



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.



From left to right: F1, F2 and F3 offer superb new office space at The Campus

 **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

 **164,750 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

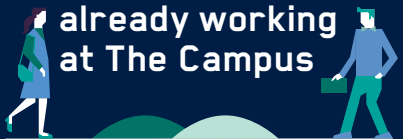
**Open air**  
terraces  
with lake & Dublin bay views



**Instant access**  
**Bleperbike**

 **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.



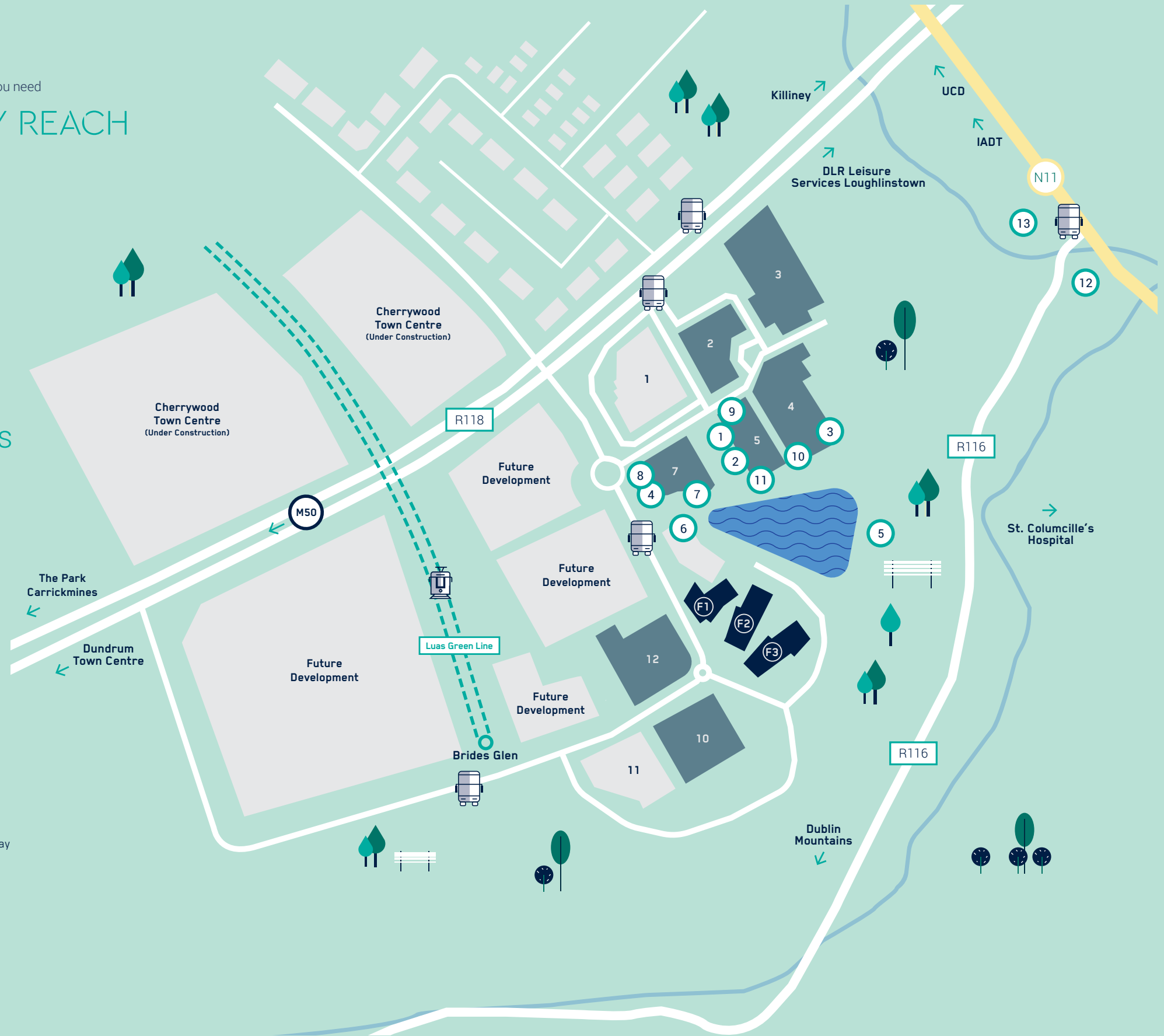
Lifestyle

Lifestyle

# All you need IN EASY REACH

## Amenities At The Campus

- 1 Bank of Ireland
- 2 Ben Dunne Gym
- 3 Giraffe Childcare
- 4 Insomnia
- 5 Lake and picnic benches
- 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**

- ① Evros  
DLRP  
Welocalize
- ② Dell
- ③ Dell  
BMC  
Milner Browne
- ④ Capricorn Ventis  
Elavon  
GMI  
The Stars Group
- ⑦ Synchro
- ⑧ Elavon
- ⑩ Abbot  
Zoetis
- ⑪ Accenture  
APC
- ⑫ Aviva
- Future Development



**Via the M50 and N11**

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



**From The Campus  
Luas Stop at Brides Glen**

The Park Carrickmines	<b>8 mins</b>
Central Park	<b>15 mins</b>
Sandyford	<b>18 mins</b>
Dawson Street	<b>42 mins</b>



**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 with F3, F2 and F1 (left to right)

Room to

# DREAM BIGGER



Set in landscaped grounds, F2 and F3 are striking modern workspaces of 80,385 sq ft and 84,346 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.

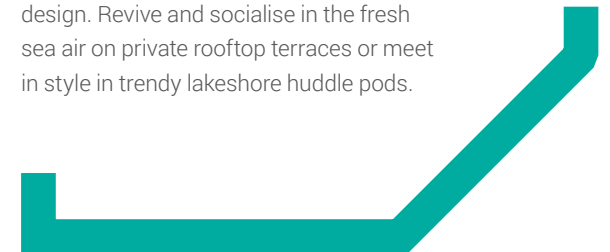
Life's a  
**SEA BREEZE**



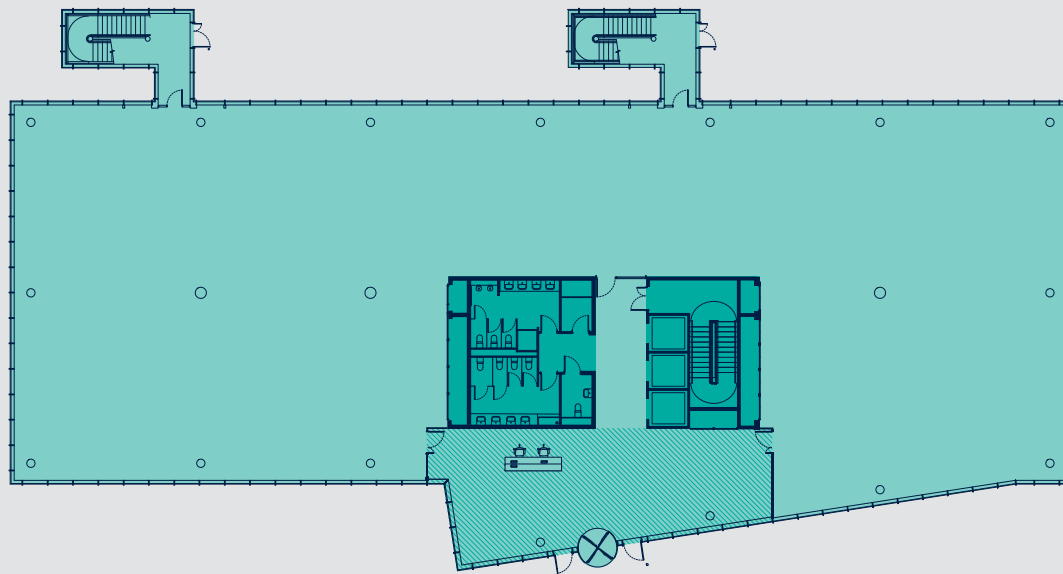
View over Dublin Bay from the F2 rooftop terrace



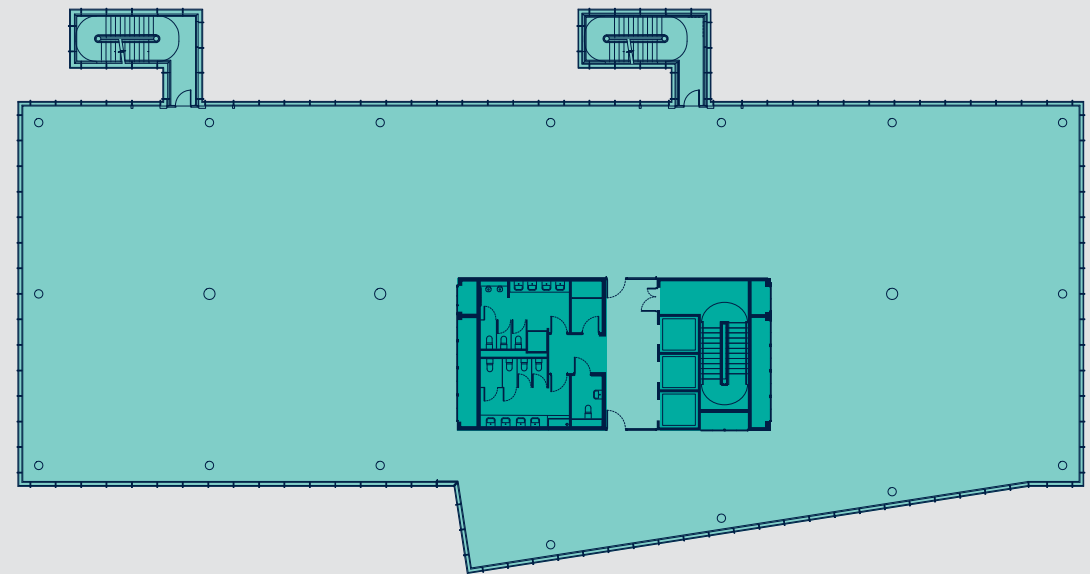
The Campus is a place with room to roam where office and outdoor life overlap by design. Revive and socialise in the fresh sea air on private rooftop terraces or meet in style in trendy lakeshore huddle pods.



**F2, Ground Floor**  
1,521 sq m / 16,372 sq ft GIA



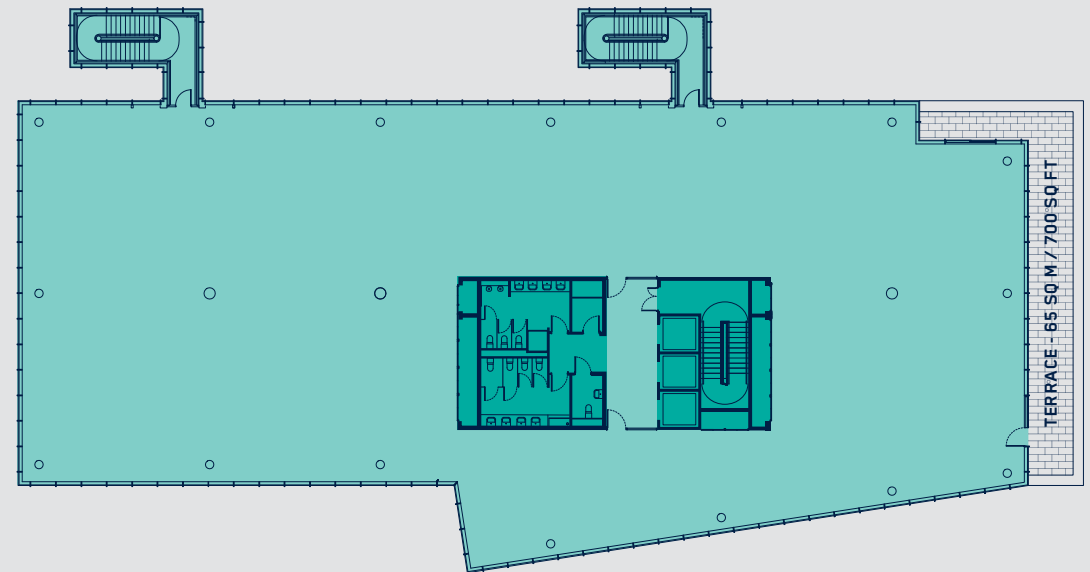
**F2, Typical Floor**  
1,521 sq m / 16,372 sq ft GIA



**F2**  
Schedule of Accommodation (GIA)

F2	sq m	sq ft
Reception	127	1,367
Ground Floor	1,394	15,005
First Floor	1,471	15,834
Second Floor	1,521	16,372
Third Floor	1,521	16,372
Fourth Floor	1,434	15,435
<b>Total</b>	<b>7,468</b>	<b>80,385</b>

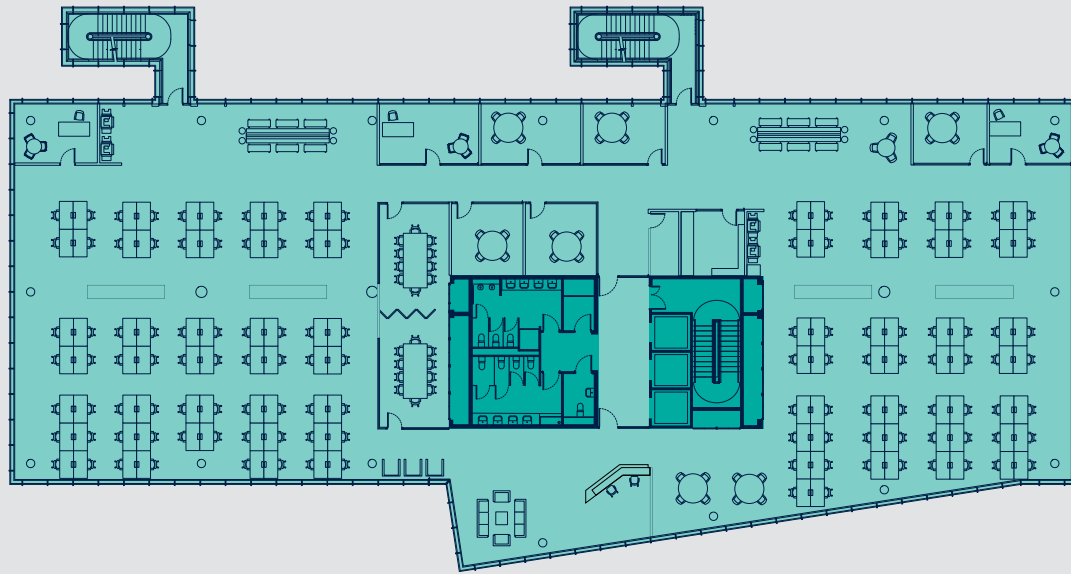
**F2, Fourth Floor**  
1,434 sq m / 15,435 sq ft GIA



TERRACE - 65 SQ M / 700 SQ FT

Floor plans not to scale. For indicative purposes only.

F2 Test Layout

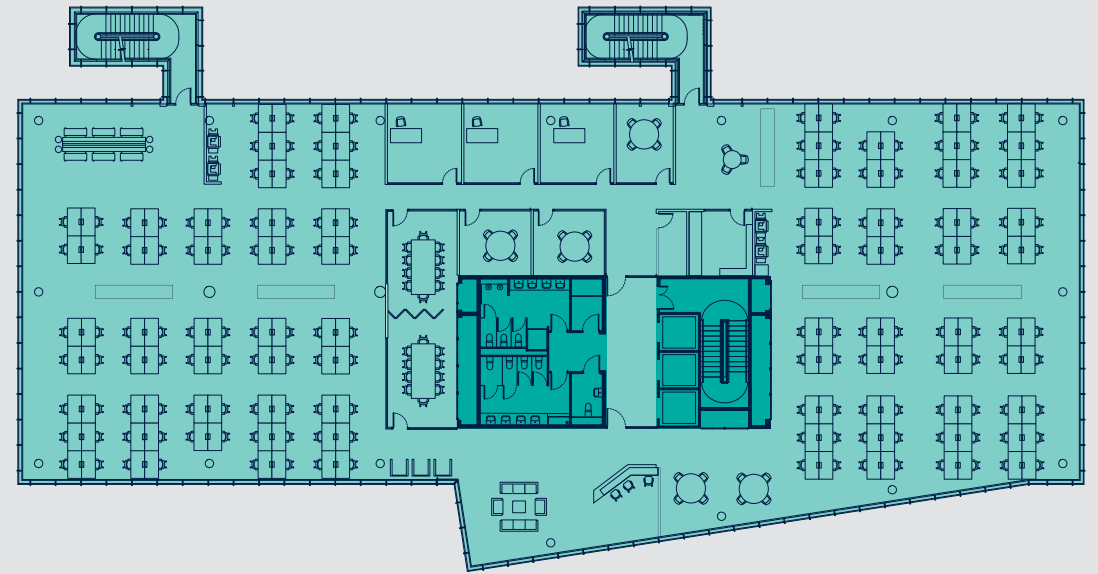


**1:10 sq m**

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



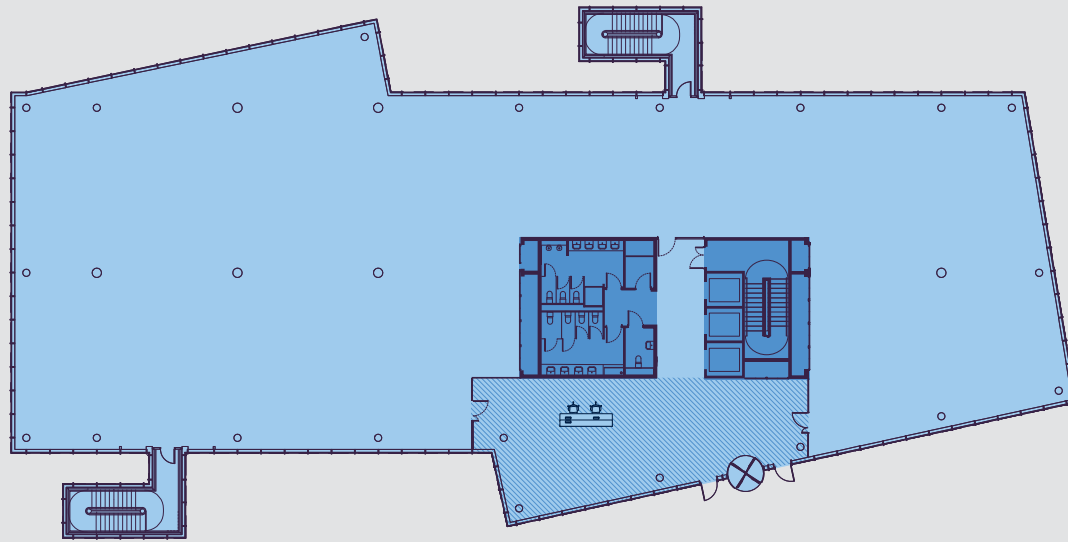
**1:8 sq m**

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.

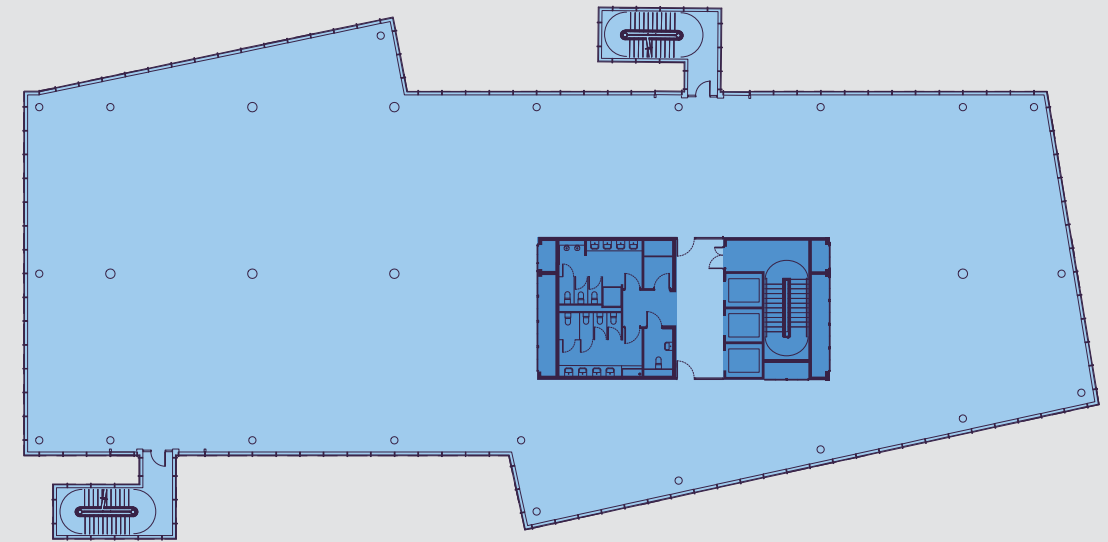
**F3, Ground Floor**

1,623 sq m / 17,470 sq ft GIA



**F3, Typical Floor**

1,623 sq m / 17,470 sq ft GIA



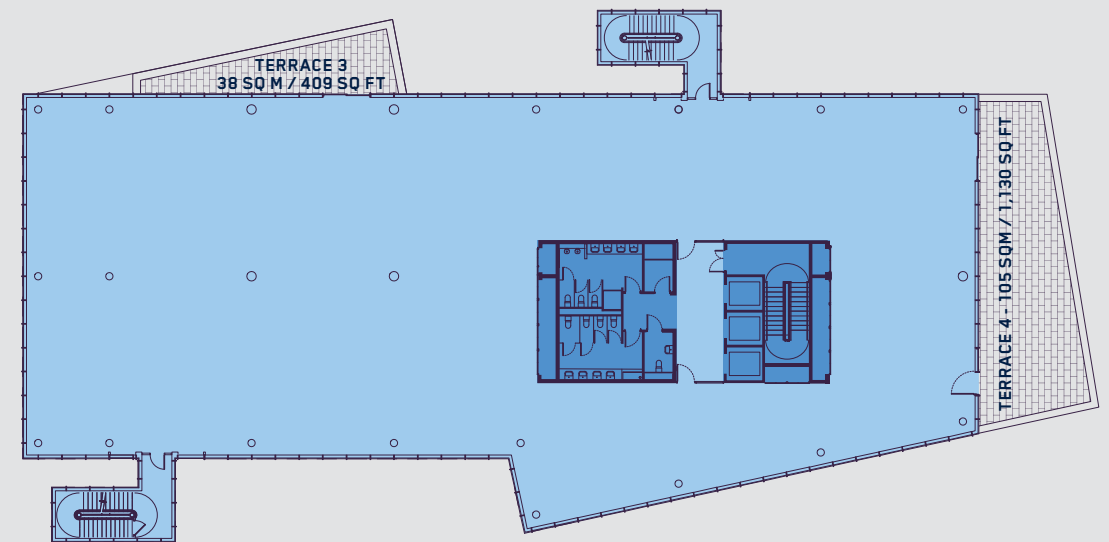
**F3**

**Schedule of Accommodation (GIA)**

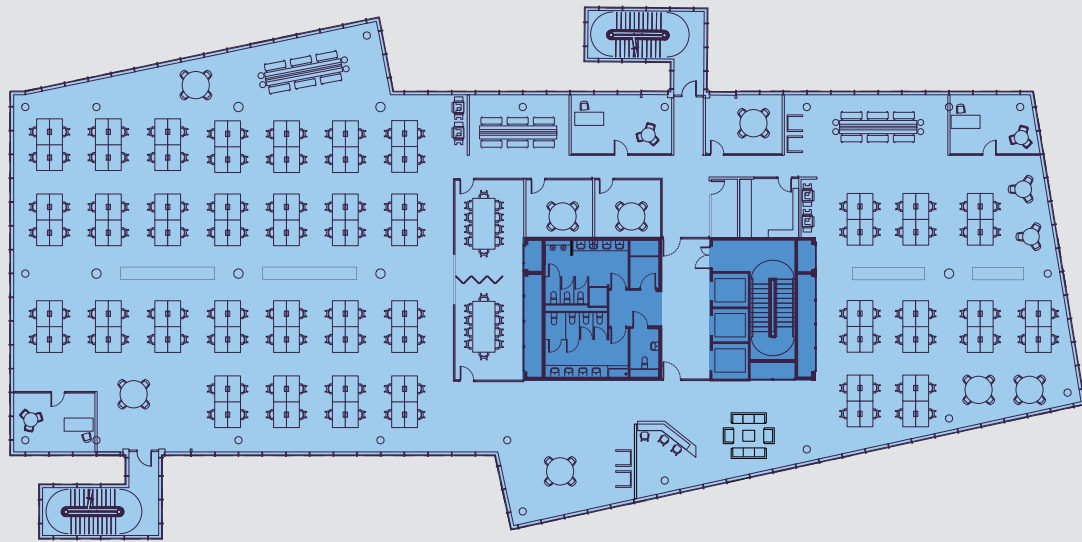
F3	sq m	sq ft
Reception	147	1,582
Ground Floor	1,476	15,888
First Floor	1,572	16,921
Second Floor	1,623	17,470
Third Floor	1,570	16,899
Fourth Floor	1,448	15,586
<b>Total</b>	<b>7,836</b>	<b>84,346</b>

**F3, Fourth Floor**

1,448 sq m / 15,586 sq ft GIA



F3 Test Layout

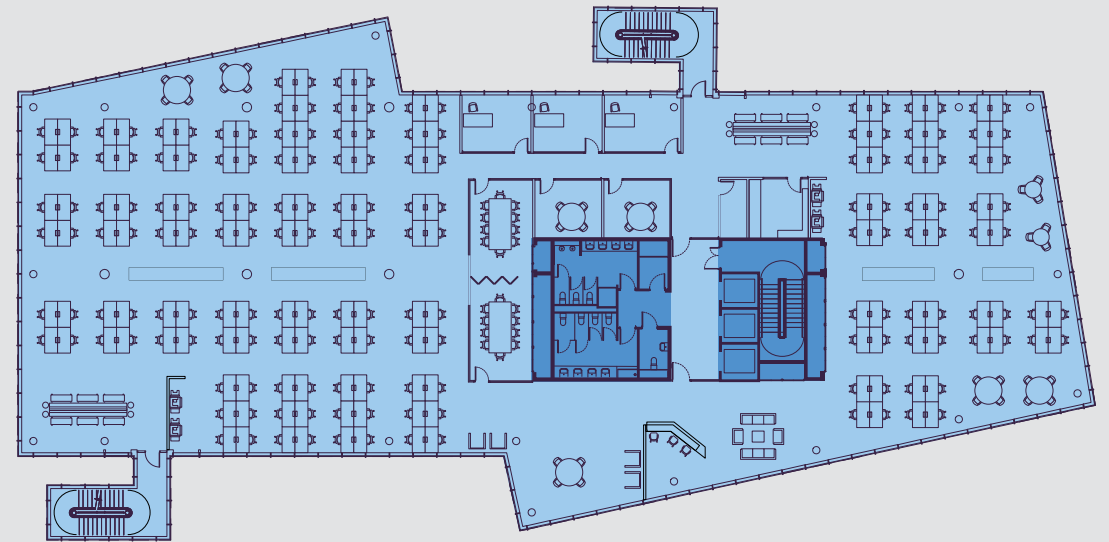


**1:10 sq m**

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

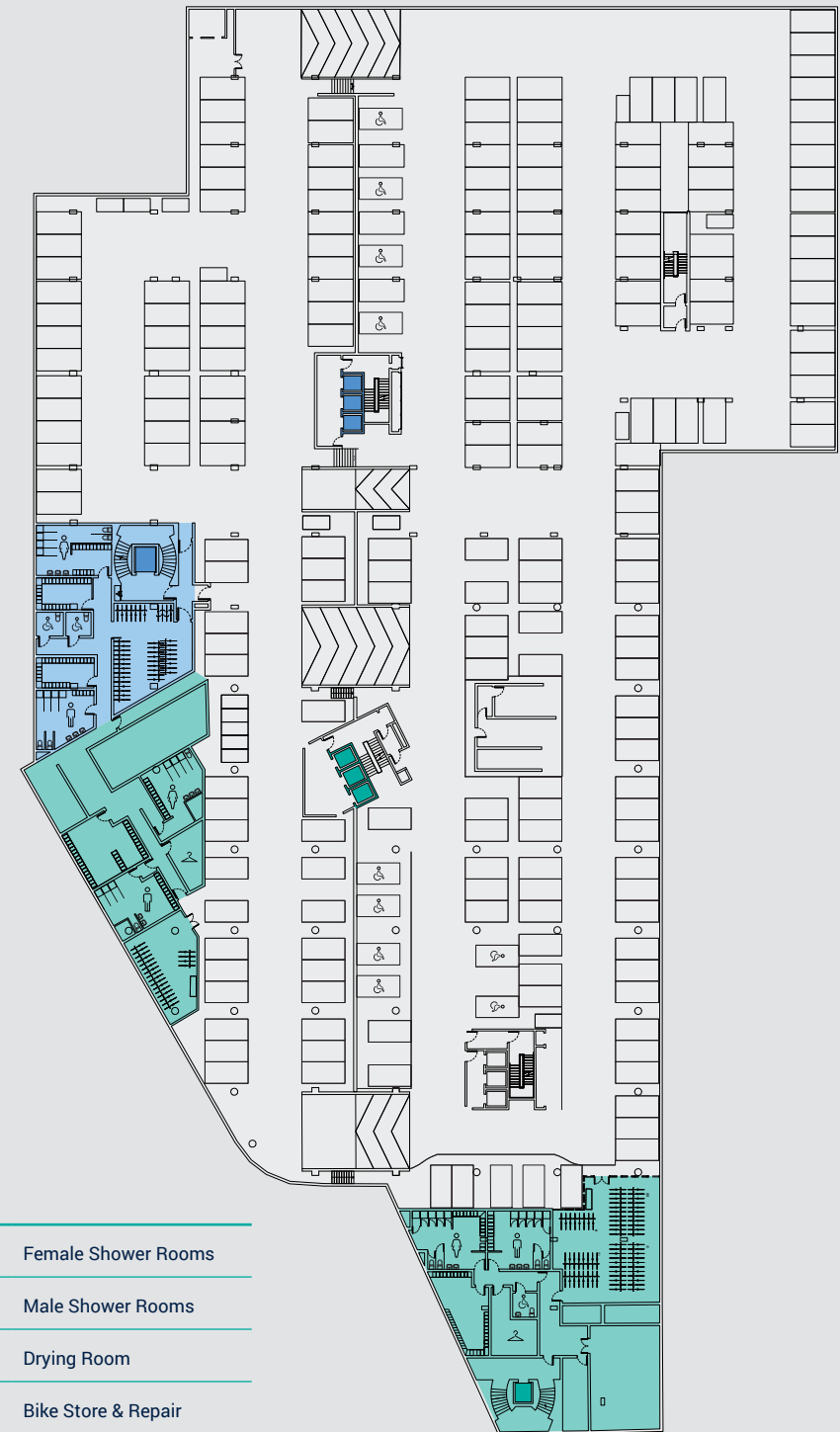
Floor plans not to scale. For indicative purposes only.





Everything  
**UNDER THE SUN**



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

9,794 sq m / 105,422 sq ft GIA



-  Female Shower Rooms
-  Male Shower Rooms
-  Drying Room
-  Bike Store & Repair

Basement floor - 2 is shared by F1, F2 and F3.  
 Floor plans not to scale. For indicative purposes only.

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 2.8 m 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	Henry J Lyons
Contractor	KPH Construction
Project Managers	Virtus Project Management
Quantity Surveyor	Virtus Cost Management
Development Managers	Hines
Planning Consultants	BMA Planning
Façade Engineers	Billings Design Associates Ltd
Mechanical & Electrical Engineers	O'Connor Sutton Cronin
Fire & Access Consultants	Michael Slattery Associates
LEED Consultants	O'Connor Sutton Cronin
Assigned Certifier	Henry J Lyons
PDSP Health & Safety	DCON Safety Consultants
Landscape Architects	Murray & Associates
Architectural Visualisation	Model Works
Branding & Marketing	Originate
Event Management	Equiem



### Owner and Landlord



### Agent details



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