

THE
FRAME

DUBLIN 2

The Frame.

A New Net Zero Office HQ



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The Frame will deliver **one of Dublin's first speculative built Net Zero office buildings**, aiming for LEED Platinum and Net Zero Carbon compliant credentials all with a highly innovative design



Distinct address in Dublin with green spaces on doorstep

Overlooking The Grand Canal Walkway, adjacent to Wilton Park and a short walk from St. Stephens Green and Merrion Square



48,000 SQ. FT.

OWN DOOR HQ OFFICE BUILDING



6 FLOORS

OF PREMIUM QUALITY, ADAPTABLE AND EFFICIENT FLOOR PLATES



88 BICYCLE SPACES

ONE LOCKER PROVIDED PER BICYCLE



14

CAR PARKING SPACES



10

SHOWERS



DRYING ROOMS



Welcome to The Frame

The Frame

Located in the heart of the traditional Business District of Dublin, The Frame will offer 48,000 sq. ft. with excellent sustainability credentials. Occupiers will avail of its exceptionally high profile positioning and dual frontage in Dublin's most distinct address at Baggot Street overlooking the canal.

Dublin 2

One of Dublin's most premium addresses overlooking the Grand Canal



**Exceptional
corner view with
an abundance of
natural light**

The Frame

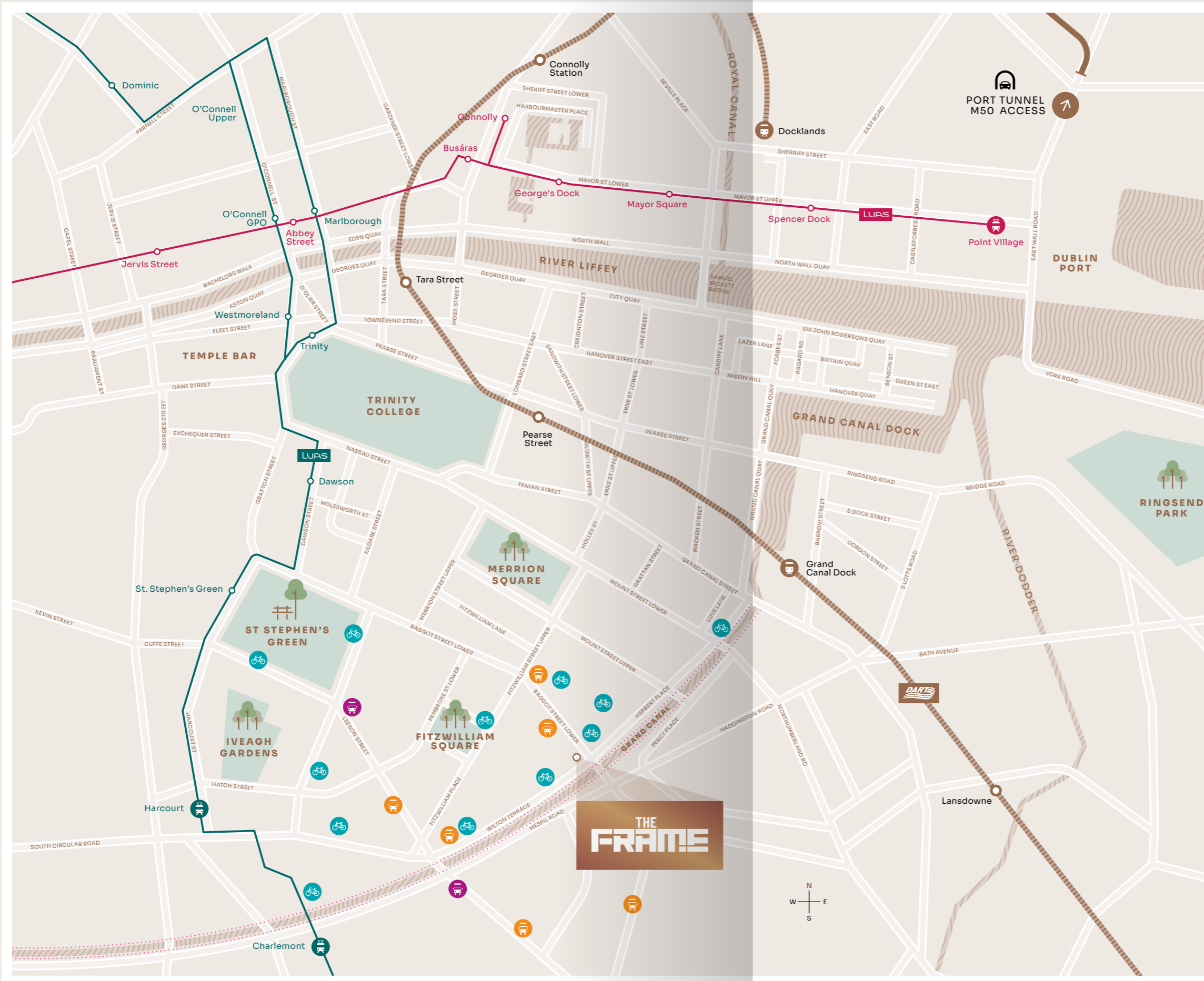
Dublin 2

OFFICE VIEW FROM WINDOW OVERLOOKING CANAL

In good company

1. Dropbox
2. Bank of America
3. Byrne Wallace
4. KPMG
5. RCSI
6. IDA
7. Deloitte
8. Zendesk
9. Arthur Cox
10. MetLife
11. Eversheds Sutherland / Health Products Regulatory Authority / Embassy of South Africa
12. Aramark
13. AerCap
14. Horizon Therapeutics
15. Maples Group
16. MUFG Fund Services
17. PTSB
18. St. Stephens Green
19. Lone Star International Finance
20. Clayton Burlington
21. Amazon
22. Fitzwilliam Square
23. Bank of Ireland
24. LinkedIn
25. Addleshaw Goddard LLP
26. Morgan McKinley / Groupon International / Alkermes
27. Ellucian / Amryt Pharma
28. American Chamber of Commerce
29. ESB
30. SMBC Aviation
31. Amazon
32. Amazon
33. EBS
34. Embassy of Canada
35. BHSM Solicitors / FitBit / DMS / Sanne
36. IBEC
37. Takeda
38. Department of Health
39. CSC Capital Markets
40. Bank of Ireland
41. Intertrust
42. Liberty Insurance
43. Brown Brothers Harriman












Very well connected

Public transport links are excellent with Grand Canal Dock DART station, the Luas Green Line at St. Stephen's Green and numerous Dublin Bus routes serving the area all within a short walk. The Dublin Bikes scheme also offers a convenient option with the nearest stations located on Wilton Terrace and Herbert Place.

All major public transport on your doorstep

-  **Bus**
1 min walk
-  **LUAS Green Line**
St. Stephen's Green
5 min walk
-  **DART**
Grand Canal Dock
5 min walk
-  **LUAS Red Line**
-  **Air Coach**
-  **Dublin Bikes**
-  **Cycle Lane**

On your doorstep

Perfectly placed, there are few locations in the City better served with life's essentials: bars, restaurants, fitness, beauty and home maintenance services that are no more than 5 minutes walk from The Frame.



The Frame



Dublin 2

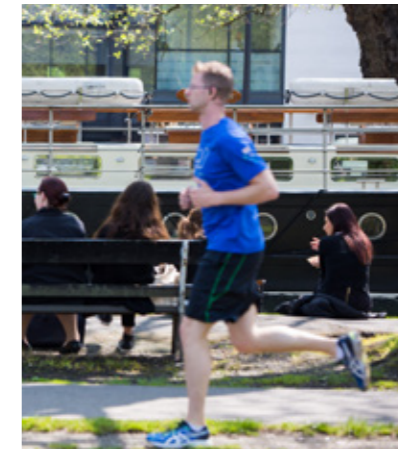


Wellness on your Doorstep

The Grand Canal offers the perfect setting for a group lunch at the Food Market, or a picturesque setting for a walk or some exercise.



The Frame



Dublin 2

Local Amenities

Restaurants

1. Angelina's
2. Asador
3. Bang Restaurant
4. Kerala Kitchen
5. No. 9 by J2 Sushi
6. Etto
7. Langkawi
8. Pearl Brasserie

Lunch to go

9. Eathos
10. Chopped
11. Milano
12. Saba
13. Tolteca
14. Rockets

Beauty

15. Essentials Beauty and Skincare Clinic
16. Helga Schworer Hair and Beauty
17. Grand Barbers
18. Barbieri

Fitness and Yoga

19. Ashtanga Yoga
20. Oslo Health
21. Lotus Yoga
22. FLYEfit Gym
23. New You Fitness
24. Zest Fitness
25. Fitter Faster Stronger

Bars

26. Doheny and Nesbit
27. Toners
28. Seasons
29. The Waterloo
30. The Den Bar
31. Smyths
32. O'Donoghues
33. The 51
34. The Wellington
35. Dylan Bar
36. O'Briens

Coffee Shops

37. Café Sol
38. 3FE
39. Ethos
40. Café Boulevard
41. Shaka Poke
42. Coffee 2 Go

Speciality Delis & Convenience Stores

43. Spar Gourmet
44. Tesco
45. Baggot Street Wines

Home Essentials

46. Weirs of Baggot Street
47. Craft Cleaners

Hotels

48. Merrion Hotel
49. Dylan
50. Mespil
51. Shelbourne
52. The Schoolhouse
53. Clayton

Parks and Running Tracks

54. Merrion Square
55. Fitzwilliam Square
56. St. Stephen's Green
57. Grand Canal

Cultural Venues

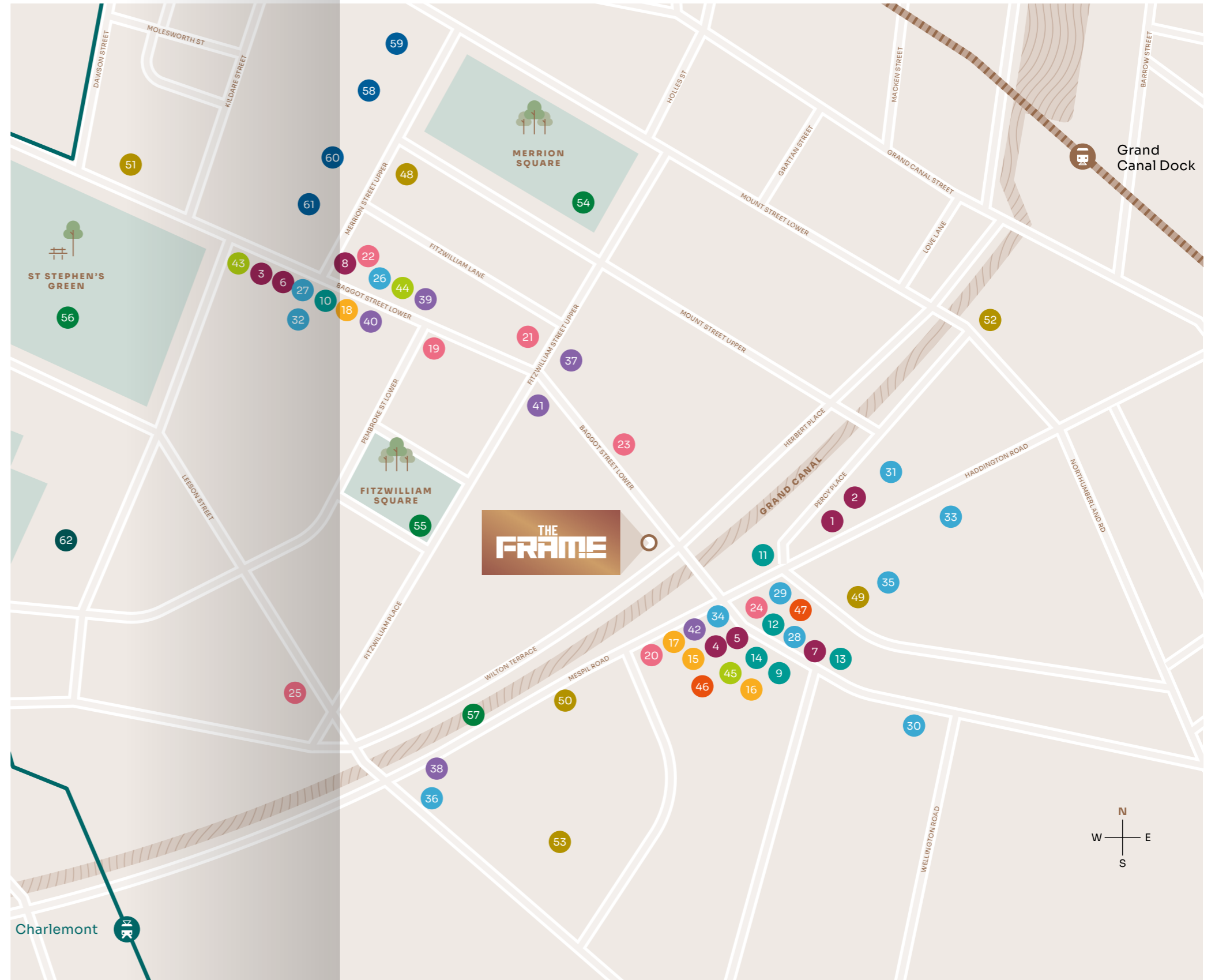
58. Natural History Museum
59. National Gallery
60. Government Buildings
61. National Library

Theatres

62. National Concert Hall

Sporting Venues (15min walk)

- Aviva
RDS Arena
Energia Park (Donnybrook Stadium)





The Frame

Ultra Modern Design

Designed to achieve excellent standards in sustainability, the natural limestone façade is a series of asymmetrical, fully glazed panels that give a contemporary twist to the look and feel of the space.

Building Features

- › Limestone façade
- › Impressive feature reception extending to almost 2,000 sq.ft.
- › Three 15 person passenger lifts
- › Feature roof incorporating various biodiverse habitats
- › M&E occupancy density of 1:8 m²
- › 2.95m clear floor to ceiling (4m at ground floor)
- › 1200 x 300 SAS metal ceiling tiles
- › Dimmable LED light fittings
- › 4 pipe fan coil air conditioning
- › Raised access floors

Tenant Amenities

- › 88 bicycle parking spaces
- › 14 car parking spaces
- › Ladies and Gents shower and changing facilities
- › Locker rooms
- › Drying rooms

Goals



SmartScore
PLATINUM



Net Zero
Carbon 2030
(Operational)



Dublin 2



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Dublin 2









Reception



Reception

The Frame



Reception

Dublin 2

The Frame. Sustainability at its centre



ENERGY CONSUMPTION

38%

less energy requirement expected compared to Building Regulations Compliant Standards



THE PROJECT IS

**100%
ELECTRIC**

(zero fossil fuels will be used for building operations)



**ENHANCED
AIR QUALITY**

provided by full outdoor air supply ventilation system



CARBON EMISSIONS

48%

less carbon emissions requirement expected compared to Building Regulations Compliant Standards



BUILDING FABRIC

10%

better than Building Regulations Compliant Standards



**NET ZERO
CARBON 2030**

(Operational) Compliant at 55kWhr/m²/year (potentially the first completed speculative Office Building in Ireland)



RENEWABLE ENERGY RATIO

27%

generated on site.
63% better than Building Regulations Compliant Standards



Design of Indoor Fixtures resulting in

**OVER 40%
REDUCTION**

expected water use for a standard occupier's usage



**REUSE OF
WASTE HEAT**

from building to generate energy

Goals



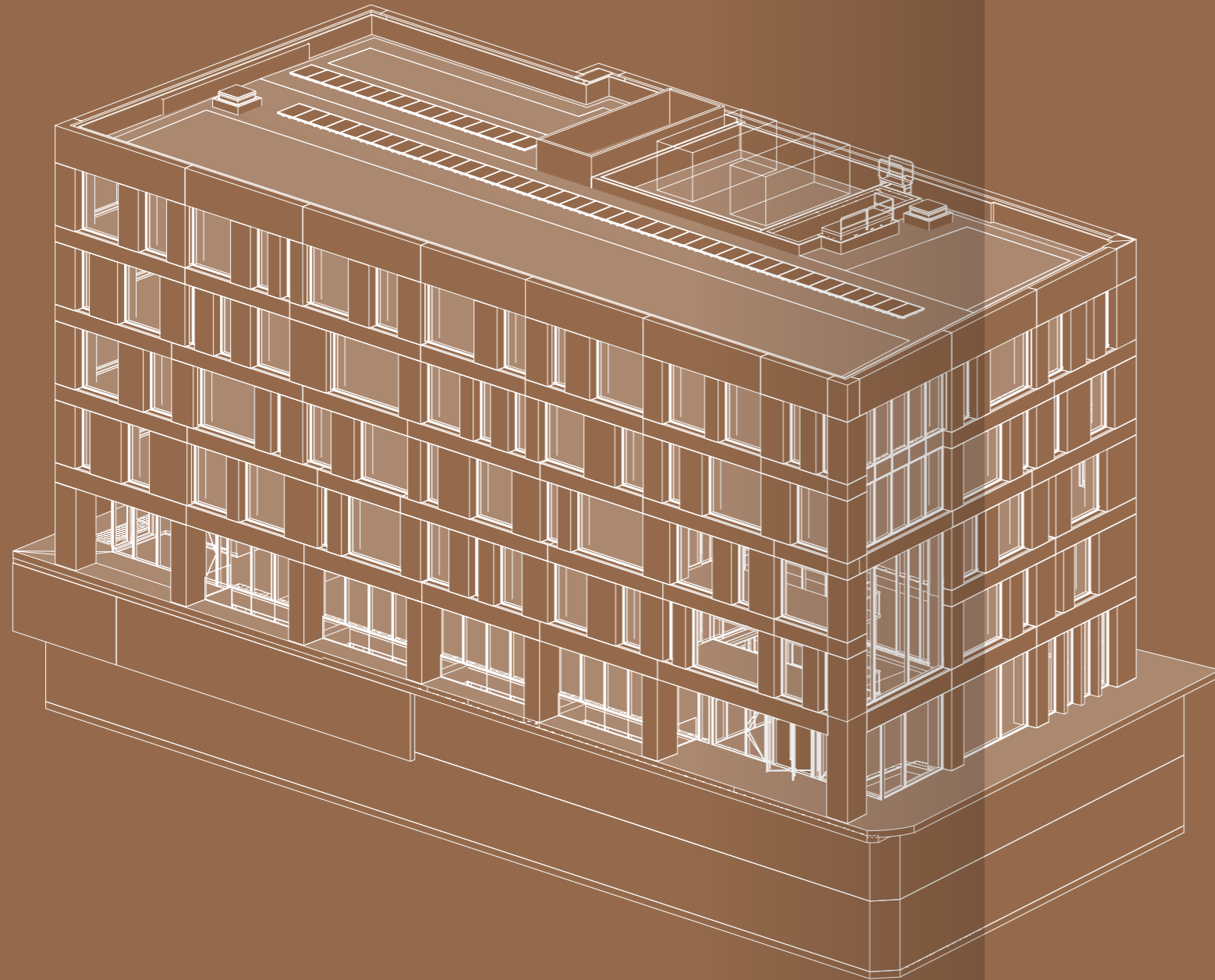
SmartScore
PLATINUM



Net Zero
Carbon 2030
(Operational)



Schedule of Accommodation



South West Corner

Floor Areas

LEVEL		NET SQ.M.	NET SQ.FT.
LG	Lower Ground Floor	567.80	6,111
G	Ground Floor (including reception and cafe)	619.70	6,671
1	First Floor	799.40	8,605
2	Second Floor	753.70	8,113
3	Third Floor	841.00	9,053
4	Fourth Floor	841.10	9,053
TOTAL		4,422.70	47,606

*The above are Net Internal Areas as supplied by architects

Floor Plans

Fourth Floor

841.10 SQ.M. / 9,053 SQ.FT.



Subject to change pending planning application and final changes.

Third Floor

841.00 SQ.M. / 9,053 SQ.FT.



Subject to change pending planning application and final changes.

Second Floor

753.70 SQ.M. / 8,113 SQ.FT.



Subject to change pending planning application and final changes.

First Floor

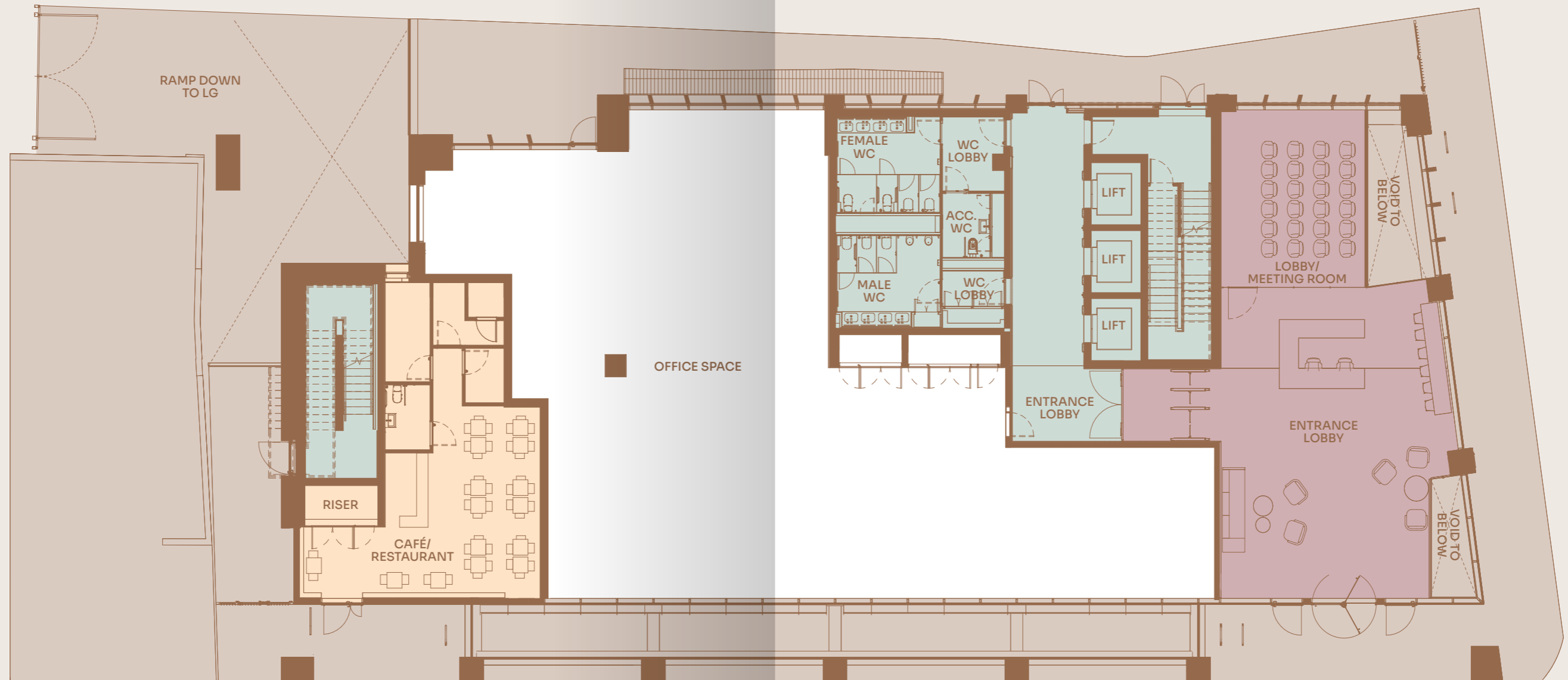
799.40 SQ.M. / 8,605 SQ.FT.



Subject to change pending planning application and final changes.

Ground Floor

619.70 SQ.M. / 6,671 SQ.FT.



Subject to change pending planning application and final changes.

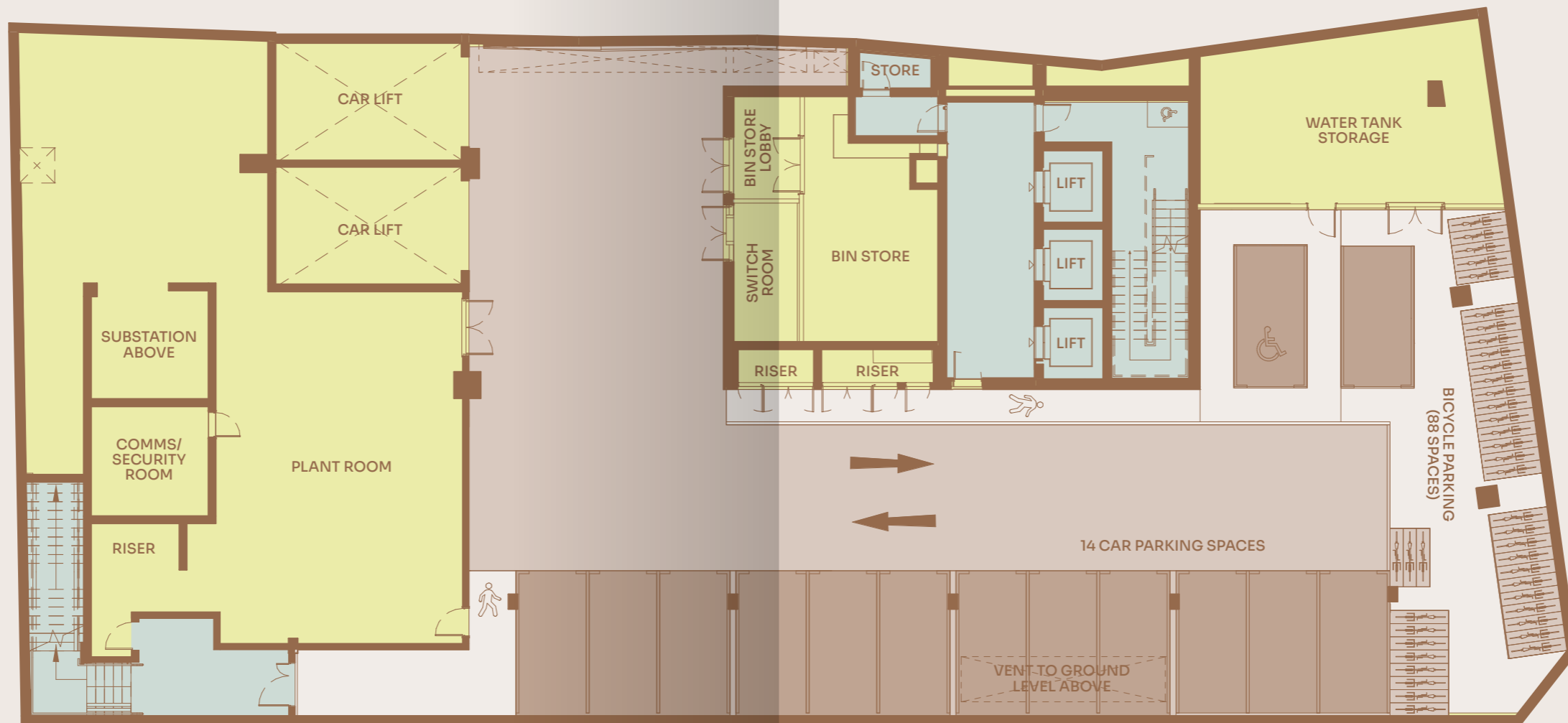
Lower Ground Floor

567.80 SQ.M. / 6,111 SQ.FT.



Subject to change pending planning application and final changes.

Basement Level



Subject to change pending planning application and final changes.

Specification

MECHANICAL

Design Criteria

Indoor Climate

Operative temperature:
Winter mode: 21 ±2 °C
Summer mode: 22,5 ±1,5 °C

Air velocity within the occupation zone

Winter mode: 0,15 m/s
Summer mode: 0,25 m/s.

Fresh air requirement min 10l/s per person @ 1person per 8m²

The building will have the ability to operate 24hr. / day, 7 days per week.

Internal Heat Gains

The following minimum head loads shall be used in designing an air conditioning or ventilation system:-

1. **Occupancy** 1 person per 8m²
2. **Lights** 7 w/m²
3. **Machines** 250 w per person
4. **Miscellaneous items** 40 w/m² (20% of area)

Outside Design Conditions – Dublin

Winter: Temperature -3°C 100% RH
Summer: Temperature 26°C (dry bulb)
Humidity: 19.5°Cwb (wet bulb)

Background Noise Levels

Area: NR
Open Plan Office: 40
Offices: 35
Toilets: 45
External Plant: 45 at 30m or site boundary

Air Quality

Rooms with “bad air” (gaseous and particulate pollutants), such as toilets, shall be put in under negative pressure towards surrounding room spaces, i.e. more exhaust air than supply air.

Exhaust air discharge points shall be placed at high or roof level.

Fresh air shall be balanced in conjunction with re-circulated exhaust filtered and conditioned air.

Outdoor air intakes shall be installed in such positions that the air can be expected not to be polluted by discharge air, sanitary vents, exhaust from standby generator (diesel) etc.

Operational Zones

Terminal units and control zones to be provided for a minimum of one per 35m² throughout.

Operating Periods

The building must be able to operate on a 24-hour / 7 days a week basis. The office areas shall be assumed to operate on a 12-hour day with extended operation on a floor by floor basis achievable through the BMS.

Facility for Computer and individual Hub rooms to operate with 24-hour cooling. These services will be provided as part of a tenant fit-out.

Heating System

A minimum of two heat pump boilers shall be provided, each boiler capable of operating at 66% of design load.

Natural Gas will be made available by the Developer at the ground floor level of the building for possible use in a restaurant.

Cooling System

High efficiency heat pump chillers capable of providing 110% of design load.

Air-conditioning System

A 4-pipe Fan Coil AC System shall be utilised throughout. The units are generally to be above ceiling concealed units ducted to supply air grilles. Return air grilles in the ceiling will allow for a return path.

The fresh air will be introduced through a central air handling unit with dehumidification capability. The central AHU would have return air heat exchange as an energy saving device. The air will be ducted in vertical risers to each floor.

Water Services

24-hour water storage shall be provided based on 45 l/person and one person per 8m².

Potable water shall be available to each floor.

All urinal cisterns shall incorporate a flow saving device.

W.C. cisterns shall have a maximum flushing capacity of 6 litres.

A rainwater harvesting systems shall be provided for WC & Urinal flushing.

Fire Fighting

First aid firefighting will be provided in accordance with building regulation requirements.

Sanitary

The soils and waste installation shall be in lead free µPVC with provision for grease traps from kitchen or oil separators to be provided by the Developer. SMU or cast iron shall be used in basement areas and plant areas.

Sustainability Targets

- › BER A2
- › LEED Platinum/Gold Version 4
- › Net Zero Carbon 2030 Compliant
- › Wired Score Platinum

ELECTRICAL

Design Criteria

The building will be designed on the basis of 1 workstation per 8m². Each workstation will have the capacity for 6 x power sockets and 3 x data outlets (Data outlets and cabling by Tenant).

A maximum total power requirement of 100w/m² is to be available for building use with a minimum of 50w/m² available on each floor for small power usage.

Incoming Power Supply

The supply to the building will be at the LV rate for Multi Tenancy but can be at the MV Rate for a Single Tenant.

The incoming power supply will have sufficient capacity to increase the contracted load by 20%.

The LT switch room will be designed to accommodate a main distribution board suitable for multi tenancy metering (have space for an automatic switchover to standby generator for a single occupancy), provision for power factor and surge protection equipment and have spare space of 10% for new equipment.

Switchgear shall be located in areas protected from flooding or water ingress.

Switchgear & Distribution Boards

Low voltage switchgear will be designed for a 5-conductor system with a pull-out main switch of the cassette type.

The energy of each station and outgoing low voltage group will be measured.

All main distribution boards will be Form 4b with Local Board from 3b.

A separate landlord distribution board will be provided along with at least one distribution board per floor located in dedicated electrical riser.

Standby Power Supply

Future Tenant Generator is to be located within the car park by agreement with Landlord. No requirement for Life safety generator.

Power Factor Correction

Power Factor Correction equipment will be provided by the Landlord to ensure a minimum corrected value of 0.95 exists on all phases.

Voltage Equalising Equipment

The building will be equipped with lightning arresters in the form of roof leads, down-leads, ring leads and foundation earth points.

The buildings will be equipped with a leading-in protector to eliminate transient over voltages that may enter the building through the external cable network

Cable Distribution (Duct Systems)

The duct system will include for three separate vertical cable runways.

- › One for power, control and supervisory equipment
- › One for the data network
- › One for security functions

Vertical ducts from the power supply rooms, PABX room and data room will be easily connectable to the horizontal underfloor distribution. No containment is provided under RAF.

The vertical ducts will be readily accessible from a general circulation area.

Workstations

For the purposes of calculating electrical requirements workstations will be provided based on one per 8m².

Floor grommets will be provided at a rate of one per 8m².

Workstations will be served from busbar power modules located in the raised access floor with no more than four workstations per power module. Power modules to the desk are by the Tenant.

General & Emergency Lighting

The lighting installation will be designed according to the current EU Directive on interior lighting and the C.I.B.S.E. / SLL Code for Lighting 2016.

Lighting in general office areas will be by 1200 x 300mm dimmable LED modules in the suspended ceiling. These luminaires will be fitted with a louvre for use with V.D.U. screens and will be designed to maintain 500 lux and a uniformity of 0.7.

A lighting control system will be included in the design incorporating presence sensors and an ability to incorporate daylight control by the Tenant which will automatically dim lights to save energy when daylight is available.

Lights in toilet and core areas will be energy efficient LED recessed down lighters lit to an average of 200 lux.

Lighting in plant areas will be provided by surface battens with vapour resistant polycarbonate diffusers. They will be IP65 rated.

External lighting to highlight the facade of the building in an appropriate manner shall be provided. The emergency lighting installation will comply with IS3217. In the event of power failure these battery packs will power the fittings for 3 hours and will provide adequate light for safe escape. An emergency lighting central test unit shall be installed.

Fire Alarm Installation

The fire alarm system will comply with IS3218. The system should be designed for L-1 coverage as defined in IS3218. The fire alarm system will be fully addressable and capable of interfacing with other systems.

Earthing & Bonding

Equipment such as metallic floor panels, ceiling tiles and suspension systems, metallic cladding systems and window frames, bathroom fixtures, all incoming services pipework and lightning protection installation shall all be bonded. Bonding shall be carried out across non-metallic apparatus such as GRP water tank.

Security and Cableway Provision

The building will come complete with access control, CCTV and intruder alarm systems installed at main cores, main entrance, car park and exit points to the building. These systems will be IP type adaptable to an open network and fully expandable to incorporate the tenant's requirements.

In addition all doors above ground level will be provided with nonvisible cable ways for the future installation of the following systems:

- › Alarms for emergency exit doors
- › Access control system
- › Entrance intercom

LIFTS

Passenger Lifts

All lifts to comply with EN 81 1998 & Future Standard EN 2050.

Passenger lifts are located centrally in the main service core to maximise use by occupants.

The passenger lifts will provide a level of service which meets or exceeds the following:

- › Waiting interval – less than 25 seconds. CIBSE Prestige Standard.
- › Five-minute handling capacity – greater than 15%
- › Design population – 1 person per 8m²
- › Lift capacity factor 80%
- › Lifts are capable of being programmed to allow dedicated service to each floor.
- › Generous internal lift car dimensions – 15-person capacity
- › Lift door clear height 2100mm
- › Lifts serve all floors including basement level
- › Control system: Destination control (compatible with Access Control System)
- › Premier quality internal car finish.
- › Customer display in car
- › CCTV provision in car
- › Internal Car height 2.4m
- › Energy Rating: A

Vehicle Lifts

- › 2 No. 6000kg Car Lifts with travel from ground level to Basement level.
- › All lifts to comply with EN 81 1998 & Future Standard EN 2050.
- › Lift Car size 2800mm wide x 5250mm deep x 2600mm high
- › Centre opening car and landing door 2600mm high x 2400mm wide
- › Hoist way 4000mm wide x 6000mm deep, pit depth 2000mm
- › Motor room to be located in separate vented room at basement level
- › Control options – access fob required
- › Durable internal car finish

BUILDING CONTROL SYSTEM

A complete Building Management Control System including all necessary motor control centres and front-end PC is provided.

PLANT SPACE AND RISER STRATEGY

Minimum Service Zones

Floor Void: 150mm incl. Tile
Ceiling Void: 500mm incl. Tile

Vertical Distribution

Vertical service risers will have capacity to accommodate specialist tenant services such as but not limited to:

- › Kitchen / Restaurant Area
- › Fitness Area
- › Data Centres

A minimum of two dedicated tenant structured cabling risers are available suitable for use in the building.

Tenants' Plant Space

The following tenant plant areas can be made available:

- › Air cooled condensers for computer rooms.
- › Tenants generator space in car park.

- › Restaurant ventilation plant.

Uninterrupted Power Supply (UPS): By Tenant.

Satellite Links

Space for 2 no. 1.2m (nominal diameter) satellite dishes are allowed for on the roof.

PUBLIC UTILITIES

Data / Comms

Incoming services provision include:

- › Cable entry to be suitable for two suppliers and each entry to consist of 4 no. 100mm ducts.
- › At entry point, a dedicated Frame Room is provided for cable termination to transfer from external to internal grade cables.
- › Targeting Wired Score Certification.

TESTING AND COMMISSIONING

All systems shall be commissioned in accordance with CIBSE and BSRIA codes, including controls and Building



Lift Lobby



Bathroom



An Irish Life Development



Two Grand Canal Square, Dublin 2



13-18 City Quay, Dublin 2



Velasco, Clanwilliam, Dublin 2



1GQ, Georges Quay, Dublin 2



Cadenza, Earlsfort Terrace, Dublin 2



70 St. Stephen's Green, Dublin 2

Professional Team

Architect
Reddy Architecture & Urbanism

Project Manager
Urban Solutions

Quantity Surveyor
KSN

Structural Engineer
DBFL

Façade Consultant
Billing Design Associates

Building Services Consultant
Homan O'Brien

Sustainability & LEED Consultant
Meehan Green

Landscape
Bernard Seymour Architects

PSDP
Ashview Consultants

Acoustics
AWN

Lighting
ARUP



The Frame



Irish Life Investment Managers (ILIM) is the appointed asset manager to Irish Life Assurance plc and part of Great-West Lifeco Inc. At ILIM we continually strive to meet and exceed the expectations of our clients. We deliver investment solutions and services to meet the evolving needs of our domestic and international, corporate and institutional clients.

With over €2.5 billion in property assets under management we use our experience, financial strength and global reach. We work with integrity and ambition to deliver on our promises and our people are valued for their contribution. We are recognised as trusted business partners and take pride in supporting the communities where we live and work.

Dublin 2

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Goals



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Conditions to be noted

Lisney and/or Knight Frank for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney and/or Knight Frank nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

Certain statements in these particulars constitute forward-looking statements. These statements include, without limitation, statements about the timing, completion and expected sustainability features, metrics and credentials of the property. Forward-looking statements are not historical facts but instead represent only our belief regarding future events, many of which, by their nature, are inherently uncertain and outside the control of Lisney, Knight Frank and Irish Life Investment Managers. It is possible that actual results will differ, possibly materially, from the forward-looking statements discussed in these particulars. Many factors could cause actual results to differ, possibly materially, from those in the forward-looking statements. The reader is also cautioned not to place undue reliance on forward-looking information. Other than as specifically required by applicable law, we do not intend to update any forward-looking information whether as a result of new information, future events or otherwise.

