

## + Canalside Development

Dublin, Ireland



### The what

Our ambitious plans for this well-located redevelopment will provide 150,000 sq ft of new Grade A office space in Dublin, incorporating the latest design measures in sustainability and amenities.

### The approach

Post Covid-19, it is no longer a given that people's natural place to work is the office. We have the opportunity with this building in both the hard and soft elements to make a case for the office. If we are going to convince people to come back to the office and to stay at the office, we need to make sure they look forward to coming in every day. To create an end-to-end experience, where they can look forward to great facilities to prepare for the day, an uplifting and inspiring environment to thrive in, access to fresh air and a community to be part of.

### The aim

Keeping people engaged longer, more productively and enjoyably is one of our guiding principles for creating value in this asset. It's unique location, profile and size provides us the canvas to do so. In doing so, we aim to create the new benchmark for workplace in Dublin and we believe there is a unique opportunity to develop this alongside collaborators.

### Highlights

- Carbon Reduction and Net Zero Carbon operations
- Wellbeing
- Doing right by Occupiers, Colleagues and the Community
- Sustainability
- CSR
- Covid-Safe
- Zero waste to landfill
- Energy Efficiency
- Nurturing a circular and collaborative experience



**WELL CERTIFICATION GOLD,  
LEED PLATINUM AND WIRED  
SCORE PLATINUM**



**FLEXIBLE CO-WORKING  
SPACES IN A PRIME  
LOCATION**



**150,000 FT<sup>2</sup>**

### Sustainability measures

- Design focused on energy performance, water efficiency and the quality of the indoor environment
- Principles of the Low Carbon Design Initiative were adopted, reducing the carbon dioxide and carbon impact of the building
- Energy production via a 40kW photovoltaic solar array
- Sustainable materials that retain heat well incorporated into the double-skinned façades
- Large windows allowing for passive solar design elements used to distribute solar heat in the winter and reject it in the summer
- Reduced water consumption including rainwater harvesting, flow saving devices and automated taps
- Domestic Hot Water generated using Heat Rejection from cooling plant
- Energy efficient LED recessed down lighters will be used throughout
- The buildings exploit the optimal solar orientation
- Inclusion of Heat Pump technology
- Construction focus on responsible regionally-sourced materials with recycled content, plus an active minimisation of construction waste

### Amenity highlights

- Rotating and pop-up offerings including shops and convenience
- Parcel lockers
- Bike storage
- Shower/Changing facilities
- Gallery space for community artists
- Bar and café space
- Terraces
- Flex/Co-working
- Concierge service
- Dry-cleaning drop off
- Car parking
- IT Support desk/Genius Bar
- Local discounts card
- Meeting rooms
- Events and events team

