

# HIGHMARK

DUBLIN DOCKLANDS

# SUPERIOR WORKSPACE IN DUBLIN'S DOCKLANDS





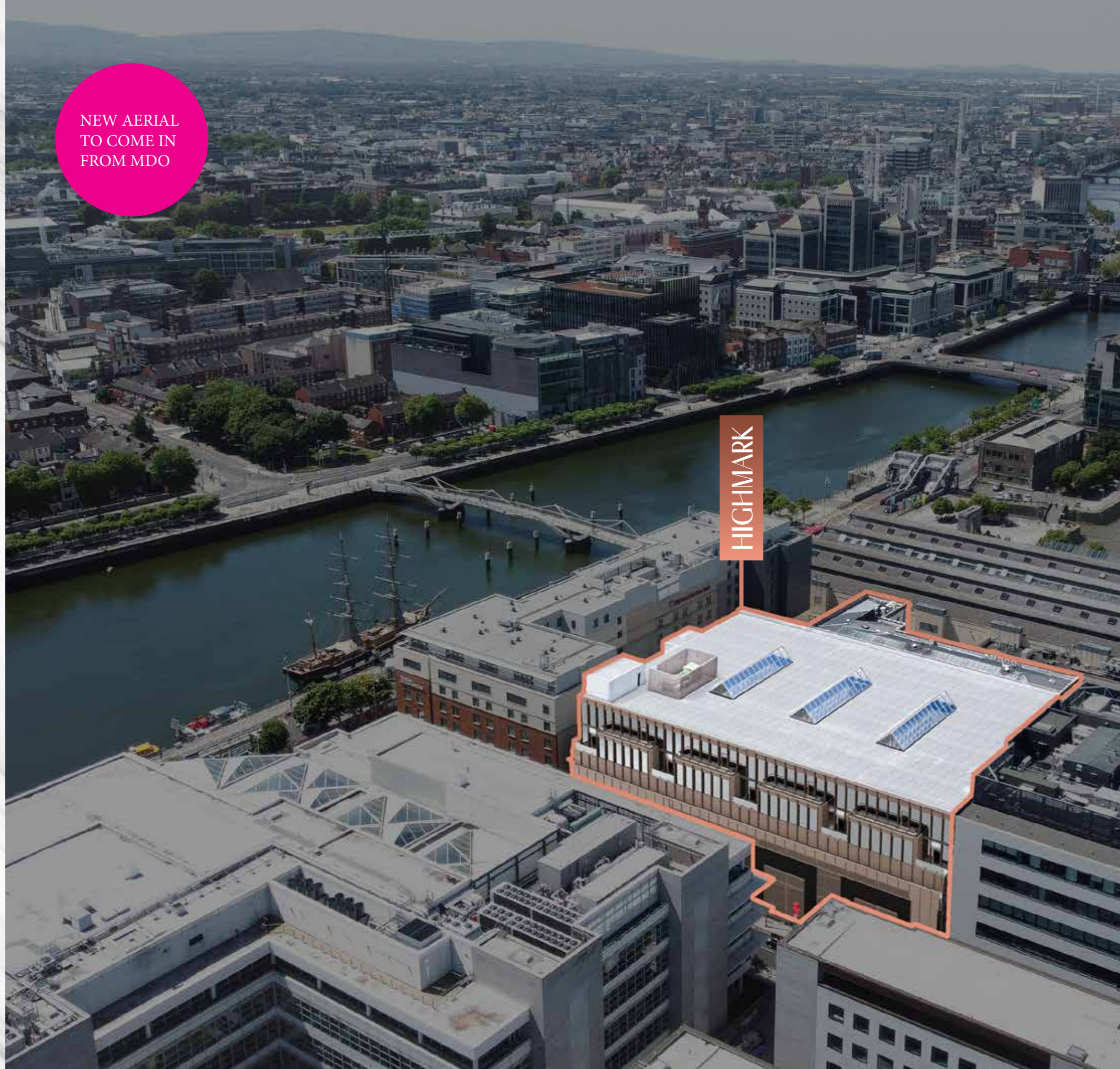
# HIGHMARK IS WHERE YOUR COMPANY REACHES NEW HEIGHTS

Stylish sophistication in the beating heart of the city, Highmark's two floors of penthouse office space have been thoughtfully created to give visionary business leaders uninterrupted views of the River Liffey and Dublin city.

Redesigned, refurbished and reimagined, this building offers the very best of office environments. Sustainable, accessible and built to the highest standards.

# VIEW FROM THE TOP

NEW AERIAL  
TO COME IN  
FROM MDO



HIGHMARK

Located on the western side of Common's Street, in the bustling Docklands, Highmark sits at the heart of Dublin's business district. Surrounded by leading global occupiers, numerous homes, entertainment and convenient transport hubs, Highmark is ideally placed for a company with the future in its sights.

HIGHMARK

LOCATION



# THE HEIGHT OF GREAT TASTE

**1** MINS to award-winning restaurants,  
cafes and entertainment

Elegantly  
designed  
contemporary  
façade

**46,480** SQ.FT  
Grade A Penthouse  
Accommodation

Self-contained HQ building

**663** SQ.FT  
Reception

**2** HIGH  
SPEED  
LIFTS

**46** CAR  
parking spaces  
(incl EV bays)

**2** MINS to Bus, Luas  
and Train

**46** bike  
parking  
stations

**10**  
showers



The reception lobby at Highmark sets the tone for style and sophistication. A grand entrance, its eye-catching bronze cladding and met fins speak to the industrial heritage of the location in a modern and sustainable way. Two lifts connect the reception to the striking 4<sup>th</sup> and 5<sup>th</sup> floor penthouse offices.

# A STEP UP IN STYLE

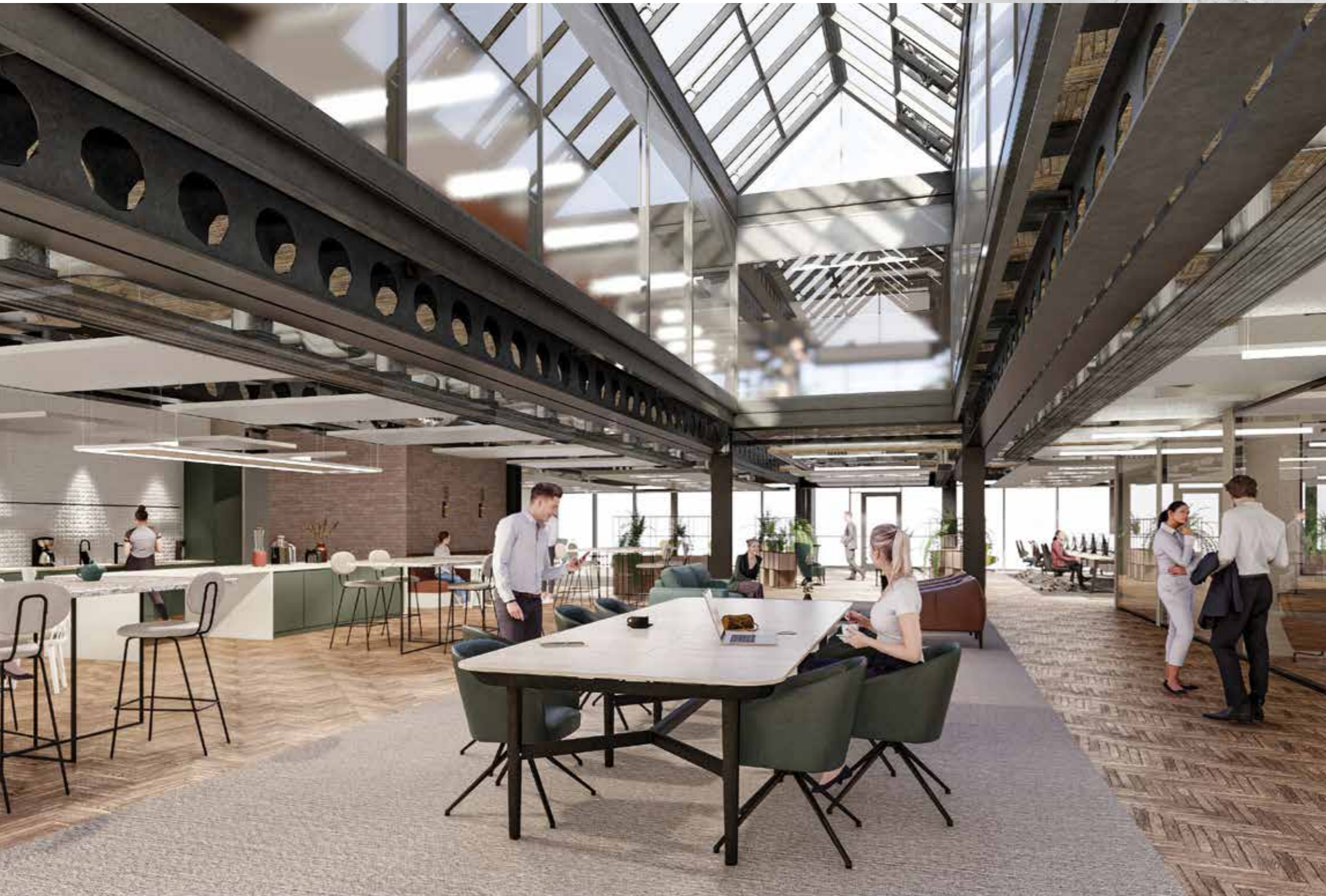




# COMMANDING VIEWS

# BUILT TO BE THE BEST

Highmark's impressive offices enjoy excellent views of the city and the river Liffey. Glazed atriums ensure that the offices are bright and airy, while their spacious floor plates can be tailored to suit every business need.



BUILDING

## FACILITIES THAT EXCEL

People are at the heart of Highmark. The refurbishment was designed to ensure that employees have access to the highest levels of amenities and facilities. These include drying facilities on both floors, and luxurious bathroom facilities featuring ten spacious, beautifully appointed ensuite shower areas.



# SUCCESSING WITH SUSTAINABILITY

Highmark is a designated high performance green building that has sustainability at its heart. This building does not just follow sustainability requirements, it blazes a trail with environmental innovations built into every element. With 100% renewable energy and sustainable technology future-proofed for EU standards 2037 throughout the building, Highmark is set to stay a step ahead today, tomorrow and into the future.

## HIGHMARK IS TARGETING:



### FUTURE THINKING

Highmark is a building designed for the future, its EIU is aligned with NZEB in terms of Energy, Carbon and Renewable targets and it is powered by 100% renewable energy. The building also has energy enhancement options such as installing roof mounted photovoltaic panels that can be included at the discretion of the tenant. Careful material specification and procurement ensured that building materials used in the construction of Highmark were not only sustainable, but helped reduce carbon emissions as well.

### CONSCIOUS COMMUTING

Highmark's proximity to public transport and accessible cycle and walking paths encourages employees to commute to work in an environmentally friendly manner. The building also offers generous bicycle parking facilities and charging for electric vehicles.

### CLEVER WATER CONSERVATION

Highmark's water consumption complies with European Water Label standard. All water fixtures and equipment including low flow sanitary items will comply with best practice LEED requirements.

### INTELLIGENT ENERGY

The building's heating, cooling and ventilation systems have been designed to adjust automatically to occupancy levels in each zone.

LED lighting and daylight dimming control will ensure optimum energy efficiency throughout the building. Highmark's demand-controlled ventilation will adjust in relation to air quality levels, significantly reducing energy consumption.

### SMART TECHNOLOGY

Highmark is a Smart Building with all systems linked via IOT technology. This open protocol technology will facilitate real time smart monitoring, ensuring optimal energy performance across the building.

With extensive sub-metering of all systems, landlords and tenants will be able to review energy and water consumption in real time. The BMS gives remote access to the building's system allowing instant adjustment in the event of extreme weather.

# CLEVERLY CONNECTED

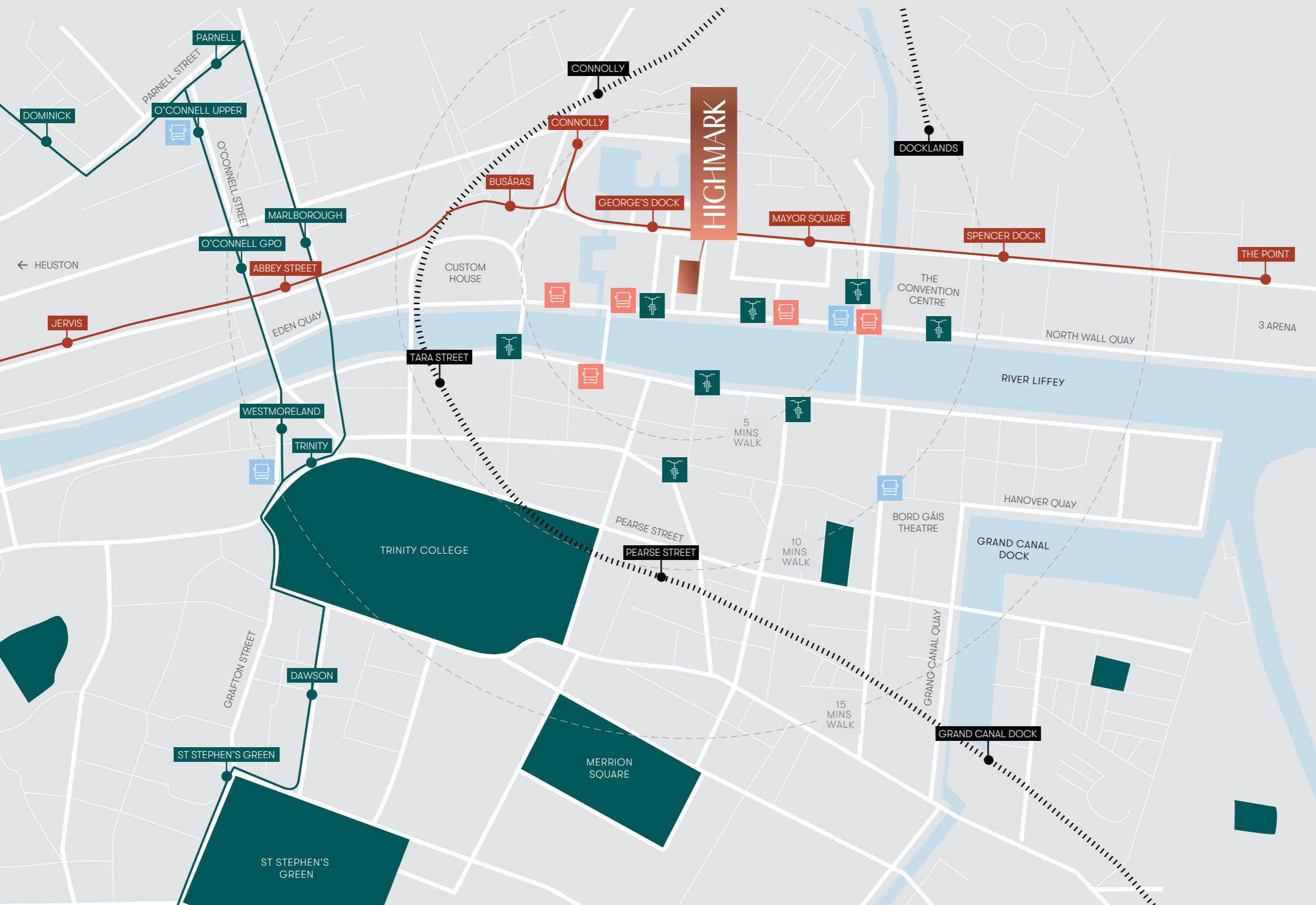


LOCATION

Getting to and from Highmark couldn't be easier. George's Dock Luas stop, Connolly Station, Docklands Station and Busáras are just minutes from your door. For the more active commuter there is both car parking and bicycle parking available on site, a Dublin Bikes station, cycle paths and walkways close by, and for international travel Dublin airport can be reached in 20 minutes by car.



# TRANSPORT MAP



**LUAS**  
 2 mins walk  
 to nearest tram station  
 George's Dock

**BUS**  
 2 mins walk to numerous  
 Dublin Bus routes

**TRAIN**  
 5 mins walk to  
 Connolly and Tara  
 Steet train stations

**CAR**  
 10 mins to Dublin Port  
 Tunnel / M50  
 20 mins to Dublin  
 International Airport

**46**  
 secure parking  
 spaces

- ..... DART Train
- Green Luas Line
- Red Luas Line
- 🚏 Aircoach Stop
- 🚌 Dublin Bus
- 🚲 Dublin Bikes

Enjoy a delicious meal at an award-winning restaurant, relax in a cosy bar, grab a bite in a busy bistro – when it comes to dining out the nearby options are endless.

With nearby heritage sites, theatres, including the world-renowned Bord Gáis, hotels, cinemas, museums, and galleries, you'll never run out of things to do and see.

Riverside walks, parks and gyms offer plenty of choice for employee wellbeing, while there's lots of shopping in the city for those who prefer to wander and browse.

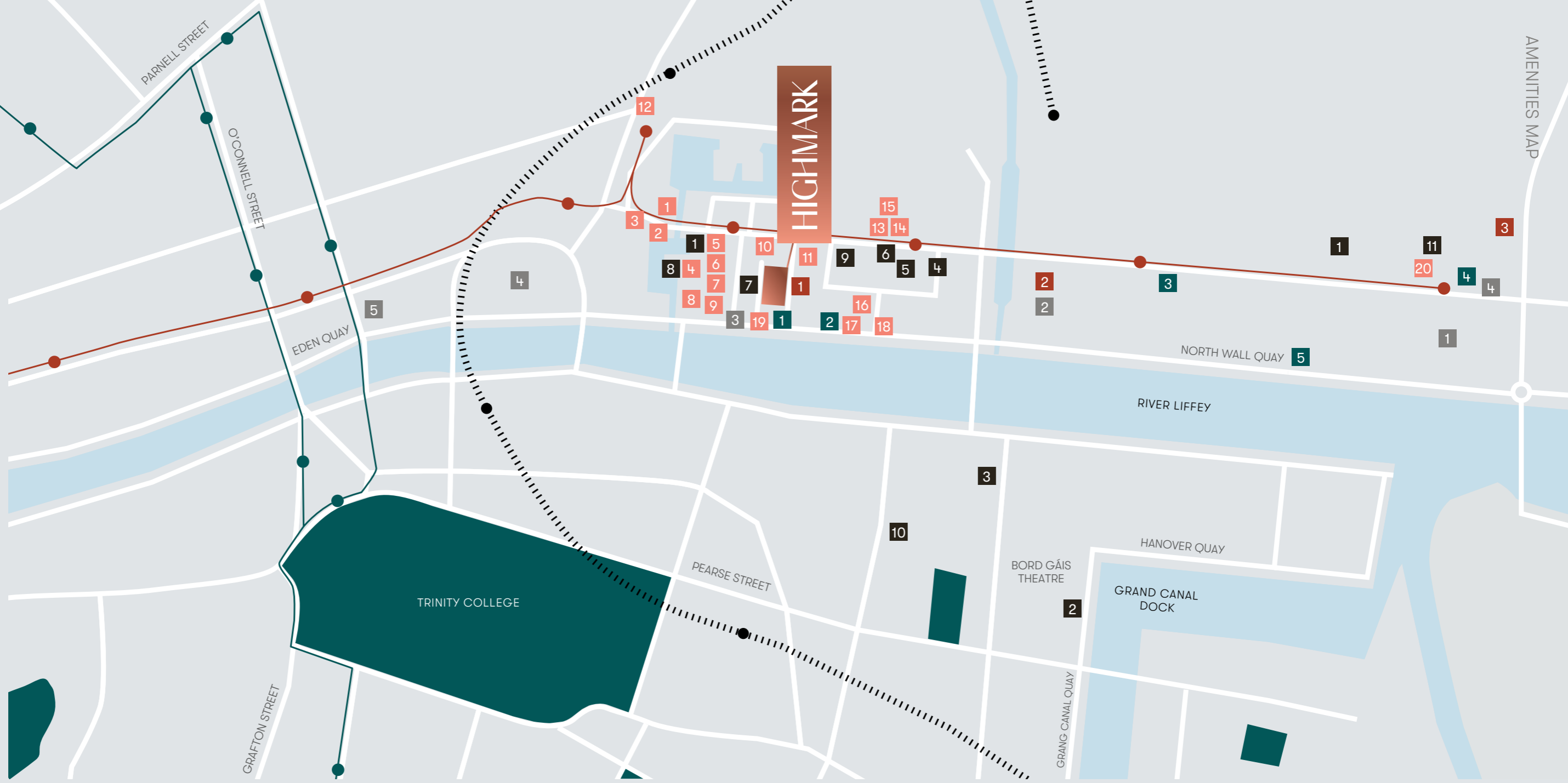


# TOP NOTCH AMENITIES



# AMENITIES MAP

AMENITIES MAP



## RESTAURANTS/ CAFES

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| 1. Harbourmaster Bar and Restaurant   | 13. Mushashi IFSC Noodle & Sushi Bar |
| 2. Hot Chix                           | 14. Il Fornaio IFSC                  |
| 3. Bear Market                        | 15. 3FE                              |
| 4. Urban Brewing & Stack A Restaurant | 16. Café Nero                        |
| 5. Starbucks (CHQ)                    | 17. Milano                           |
| 6. Freshii (CHQ)                      | 18. Rockets IFSC                     |
| 7. Toss'd Noodles & Salads (CHQ)      | 19. Oly's Bar and Restaurant         |
| 8. Seven Wonders (CHQ)                | 20. Pita Pit                         |
| 9. The Bakehouse (CHQ)                |                                      |
| 10. Coffeeangel                       |                                      |
| 11. Insomnia                          |                                      |
| 12. Subway                            |                                      |

## HOTELS

1. Hilton Garden Inn Dublin
2. Spencer Hotel Dublin City
3. The Samuel Hotel
4. The Gibson Hotel
5. The Mayson

## CULTURAL

1. 3 Arena
2. The Convention Centre Dublin
3. EPIC The Irish Emigration Museum
4. Odeon Cinema Point Square
5. The Abbey Theatre

## LIFESTYLE

1. Spar
2. Fresh
3. Docklands Dental
4. Giraffe Childcare
5. National College of Ireland
6. Marks & Spencer
7. Corporate Health Ireland
8. Flyefit CHQ
9. The Grafton Barber
10. Safari Childcare Hanover Street
11. Point Village Dublin

## CAR PARKING

1. Park Rite IFSC
2. Euro Car Parks Convention Centre
3. Euro Car Parks Point Square

# REACH FOR THE SKY

LOCAL OCCUPIERS



# SCHEDULE OF ACCOMODATION



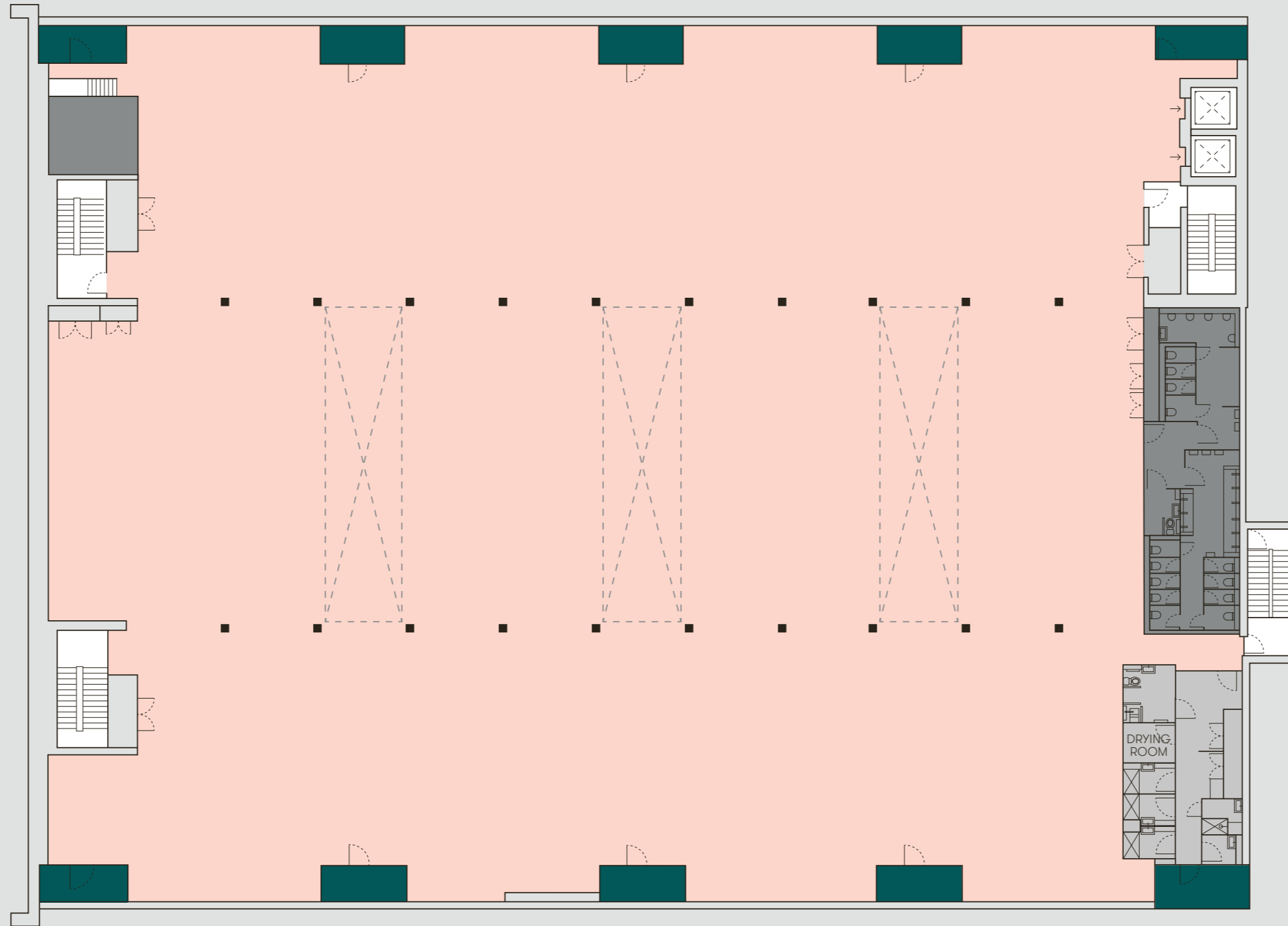
FLOOR		TYPE	SQ M	SQ FT
5	Fifth	Office	1,969.67	21,194
4	Fourth	Office	2,272.25	24,455
G	Ground	Reception	633	663
Total (NIA)			4,607.92	52,462.5

# FLOOR

# FOURTH

2272.25 SQ.M - 24455 SQ.FT

COMMONS ST



- Office space
- Void above
- Balconies
- Circulation
- Showers
- Toilets

Not to scale. For illustration purposes only.

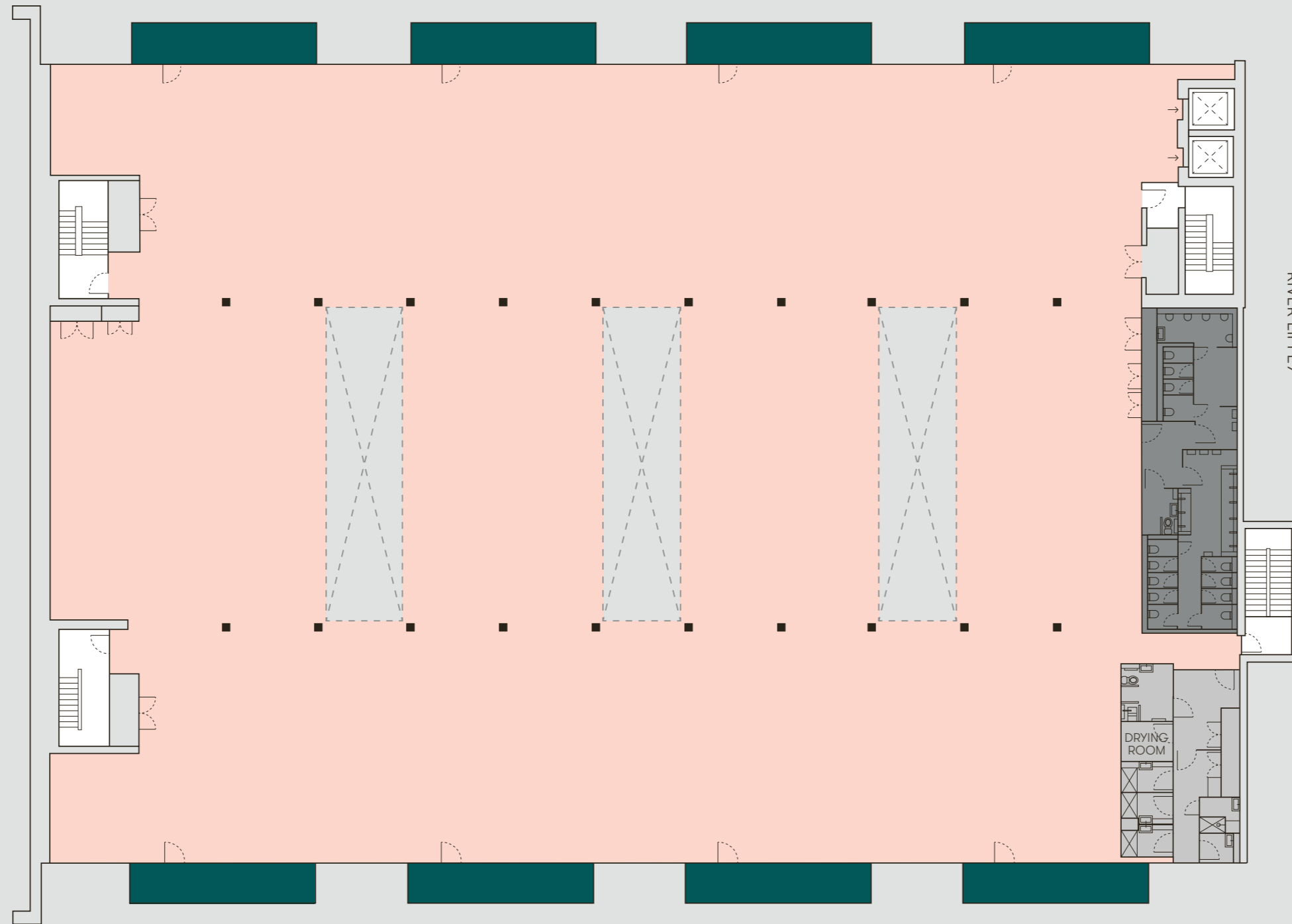


# FLOOR

# FIFTH

1969.67 SQ.M - 21194 SQ.FT

COMMONS ST



- Office space
- Void above
- Balconies
- Circulation
- Showers
- Toilets

Not to scale. For illustration purposes only.

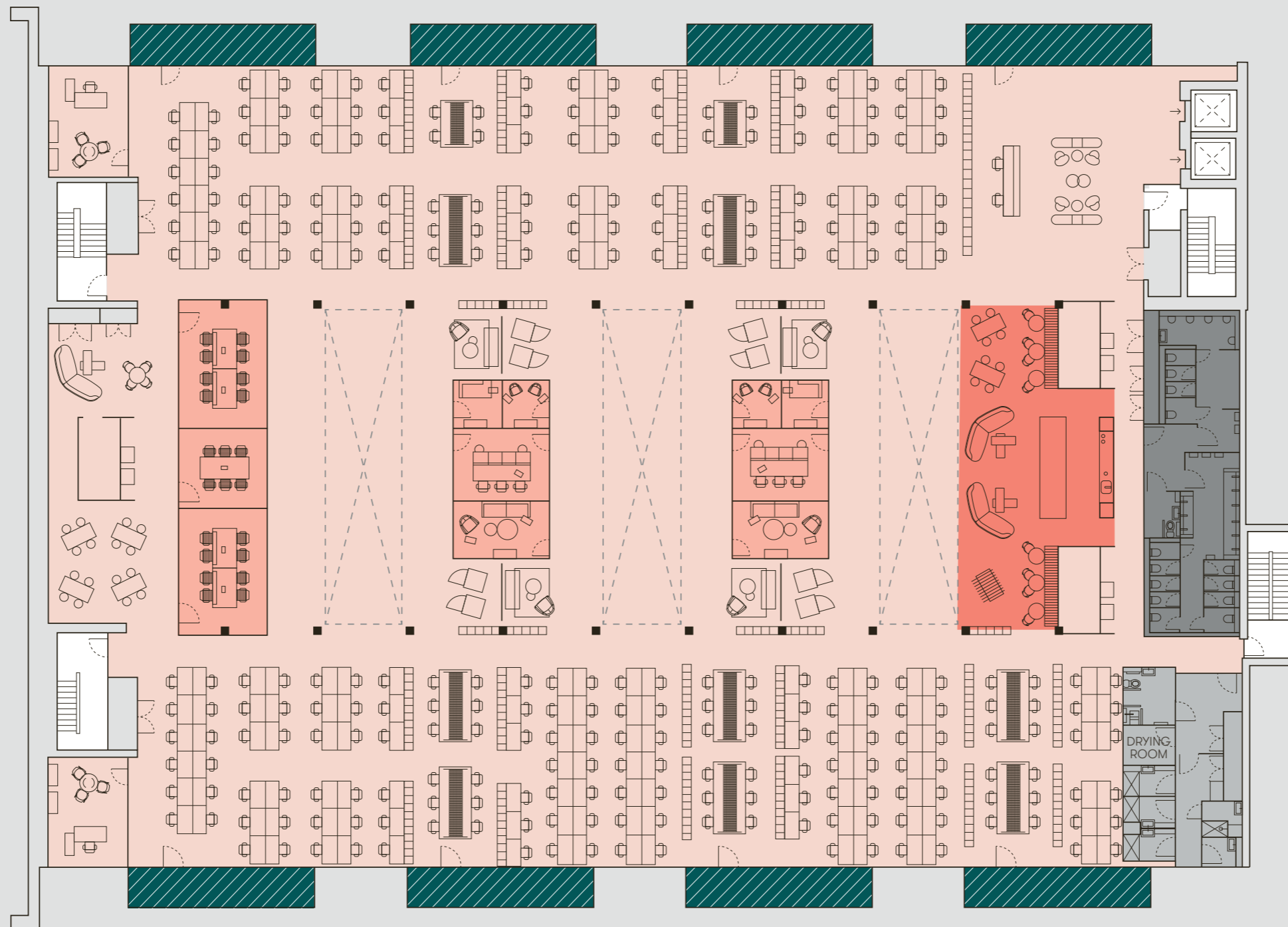
# 1:8 DENSITY

# TEST FITS

5<sup>TH</sup> FLOOR

COMMONS ST

RIVER LIFEEY



- Open office
- Meeting Rooms
- Canteen
- Void above
- Balconies
- Lifts/Stairs
- Showers
- Toilets

	WORKSTATIONS	MEETING ROOMS
4 <sup>th</sup> Floor	x	x
5 <sup>th</sup> Floor	x	x
<b>Total</b>	<b>x</b>	<b>x</b>

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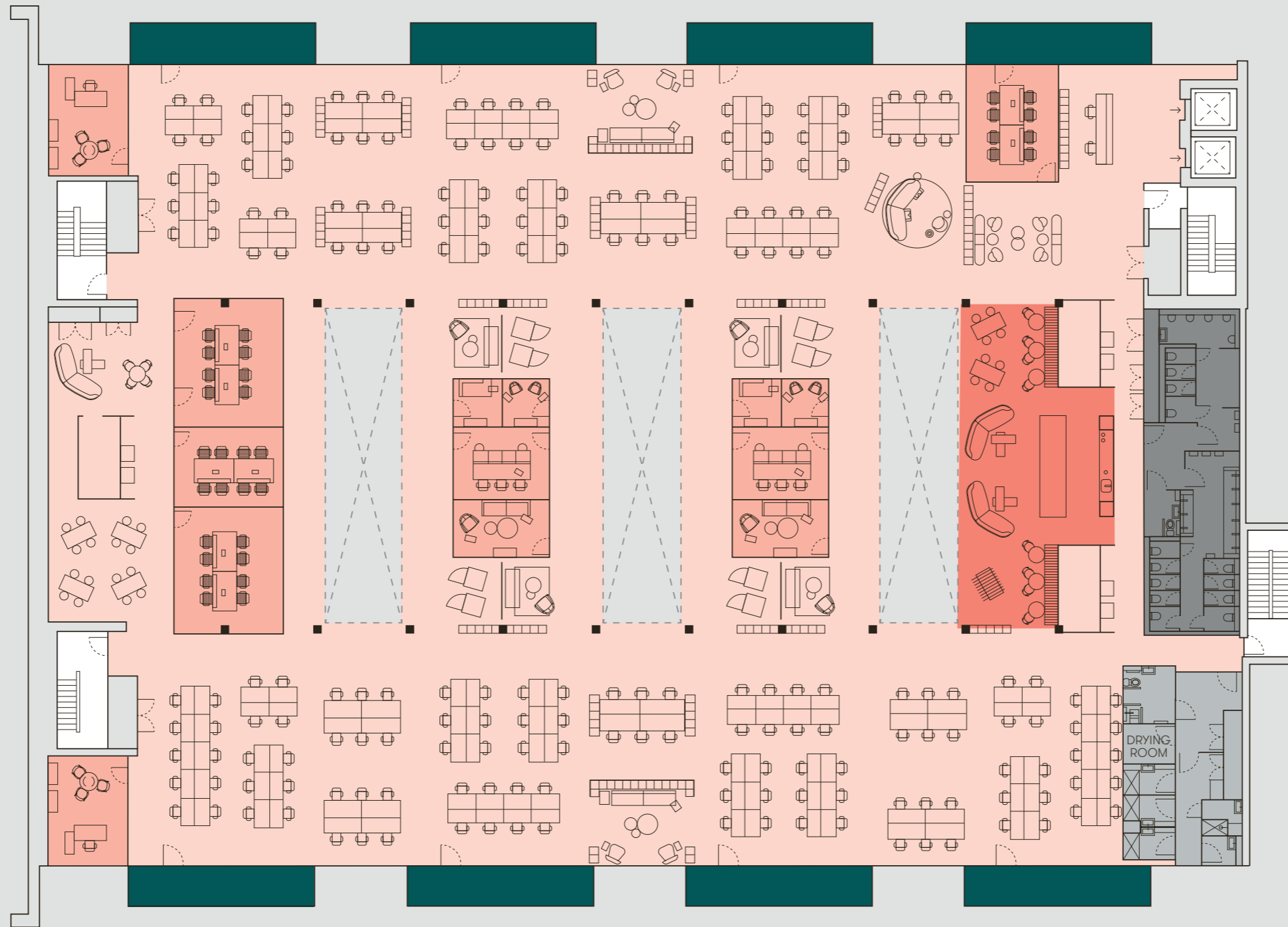
# 1:10 DENSITY

# TEST FITS

5<sup>TH</sup> FLOOR

COMMONS ST

RIVER LIFEEY



- Open office
- Meeting Rooms
- Canteen
- Void above
- Balconies
- Lifts/Stairs
- Showers
- Toilets

	WORKSTATIONS	MEETING ROOMS
4 <sup>th</sup> Floor	203	13
5 <sup>th</sup> Floor	194	12
<b>Total</b>	<b>397</b>	<b>25</b>

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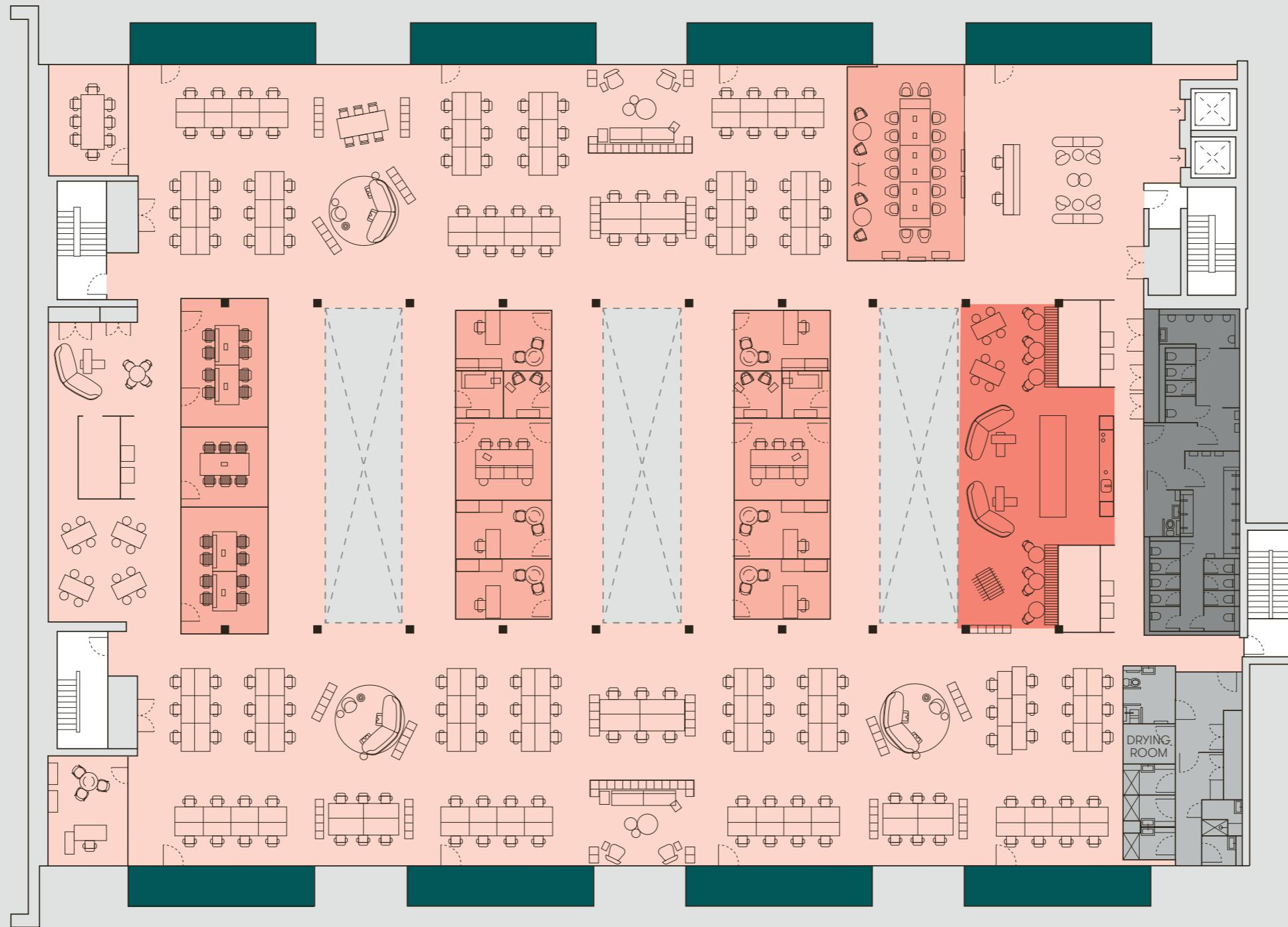
# 1:12 DENSITY

# TEST FITS

5<sup>TH</sup> FLOOR

COMMONS ST

	WORKSTATIONS	MEETING ROOMS
4 <sup>th</sup> Floor	171	18
5 <sup>th</sup> Floor	164	16
<b>Total</b>	<b>335</b>	<b>34</b>



RIVER LIFEEY

- Open office
- Meeting Rooms
- Canteen
- Void above
- Balconies
- Lifts/Stairs
- Showers
- Toilets

Not to scale. For illustration purposes only.

# SPECIFICATIONS

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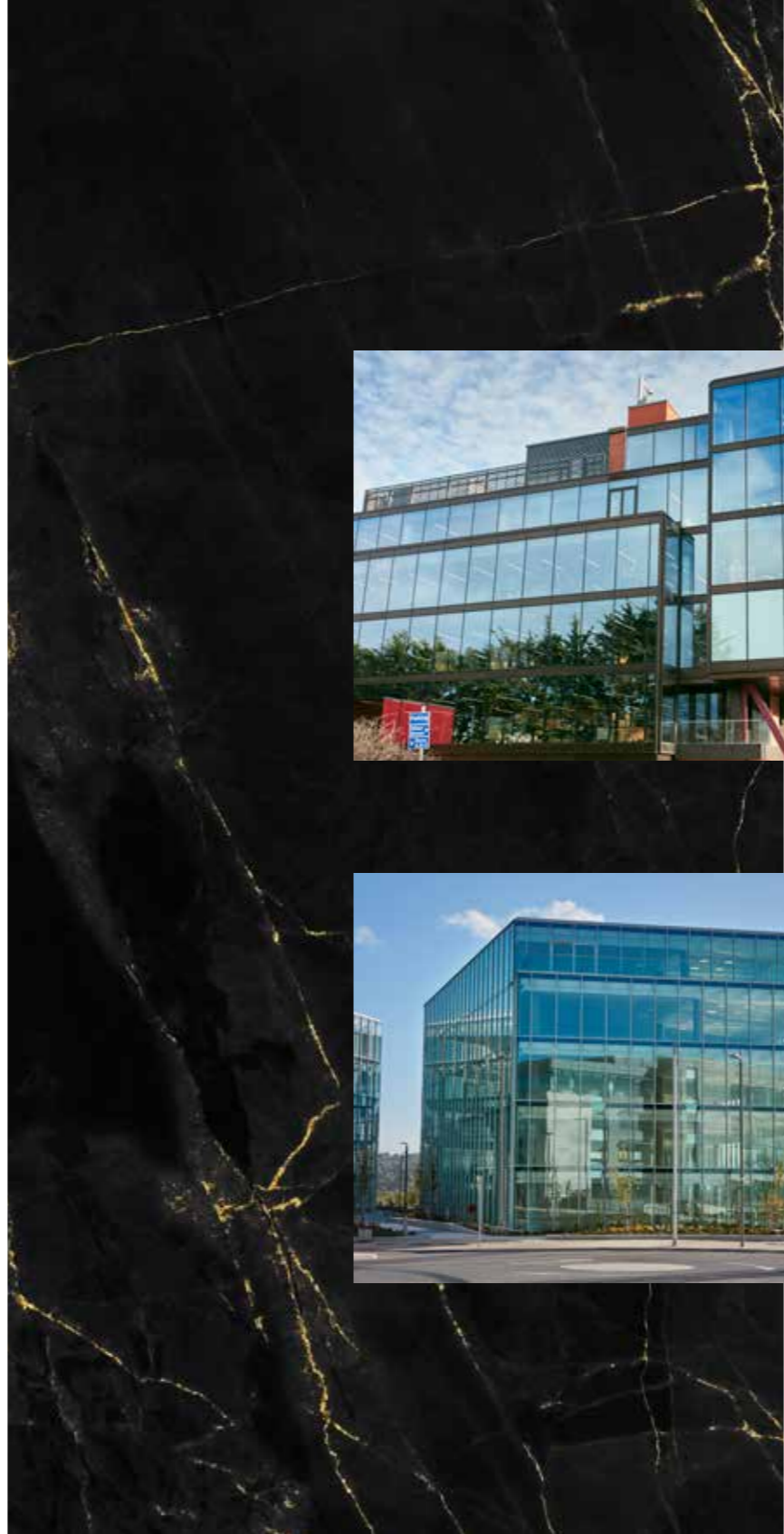
MDO  
to provide





Founded in 2001, **Spear Street Capital** is an owner and operator of distinctive office properties located in the United States, Canada, and Europe. Spear Street Capital targets well-conceived and located properties that can succeed through creative leasing efforts, physical improvements, entitlement changes or realization of adaptive re-use strategies. Spear Street Capital has an established track record as a dependable and resourceful buyer of complicated office assets and has significant experience repositioning asset.

# DEVELOPER INFORMATION



## FOUNDERS DISTRICT

Spear Street completed a 41,000 sq. ft. extension and full building renovation of Flutter Entertainment's headquarters in Ballsbridge, Dublin 4, delivering a modern and forward-thinking, new building and a campus-wide improvement project. In addition to this, two vacant blocks were recently refurbished to deliver new, state-of-the-art office space available for lease at Founders District.

## THE CAMPUS, CHERRYWOOD

At The Campus, Cherrywood, Spear Street developed two new office buildings totalling 140,000 sq. ft.. SSC liaised with Elavon, who had pre-leased one of the new developments, to deliver a building tailored to their needs. They also provided estate-wide improvements including a sunken garden and "floating" meeting pods surrounding the Campus Pond.



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# HIGHMARK



Spear Street Capital

MDO ARCHITECTS



CBRE



# HIGHMARK

DUBLIN DOCKLANDS