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ONE
NORTH
DOCK

D



THE NEXT EVOLUTION OF A DUBLIN ICON

One North Dock delivers a seamless workplace experience defined by contemporary sophistication and an exceptional ground floor redesign, alongside 150 feet of panoramic waterfront views.



A masterclass in spatial transformation, One North Dock's new reception merges two entrances into a monumental riverfront arrival experience, with a feature ceiling installation that reflects the spirit of the water.

TRANSFORMED GRAND ENTRANCE



This grand entrance embodies flawless opulence, articulating the building's material narrative through travertine, rich hardwood, stainless steel and bronze, elevated by the glow of bespoke, backlit stone walls.

A COMMANDING FIRST IMPRESSION

THE EPICENTRE OF COLLABORATION

Flexible coffee/event bar

20 person communal boardroom

A luminous statement in glass and light, the seven-storey atrium rises above 2,500 sq ft of lavish collaboration space – complete with a communal boardroom and coffee bar to spark connection and ignite creativity.

A FOCUS ON WELLNESS AND CONNECTION

A wellness suite and private meeting booths add to this refined amenity space, championing both well-being and productivity with versatile zones for focused work or inspired conversation.

Wellness suite

Private meeting booths

2,500 sq ft of collaboration lounge

Flexible space for Town Hall events



DEFINING THE DIFFERENCE



**203,000 SQ FT
LANDMARK
OFFICE HQ**

9 floors of Grade A
workspace.



**SUSTAINABILITY
FIRST**

Committed to
ESG focused
design.



**ELEVATED
RECEPTION
DESIGN**

Double width statement
arrival experience.



**150 FEET OF
WATERFRONT
VIEWS**

Floor-to-ceiling glazing
frames uninterrupted
water views.



**2,500 SQ FT
ATRIUM**

Reimagined
as collaboration
and amenity space.



**266 BIKE
SPACES**

Within secure
underground parking.



**PILLAR FREE
FLOORPLATES**

Accommodating
flexible requirements.



**2.95M
CEILING
HEIGHT**

Extra high
ceilings.



**CLUBHOUSE
STANDARD
END-OF-TRIP
FACILITIES**

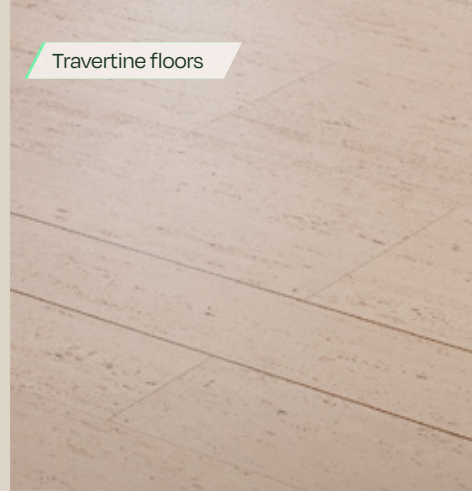
A COMMITMENT TO THE EXCEPTIONAL

The meticulous approach to design employs rich textures and refined finishes, fusing functionality, comfort and atmosphere to create Dublin's most distinguished and aspirational office environment.



An enhanced arrival experience

Travertine floors



Hammered metal ceiling



“The repositioned One North Dock is about to be brought to life. After months of planning, the new design will capture the collective vision of One North Dock as the Dockland's premier office destination.”

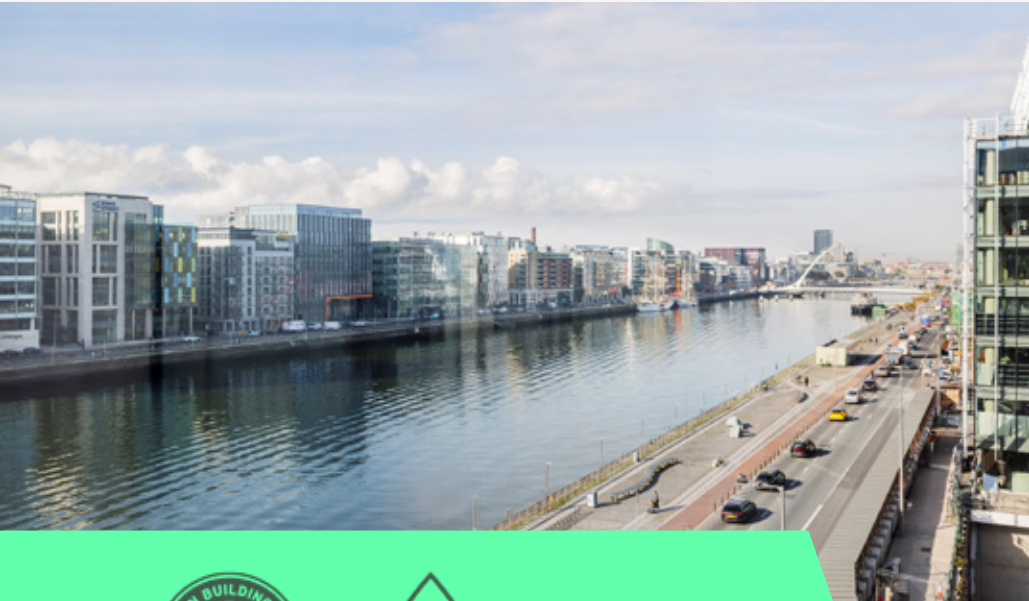
Finghin Curraoin

Henry J Lyons Architects



Backlit stone

PIONEERING A LOW CARBON FUTURE

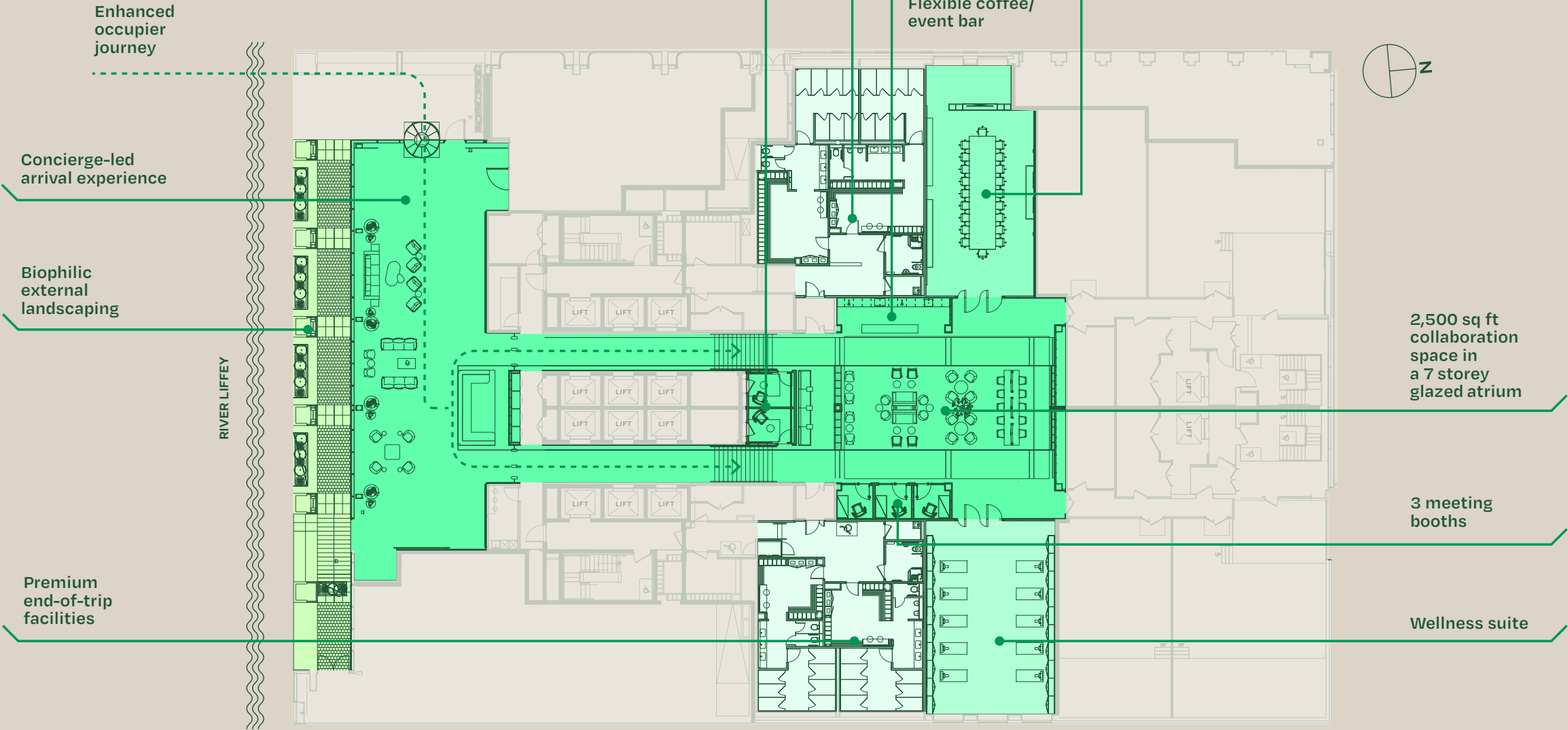


Leading Dublin's low-carbon transition, this NZEB workspace blends sustainable design with proprietary, best-in-class ESG reporting capabilities, supporting occupiers in meeting ambitious environmental targets.



UNRIVALLED WORKPLACE EXPERIENCE

Complete upgrade across all ground floor amenities – from the new double width reception, leading to the reimagined atrium with 2,500 sq ft of collaboration space, to the premium end-of-trip facilities.



EVERYDAY LIFE MADE EASY

Set in one of Dublin's most sought-after locations just minutes from Point Square, the area offers gyms, supermarkets, essential services - and great places to live - in one of Dublin's fastest-growing hubs for emerging talent.

Waterfront activities



MV Cill Airne



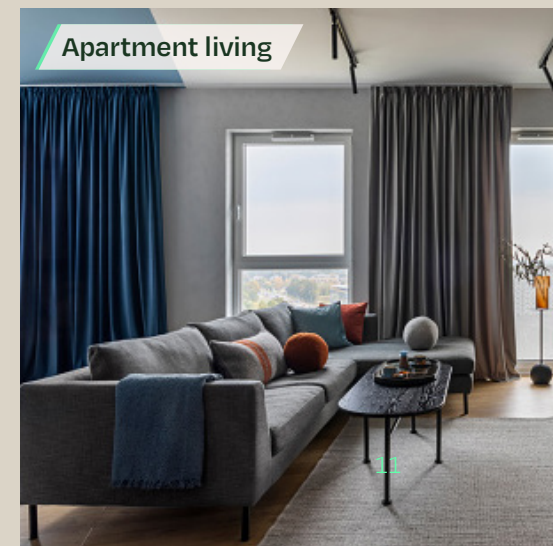
The GlassHouse



3 Arena



Apartment living



Elephant & Castle



SEAMLESSLY CONNECTED

With the Luas on the doorstep - connecting you to St. Stephen's Green in 20 minutes - plus Dublin Bikes and cycle-friendly streets, commuting is seamless and sustainable.



A CONNECTED RIVERFRONT COMMUNITY



JOIN AN ELITE COMMUNITY OF GLOBAL OCCUPIERS

- 1 Interactive Brokers, Gilead Sciences, Fenargo, LCI Operations Ltd
- 2 An Post, Ancestry.com, Yahoo
- 3 NTMA
- 4 Central Bank of Ireland
- 5 Salesforce
- 6 PWC
- 7 Fiserv
- 8 State Street
- 9 JP Morgan
- 10 Indeed
- 11 Matheson
- 12 AirBnB
- 13 DocuSign
- 14 William Fry
- 15 McCann FitzGerald
- 16 A&L Goodbody
- 17 BNY Mellon, Danske Bank
- 18 HSBC
- 19 Wells Fargo
- 20 Google
- 21 Citibank new HQ
- 22 TikTok
- 23 Accenture
- 24 Three Ireland
- 25 Wework
- 26 AIG

EVERYTHING ON YOUR DOORSTEP

LEISURE & ENTERTAINMENT

- 1 3Arena
- 2 Odeon Cinema
- 3 Point Square Shopping Centre
- 4 Bord Gáis Energy Theatre
- 5 Yogahub
- 6 CHQ Building
- 7 Dublin Port Greenway Trailhead
- 8 Dublin Bay Cruises

HOTELS

- 1 The Gibson
- 2 The Mayson
- 3 The Hilton
- 4 The Marker
- 5 The Spencer
- 6 Clayton Hotel
- 7 The Samuel

DINING

- 1 Coda Eatery
- 2 Ruby's Pizza & Grill Point Square
- 3 Elephant & Castle

- 4 The Green Room Bar

- 5 Ryleigh's Rooftop Steakhouse

- 6 Milano's

- 7 Drunken Fish

- 8 Musashi's Sushi & Cocktail Bar

- 9 MV Cill Airne

- 10 The Glasshouse Bar

- 11 Oly's Bar and Restaurant

- 12 Red Bean Roastery

- 13 East Restaurant

- 14 Alta

- 15 Brewdog

- 16 Spencer Dock Food Market

GROCERY

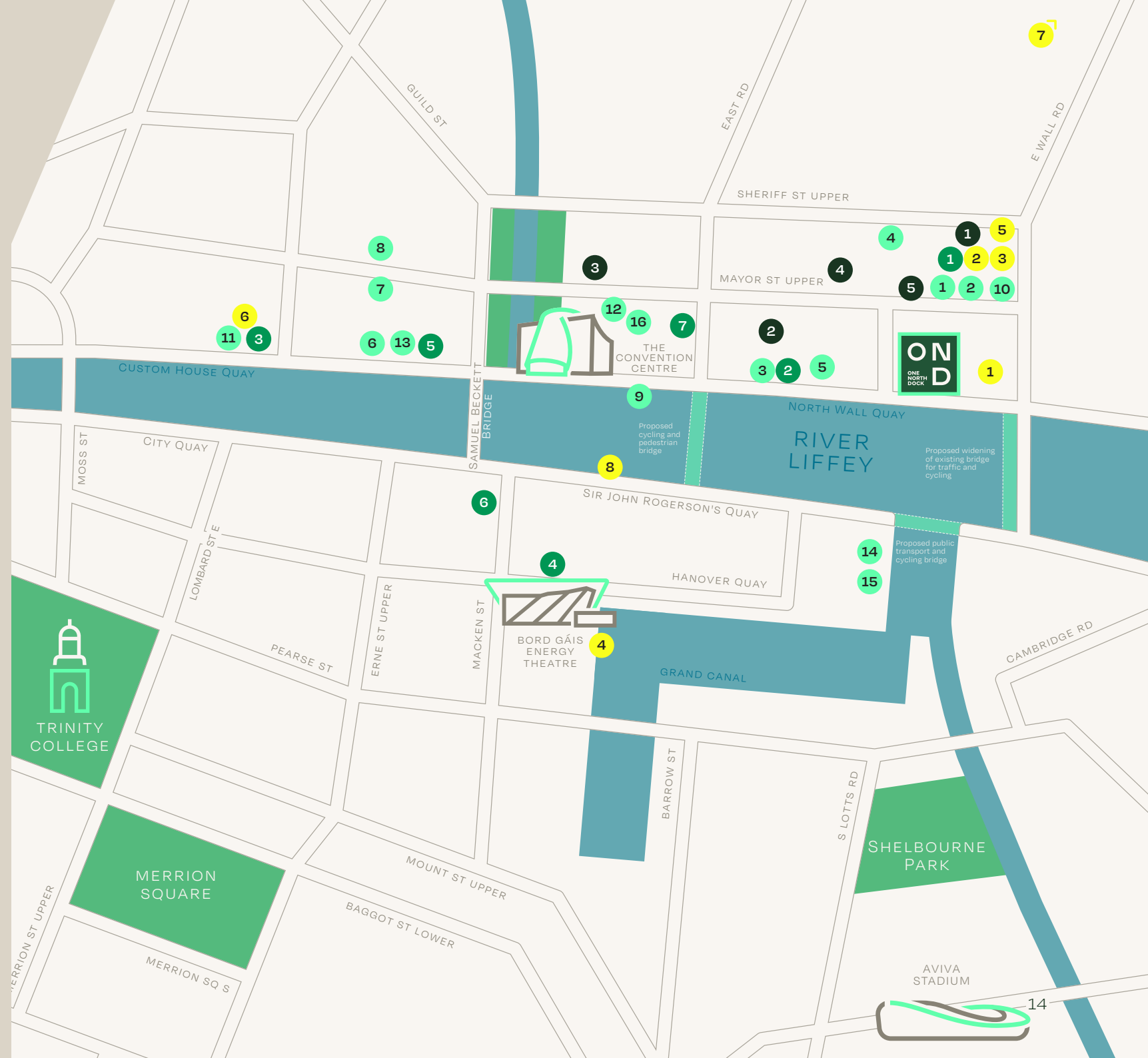
- 1 Dunnes

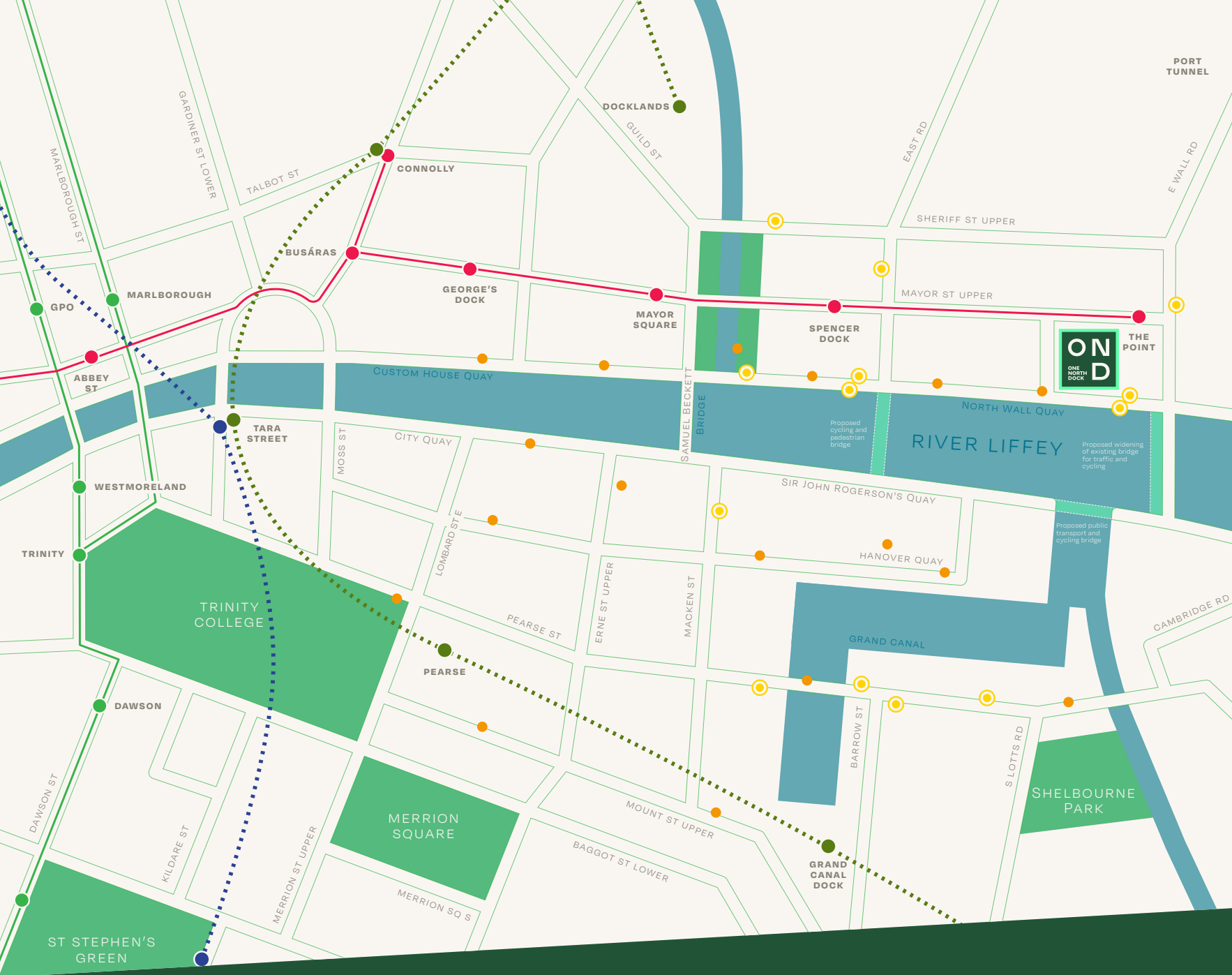
- 2 Fresh Supermarket

- 3 Tesco Express

- 4 Spar

- 5 Centra





CENTRALLY LOCATED



ON FOOT

1 MIN

Dublin Bikes

2 MINS

Point Village

2 MINS

The Point Luas



BY LUAS

11 MINS

Green Line Luas

17 MINS

St. Stephen's Green

22 MINS

Heuston Station



BY CAR

2 MINS

M50

12 MINS

Dublin Airport

18 MINS

UCD



BY BIKE

7 MINS

Grand Canal Square

10 MINS

Dart Station

13 MINS

St. Stephen's Green

● Red Luas
 ● Green Luas
 ● Dart / Rail
 ● Dublin Bikes
 ● Dublin Bus
 ● Planned Metrolink



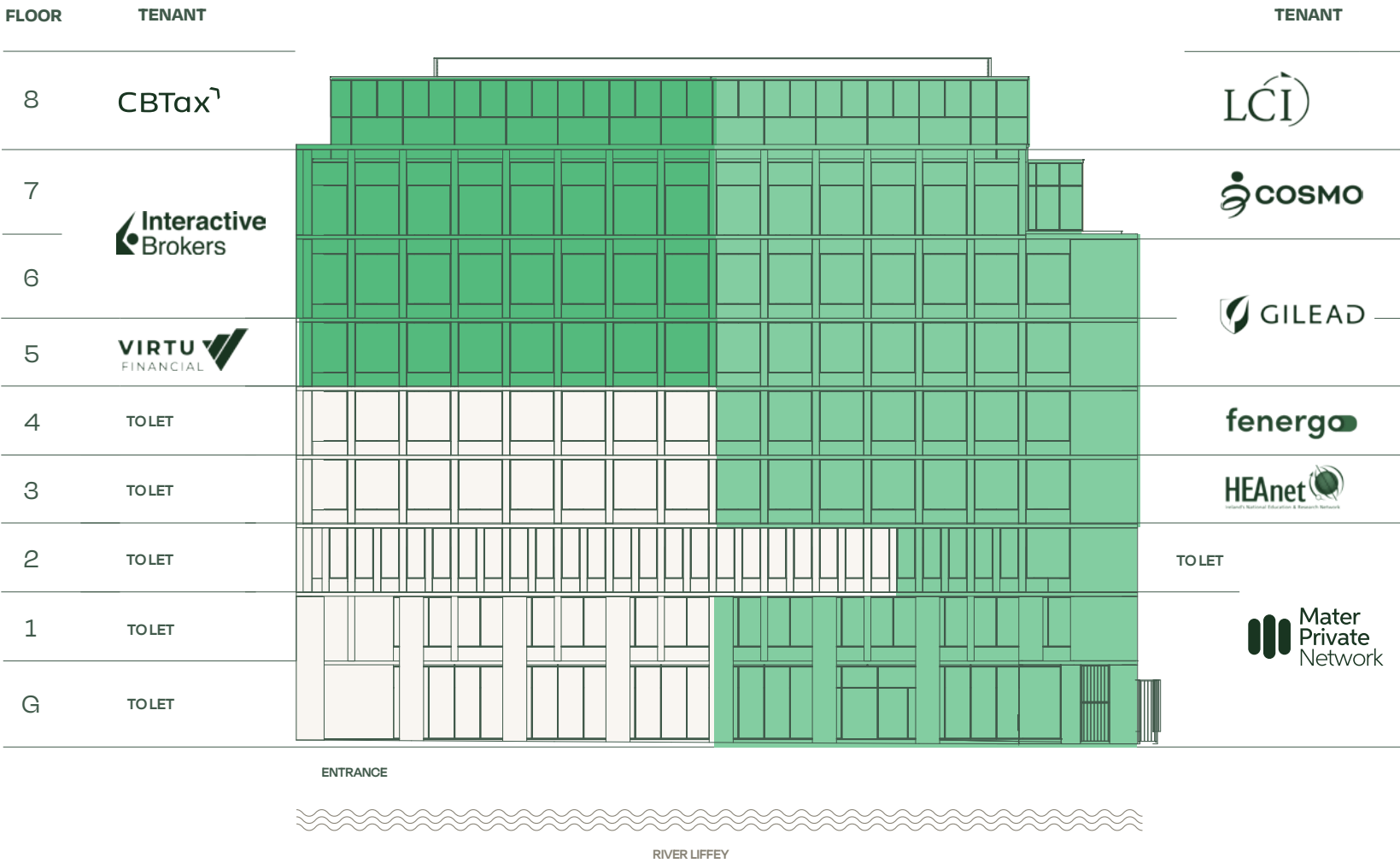
WATERFRONT WORKSPACE THAT INSPIRES

Pillar-free floorplates deliver exceptional efficiency and flexibility, with these existing fitouts by high-profile tenants demonstrating how smart design elevates culture, performance and talent retention.



PREMIUM WATERFRONT OFFICE SPACE

This is the only available
waterfront opportunity of scale
in Dublin's North Docklands.

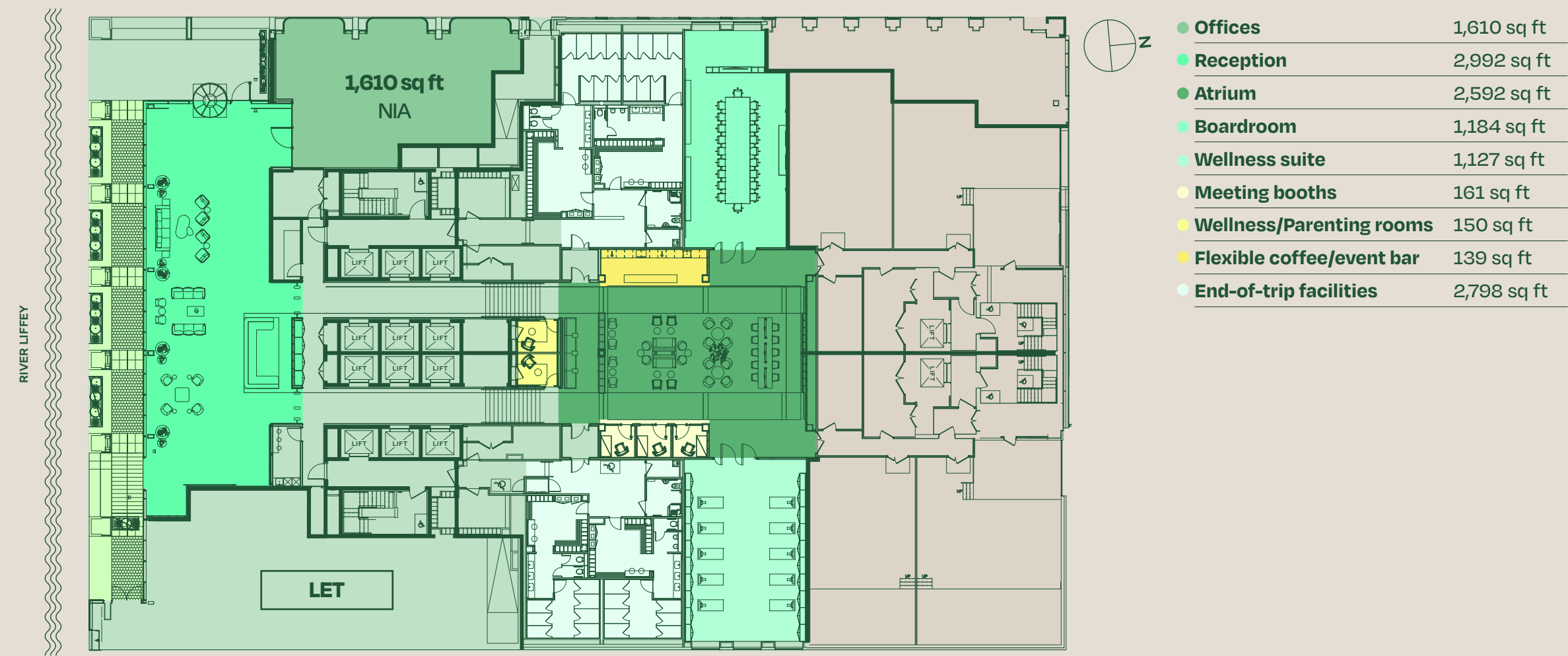


Available to let

FLOOR	BUILDING 1	BUILDING 2
8	LET	LET
7	LET	LET
6	LET	LET
5	LET	LET
4	13,290 sq ft	LET
3	13,299 sq ft	LET
2	13,254 sq ft	PART LET / AVAILABLE 7,931 sq ft
1	12,094 sq ft	LET
G	1,610 sq ft	LET
TOTAL AVAILABLE		61,478 sq ft

FLOORPLANS

GROUND FLOOR



Floorplans not to scale.

FLOORPLANS
FLOOR 1



Floorplans not to scale.

FLOORPLANS
FLOOR 2



Floorplans not to scale.

FLOORPLANS

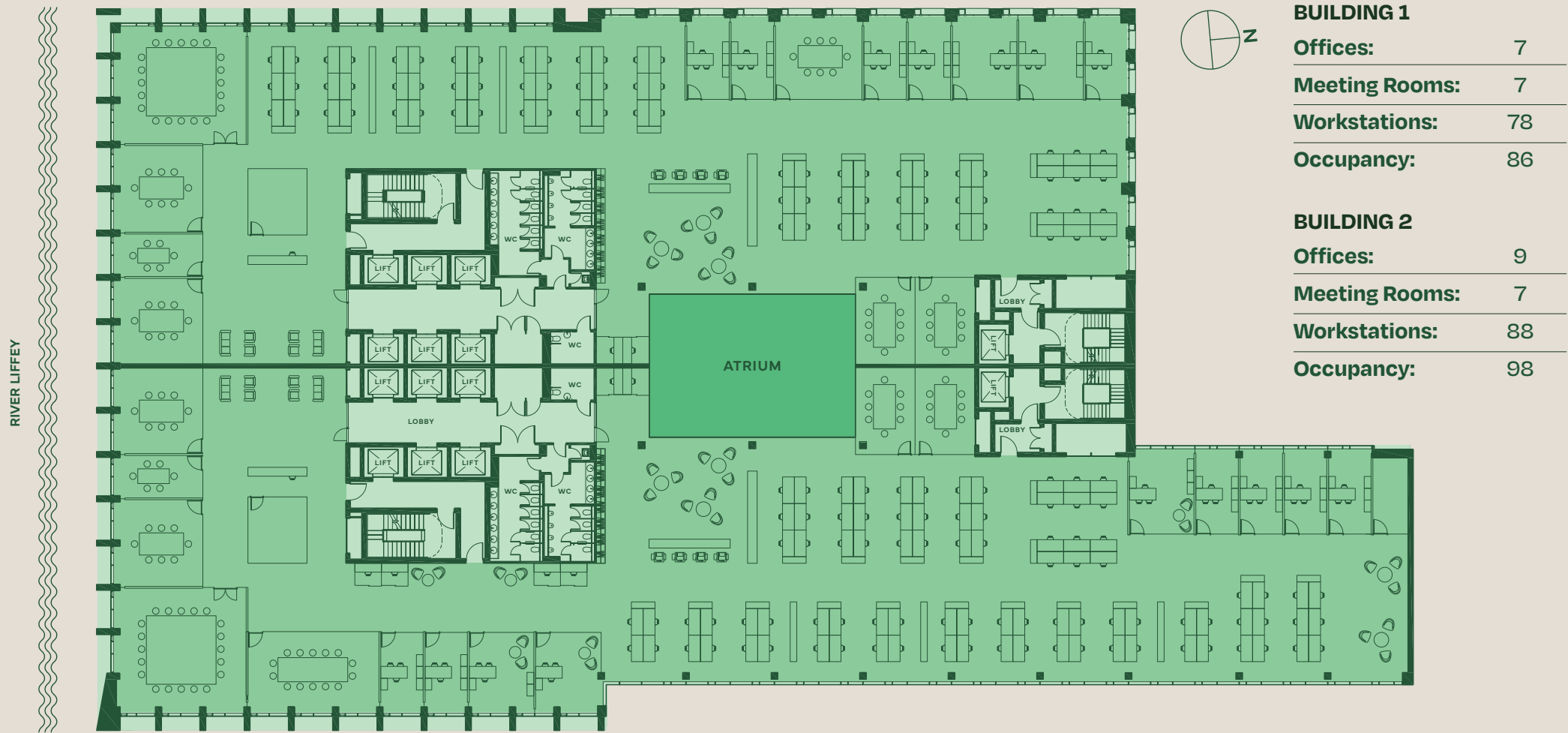
TYPICAL FLOORS (3-4)



Floorplans not to scale.

FLOORPLANS

SAMPLE TEST FIT 1:10 SQ M



Floorplans not to scale.

SPECIFICATIONS

Architectural Specification

Means of Escape 1 person per 6 sq m
Internal Climate 1 person per 8 sq m
Sanitary Accommodation 1 person per 8 sq m

Planning Module

1.5m x 1.5m Typical throughout.

Structural Grid

Nominal 15m x 6m grid with a nominal 15 meter clear span steel structure providing flexible, column-free office space.

Floor Loadings

Office Floors	4.0 kN/m²	4.5 kN (Cat.B)
Reception Area	4.0 kN/m²	4.5 kN (Cat.B)
Car Parking Area	2.5 kN/m²	202 kN (Cat.F)
Roofs	0.6 kN/m²	1.0 kN (Cat.H)
Plant Areas	7.5 kN/m²	7.0 kN

Floor Heights

Reception Ceiling Height	4.45m
Ground Floor Ceiling Height	4.45m
1st – 6th Floor Ceiling Height	2.95m
Typical Floor to Floor Height	4.0m

Service Zones

Raised Access Floor Void 130mm
Typical Floor to Ceiling Height 2,950mm
Ceiling Zone 725mm

Structure

The superstructure will comprise steel composite cellular beams with reinforced concrete composite metal deck floor slab solution.

The steel columns will be set out on a nominal 15m x 6m grids and cellular beams will allow to integrate services within a minimal structural void.

External Finishes

FACADE

A Masonry screen to the elevations of the 9 storey south block are fabricated from high-quality bespoke precast concrete ‘post and beam’ construction.

Unitised Façade: Panels are fabricated from high-quality bespoke precast concrete with integrated polyester powder coated aluminium window.

Windows Generally: Typical glazing consists of high performance, thermally broken double-glazed aluminium window sections with polyester powder coated aluminium.

Curtain Walling: Curtain walling consists of high-performance, thermally-broken bronze polyester powder coated aluminium curtain walling with toggle-glazed, double-glazed low-emissivity glass.

MAIN ENTRANCE DOORS

Main entrance consists of floor to ceiling glazed screens incorporating 3.6m revolving door with automated door for disabled accessibility.

ROOF

The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

LANDSCAPING & TERRACES

A bespoke landscape design has been developed for the pocket park to the northern end of the development. This will be planted with mature trees so as to provide a unique amenity and visual relief to occupants.

U-VALUES

External Solid Wall:	0.27W/M2K
Floor:	.22W/M2K
Roof:	0.22W/M2K
Glazing:	1.4W/M2K
Spandrels:	1.4W/M2K
Airtightness:	3M3/M2 at 50Pa

Internal Office Finishes

WALLS

Painted plasterboard.

FLOORS

600 x 600 metal floor tile.

CEILINGS

600 x 600 Mineral, lay-in ceiling tile range with imperforate body, smooth, acoustically transparent scrim and fine painted finish.

COLUMNS

Painted plasterboard on metal studs to steel columns.

JOINERY

Flush American White Oak doors and frames with painted MDF skirting.

Reception

WALLS

Backlit Cristello Iceberg natural Quartz finish to reception walls.

FLOORS

Silver Travertine with bronze transition strips.

CEILING

Floating feature hammered stainless steel ceiling with integrated lighting.

RECEPTION DESK

Bush hammered limestone desk.

Atrium

WALLS

Timber veneered finish walls.

FLOORS

Engineered timber flooring with high quality inset carpets.

CEILING

Suspended feature light within six story atrium with rooflight .

COFFEE BAR

Bronze coffee bar with quooker taps.

Stairs

WALLS

Painted plasterboard.

FLOORS

Vinyl.

CEILING

Painted plasterboard.

JOINERY

Flush American White Oak doors and frames with painted MDF skirting.

BALUSTRADES

Painted steel.

Sanitary Accommodation

TOILET PROVISION

Toilet provisions are calculated on 1 person per 8 sq m.
Toilet requirements are calculated on a floor by floor basis.

WALLS

Painted plasterboard. Selected tiling.

CUBICLES

Venesta Infinity Oak veneered Washroom System.

FLOORS

Selected ceramic tiles.

CEILINGS

Painted plasterboard.

VANITY UNITS

Corian units.

SANITARY FITTING

High quality sanitary ware and fittings throughout.

JOINERY

Flush American White Oak doors and frames.

Parking Provisions

Two independent car parks each containing 15 no. parking spaces will be provided at semi-basement level (30 no. spaces overall). Each car park has its own separate entrance accessed via the pocket park located to the northern end of the development. Landlord electrical distribution enabled for future provision of electric car charging.

Disabled Car Parking

2 no. disabled spaces will be provided at semi-basement level, one per car park.

Bicycle Parking

266 bicycle spaces.

Shower and Changing Facilities

Upgraded shower and changing facilities are provided at mezzanine level, accessed from the main core.

Bespoke birch ply lockers with shoe racks and benches.

New porcelain floor tile throughout.

Vanity units with mirrors, hair-dryer and straightener and a daily towel service.

Shower Provision

Female	14
Male	14
Accessible	2
Total	30

Mechanical Services

Air conditioning & fresh air provisions designed for an occupation of 1 person per 8 sq m.

AIR-CONDITIONING SYSTEM

2 no. roof mounted Air Handling Units (AHU) per office block (east & west), mounted on 7th floor roof compound & 9th floor roof compound.

AHU's to deliver tempered air (18°C winter & 22°C summer) to tenant areas. Fresh air supply & extract systems to come complete with Variable Air Volume (VAV) dampers. Each VAV damper to control CO2 levels within the open plan office area. Local heating and cooling to be provided by 4-Pipe Fan Coil Units (FCU's). 1 no. FCU per 45m² provided (typical provision. Final quantities may vary depending on floor plate arrangement).

All Ventilation supplies to tenant areas, to be sub-metered by Landlord Building Management System (BMS).

HEATING SYSTEM

Heating supply to FCU's via central Low Temperature Hot Water (LTHW) system. Gas condensing boilers, located at lower ground floor level (within each block) will deliver LPHW throughout the development.

All heat supplies to tenant areas, to be sub-metered by Landlord.

BMS.

Weather compensated LPHW heating services provided to landlord / toilet core areas. All radiators

in Landlord / toilet cores, also provided with local Thermostatic Radiator Valves (TRV's) to provide additional control.

DESIGN PARAMETER

Winter Temperature	
Outside:	-1°C
Internal Office:	21 +/- 2°C
Toilets:	21 +/- 2°C
Reception:	21 +/- 2°C

Summer Temperature	
Outside:	24°C DB / 19°C WB
Internal Office:	23 +/- 2°C
Toilets:	23 +/- 2°C
Reception:	23 +/- 2°C

FRESH AIR SUPPLY

Offices: 10l/s.person
Toilets: 10Ac/hr

ACOUSTICS LEVEL

Office Open Plan	NR40
Toilets:	NR45
Reception Area:	NR40

WATER SERVICES

All sanitary provision throughout the development will be provided with the following (as appropriate):

- Cold Water Supply (CWS)
- Hot Water Supply (HWS)
- Hot Water Services Return (HWSR)
- Recycled Rain Water Supply (RWS)
- Mains Water Supply (MWS)
 - All Water services feeds to tenant areas to be provided with flow meters connected to landlord BMS.
- Mains Water Services (MWS)
 - The incoming MWS feeds CWS & MWS break tanks at lower ground level, for local storage until utilisation. The incoming MWS also provides a back-up supply to the RWS storage tank, for topup during periods of low rain fall. A MWS break tank is also provided (15 mins at full run capacity) to allow for boosted MWS to the tenant areas.
- Cold Water Services (CWS)
 - Cold water stored in CWS Break Tank (located at lower ground level). The CWS break is designed to provided for 24hrs CWS supply to each block. All CWS will be boosted throughout the development.

- Hot Water Services (HWS)
HWS water stored in HWS Indirect Calorifiers fed from LPHW system (located at lower ground level). All HWS will be boosted throughout the development (VIA CWS booster sets).

- Recycled Rain Water Services (RWS)
Rain water run-off from roof level is initially stored in a buried "bulk" storage tank, below ground (underneath car park area). The recycled rain water is then pumped through filtration systems before being stored in RWS Break Tank (located at lower ground level). The RWS break is designed to provided for 24hrs RWS supply to each block. All RWS will be boosted throughout the development.

Electrical Services

DESIGN CRITERIA

The building shall be designed on the basis of 1 person per 8 sq m.

Lighting:	4.2w per sq m
General Power:	8w per sq m
Small Power:	6w per sq m

LIGHTING

Offices:	600 x 600 LED
Reception:	Linear LED
Toilets:	IP44 Recessed Down lighters LED
Basement Car Park:	IP65 Surface mounted LED

LIGHTING CONTROL

Dali lighting control system to tenant spaces.

STANDBY POWER

160kVA Life Safety Generator.

PROTECTIVE SERVICES INSTALLATIONS

Fire Alarm System.
L1 Addressable Fire Alarm System.

SECURITY SYSTEMS

Intruder alarm complete with PIRs and keypad in landlord areas.

CCTV IP cameras externally and internally in landlord areas.

Access control in landlord areas and wiring for future access control in tenant spaces.

COMMUNICATION

2 no. 42u comms cabinets, 10kVA UPS backup, CAT6 Cable.

EARTHING

Accordance with ETCI National Rules for Electrical Installations ET101:2008.

Passenger Lifts

- i. Manufacturer – Schindler.
- ii. Internal finishes – High grade stainless steel. Half height mirror on rear wall.
- iii. Floor – Natural stone flooring.
- iv. Contract speed – 1.6m/s.
- v. Waiting time – 16 seconds.
- vi. Lift will be provided with Destination Control System.

Building Management System

Separate BMS systems to be provided to each Block. A BMS graphical front-end interface shall be provided to each block.

The BMS system shall monitor and control the following:

- 1. Tenant submetering for heating, ventilation & water services.
- 2. Plant operation.
- 3. Temperature & CO2 control in tenant areas.
- 4. A local MMC panel shall be provided at each level for tenant connection during fit-out.

Sustainability

Energy Rating: The development will be designed to achieve a LEED Gold Certification and BER of A3. The building will be designed to be NZEB compliant.

Roof: The roofs throughout are planted with a Sedum green roof of indigenous grasses to encourage biodiversity, assist in controlling surface water run-off and mitigate against urban heat build-up.

Façade: A façade treatment of deep columns and beams of highquality pre-cast concrete provides shade to glazing and helps to mitigate any overheating from insolation.

The combination of good plan-depth and generous ceiling heights provides natural lighting without excessive glare in compliance with BCO recommendations.

DESIGN TEAM

LANDLORD



urbeo

ARCHITECT

Henry J Lyons

PROJECT MANAGER



FIRE CONSULTANT



M&E CONSULTANT

CEL

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