

# 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



LOCATION

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.

# THE HEIGHT OF GREAT TASTE

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

Elegantly  
designed  
contemporary  
façade

**46,015** SQ.FT  
Grade A Penthouse  
Accommodation

Self-contained HQ building

**617** SQ.FT  
Reception

**2** HIGH  
SPEED  
LIFTS

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

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

**31** 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 metal 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.



# SUCCEEDING 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

A building designed for the future, Highmark has been created to achieve NZEB's energy and carbon metrics. With an eye to energy enhancement, options such as installing roof mounted photovoltaic panels can be included at the discretion of the tenant. Operational energy, embodied carbon, future of heat, demand response and data disclosure, all elements of net zero carbon, have been integrated into the building, positioning it as a class leader in sustainable office space. Careful material specification and procurement, ensured that building materials used in the construction of Highmark were not only sustainable, but also helped to reduce carbon emissions.

### 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.

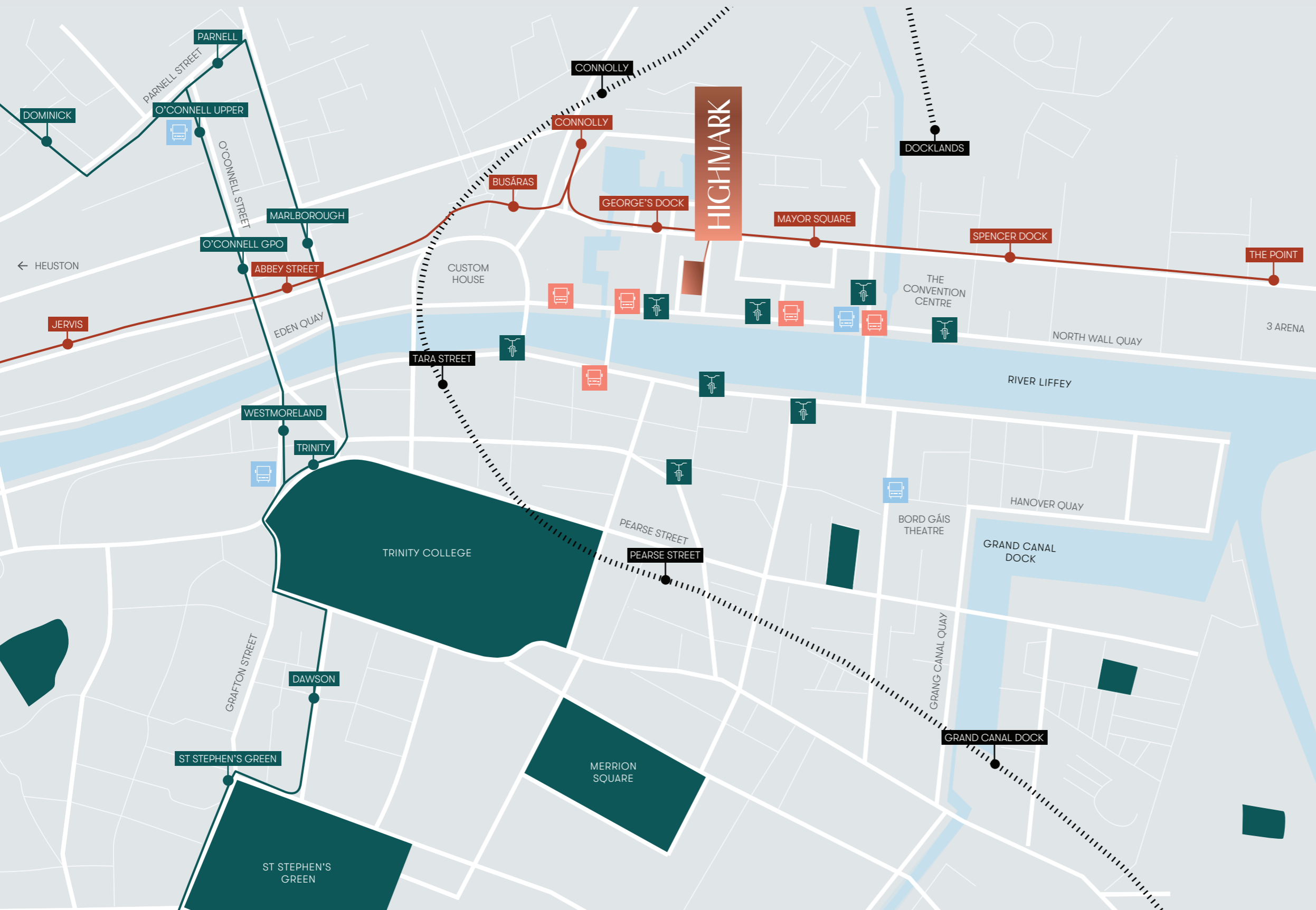
# CLEVERLY CONNECTED



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  
Street 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.

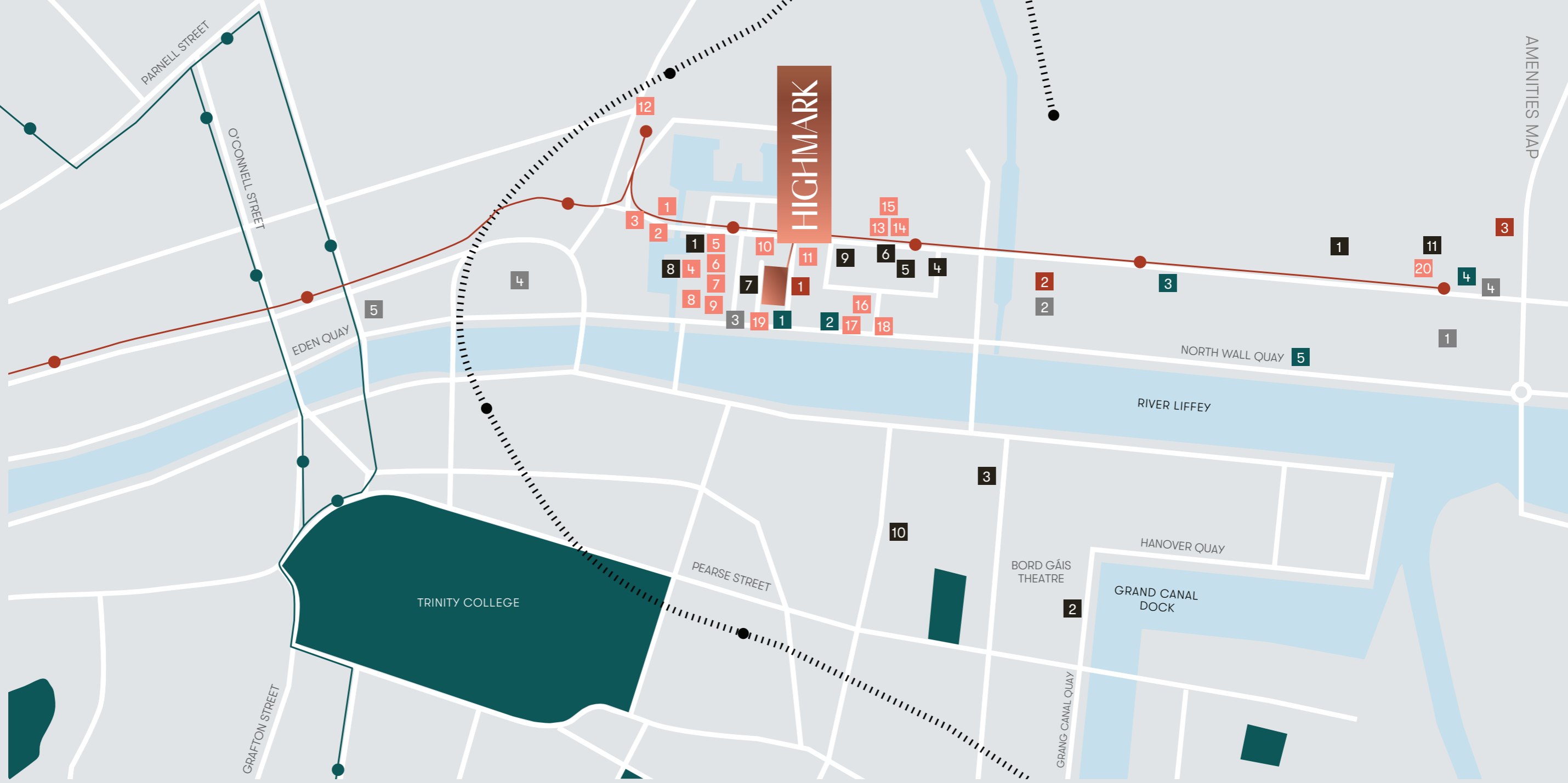


# TOP NOTCH AMENITIES



# 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. Q-Park IFSC
2. Euro Car Parks Convention Centre
3. Euro Car Parks Point Square

# REACH FOR THE SKY

LOCAL OCCUPIERS



HIGHMARK

# SCHEDULE OF ACCOMMODATION



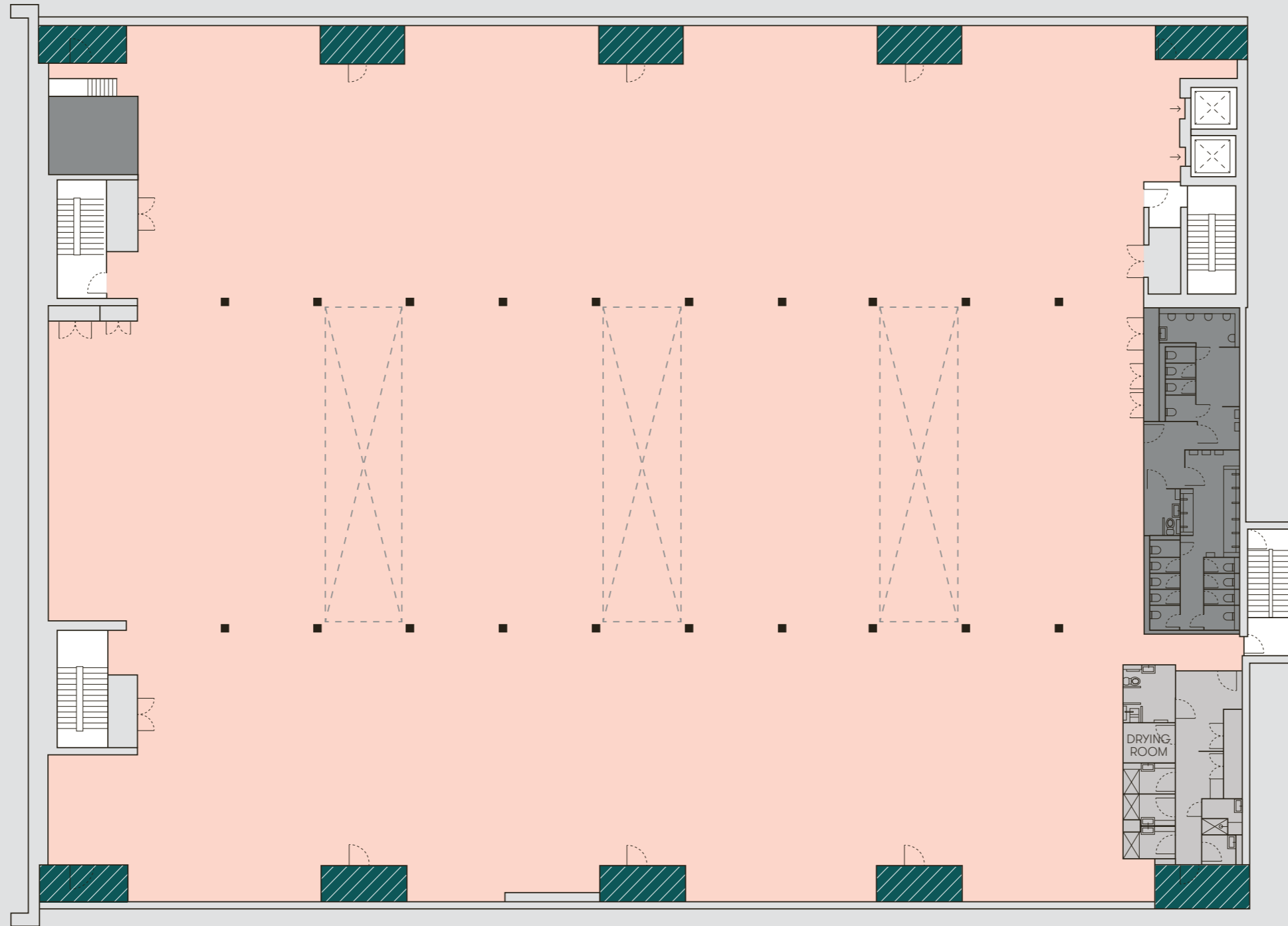
FLOOR		TYPE	SQ M	SQ FT
5	Fifth	Office	1,958	21,072
4	Fourth	Office	2,260	24,326
G	Ground	Reception	57	617
Total (NIA)			4,275	46,015

# FLOOR

# FOURTH

2,259.92 SQ.M - 24,325.58 SQ.FT

COMMONS ST



- Office space
- Void above
- Balconies
- Lifts/Stairs
- Showers
- Toilets

Not to scale. For illustration purposes only.

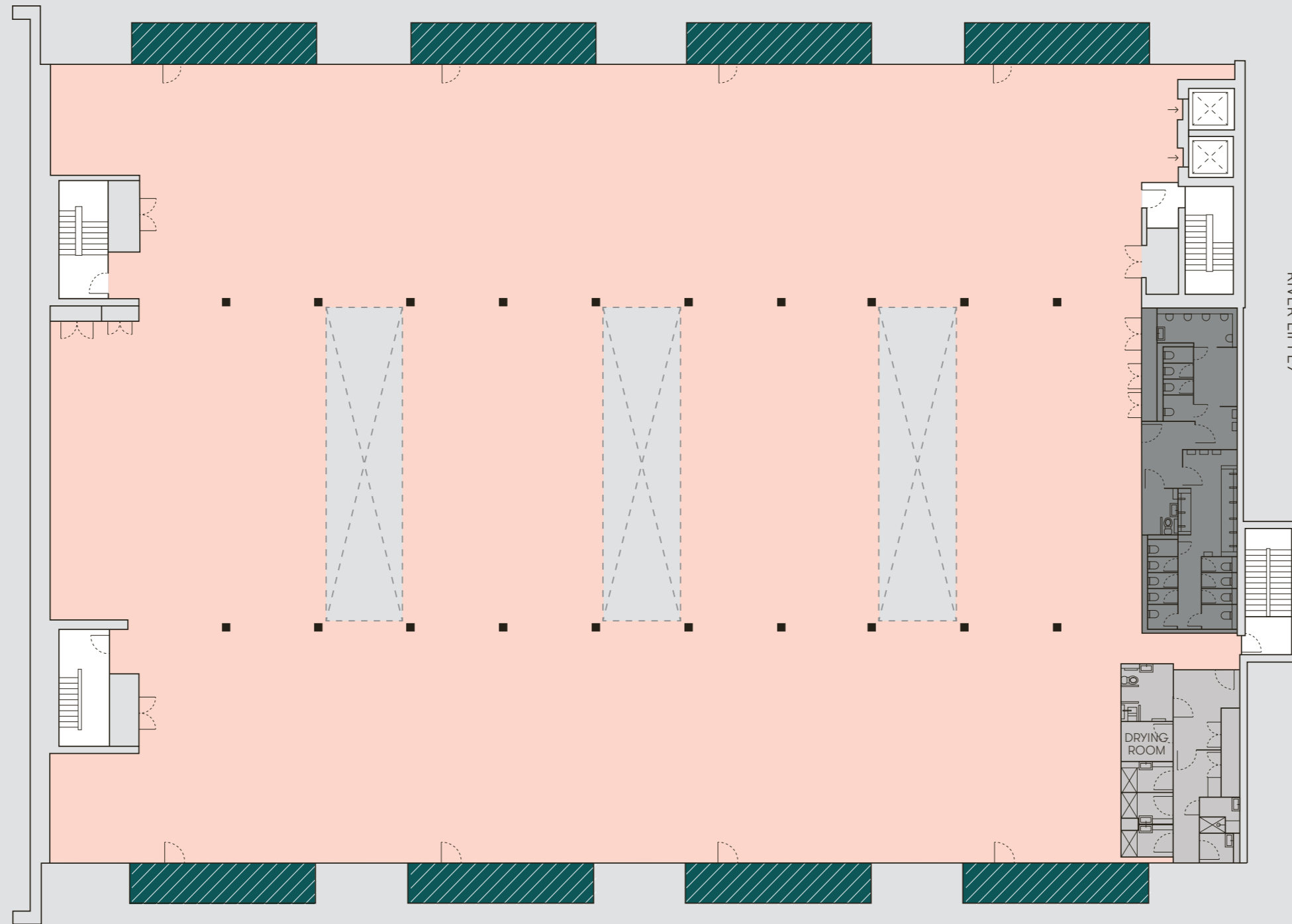


# FLOOR

# FIFTH

1,957.69 SQ.M - 21,072.40 SQ.FT

COMMONS ST



- Office space
- Void above
- Balconies
- Lifts/Stairs
- Showers
- Toilets

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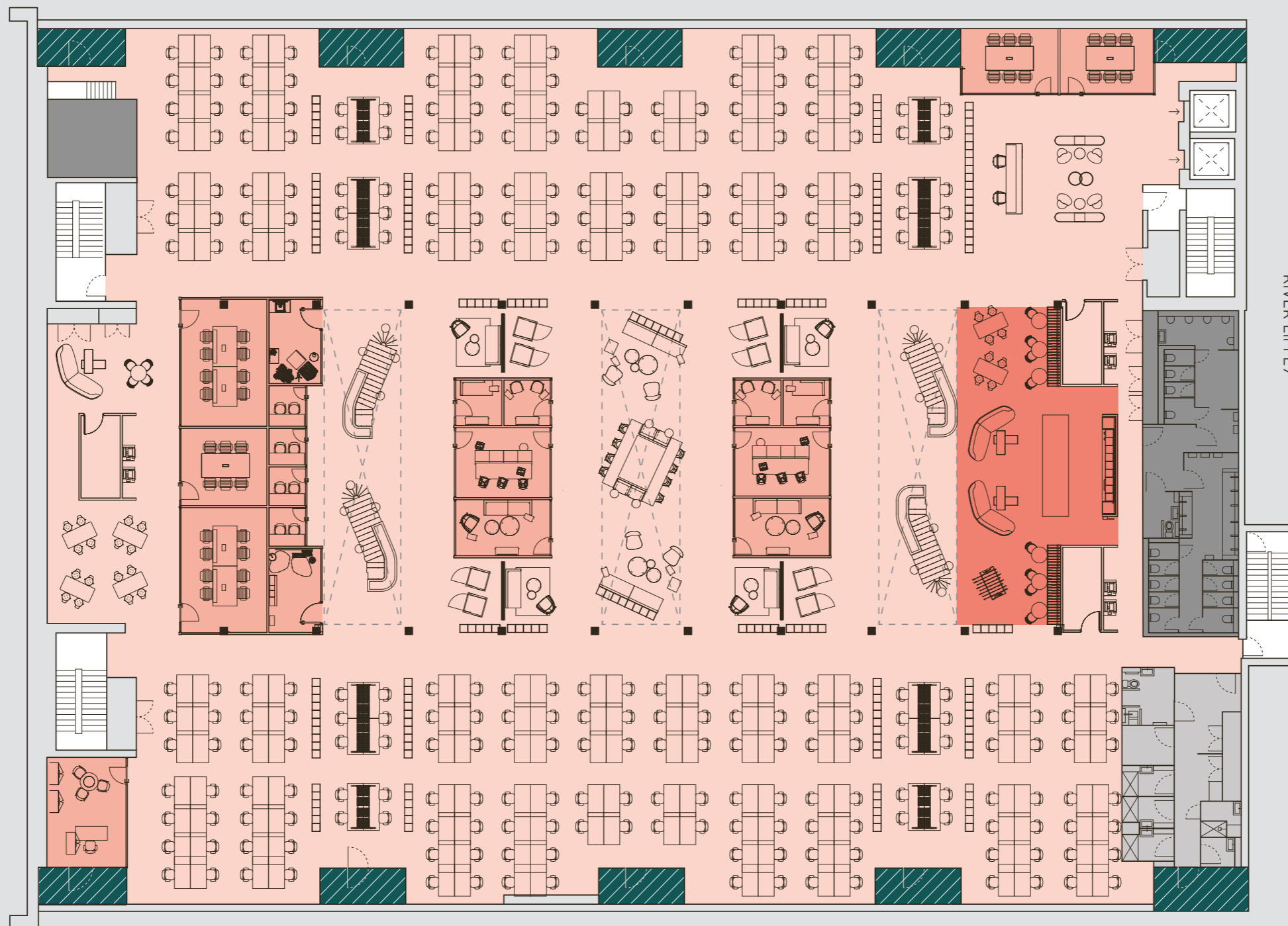
# 1:8 DENSITY

# TEST FITS

4<sup>TH</sup> FLOOR

COMMONS ST

	WORKSTATIONS	MEETING ROOMS
4 <sup>th</sup> Floor	300	13
5 <sup>th</sup> Floor	272	13
<b>Total</b>	<b>572</b>	<b>26</b>



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

Not to scale. For illustration purposes only.

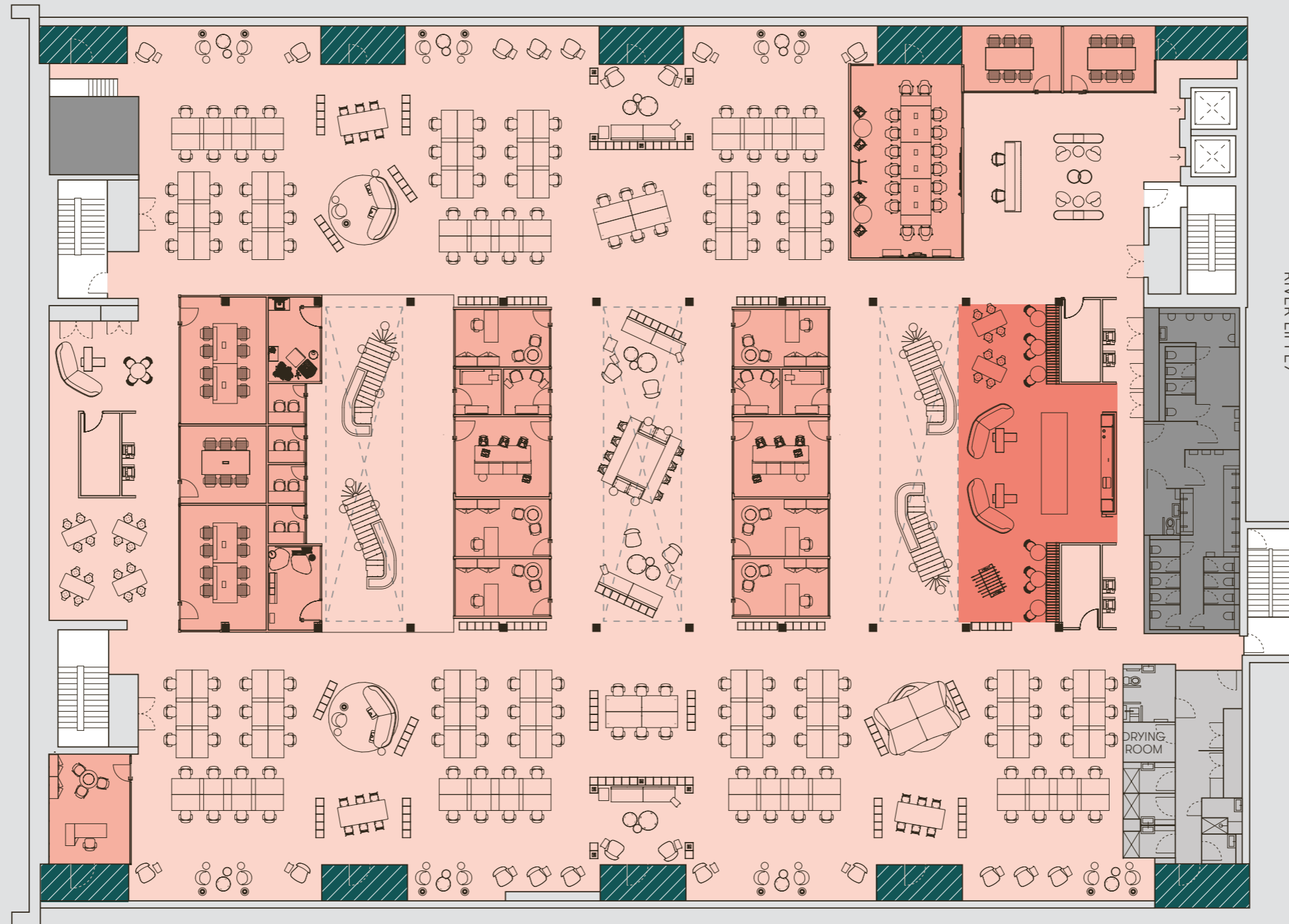
# 1:12 DENSITY

# TEST FITS

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

Not to scale. For illustration purposes only.

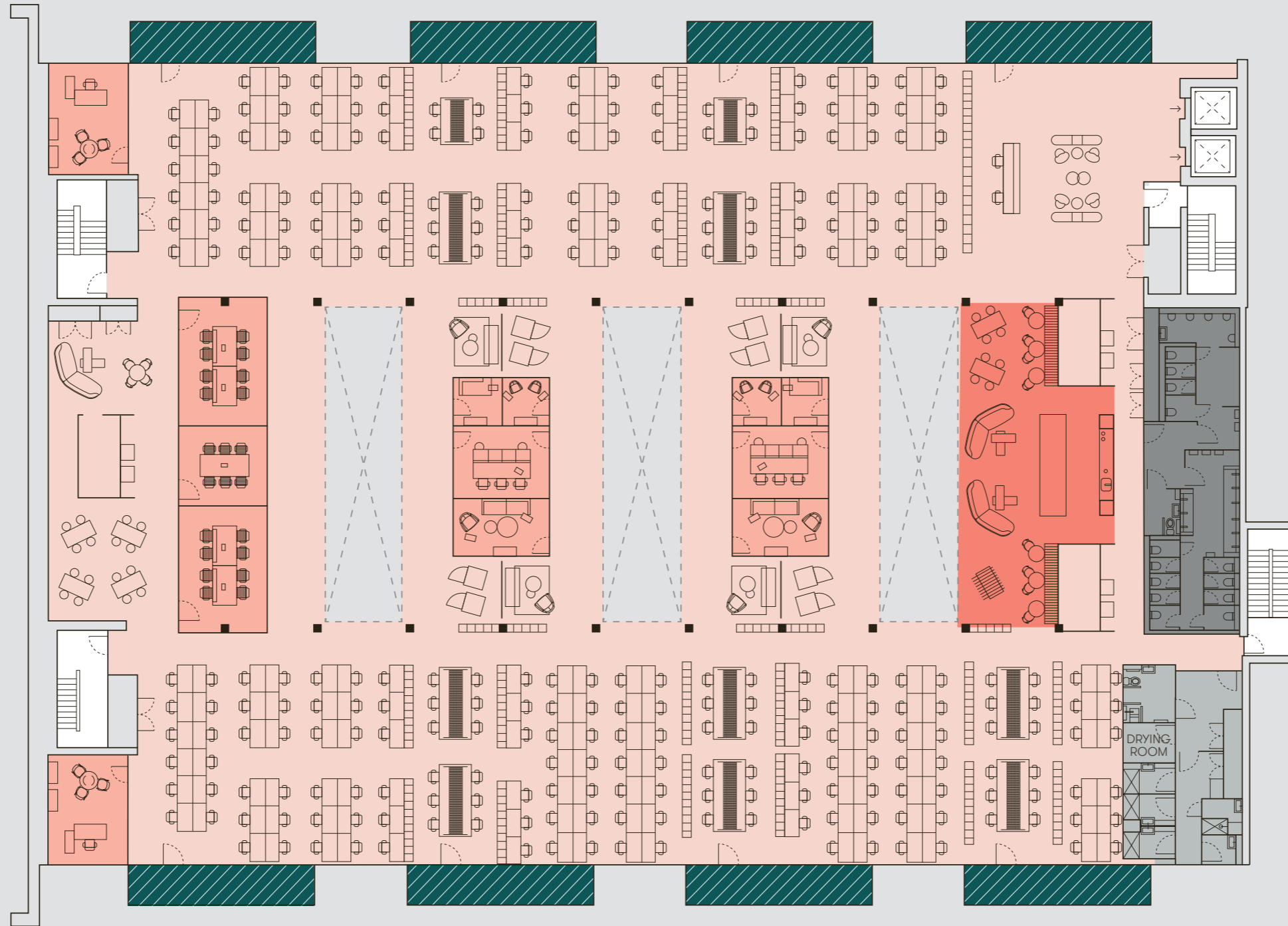
# 1:8 DENSITY

# 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	300	13
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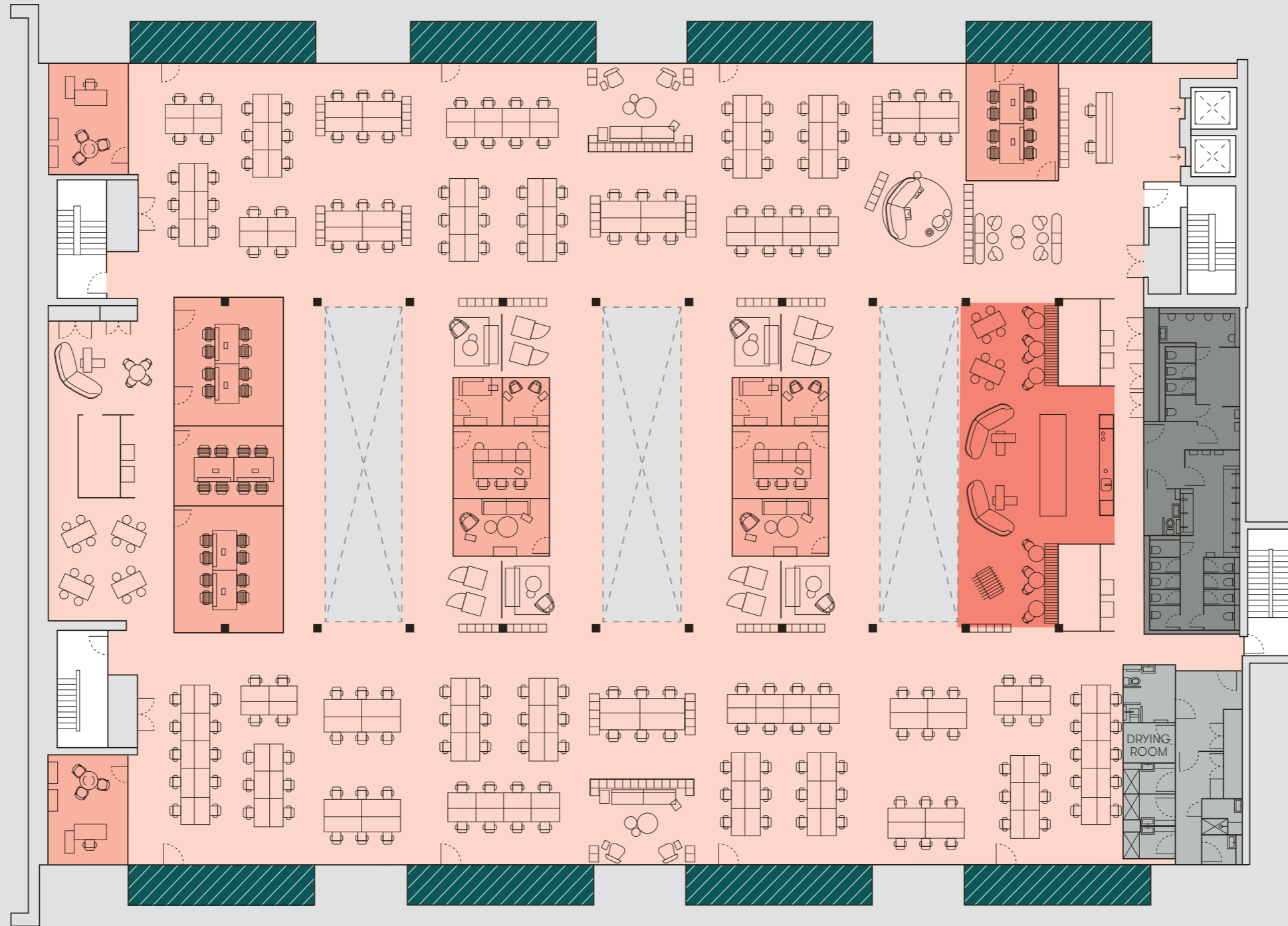
# 1:10 DENSITY

# TEST FITS

5<sup>TH</sup> FLOOR

COMMONS ST

	WORKSTATIONS	MEETING ROOMS
4 <sup>th</sup> Floor	203	13
5 <sup>th</sup> Floor	194	14
<b>Total</b>	<b>397</b>	<b>27</b>



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

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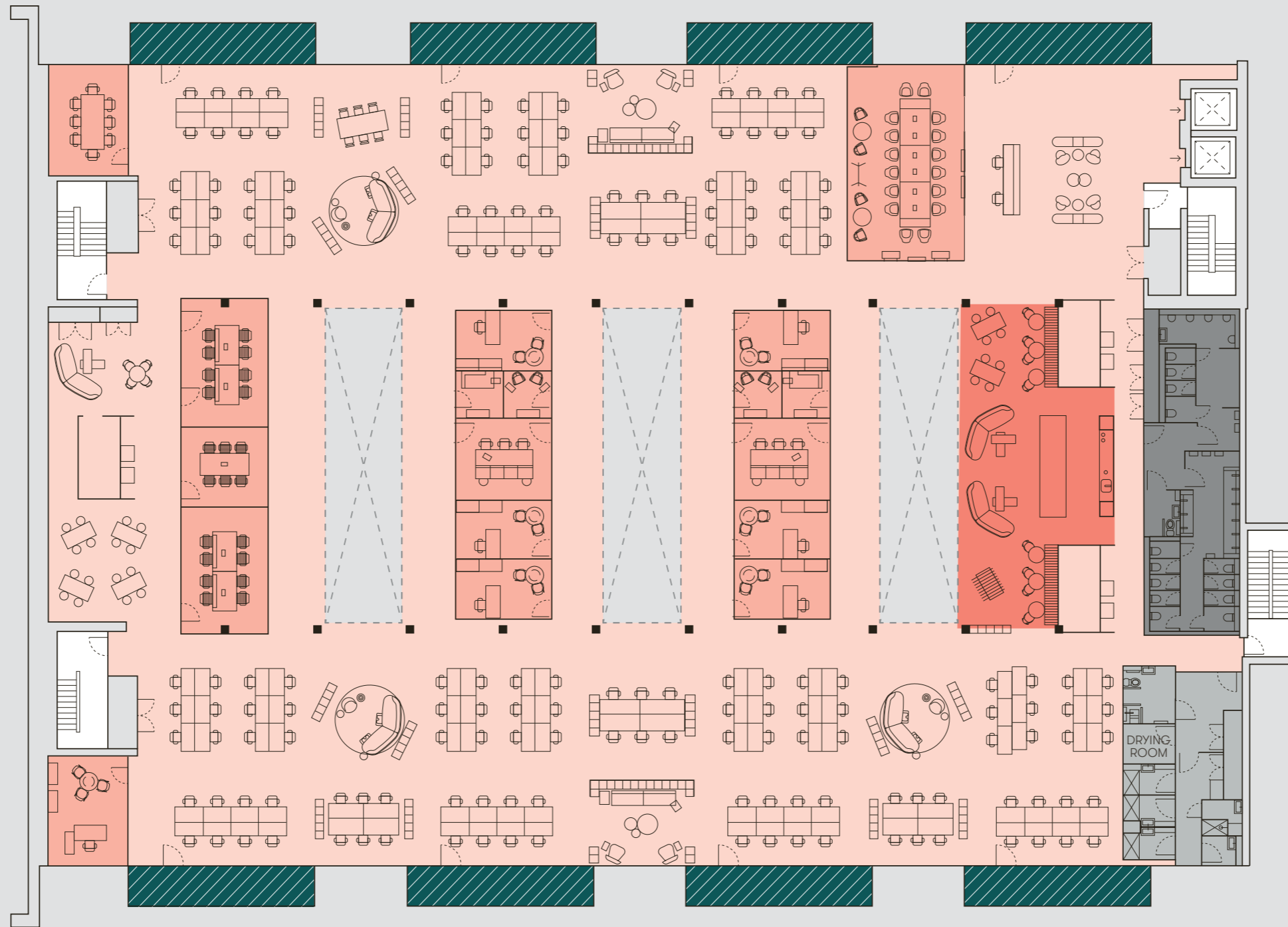
# 1:12 DENSITY

# TEST FITS

5<sup>TH</sup> FLOOR

COMMONS ST

RIVER LIFEEY



- Open office
- Meeting Rooms
- Canteen
- Void above
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	WORKSTATIONS	MEETING ROOMS
4 <sup>th</sup> Floor	171	18
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<b>Total</b>	<b>335</b>	<b>34</b>

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# SPECIFICATIONS

## Car & bicycle parking

- Car parking spaces: 46 (including 6 EV charging spaces)
- Bicycle spaces: 31 secure spaces located at ground floor level

## Accessibility

- Step-free access is provided to the office accommodation from the internal circulation spaces
- Accessible wc's & shower rooms are provided on each floor

## Reception

- Walls: a mix of decorative bronze-coloured fins to frame the lift entrance lobby and a feature wall of brick acting as a backdrop to the reception desk
- Floors: tile with inset brass strip movement joints forming a decorative pattern
- Ceiling: Painted plasterboard with decorative lighting and concealing HVAC equipment and air grilles
- Reception desk: bespoke contemporary desk

## Internal office finishes

- Walls: emulsion-painted dry lining
- Floors: 600x600mm raised access flooring

- Columns: exposed steel (intumescent painted)
- Ceiling: metal suspended raft ceiling system to incorporate light fittings, diffusers, smoke detectors, illuminated signage as required to comply with the building regulations.

## Atrium glazing

- Three atria are provided on a typical office plate, serving to provide natural daylight into the office environment. Clear smoke-retardant glazing to atriums

## Showers

- 10 showers: 4 male, 4 female and 2 unisex accessible
- Walls: Large format porcelain wall tile, with colour matt finish
- Floors: Large format porcelain tiled floor with slip resistant finish and anti-bacterial and anti-fungicidal flexible grout
- Ceiling: Moisture resistant plasterboard ceiling incorporating access hatches, light fittings and service fittings
- Sanitary Ware: Brass plated shower head with thermostatic mixer

## Toilets

- Walls: Large format porcelain wall tile, with colour matt finish
- Floors: Large format porcelain floor tile with slip resistant finish and anti-bacterial and anti-fungicidal flexible grout
- Ceilings: Moisture resistant white painted plasterboard and perforated metal panel
- WC Cubicles: Wood veneered partition system with contrasting colour edge detail to doors and panels
- Vanity: Purpose made selected solid surface vanity top with ceramic under counter basins
- Sanitary Ware: High quality white sanitary ware. Plated brass, water saving, sensor operated taps. Concealed dual flush cisterns incorporated into IPS panel

## Building management system

- A BMS system will be installed which will incorporate the landlord and tenant infrastructure

- The system is capable of providing sustainability reporting on demand
- The technology will be open protocol to facilitate future tenant smart building IOT and smart building integration
- Tenant and Landlord M&E systems are fully metered (Water, lighting, small power & general power)
- MBD includes allowance for future PV integration (Subject to planning)

## Heating & cooling

- The CAT A design in the tenant space includes full heating & cooling VRF system
- Energy meters and valves at each riser location
- Electric heat pumps for heating, cooling and hot water
- CO2 sensors within tenant floor plates

## Domestic hot water

- High-efficiency air source heat pump with thermal storage on 3rd floor plant mezzanine area

## Air conditioning

- 3-pipe VRF system

## Ventilation

- Mechanical ventilation based on 12 l/s 1 per 8m<sup>2</sup> (occupancy)
- Showers and toilets @ 8 air changes per hour
- Heat Recovery Air handling units located on 3rd floor plant mezzanine area
- High efficiency/low energy air handling units with DX heating & cooling coils

## Lifts/ lift lobbies

- 2 high-speed 16-person passenger lifts (1250kg)
- Destination control on all floors
- Stainless steel finish to lift reveals and door
- Stainless steel ceiling finish with 6 spot lights
- Average wait time less than 25 seconds

## Lighting

- Low energy LED lighting through the development (5.5 W/m<sup>2</sup> in tenant area max allowance)
- Lighting is complete with automatic presence detection, daylight sensing and dimmer control
- Office areas: 420 lux
- Circulation areas: 200 lux
- WCs & Shower: 250 lux
- Plantrooms: 150 lux
- Emergency lighting is in accordance with I.S.3217
- Fire alarm is in accordance with I.S.3218

# S

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 assets.

# 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.





# CONTACT



3rd Floor, Styne House, Upper  
Hatch Street, Dublin 2, Ireland

**RITA CARNEY**  
Senior Director  
D: +353 1 673 1685  
M: +353 83 803 1845  
rita.carney@jll.com

**CONOR FITZPATRICK**  
Director  
D: +353 1 477 9714  
M: +353 83 841 4109  
conor.fitzpatrick@jll.com

PSRA No. 002273



3rd Floor, Connaught House,  
Burlington Road, Dublin 4, Ireland

**ALAN MORAN**  
Executive Director  
M: +353 86 874 9169  
alan.moran@cbre.com

**ROBERT MULCAIR**  
Associate Director  
M: +353 87 213 0000  
robert.mulcair@cbre.com

PSRA No. 001528

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# HIGHMARK



Spear Street Capital

MDO ARCHITECTS



CBRE