

THE 8 EIGHT

NEWMARKET SQUARE | DUBLIN 8

75,000 SQ. FT.



6 FLOORS OF
PREMIUM OFFICE SPACE
FROM 3,300 TO 16,200 SQ. FT.



1:8
BASE OCCUPANCY



1,900 SQ. FT.
GENEROUS RECEPTION AREA



2.9M CLEAR FLOOR
TO CEILING HEIGHTS



EXPOSED SERVICES WITH
VRF AIR CONDITIONING



3,500 SQ. FT.
OF TERRACES



8 SHOWERS
INCLUDING CHANGING, LOCKER
AND DRYING ROOM FACILITIES



96 BIKE SPACES



17 CAR SPACES



FUTURE-PROOFED FOR BEST-IN-CLASS CONNECTIVITY



GRADE A OFFICE DEVELOPMENT IN THE HEART OF DUBLIN 8'S DISTINCTIVE NEWMARKET SQUARE

Welcome to The Eight Building, a newly designed Grade A office development in the heart of Dublin 8's distinctive Newmarket Square. This central and well-established area has long been at the forefront of the history of Dublin City. The deep-rooted locality, originally known as the centre of craft distilling and brewing in Dublin, has in recent years been transformed to one of the City's most up and coming regenerated Quarters. Newmarket Square has seen major transformation in recent years to include the newly designed Aloft Hotel, student accommodation catering for approximately 700+ bedrooms and a range of retail and recreational amenities.

This vibrant district is filled with culture and provides an array of coffee shops, bars & restaurants all within easy reach. Also known as Dublin's premier design district being home to NCAD which is Ireland's largest and oldest art and design college.



LOCATION

- 1- Weaver Park
- 2- Cork Street
- 3- NIDO Ardee Point Student Accommodation
- 4- Ardee Street - Future Development
- 5- Newmarket Yards
- 6- Teeling Whiskey Distillery
- 7- Future Development
- 8- The Dublin Liberties Distillery
- 9- Yugo- New Mill Student Accommodation
- 10- Stay City Head office
- 11- Yugo- Brewers Close Student Accommodation
- 12- Yugo- The Tannery Student Accommodation
- 13- ALOFT Hotel
- 14- Fumbally Square
- 15- Hyatt Centric
- 16- St. Patrick's Cathedral
- 17- Stay City Aparthotels - Dublin Castle
- 18- Christchurch Cathedral
- 19- Dublin City Council, Civic Offices
- 20- Smithfield
- 21- Temple Bar
- 22- IFSC
- 23- Trinity College Dublin
- 24- South Docklands
- 25- North Docklands
- 26- Dublin Port
- 27- Merrion Square
- 28- St. Stephen's Green
- 29- Grafton Street



Dublin City Council have pre-allocated a substantial future capital allocation for the upgrade of the Newmarket Square public realm.



The interior spaces of The Eight Building are an eclectic blend of hard and soft, natural and man-made materials. A large concrete effect tile anchors the entrance lobby of the space and this is juxtaposed with a decorative and striking timber louvered backdrop to the reception desk. Slate dresses the wall of the lifts and this is echoed in the finish to the reception desk. Decorative antiqued mirrors in steel frames adorn the wall of the reception lobby. The space is populated with defining seating zones with feature pendant lighting overhead.

WELCOME TO DUBLIN'S MOST COLOURFUL AND DYNAMIC DISTRICT



Hotels/Student Accommodation

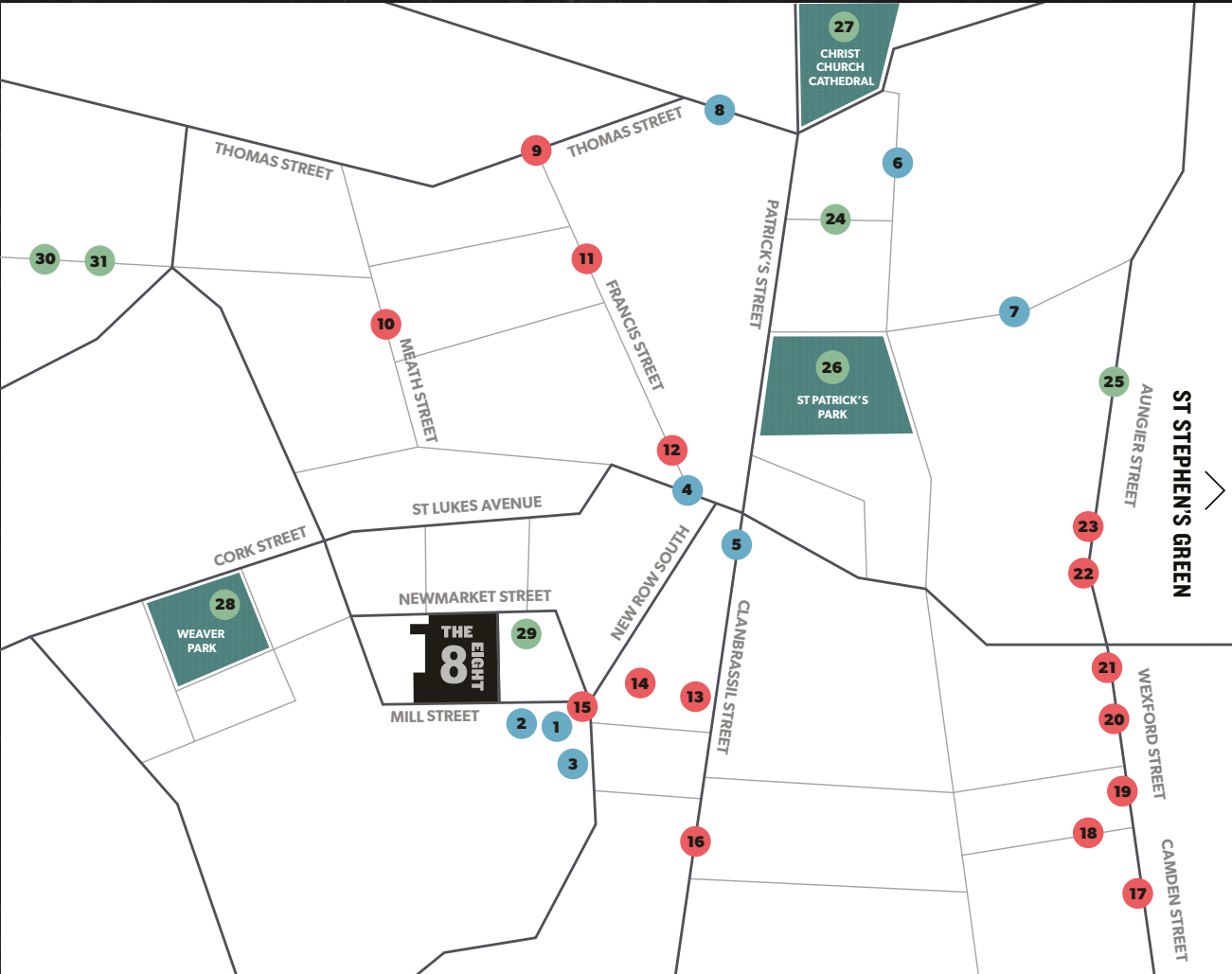
- 1 Aloft
- 2 New Mill
- 3 The Tannery
- 4 Hyatt Centric
- 5 Maldron
- 6 Stay City
- 7 Radisson Blue
- 8 Stay City

Cafés / Restaurants / Bars

- 9 Variety Jones
- 10 Luckys
- 11 The Jug
- 12 Two Pups
- 13 The Fumbally
- 14 The Cheeky Piglet
- 15 Tenters
- 16 Salt & Stove
- 17 Delahunt
- 18 The Morning
- 19 Whelans
- 20 Las Tapas De Lola
- 21 Bunsen
- 22 The Lucky Duck
- 23 Network

Leisure & Recreational

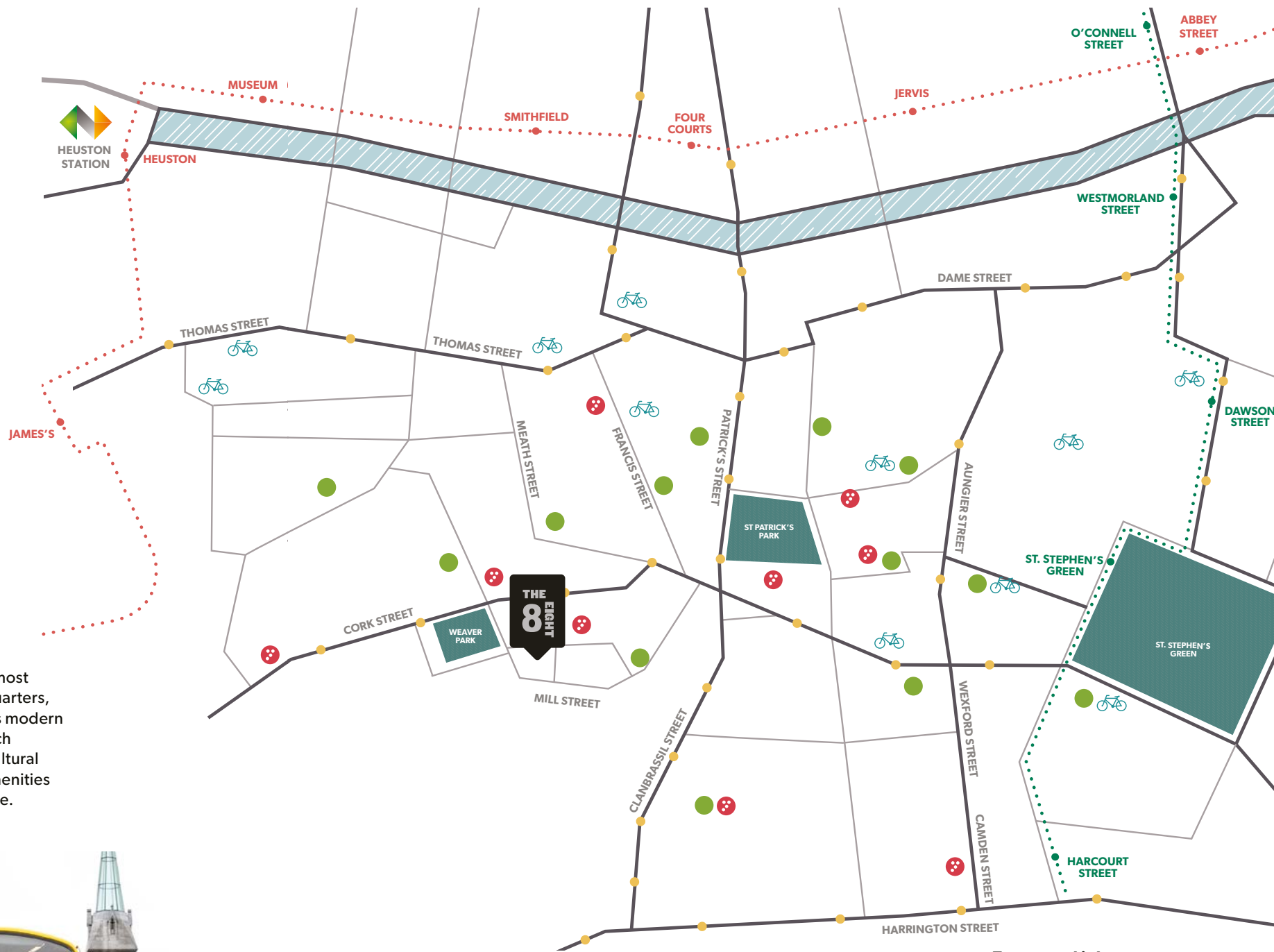
- 24 Iveagh Fitness Club
- 25 YMCA Gym
- 26 St Patrick's Cathedral & Park
- 27 Christchurch Cathedral
- 28 Weaver Park
- 29 Teeling Whiskey Distillery
- 30 Guinness Storehouse
- 31 Roe & Coe Whiskey



THE LOCATION OFFERS AN IDEAL OFFICE HEADQUARTERS OPPORTUNITY



Located in one of Dublin's most authentic and traditional quarters, The Eight Building provides modern office accommodation which benefits from a cluster of cultural heritage attractions and amenities in the heart of the city centre.



Transport Links

- The diagram illustrates two routes from starting points to St. Stephen's Green:

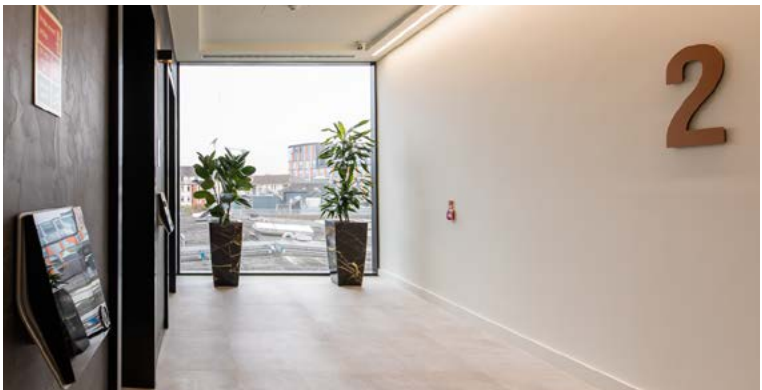
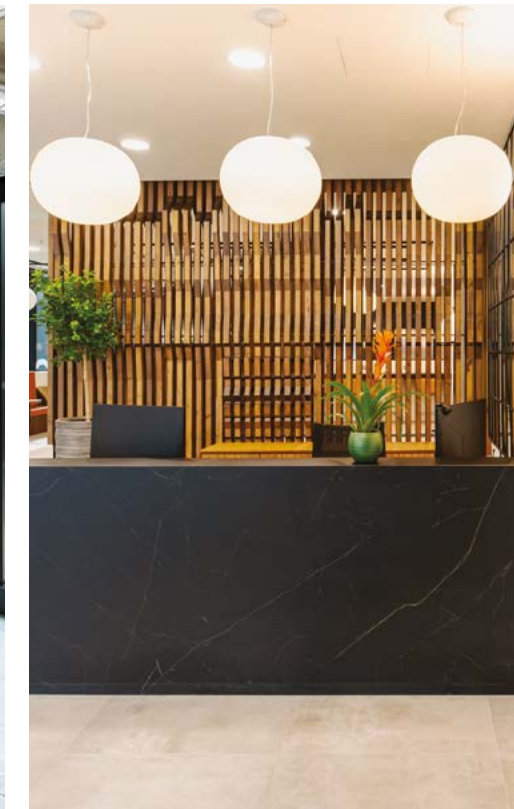
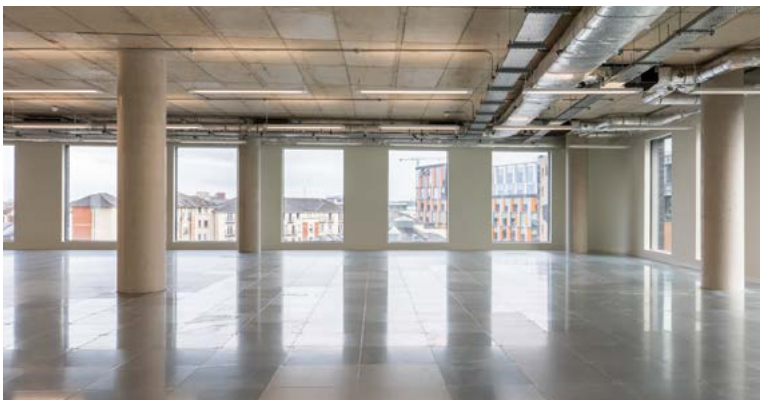
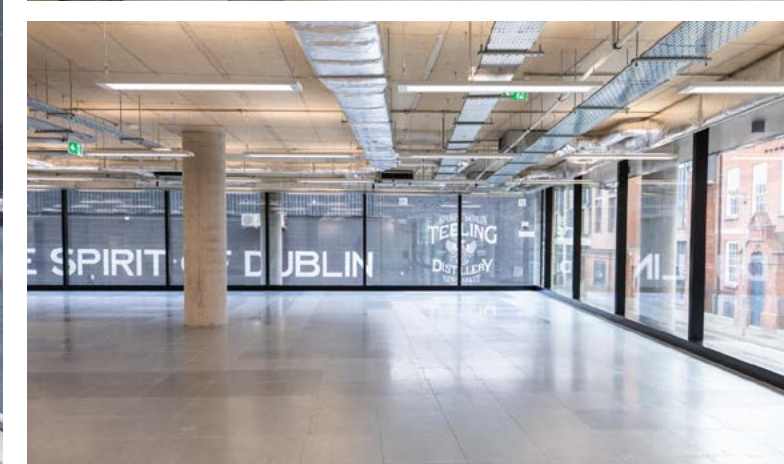
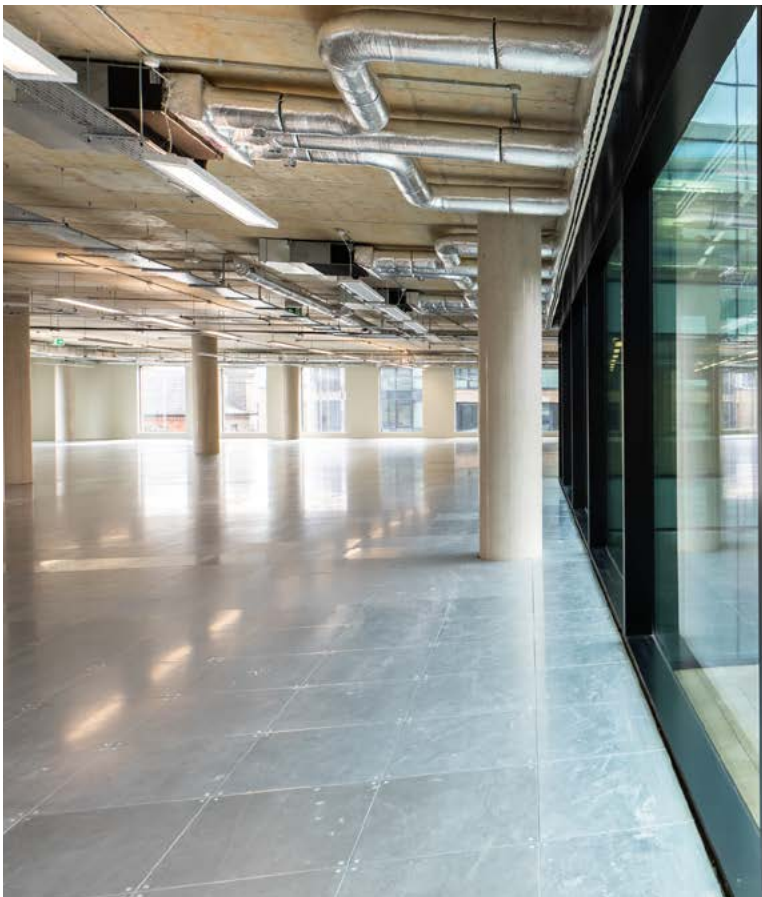
 - Walking Route:** From **ST. PATRICK'S PARK** (6 MINS) and **ST. STEPHEN'S GREEN** (15 MINS).
 - Cycling Route:** From **CAMDEN STREET** (6 MINS) and **ST. STEPHEN'S GREEN** (7 MINS).

Legend:

 - Luas Green Line
 - Luas Red Line
 - Inter - City and National Rail
 - Dublin Bus Routes
 - Dublin Bike Stops
 - Yuko Cars (yuko.ie)
 - GoCar (gocar.ie)

**75,000 SQ. FT. OF
GRADE A HIGH
SPEC OFFICES**

Image depicts a completed fit out in the building and is for indicative purposes only.





SPECIFICATION

Mechanical

- The offices / Reception / Primary Circulation Areas / Toilets will be comfort cooled and heated using a Mitsubishi VRV Heat Recovery System, with complete individual control of all internal fan coil units. The system is designed to an occupancy of 1/8m2 density with further capacity for meeting rooms and the like.
- The System is equipped with spare manifold connection points allowing easy addition of further fan coils to suit Tenant floor planning.
- The system will achieve internal temperatures of 22 degrees +/- 2 degrees in winter and summer conditions.
- Mechanical fresh air ventilation is provided at 10L/sec per person with an occupancy of 1 person/8m2 using high efficiency AHUS complete with flywheel energy recovery on a floor by floor basis.
- The AC plant will be controlled using localised controllers, with front end BEMS override functions to ensure energy optimisation.
- Toilet extraction is provided with duty/standby fans in each toilet core.
- Central water storage with associated booster set providing min 1.5bar pressure at all outlets.
- Hot water generation via Mitsubishi heat pump technology for energy efficiency.

Electrical

- The building is provided with a dedicated 1000kVA ESB substation.
- The electrical infrastructure is designed in a logical manor with each ½ floor having a dedicated power and lighting distribution board. Which in turn will be powered from a dedicated utility meter.

- Dedicated Electrical and IT risers are provided within each of the 3 cores allowing for flexible distribution.
- LED lighting is provided throughout the building, with the main offices being illuminated with aesthetic suspended up/down lights.
- Core and toilet areas are principally illuminated using semi hidden shadow raft lighting.
- No. 2 electrical car charging points are provided in the basement car park.
- Automated energy metering system to all principal components.
- PV panels on roof allowing an element of carbon neutral offset energy.

Transportation

- 3 No 15 person 1150kg Kone Lifts are provided to the principal core.
- The lifts are complete with destination controls optimising the response and travel time.
- Lift 1 is the designated firefighting lift.

Security

- The building is provided with an out of hours intruder alarm system.
- The building is provided with a digital access control system covering all primary use external doors, amenity spaces such as bike storage and changing rooms as well as control of access to the basement carpark. The system is Ent further prepared for future speed lane install in the main reception.
- The building is provided with internal and external digital CCTV coverage.
- An L2 fire alarm system is installed to cover all areas of the building.
- A firefighting dry riser is provided to the main stair core 1.

- Disabled refuge alarm systems are installed to all 3 stair cores.
- A life safety / key services generator is installed to provide emergency power to life safety systems as well as pumped drainage systems.
- Emergency lighting provided throughout the building.
- Full Lightning protection system with roof attractors.

IT

- A dedicated comms intake room is located in the basement with redundant street connection options.
- Extensive containment systems throughout the building.

Future Tenant Install

- Designated space has been allocated within the basement for a future whole building generator.
- Roof area has been reserved above Core 2 and Core 3 for specialist tenant plant.

BER & LEED

- The Eight Building comprises Grade A office accommodation extending to 75,107 SQ. FT. (6,977 SQ. M.) NIA. This modern building has been finished to the highest of standards and benefits from a BER rating of BER A3, LEED Gold Building Certification and Wirescore Platinum.



LEED GOLD



WIRESCORE PLATINUM

CALL CENTRE/HIGH DENSITY



TECH STYLE OFFICE



| | |
|---------------------------|-------------------------------|
| Typical Floor Approx Area | 1,506 sq. m. / 16,210 sq. ft. |
| Area Per Person | 8 sq. m. / 86 sq. ft. |
| Total Staff Number | 188 staff |
| Total Bays | 31 nr |
| Desk Per Bay | 6 nr |
| Total Desk | 186 nr |
| Private Offices | 2 nr staff |
| Large Meeting Rooms | 3 nr |
| Large Multifunction Room | 1 nr |
| Single Meeting Pods | 4 nr |
| Double Meeting Pods | 2 nr |
| Open meeting | 7 nr |
| Booth meeting | 3 nr |

- Meeting Space
- Office Space
- Refreshment Space
- Pod Rooms
- Services
- Circulation Core
- Open Meeting Space

| | |
|---------------------------|-------------------------------|
| Typical Floor Approx Area | 1,506 sq. m. / 16,210 sq. ft. |
| Area Per Person | 10 sq. m. / 108 sq. ft. |
| Total Staff Number | 150 staff |
| Total Bays | 24 nr |
| Desk Per Bay | 6 nr |
| Total Desk | 144 nr |
| Private Offices | 2 staff |
| Large Meeting Rooms | 4 staff |
| Large Multifunction Room | 3 nr |
| Single Meeting Pods | 1 nr |
| Double Meeting Pods | 4 nr |
| Open meeting | 7 nr |
| Booth meeting | 3 nr |

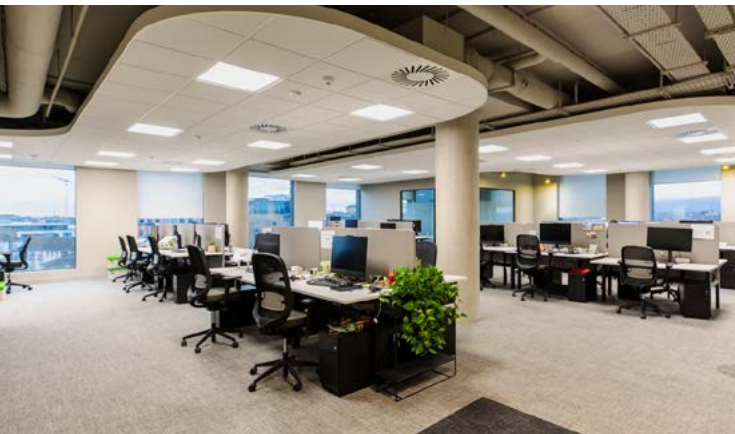
- Reception Area
- Meeting Space
- Office Space
- Canteen
- Pod Rooms
- Services
- Circulation Core
- Open Meeting Space
- Collaboration Hub

FINANCE STYLE OFFICE



| | |
|---------------------------|-------------------------------|
| Typical Floor Approx Area | 1,506 sq. m. / 16,210 sq. ft. |
| Area Per Person | 12 sq. m. / 129 sq. ft. |
| Total Staff Number | 125 staff |
| Total Bays | 20 nr |
| Desk Per Bay | 6 nr |
| Total Desk | 120 nr |
| Private Offices | 5 staff |
| Large Meeting Rooms | 6 nr |
| Large Multifunction Room | 1 nr |
| Single Meeting Pods | 2 nr |
| Double Meeting Pods | 1 nr |
| Open meeting | 6 nr |
| Booth meeting | 3 nr |

- Reception Area
- Meeting Space
- Office Space
- Canteen
- Pod Rooms
- Services
- Circulation Core
- Open Meeting Space
- Collaboration Hub



SCHEDULE OF ACCOMMODATION

| FLOOR | SQ. M. | SQ. FT. |
|------------------------|--------|---------|
| Ground Floor Reception | 180 | 1,933 |
| Ground | 306 | 3,293 |
| First | 1,508 | 16,233 |
| Second | 1,506 | 16,212 |
| Third | 1,506 | 16,212 |
| Fourth | 1,234 | 13,286 |
| Fifth | 737 | 7,938 |
| Total (NIA) | 6,977 | 75,107 |

The above net internal floor areas are approximate areas only.




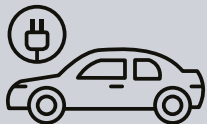
Image depicts a completed fit out in the building and is for indicative purposes only.

BASEMENT




96 BIKE SPACES


17 CAR SPACES


4 CHARGING POINTS


8 SHOWERS

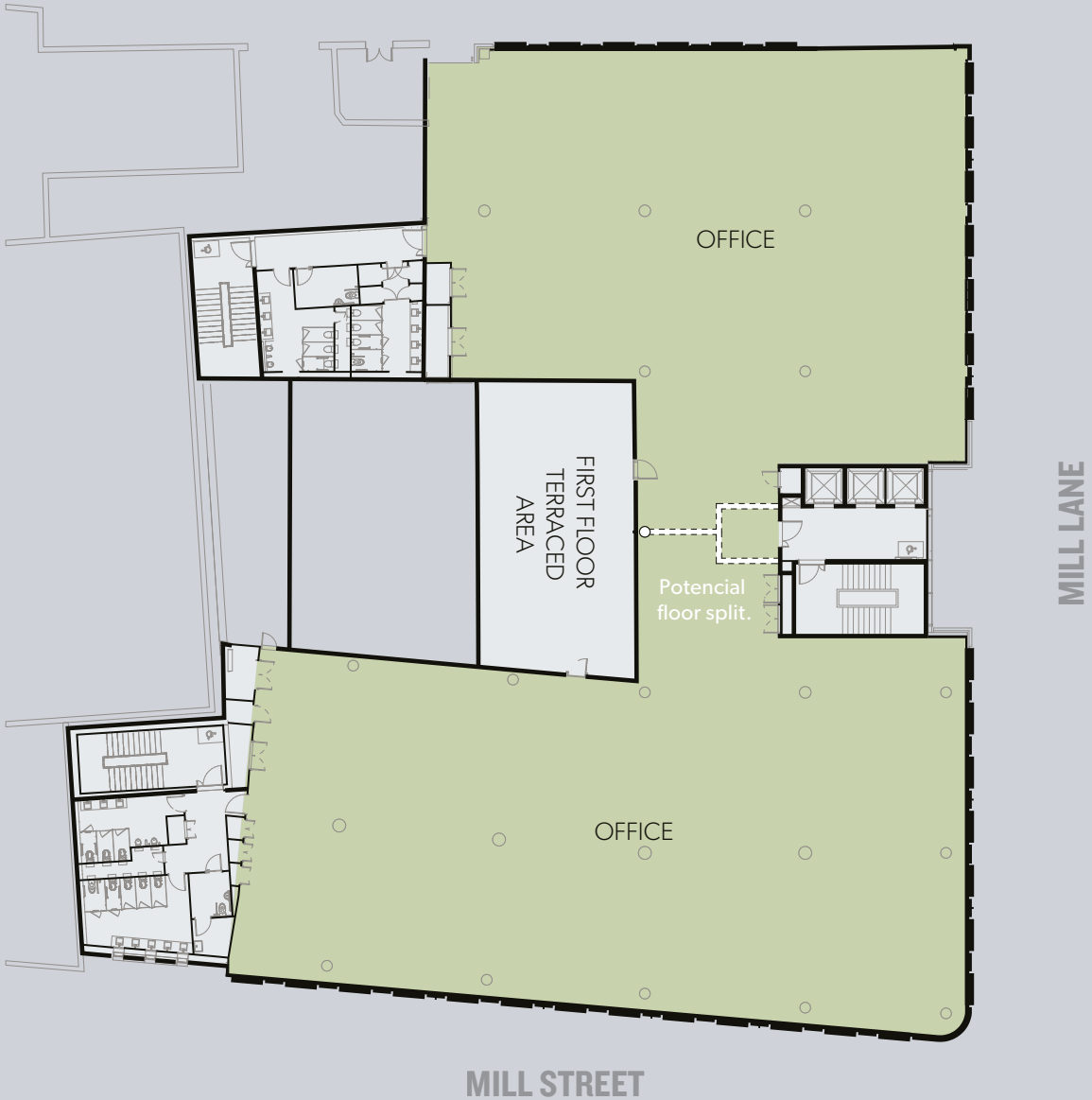
GROUND FLOOR



| | SQ. M. | SQ. FT. |
|---------------------|--------|---------|
| Reception | 180 | 1,933 |
| Ground Floor Office | 306 | 3,293 |

Not to scale. For identification purposes only.

FIRST - THIRD FLOOR



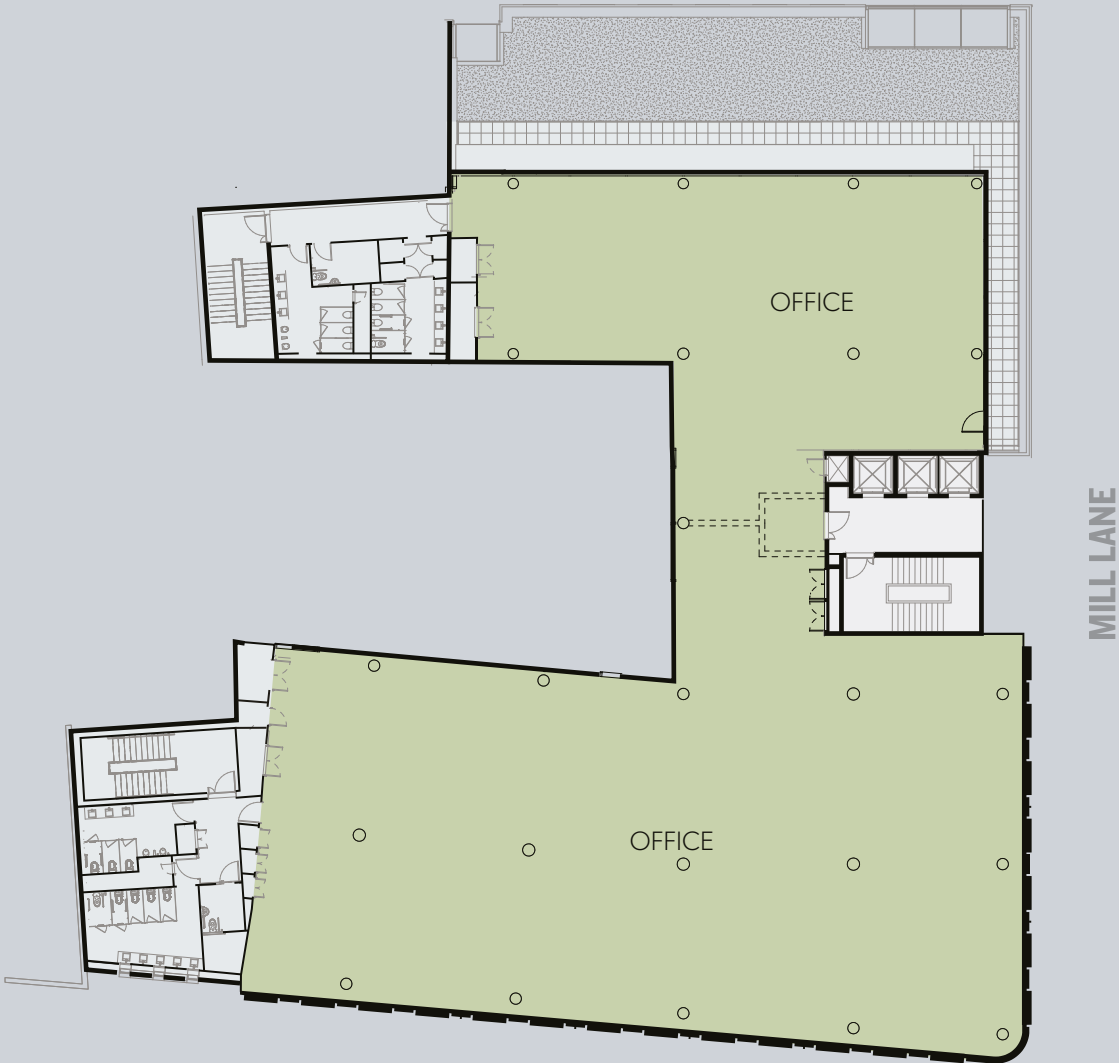
| | SQ. M. | SQ. FT. |
|----------------------|--------|---------|
| Typical floor | 1,508 | 16,233 |
| Terrace, First floor | 130 | 1,400 |

Not to scale. For identification purposes only.

4TH FLOOR
FULLY LET



NEWMARKET STREET



MILL LANE

MILL STREET

| | SQ. M. | SQ. FT. |
|--------------|--------|---------|
| Fourth Floor | 1,234 | 13,286 |
| Terrace | 90 | 969 |

Not to scale. For identification purposes only.

5TH FLOOR
FULLY LET



NEWMARKET STREET



MILL LANE

MILL STREET

| | SQ. M. | SQ. FT. |
|-------------|--------|---------|
| Fifth Floor | 737 | 7,938 |
| Terrace | 105 | 1,130 |

Not to scale. For identification purposes only.

OWNERSHIP



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