



the
campus
CHERRYWOOD

Begin your
FUTURE

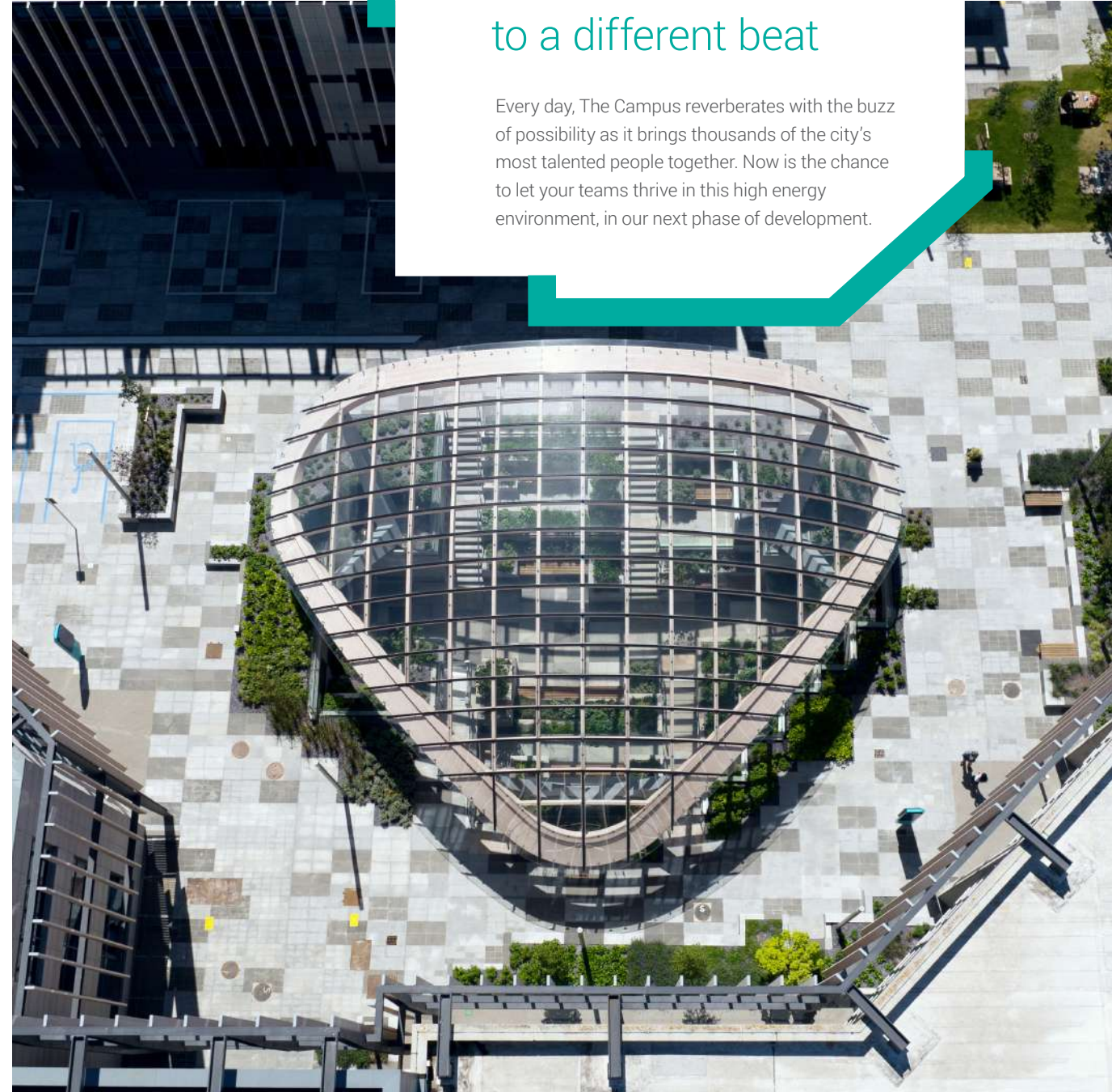
Play by

NEW RULES



Where business moves to a different beat

Every day, The Campus reverberates with the buzz of possibility as it brings thousands of the city's most talented people together. Now is the chance to let your teams thrive in this high energy environment, in our next phase of development.



 **Luas station** at your door  **M50/N11** within easy reach



2.8 metre  **Floor to ceiling height**  **1:1,000** sq ft car parking ratio

 **164,708** sq ft LEED Gold workspace now letting  **Hotel-class shower facilities**

Stylish  **double-height reception entrance areas**  **Electric vehicle charge points**

 **Bright** floorplates with 360° glazing  **Open air terraces** with lake & Dublin bay views

Instant access Bleeperbike  **New dedicated bike lanes** 

 **Meticulously landscaped grounds**  **Over 3,700 people** already working at The Campus

 **Shuttle bus** to local DART station

Nº1 Ireland's first on campus events & experience service provided by Equiem  **Gym, cafés & convenience store** at The Campus

 **Cherrywood** **721,000** sq ft town centre  **3km greenway**

It's time to

LIVE A LITTLE



Start your social life every morning

Think outside the desk and immerse yourself in The Campus community. **The Campus Connects** app is your key to mingle with a diverse and dynamic crowd and enjoy a world of stellar amenities, weekly food fests and curated events. More variety is on its way, when 120 new restaurants and retail stores open in Cherrywood Town Centre.



All you need

IN EASY REACH

3,000 New homes, delivery commencing 2022

100 Acres of parkland and sports facilities

Amenities at The Campus

- 1 Bank of Ireland
- 2 Ben Dunne Gym
- 3 Giraffe Childcare
- 4 Insomnia
- 5 Lake and picnic area
Huddle pods with wifi
- 6 My Dental
- 7 My Medical
- 8 Spar
- 9 Starbucks
- 10 Subway
- 11 The Lighthouse Café
- 12 Whelehans Wine Bar
- 13 Banaras Indian & Thai Takeaway



Meet the TRAILBLAZERS

- F1 Elavon
- F2 Available space
- F3 Future development
- 1 DLR Properties
Evros
Welocalize
Macroworks
Worldnet
- 2 DELL
- 3 DELL
BMC
Mediterranean Shipping Company
Milner Browne
- 4 Capricorn Ventis
Genuity Science
Stars Group
Giraffe Creche
- 7 My Dental /
Laya Healthcare
Spar
- 8 Available space
- 10 Abbott Ireland
Zoetis
Accenture
Pioneer Group
- 11 APC
Accenture
Mater Private
Healthcare
- 12 Aviva
- Future Development



Via the M50 and N11

Shankill DART Station	8 mins
Dundrum Town Centre	12 mins
UCD	16 mins
St. Stephen's Green	25 mins
Dublin Airport	35 mins



From The Campus Luas Stop at Brides Glen

The Park Carrickmines	8 mins
Central Park	15 mins
Sandyford	18 mins
Dawson Street	42 mins



Cycling The Campus

A new network of cycle lanes connect The Campus with the city centre and Cherrywood Town Centre.

F2 – F3 at The Campus

A NATURAL EVOLUTION



Lakeside view of F2 and F1

Room to

DREAM BIGGER



View of F2



Set in landscaped grounds, F2 and F3 are striking modern workspaces of 80,363 sq ft and 84,345 sq ft (GIA) that give you commanding presence at the centre of The Campus. Rising five storeys above a shared three-level basement, both buildings offer wide open views of Dublin's coastline and mountains. Fully-glazed façades and floating stairwells add to the sense of unbounded space in which modern talent and ideas can flourish.



A dramatic

SENSE OF SPACE



Unleash your imagination and apply your ideal office layouts to large-span flexible floorplates. These are buildings that foster expansion, designed to adapt seamlessly to evolving ways of working and the needs of a growing workforce.



Where the
MAGIC HAPPENS

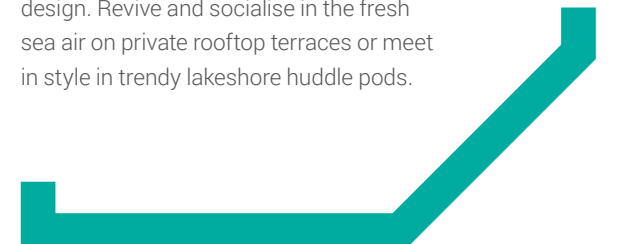


Your workspace should be a catalyst, the spark that sets off daring ventures and great advances. That's why we've chosen top architects Henry J Lyons to create the perfect conditions for your teams to interact and invent. Tall ceilings, full-height windows, bright workstations and faster connectivity conjure up a recipe for success.

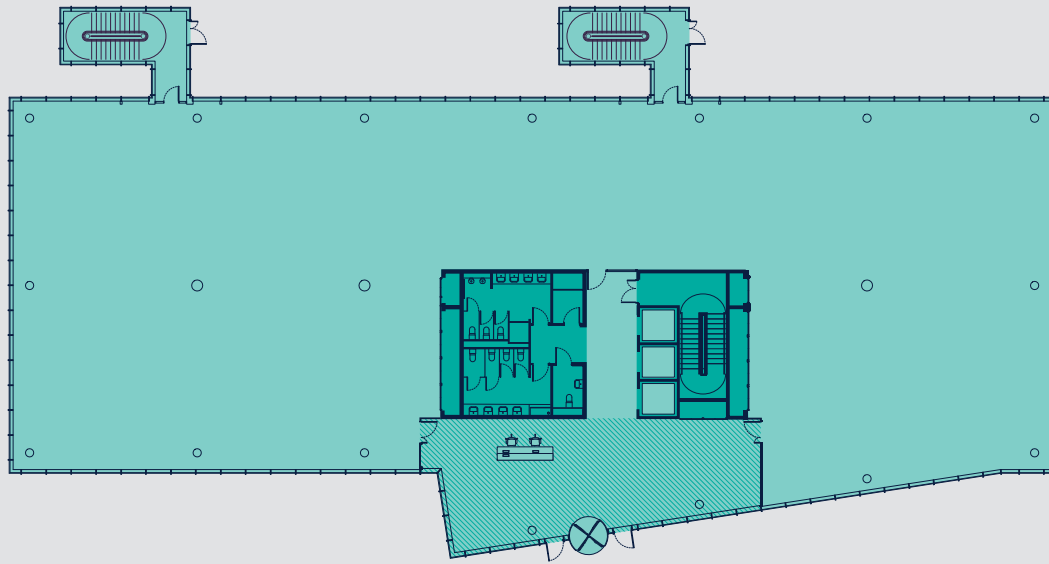
Life's a
SEA BREEZE



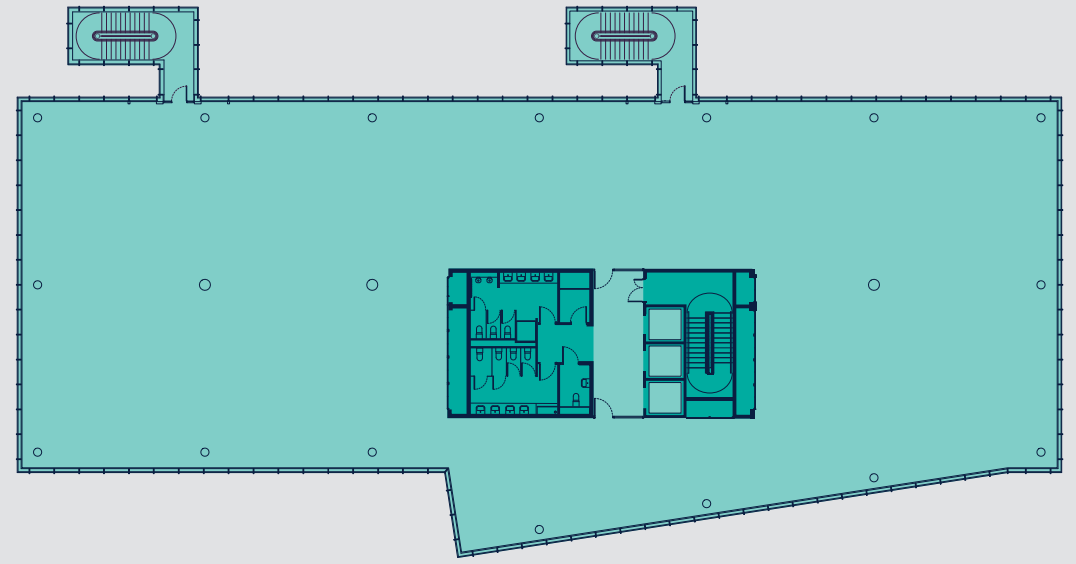
The Campus is a place with room to roam where office and outdoor life overlap by design. Revive and socialise in the fresh sea air on private rooftop terraces or meet in style in trendy lakeshore huddle pods.



F2, Ground Floor
1,526 sq m / 16,430 sq ft GIA



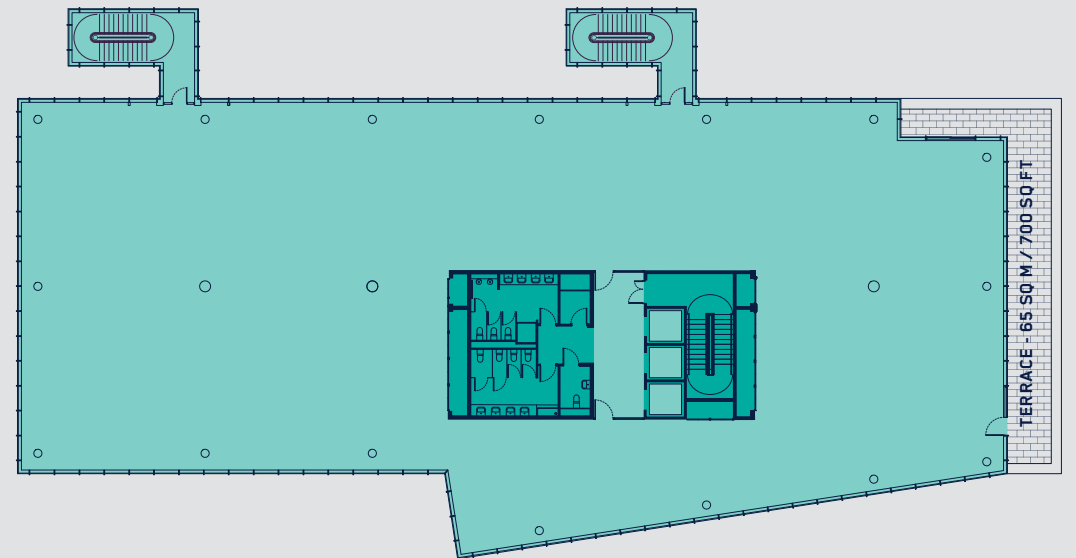
F2, Typical Floor
1,529 sq m / 16,460 sq ft GIA



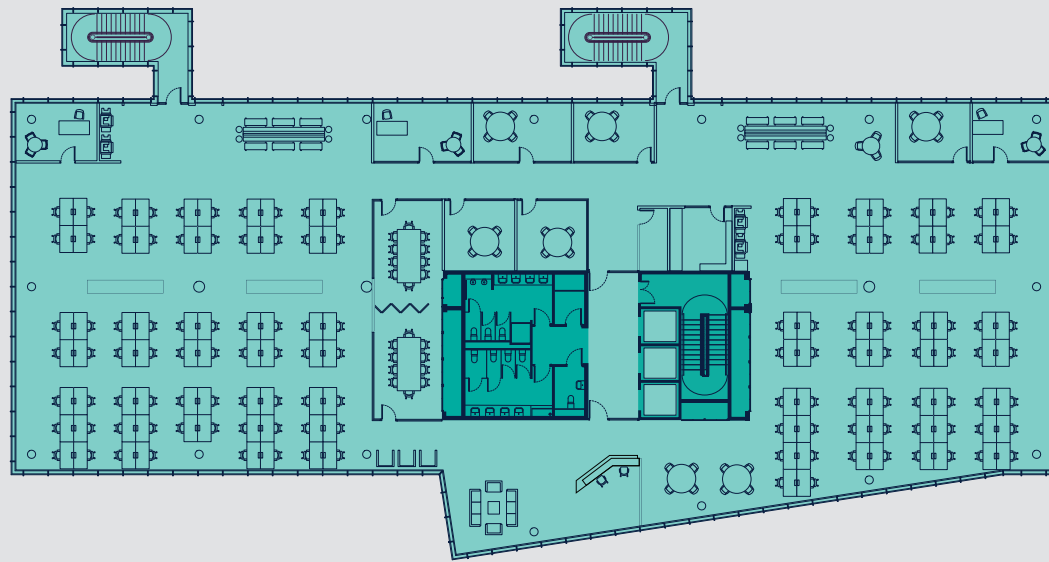
F2
Schedule of Accommodation (GIA)

F2	sq m	sq ft
Ground Floor	1,526	16,430
First Floor	1,476	15,892
Second Floor	1,529	16,460
Third Floor	1,528	16,445
Fourth Floor	1,441	15,514
Total	7,501	80,741

F2, Fourth Floor
1,441 sq m / 15,514 sq ft GIA



F2, Test Layout

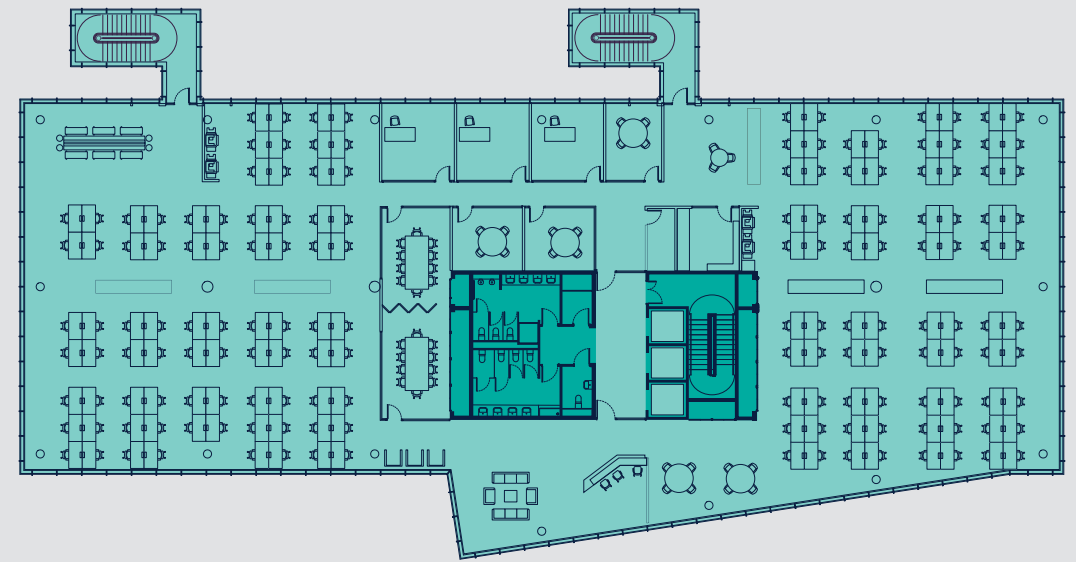


1:10 sq m

Workstations	126
Executive Offices	3
Large Meeting Rooms	2
Small Meeting Rooms	5
Breakout Areas	2
Collaborative Spaces	2
Phone Booths	3
Reception Lounge	1
Kitchen	1
Printer Stations	2
Docu Hubs	4

Floor plans not to scale. For indicative purposes only.

F2, Test Layout



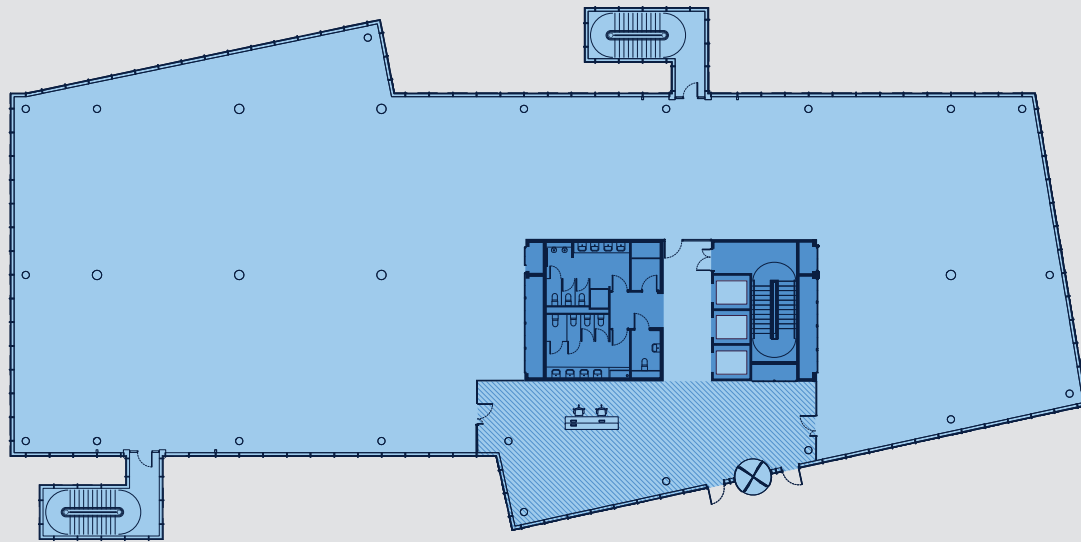
1:8 sq m

Workstations	158
Executive Offices	3
Large Meeting Rooms	2
Small Meeting Rooms	3
Breakout Areas	2
Collaborative Space	1
Phone Booths	3
Reception Lounge	1
Kitchen	1
Printer Stations	2
Docu Hubs	5

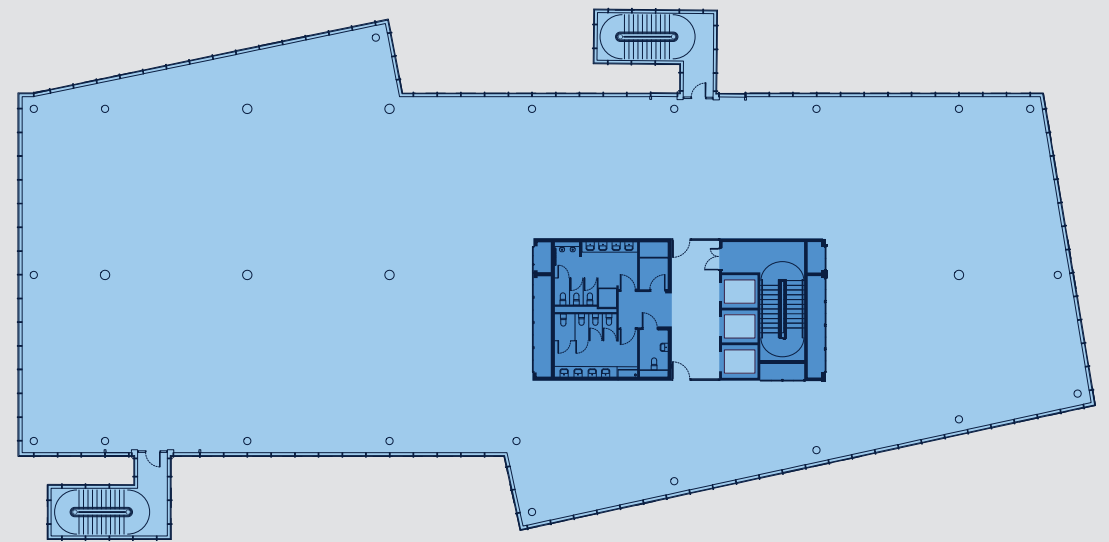
Floor plans not to scale. For indicative purposes only.



F3, Ground Floor
1,623 sq m / 17,470 sq ft GIA



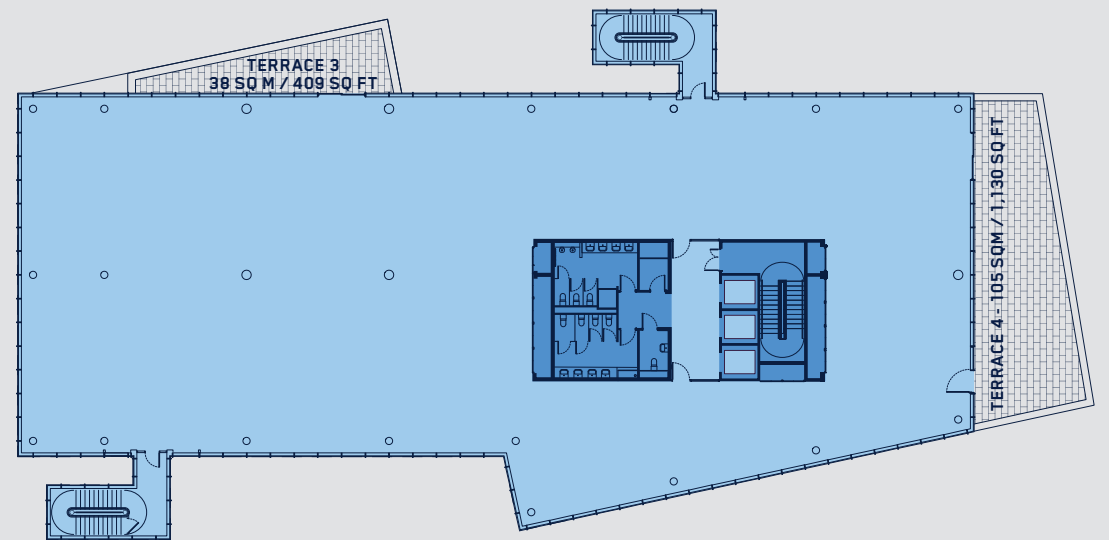
F3, Typical Floor
1,625 sq m / 17,491 sq ft GIA



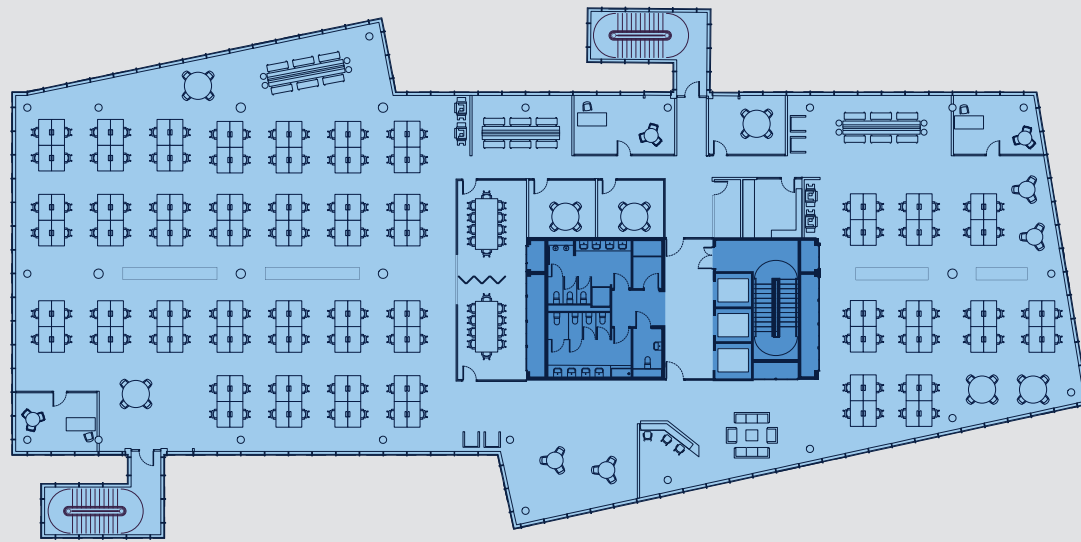
F3
Schedule of Accommodation (GIA)

F3	sq m	sq ft
Reception	147	1,582
Ground Floor	1,476	15,888
First Floor	1,570	16,899
Second Floor	1,625	17,491
Third Floor	1,570	16,899
Fourth Floor	1,448	15,586
Total	7,836	84,345

F3, Fourth Floor
1,448 sq m / 15,586 sq ft GIA



F3, Test Layout

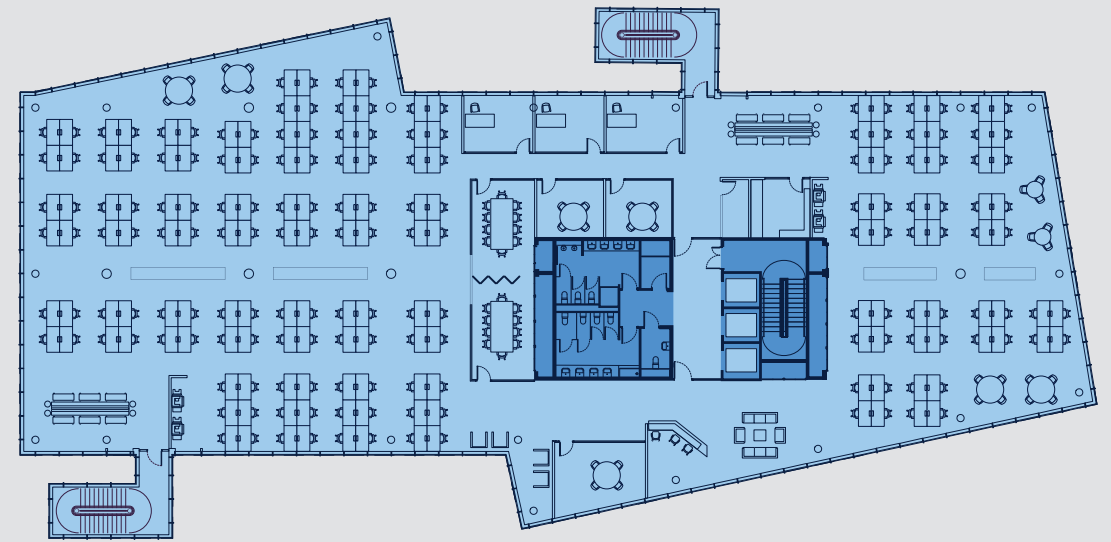


1:10 sq m

Workstations	136
Executive Offices	3
Large Meeting Rooms	2
Small Meeting Rooms	3
Breakout Areas	4
Collaborative Spaces	3
Phone Booths	4
Reception Lounge	1
Kitchen	1
Printer Stations	2
Docu Hubs	4

Floor plans not to scale. For indicative purposes only.

F3, Test Layout



1:8 sq m

Workstations	172
Executive Offices	3
Large Meeting Rooms	2
Small Meeting Rooms	3
Breakout Areas	3
Collaborative Spaces	2
Phone Booths	4
Reception Lounge	1
Kitchen	1
Printer Stations	2
Docu Hubs	4

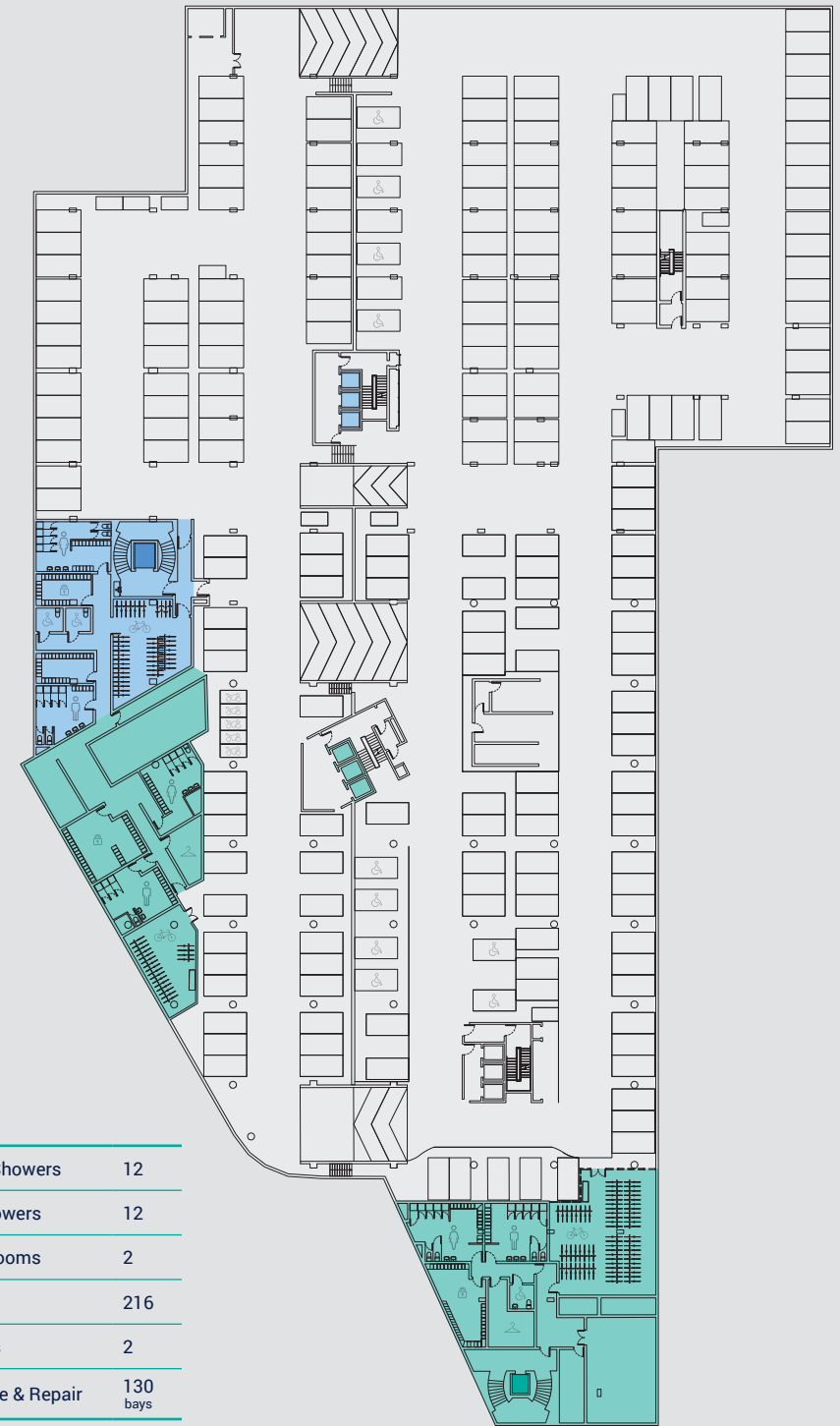
Floor plans not to scale. For indicative purposes only.

Everything

UNDER THE SUN



Commuting to F2 - F3? Plentiful parking and a warm welcome await you. The shared basement will include bike lifts and repair stations, multiple vehicle charge points and hotel-grade shower, drying and locker rooms.



	Female Showers	12
	Male Showers	12
	Drying Rooms	2
	Lockers	216
	Bike Lifts	2
	Bike Store & Repair	130 bays

Basement is shared by tenants of F1, F2 and F3.
F3 section (shown in blue) is part of Phase 2 construction.

Design is

IN THE DETAIL

- F2 and F3 have target LEED Gold / BER A3 energy ratings. F3 will be nZEB-compliant
- Floor-to-ceiling height is 2.8m on all office floors
- Air conditioning and heating is by VRF systems with ducted units to the office floors; air-handling units use runaround coil exchangers for heat recovery
- Bright, double-height reception areas have large revolving doors, bespoke reception desks, natural stone wall and floor finishes, underfloor heating and feature lighting
- Façades use a factory-made, stick-aluminium, thermally-broken curtain wall system with silver-anodised mullions and cappings and mid-iron double glazing
- The shared three-level basement provides parking for over 600 cars (incl. accessible, fuel-efficient and electric vehicles), 130 bicycles and 40 motorbikes
- Basement facilities include 17 hotel-grade shower and changing rooms with underfloor heating and 128 storage lockers
- Outdoor terraces on upper floors and rooftops create breakout spaces ranging from 409 sq ft to 1,130 sq ft
- Floorplates are designed to 10m x 10m (F2) and 10.5m x 9m (F3) structural grids for 1:8 sq m base occupancy; structural columns are arranged in formats that maximise flexibility and open plan space
- Office floors feature emulsion-painted dry lining walls, medium-duty 600mm x 600mm access flooring, and metal suspended ceiling systems with integrated services
- Each office floor has male, female and accessible bathrooms finished to a high standard with ceramic wall and floor tiles, full height cubicles and stylish accessories
- The slab-to-slab office floor height is 3.8m (F2) and 3.85m (F3) with 150mm raised access floors; in-situ cast reinforced concrete structure with 325/350mm (F2/F3) floor slab; 525/550mm (F2/F3) ceiling void
- Lighting systems use energy-efficient LED fittings with presence detection on the office floors
- Each building has 3 high-speed, 13-person Kone passenger lifts to ensure smooth circulation between floors
- Lift lobbies are finished with large format natural stone, painted plasterboard and timber veneer doors
- Infrastructure is included for security turnstiles and fob access; landlord areas are monitored by CCTV
- Tenants enjoy large external courtyards and an attractive public realm with contemporary landscaping and reconstituted stone paving





Team

- Architect
- Contractor
- Project Managers
- Quantity Surveyor
- Development Managers
- Planning Consultants
- Façade Engineers
- Mechanical & Electrical Engineers
- Fire & Access Consultants
- LEED Consultants
- Assigned Certifier
- PDSP Health & Safety
- Landscape Architects
- Architectural Visualisation
- Branding & Marketing
- Event Management

- Henry J Lyons
- KPH Construction
- Virtus Project Management
- Virtus Cost Management
- Hines
- BMA Planning
- Billings Design Associates Ltd
- O'Connor Sutton Cronin
- Michael Slattery Associates
- O'Connor Sutton Cronin
- Henry J Lyons
- DCON Safety Consultants
- Murray & Associates
- Model Works
- Originate
- Equiem



Owner and Landlord



Agent details



PSRA No. 002273

Deirdre Costello

Deirdre.Costello@eu.jll.com
+353 1 673 1600

Rita Carney

Rita.Carney@eu.jll.com
+353 1 673 1685

Conor Fitzpatrick

Conor.Fitzpatrick@eu.jll.com
+353 1 477 9714

jll.ie



PSRA No. 002222

Aisling Tannam

Aisling.Tannam@cushwake.com
+353 1 639 9300

Patrick Kiersey

Patrick.Kiersey@cushwake.com
+353 1 639 9211

cushmanwakefield.ie

DISCLAIMER: The particulars and information contained in this brochure are issued by Jones Lang LaSalle and Cushman & Wakefield on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle or Cushman & Wakefield, their employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

