittings and lighting controls in the landlord fit-out.
DATA AND POWER	Raised access floors, power and CAT 6 data cabling, a comms room and separate electricity meter on each floor.
CEILINGS	Exposed vaulted and coffered concrete soffits. Floor-to-ceiling height of 2.7 m to 3.0 m.
LIFTS	Six Otis Gen2 lifts across the two main cores: four passenger and two firefighting.
WASHROOMS	Male, female and accessible WCs at each main core on every floor. Accessible WC with level-access shower. Kitchenette on each floor.
ARRIVAL	Two ground-floor receptions, main (north) and south, in full-height glazed atria.
LIFE SAFETY	Addressable fire alarm, dry risers, and automatic smoke vents to the stair cores and firefighting lifts.
SECURITY	24/7 campus security, access control and CCTV.
FIT-OUT	Cat A and Cat B fit-outs designed and delivered in-house by the landlord, with capex and payment structures tailored to the occupier.
BER	B3



THE ANNEX · THREE LEVELS

Option A - Your own building, fully bespoke

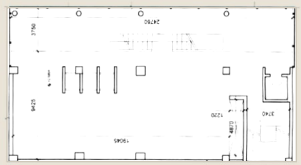
Its own entrance and stairs over three levels, next door to The Quartz. Shell and core today, fitted to your brief and option to extend.



FIRST FLOOR

5,543

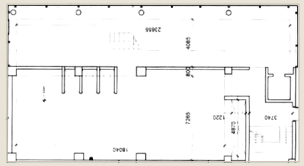
sq ft · 514.9 sq m NIA



MEZZANINE

1,885

sq ft · 175.1 sq m NIA



GROUND FLOOR

2,833

sq ft · 263.2 sq m NIA

THE ANNEX IN TOTAL

10,261 sq ft

953.2 sq m NIA

Indicative only · Not to scale · NIA, subject to measurement

Your own building, fitted to your brief

DESCRIPTION	A self-contained building over three levels (ground, mezzanine and first floor) beside The Quartz, with its own entrance and stair core.
SIZE	c. 10,261 sq ft NIA.
LEVELS (NIA)	Ground floor 2,833 sq ft · Mezzanine 1,885 sq ft · First floor 5,543 sq ft.
CONDITION	Shell and core, with the reinforced concrete frame exposed. An existing opening in the slab between ground and first floor allows for an internal stair.
ROOF	Green roof with northlight glazing.
FIT-OUT	Cat A and Cat B fit-out designed and delivered in-house by the landlord to the occupier's brief, with capex and payment structures tailored to the occupier.
BER	G (shell and core condition). To be re-rated after fit-out.



The Quartz and The Annex (right) from the campus

Areas approximate and subject to measurement.

Make Elm Park Green your next office

QUOTING RENT	Upon request
BER	BER B3 The Quartz BER G The Annex
SERVICE CHARGE	€8.40 per sq ft
RATES	€4.45 per sq ft
CAR PARKING	38 Basement car spaces

All viewings are strictly by appointment through the sole letting agent.

SOLE LETTING AGENT

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