THE EARL BUILDING

at Clerys Quarter

Dublin's Central Address

Clerys Quarter,
Earl Place, Dublin 1

Introducing The Earl Building at Clerys Quarter, Dublin's most iconic & exciting City Centre redevelopment.

The building forms an integral part of the wider Clerys Quarter and offers occupiers a central, extremely accessible and vibrant place for staff to work.

28,000 SQ.FT. OFFICE HQ	**5** FLOORS OF PREMIUM OFFICE SPACE FROM 3,498 TO 6,135 SQ.FT.	**1:8** SQ.M. BASE BUILD OCCUPANCY	
2.7M FLOOR-TO-CEILING HEIGHT	**132** SECURE BICYCLE SPACES	**6** UNISEX SHOWERS (INC. ACCESSIBLE), CHANGING AND DRYING ROOM	**62** SECURE BASEMENT LOCKERS

Clerys Quarter

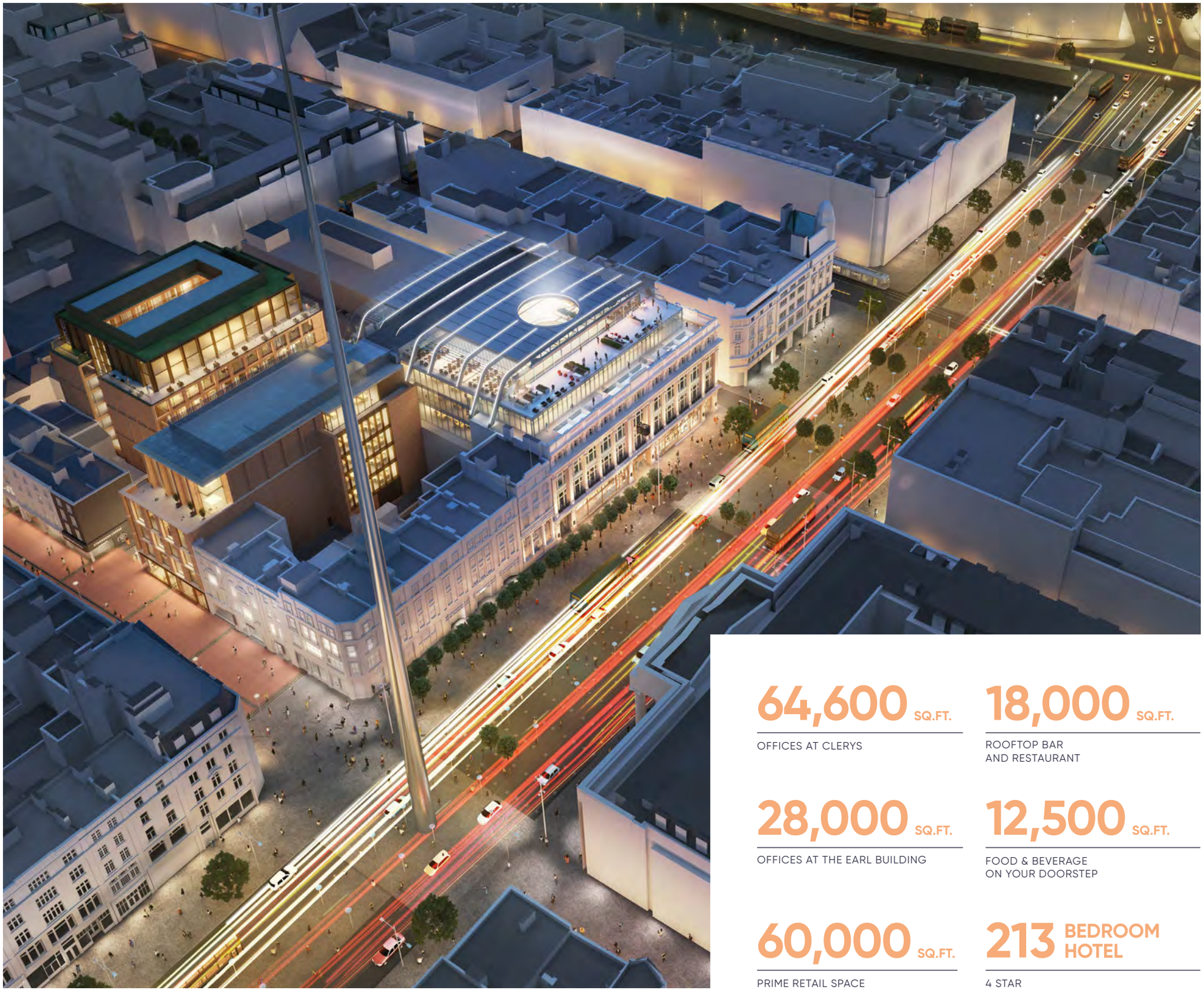
Clerys Quarter is located in the heart of Dublin's city centre on the city's premier thoroughfare, O'Connell Street, Dublin 1.

The Clerys building, which forms part of Clerys Quarter, is located opposite the GPO (one of Ireland's most famous landmarks) on the corner of O'Connell Street and Sackville Place.

The new quarter delivers a world-class mixed-use destination combining collaborative office, retail, food and beverage, hospitality and leisure spaces.

The O'Connell Street layout echoes that of Paris's Champs Élysées with a wide pavement each side of the street serving the retail outlets that line its length, and a parallel pair of two-lane roadways.

A paved landscaped space runs down the centre of the street incorporating statues and monuments, including the Spire – a slender rolled-steel statue extending to 119 metres.



64,600 SQ.FT.
OFFICES AT CLERYS

18,000 SQ.FT.
ROOFTOP BAR
AND RESTAURANT

28,000 SQ.FT.
OFFICES AT THE EARL BUILDING

12,500 SQ.FT.
FOOD & BEVERAGE
ON YOUR DOORSTEP

60,000 SQ.FT.
PRIME RETAIL SPACE

213 BEDROOM HOTEL
4 STAR

At the centre

Be part of Dublin's most connected destination, a vibrant setting for staff, shoppers, diners and overnight stays.

1 **Clerys Building**
Offices at Clerys
Retail
Tea Rooms
Panoramic rooftop hospitality suite

2 **The Earl Building**
Offices
Retail
Food & Beverage

3 **Earl Place Market**
New pedestrianised street
Food & Beverage offerings

4 **The Clery**
213-bedroom, 4-star hotel

5 **Moxy Hotel**
158-bedroom, 3-star hotel

6 **Henry Street**
Dublin's prime shopping destination

7 **GPO**
General Post Office / Visitor Centre / Museum

1 **Clerys**
Rooftop Bar & Restaurant

2 **Offices at Clerys**

3 **Retail at Clerys**

4 **Tea Rooms at Clerys**

5 **The Earl Building**

6 **Earl Place Market**
Food & Beverage

7 **The Clery Hotel**

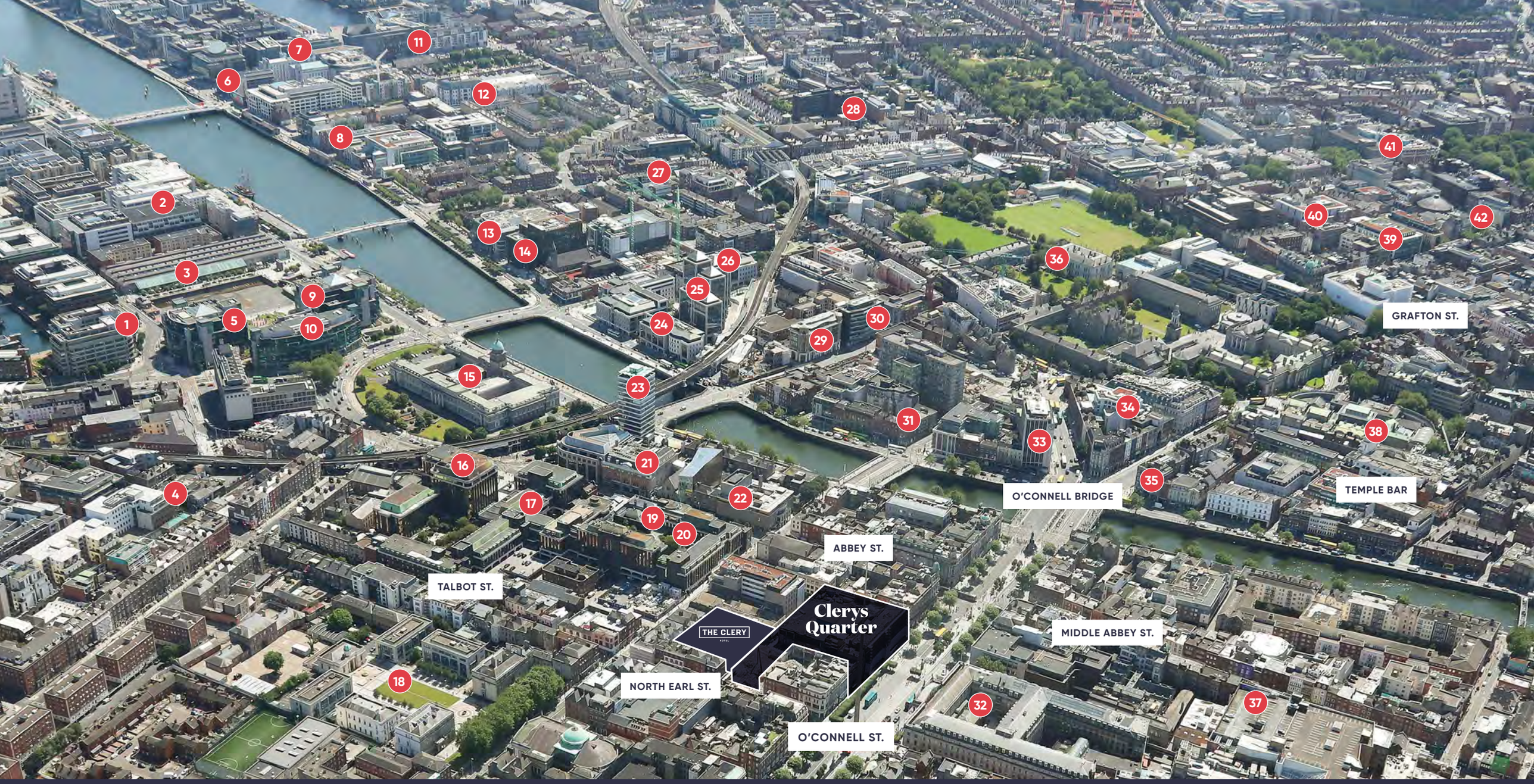
8 **The Moxy Hotel**

The Earl Building represents the best of modern architecture featuring highly efficient, flexible, light-filled floors.

A WELCOMING RECEPTION

HIGH PERFORMANCE FLOORS

EXCLUSIVE VIEWS



A central location

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

All part of

Clerys Quarter

Earl Place Market will play host to Dublin's best independent restaurants, cafés and bars, providing a new home for the city's growing food community.

THE CLERY
HOTEL

Clerys Hotel, a 213-bed four-star hotel from the team at Press Up Entertainment Group, Ireland's leading leisure and hospitality company.

Clerys

Offices
64,600 sq.ft. Grade A office space over three floors.

Retail
Dublin's flagship store and most iconic city centre retail opportunity.

F&B
Tea Rooms reimagined for the future.

CLERYS
ROOFTOP BAR & RESTAURANT

The Clerys building will be topped by a spectacular glazed rooftop hospitality area offering dining and terraces with panoramic views of the city.

On your doorstep

Clerys Quarter is at the heart of Dublin's cultural and city life. Here you will experience world renowned theatre, Michelin dining, café culture and retail therapy.

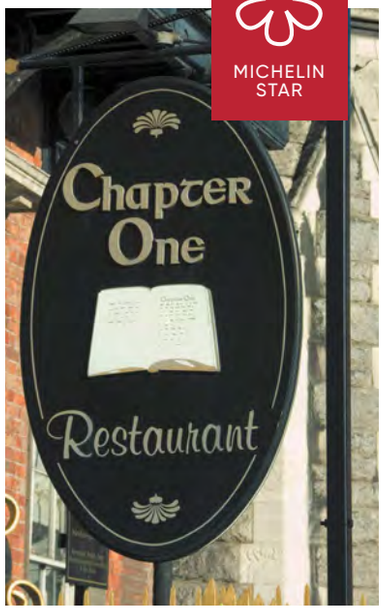
The Abbey Theatre

The Winding Stair

The Hugh Lane Gallery

Arnotts, Henry Street

MICHELIN STAR



Chapter One Restaurant

General Post Office

Hotel Riu Plaza, The Gresham Dublin

Jervis Centre

The Moxy Hotel

Gate Theatre

The heart of the city

THE EARL BUILDING

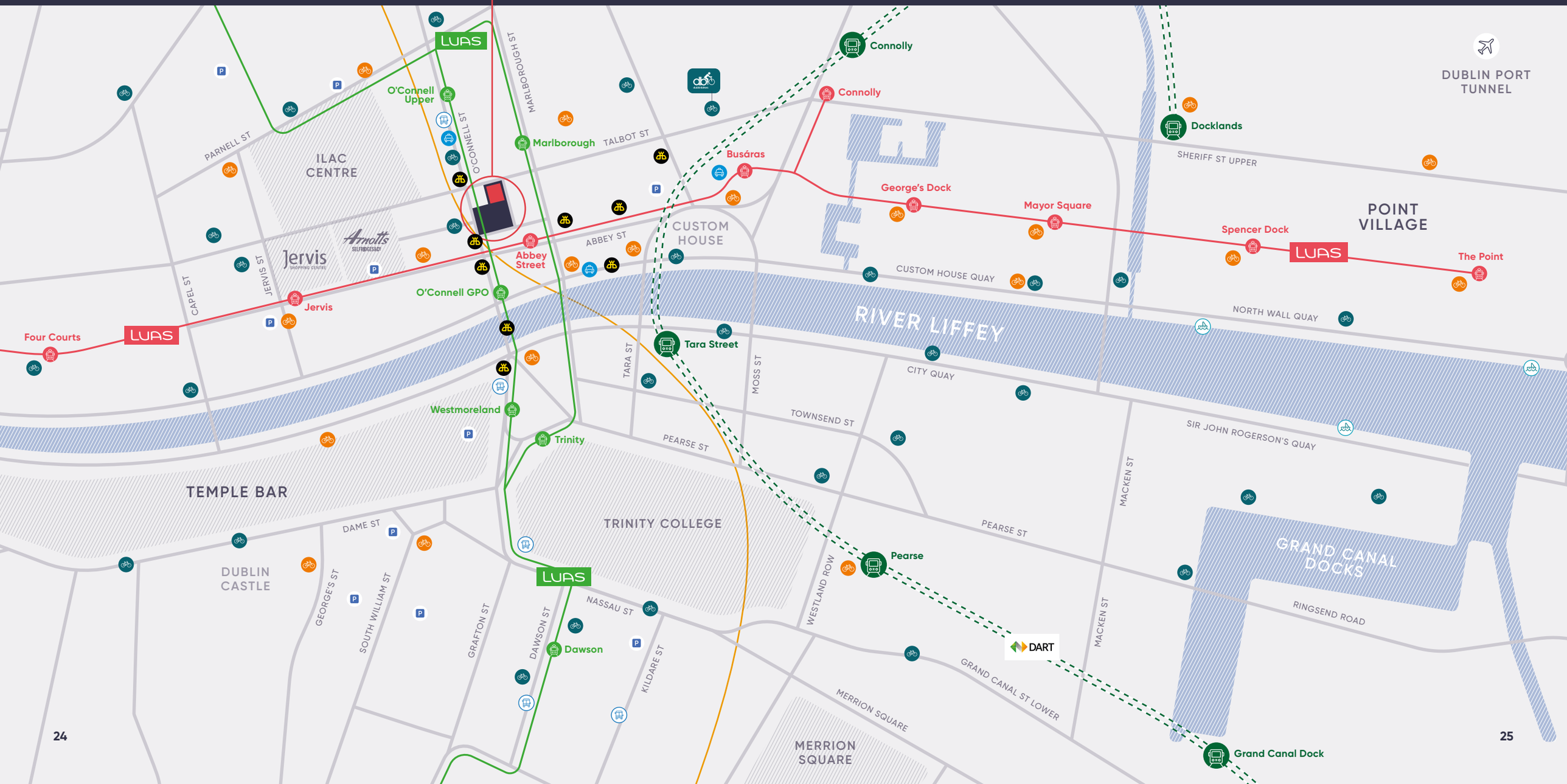
- Dublin Bike Stations
- Bleeper Bike Stations
- Aircoach / Airlink
- Dublin Bus Stops
- Dublin Taxis
- Liffey Ferry
- Parking
- Port Tunnel
- Luas Red Line
- Luas Green Line
- Dart (Commuter)
- **Metrolink** Completion 2027

Public transport

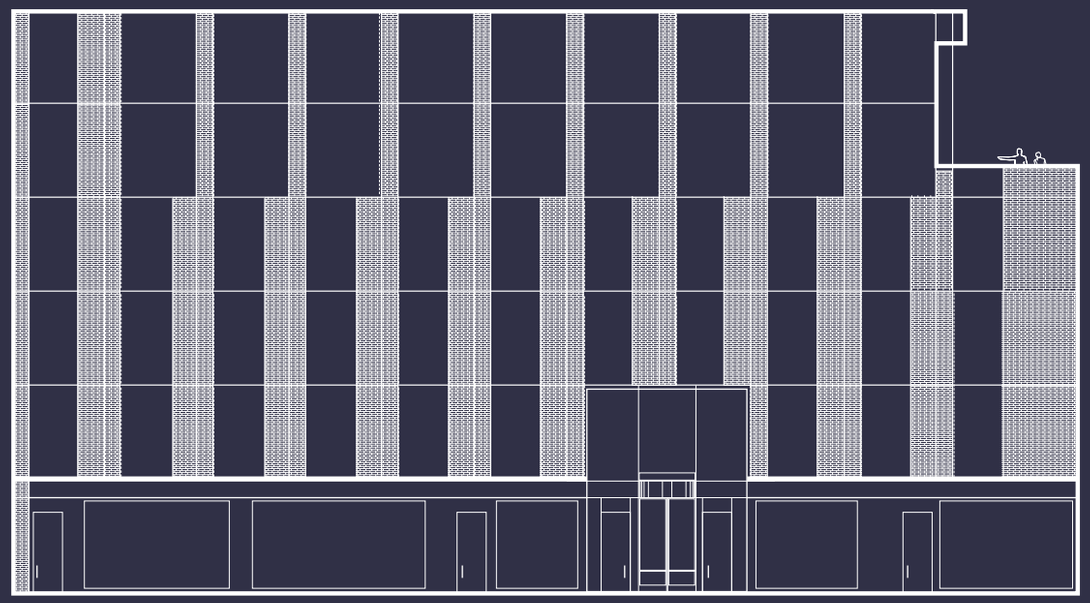
Connolly Station	7 mins
Tara Street Station	7 mins
St. Stephens Green	9 mins
Grand Canal Dock	11 mins
Heuston Station	14 mins

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



← Clerys (Earl Place Market entrance) | Main entrance | North Earl Street →

AREA SCHEDULE	SQ.M.	SQ.FT.
Fifth	325	3,498
Fourth	478	5,145
Third	570	6,135
Second	570	6,135
First	570	6,135
Ground	90	969
Total	**2,603**	**28,017**

The above net internal floor areas are approximate areas only.

Ground floor

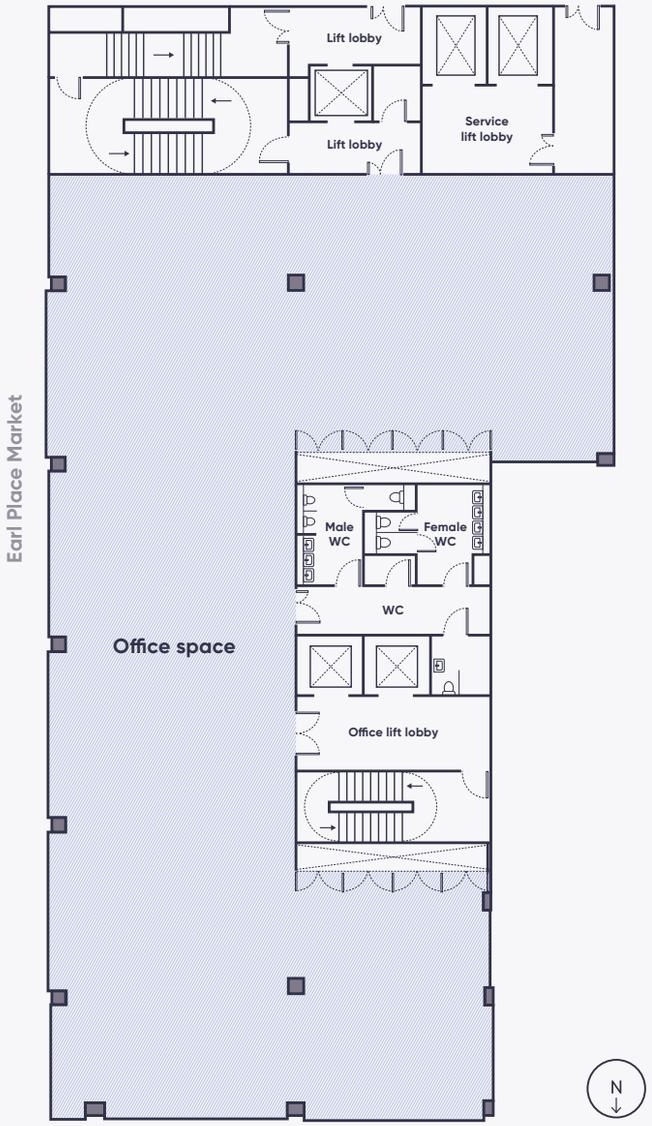
FLOOR PLAN

Area
90 sq.m. / 969 sq.ft.

First, second & third floors

FLOOR PLAN

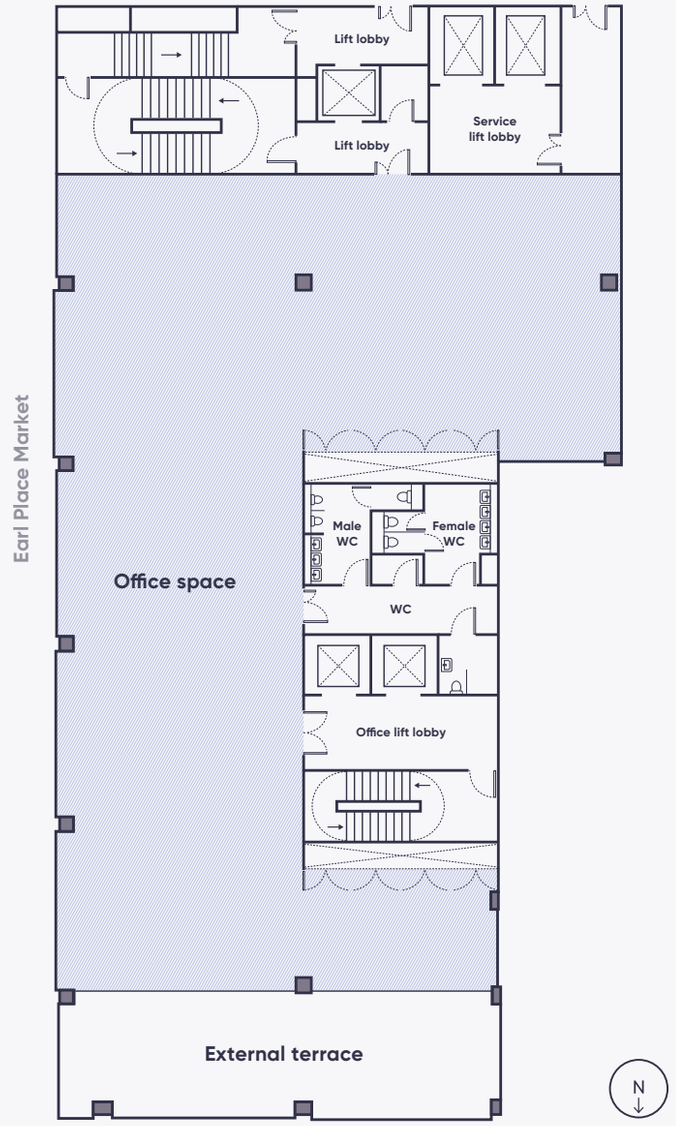
Area
570 sq.m. / 6,135 sq.ft.



Fourth floor

FLOOR PLAN

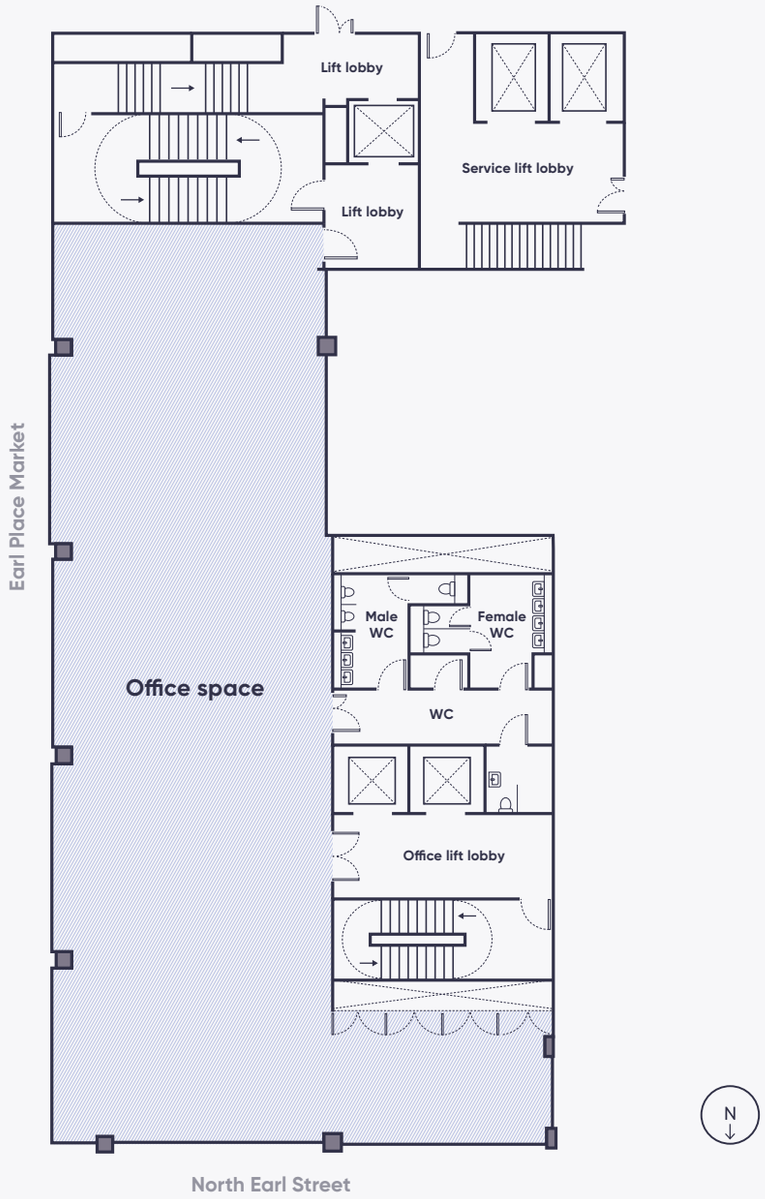
Area
478 sq.m. / 5,145 sq.ft.



Fifth floor

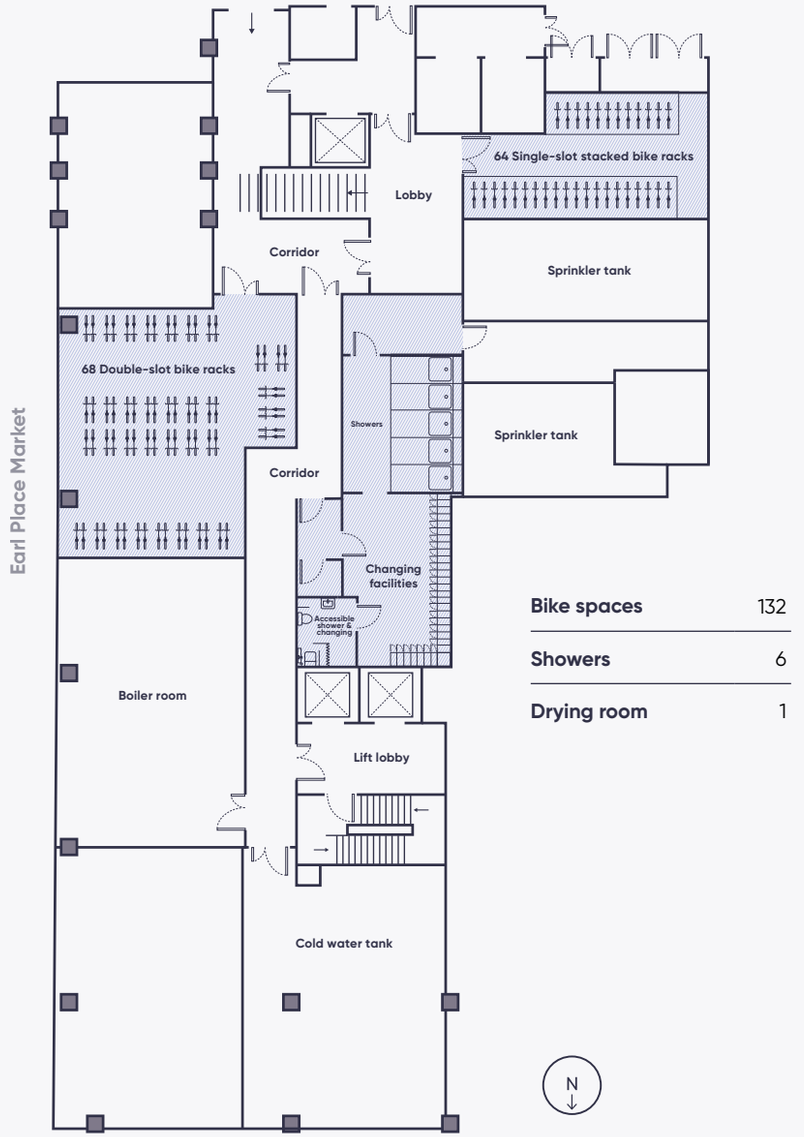
FLOOR PLAN

Area
325 sq.m. / 3,498 sq.ft.



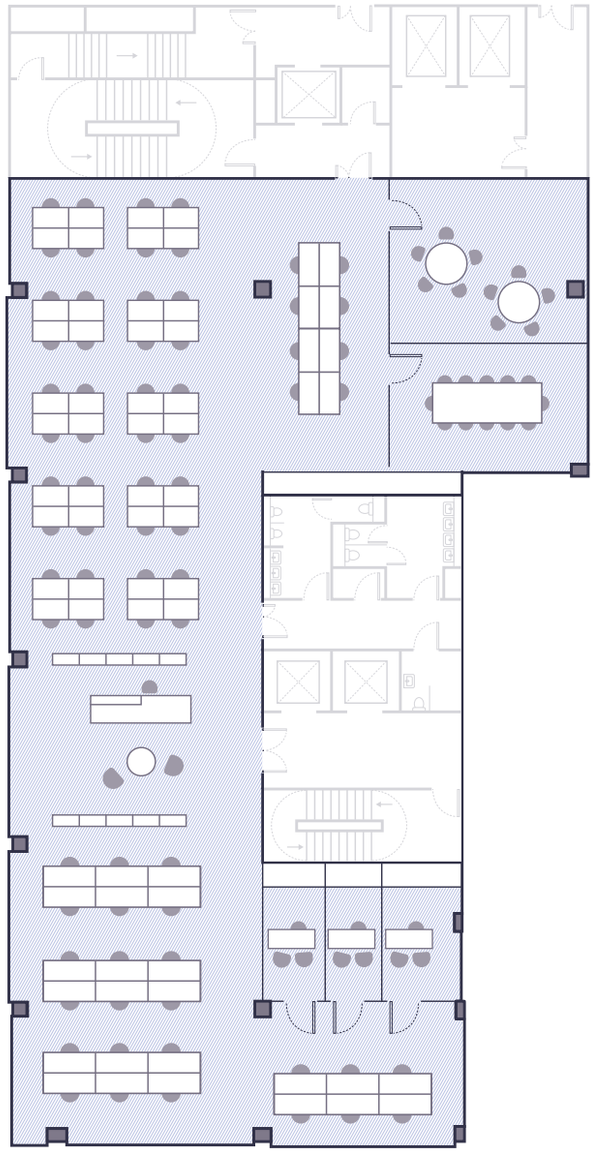
Basement

FLOOR PLAN



Bike spaces	132
Showers	6
Drying room	1

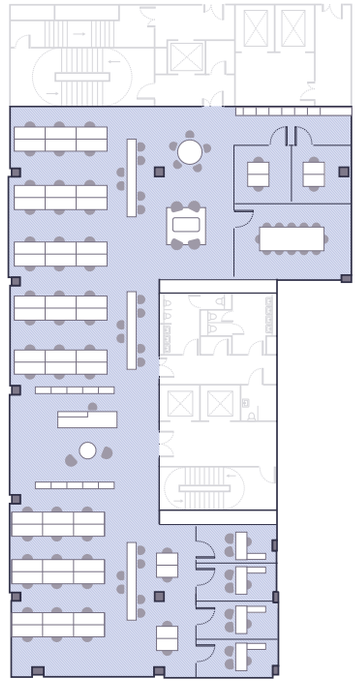
Typical space plans



TECHNICAL

Occupier density
1 person / 8 sq.m.

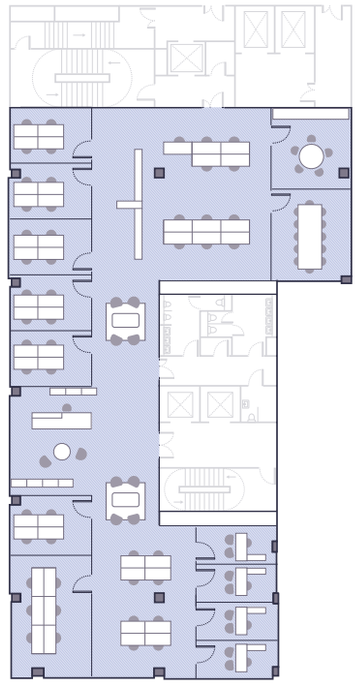
72 no. Open-plan work stations
3 no. Single-person offices
1 no. 12-person meeting rooms
1 no. Reception/breakout area
1 no. Canteen



FINANCIAL

Occupier density
1 person / 10 sq.m.

52 no. Open-plan work stations
4 no. Single-person offices
2 no. Shared offices
1 no. 12-person meeting room
1 no. Reception/breakout area



PROFESSIONAL SERVICES

Occupier density
1 person / 12 sq.m.

19 no. Open-plan work stations
4 no. Single-person offices
7 no. Shared offices (30 desks)
1 no. 12-person meeting room
1 no. Reception/breakout area
1 no. Canteen

Specification

THE EARL BUILDING SUMMARY

- **Brick façade with high-efficiency, solar-controlled glazing.**
- **Flexible planning grid.**
- **4.0kN/m² office floor loading.**
- **1:8 base occupancy (person/m²) 12 L/S/P.**
- **3.6m floor-to-ceiling height to reception area.**
- **2.7m clear floor-to-ceiling height to office demise.**
- **4-pipe fan coil unit air conditioning.**
- **Doors to have card readers with low-energy release.**
- **Average lift waiting time 19.2 seconds.**
- **2 no. 13-person passenger lifts serving all office floors.**
- **1 no. 8-person firefighting lift serving all office floors.**
- **13W/m² small power base load.**
- **132 no. bicycle storage spaces.**
- **6 no. self-contained shower/changing rooms including one wheelchair accessible shower.**
- **Locker and drying room facilities.**

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) 3.6m.

Office floors (2nd, 3rd, 4th, 5th)
(Underside of finished ceiling) 2.7m.

Raised access floor zone
Nominal 150mm.

Floor construction
RC Slabs.

STRUCTURE

- Reinforced concrete frame.
- Concrete cores.
- Pre-cast concrete stair.

FAÇADE

- Brick façade with floor-to-ceiling high-efficiency double-glazed units with solar control coatings.

LOBBY AND RECEPTION

- 2.7m bronze aluminium doors accessible to main lobby.
- Automated revolving doors.
- Natural stone walls to the reception area.
- Touchless Boon Edam speedgate.
- High-quality contemporary furniture and feature lighting.
- High-quality ceiling finishes.
- Fire smoke detection systems.
- Reception desk – PC Sum allowance for bespoke designed reception desk.
- Lifts – 2 no. Floors finish to match lobby. Mirror and stainless-steel walls and ceilings finishes.
- Fire smoke detection systems.

LIFT LOBBY (GROUND FLOOR)

Floors
Terrazzo.

Internal walls
Part large format natural stone and bronze clad lift fittings and doors.

Ceilings
Plaster painted.

INTERNAL OFFICE FINISHES (2ND,3RD,4TH AND 5TH FLOORS)

Walls
Plastered and painted (brilliant white) walls (NIC).

Floors
600mm x 600mm raised access flooring (NIC).

Doors
Painted timber door sets.

Columns
Reinforced concrete.

Ceiling
Metal suspended ceiling system: SAS System 150 300 x 1200 metal perforated ceiling tiles with linear plasterboard margins and bulkheads (NIC).

TERRACE (4TH FLOOR)

Pre-cast pavers to terraces.

Specification

TOILETS

Walls
Painted plasterboard walls with inset mirrors.

Floors
Porcelain Terrazzo floor tiles.

Ceilings
Painted plasterboard and SAS System 150 (NIC).

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
2 no. 13 person – duplex serving all floors.

1 no. 8 person firefighting.

Lift speed
1.0m–1.6m per second.

Lift car finish
Flooring to match reception. Other finishes to be bespoke.

Waiting time
2no. 1000kg, 1.6m/s, Group Collective Traffic mode: Up peak 1. Average waiting time 19.2 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 1 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.

Firefighting 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 firefighting shafts.

ELECTRICAL INSTALLATIONS

- The building has an ESB double substation and provision for multi-tenant metered LV Power Supply – 1 metre per floor (provision for additional tenant metre space and SDB per floor in Block A offices floors).
- 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/day light 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

- 2 no. incoming communication providers services in 2 no. 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 B1 rating.

WIREDSCORE

The Earl Building is currently undergoing accreditation with WiredScore, the global connectivity certification system in Real Estate, looking to achieve a Platinum rating.

WiredScore
Under Certification

A development partnership by

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.

CORE CAPITAL

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

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.

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Architects / Lead Consultant
Henry J Lyons

Project Managers
Oakmount

Contractor
Glenbrier Construction

Planning Consultant
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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All plans are indicative and not to scale.

Clerys Quarter

clerysquarter.ie