



ONE CHERRYWOOD

Dublin

ONE CHERRYWOOD

A new generation - A new location

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01

One Cherrywood

Designed by Gensler
Developed by Hines

Designed by world renowned architect Gensler, this landmark office development comprises 160,000 sq ft of modern office accommodation with spectacular views over Killiney Bay to the East and the Dublin mountains to the West.



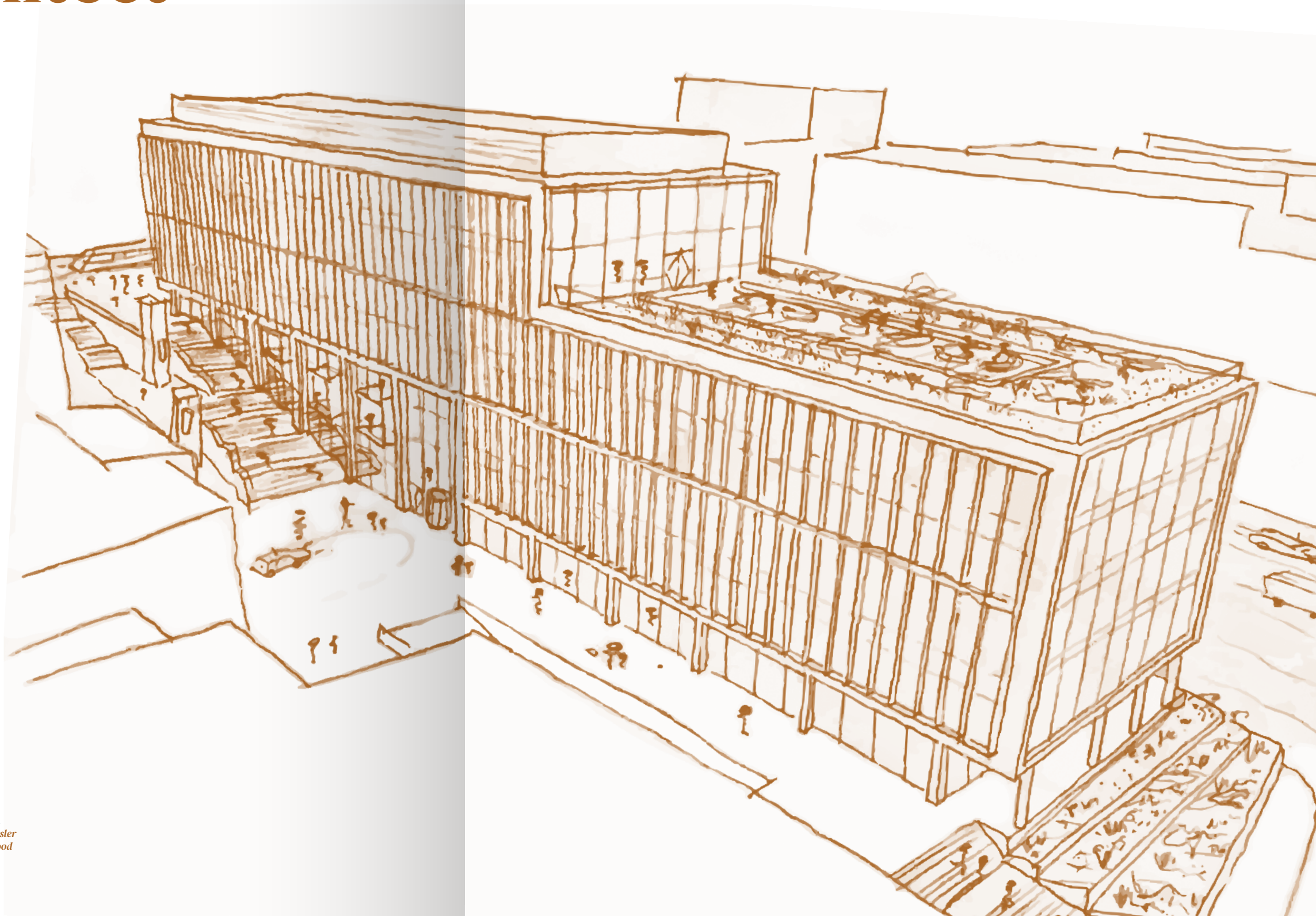
Words from the Architect

The Architect's Vision to design a unique building.

Gensler's conceptual design for an approx. 14,865 sq m (160,000 sq ft) office building will act as a dynamic focal point forming part of Hines' Cherrywood development in Dublin. The proposed design results in a beautifully defined form with excellent office floorplates. Its high proportion of prime window-side floor area and smart office planning opportunities are key to Gensler's approach to provide extensive tenant flexibility. On the outside, the design offers a simple, uncomplicated, timeless elegance resulting from a combination of subtle sculpting of the building form and gentle variations in the texture of the facade.



Marco Gamini
Architect, Gensler
One Cherrywood



All you need to know...

CHERRYWOOD

8,000


New Residential Units
to be constructed


1,300
Town Centre
apartments in 2021

	3.5 million sq ft Town Centre		Views over Killiney Bay
	Immediate access to N11 & M50		Ireland's 1st WELL Community Certification

ACCESSIBILITY


Immediate Access to Luas Green Line

	30 minutes to Dublin Airport		25 minutes to Dublin City Centre
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Dublin Bus, Aircoach
and a Shuttle bus service to Shankill DART Station



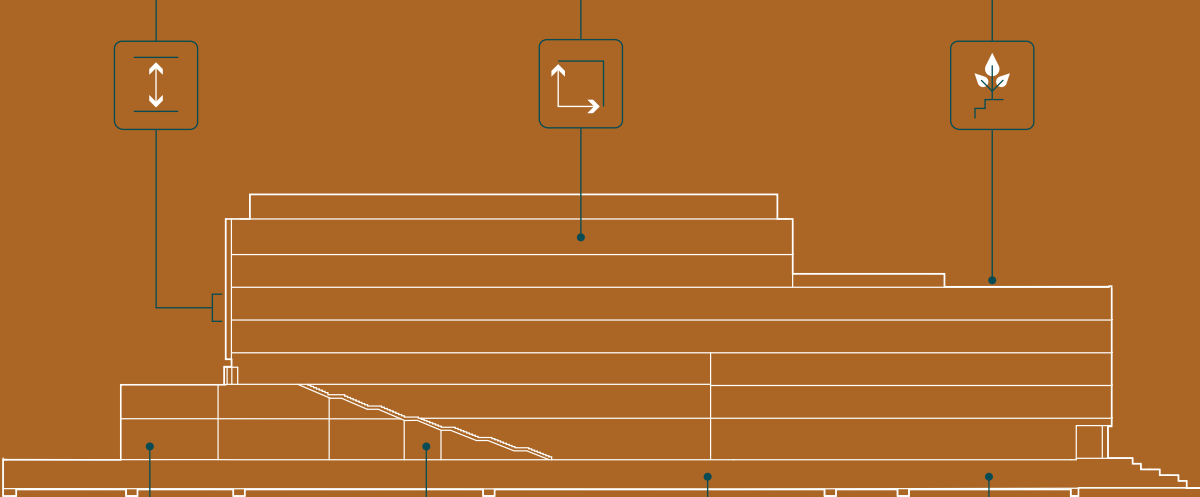
THE BUILDING


Grade A HQ Office Opportunity


2.8m
floor ceiling heights


Floor plates from
16,800 sq ft


Roof Terrace
offering picturesque sea views







248
Covered Bicycle
Stands


8 Showers
124 Lockers


206
Car Parking
Spaces


34
Electric Car
Parking Spaces

**LEED Platinum and
Wiredscore Gold, NZEB**



02

Cherrywood

A New Community

Cherrywood Town Centre will provide over 3.5m sq ft of retail, leisure and convenience amenities on your doorstep.



Location

Surrounded by some of Dublin's most affluent and desirable suburbs, Cherrywood represents a natural extension of the City.



One Cherrywood is located in the South Dublin suburb of Cherrywood, 14 kilometres south east of Dublin City Centre. South Dublin is an area with many natural advantages with excellent infrastructure and enduring residential, retail and commercial appeal.

Cherrywood, is undoubtedly one of the most accessible suburbs in Dublin, due to its proximity to the national road network and excellent and frequent public transport links to the City Centre.



Transport Links



Luas

Located on the Green Line Luas which carries passengers to the City Centre within 35 minutes. Peak time services run every 4 – 10 minutes.



Car

Direct access to the M50 and N11 connects One Cherrywood to the national road network, Dublin City Centre & Dublin Airport.



Dublin Bus

Several Dublin Bus routes serve the direct area including the highly frequent 46a and 145 City Centre routes.



Aircoach

Immediate access to the Aircoach, frequently servicing Dublin City Centre and Dublin Airport.



Dart

Direct shuttle bus to Shankill Dart station.



Live, Work & Play

Cherrywood is evolving into a major South Dublin suburb where residents can live, work and play.

The vision for Cherrywood is exciting. It will provide Dublin's newest Urban Centre with much of the infrastructure already in place. 1,300 apartments are due to be delivered by the end of 2022.



- Legend
- MOTORWAYS
 - LUAS LIGHT RAIL LINE
 - CHERRYWOOD TOWN CENTRE
 - HINES/APG APARTMENTS
 - CHERRYWOOD STRATEGIC DEVELOPMENT ZONE


3.5 million SQ FT
new town centre


+400
Key Hotel


8,000
new residential units


1,300
town centre apartments


18,000
workforce


182
acres of parkland



CGI: Cherrywood Town Centre

New Cherrywood Town Centre

Cherrywood Town Centre will be Dublin's finest urban retail, F&B and entertainment destination.

Cherrywood Town Centre, over 4 urban blocks, will be a mixed-use high quality pedestrianised heart for the whole of Cherrywood. Within the Town Centre location there will be 1,300 apartments, with around 4,000 residents, in addition to offices and a major mixed use "squares and streets" retail led precinct, that will include shopping, leisure, restaurants, bars, a major primary health care facility, library and other community space.

Cherrywood offers an opportunity to experience a brand-new cluster of carefully selected, high-quality complementary and engaging retail offerings.



CGI: Cherrywood Town Centre



CGI: Cherrywood Town Centre



On your doorstep...

Cherrywood will provide diversified housing for all sectors of the residential market, creating vibrant and unique districts within the scheme. Construction has already begun on this phased delivery.



03 | Amenities



The new state of the art, all inclusive town centre scheme is underway which will comprise, supermarkets, cinema and a range of restaurant and leisure facilities.



Existing amenities at the location include cafes, shops, restaurants and a gym.

There are activities and amenities for all ages within Cherrywood and the surrounding areas including Parklands, Playgrounds, Footballs Pitches and Tennis Courts.



04

The Building



The Arrival Experience



One Cherrywood will benefit from a unique dual entrance.



A feature 30m long foyer will connect the Grand Parade to the impressive reception area on the ground floor. The connecting stairs merge with an external staircase softening the definition between inside and out to form a lasting impression.

A second entrance point extends from the high profile Cherrywood Business Park entrance.

Leading the way in building design





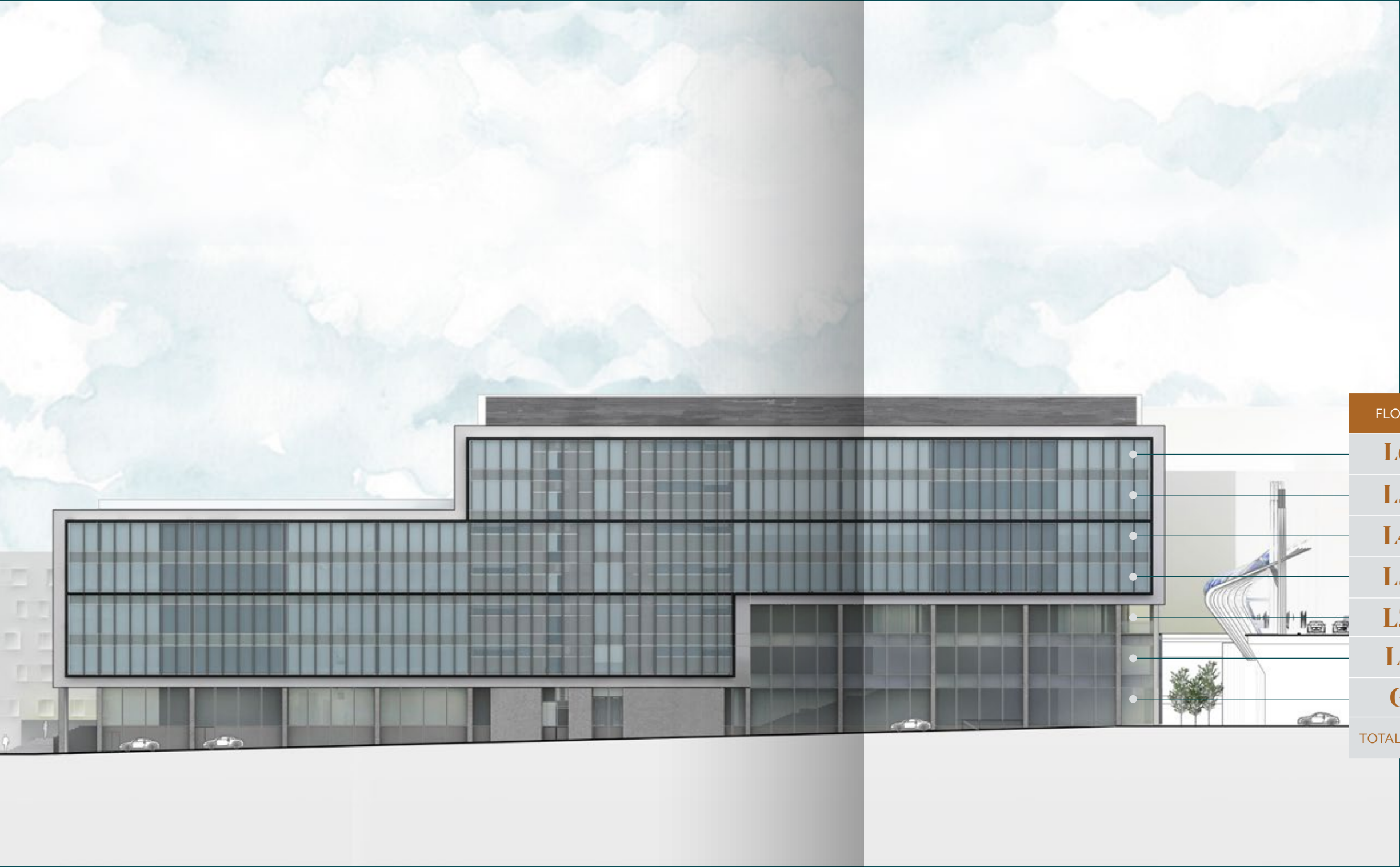
A reception with character and identity

A place where employees can collaborate & innovate

One Cherrywood benefits from regular and efficient floor plates providing dual aspect views and excellent natural light. The core area has been strategically located in the centre of the floor plate and the structural grid has been designed to ensure a largely column free space in order to achieve maximum flexibility for occupiers.

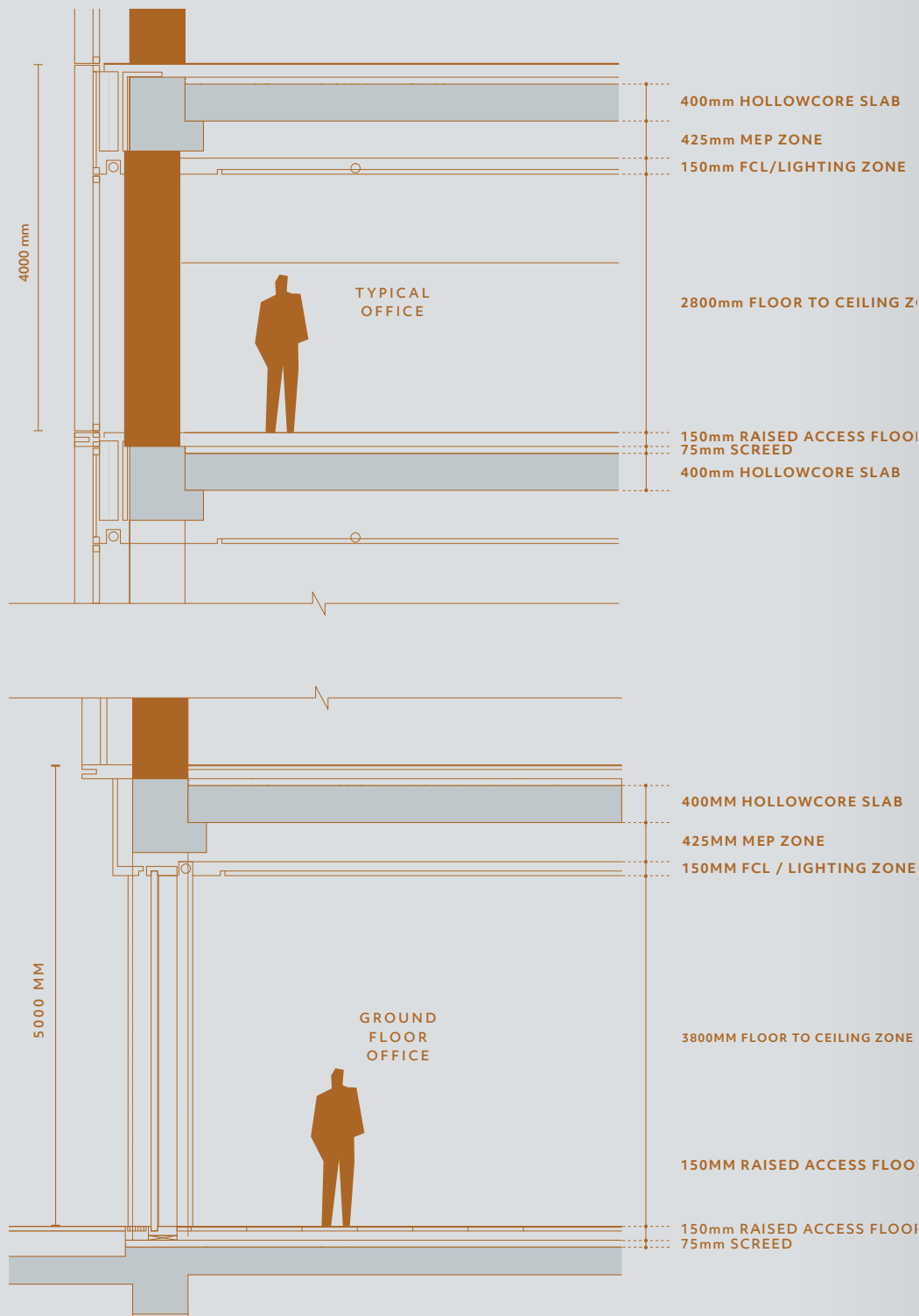


Accommodation Schedule



FLOOR	SQ M	SQ FT
L6	1,561	16,802
L5	1,561	16,802
L4	2,458	26,458
L3	2,402	25,855
L2	2,237	24,079
L1	2,285	24,596
G	2,248	24,197
TOTAL (GIA)	14,752	158,789

Specification



Structure

Means of Escape

- » 1 person per 5 sq m.

Lift Provision

- » 1 per 8 sq m.

Floor Loadings

- » Office - 5kN/ sq m.
- » Plant rooms - 7.5kN/ sq m.

Floor Heights

- » Office slab-to-slab: 4m.
- » Office floor-to-ceiling: 2.8m, but could be higher if left exposed.
- » Raised access floor: 150mm.
- » Structural Slab: 800 Beams and 400 Pre-Cast Planks.
- » Ceiling Service Zone: 575mm including 150 lighting zone.

Planning Module

- » 1.5m square typically.

Structural Grid

- » 12.75m by 9m South Side.
- » 9.75m by 9m North Side.

Structure

- » Structure designed in order to achieve visually uninterrupted column free space measuring 108m x 13m.
- » Pre-cast prestressed floor panel (hollowcore) with RC downstand beams spanning 9.0m between support columns.
- » Foundation support is proposed as CFA piles supporting pile caps and RC columns.
- » The frame steps back on the fourth floor to allow for a generous terrace.

Entrance

Triple height main lobby with additional secondary lobby entrance off Grand Parade adjacent to the LUAS stop.

The entrance facade is set back only slightly, and there is no need for a disabled access ramp. Please refer to plans. The lobby is proposed as a 3.4m wide by 30m long slit connecting Grand Parade with the ground floor entrances, in a single volume with visual connectivity between floors.

The connecting stairs merges with the external landscape staircase blurring the

definition between inside and out. A fully glazed entrance is provided to the lobby with a revolving Boon Edam door.

Facade

The main body of the south and north facade has been designed as a 1.5m by 4m modulated stick system curtain wall facade with external natural anodized aluminum mullions and transoms, and glazed back painted or metallic coated spandrel panels. Intermediate transoms are set back to create a 1.5m by 8m visual modulation. These are continuously framed by rebated metal panels PVDF or PPC coated. The lower floors consist of a set back 2.25m modulated stick stems curtain wall facade, fully glazed without spandrel panels.

Landscape Staircase

A public staircase rises alongside the lobby staircase appearing to transition inside-out, alongside a series of cascading terraces, creating an exciting journey up to Grand Parade.

External Terrace

Extensive terrace with a paved area consisting of stone tiles on raised flooring system with seating areas provided. The terrace is surrounded by raised planter beds with a mixture of landscaped planting. External plant will be screened by painted metal louvers.

Internal Finishes

Internal Office Finishes

- » Walls: Emulsion painted dry lined.
- » Floors: 600x600mm raised access flooring.
- » Columns: Fair faced concrete finish.
- » Ceiling: Suspended metal grid ceiling system with plasterboard lining margins. System to incorporate inset LED light fittings, diffusers, smoke detectors and illuminated signage.
- » Floor Grommets: Provided 1 per 10 sq m.

Reception Finishes

- » Walls: Exposed fair faced concrete finish with feature timber paneling.
- » Floors: Polished concrete finish.
- » Ceiling: Exposed concrete finish with allowance for feature lighting.

Lift Lobbies

Propose polished concrete floor and fair-faced concrete soffits (no ceilings), metal signage panelling and consoles and ceiling bulkheads with integrated services and lighting, lacquered hold-open timber doors. Feature timber panelling to the walls to integrate with the receptions desk design. The on-floor lobby palate is neutral to allow tenants to add their own branding within a defined format.

Toilets

- » Walls & Floors: Large format porcelain tiles to the floor and ceiling with feature wall detailing.
- » Ceiling: Plasterboard ceiling with recessed LED lights.
- » Doors and Cubicles: Selected hardwood veneer doors with solid frames and stainless steel ironmongery. Full height toilet cubicles.
- » Vanity Units: Inset white wash-hand basins with integrated stainless steel taps and a full height mirror.
- » Sanitary Ware: Wall hung WC pans with concealed cisterns on demountable back wall system.
- » Air changes: 8 per hour.

Showers & Changing Facilities

- » 8 self contained showers, with dedicated male and female changing areas.
- » Hardwood seating and secure lockers.
- » Large format porcelain tile finish to walls and floors WCs in shower areas.

Passenger Lifts

- » Proposed 6 x 1000Kg 13 passenger lifts serving all levels from the basement up.
- » Internal Finishes: Full height rear mirror, back painted glass clad walls and full height signalisation console. Brushed stainless steel lift car doors.
- » Contact Speed - 1.6m per second.
- » Waiting Times - Less than 30 seconds.
- » Floors: Natural stone/vinyl.

Common Parts

- » 248 bike stands in secured bicycle storage area.
- » Direct access to showers and changing rooms.

Mechanical Services

Air Conditioning Installation

Heating and cooling air conditioning will be provided by a state-of-the-art air conditioning system with heat pump technology located in the roof level plant enclosure. The air conditioning system will consist of heat pumps, interconnecting pipework, and internal concealed ducted air conditioning units on each floor. The air conditioning system will be provided with local control and centralised control for optimum performance.

The building is designed to be fully air-conditioned by means of a concealed ducted air conditioning system installed within the ceiling voids in the tenant areas throughout the open plan office areas, reception and lift lobbies. Heating only will be provided in the toilet cores.

Winter Design Conditions

External Winter: - 3°C Saturated
Internal Office: 21°C db ±3°C.

No Relative Humidity Control

Toilets: 18°C minimum.

No Relative Humidity Control

Reception: 21°C db ±3°C.

No Relative Humidity Control

Summer Design Conditions

External Winter: 26°C dry bulb
/ 19°C Wet Bulb.

Internal Office: 23°C db ±3°C.

No Relative Humidity Control.

Toilets: 18°C minimum.

No Relative Humidity Control.

Reception: 23°C db ±3°C.

No Relative Humidity Control.

Ventilation Installation

Fresh air shall be provided via supply/ return Air Handling Units c/w heat recovery located in the roof level plant enclosure. Fresh air will be delivered at the rate indicated to the back of the air conditioning units in the ceiling void of the office, return air will be drawn via a ceiling plenum with return air grilles. A separate Air Handling Unit with heat recovery will be provided for supply/exhaust ventilation from the toilet core and basement shower/changing area and ancillary spaces. The basement carpark shall be fully mechanically

ventilated with separate supply/exhaust fans and jet fans as required.

Ventilation Parameters:

Offices: 2l/s/person – 1/8m².

Toilets: 8ach Supply – 10ach Extract

Shower/Changing 8ach Supply – 10ach Extract.

Acoustic Levels:

Offices Open Plan: NR 35

Toilets: NR 40

Reception NR 40

Domestic Water Services

24 hour cold and mains water storage shall be provided based on the parameters below. Water shall be stored at basement level in insulated GRP tanks and shall be pressure boosted to serve all levels. A mains water break tank shall also be provided at basement level and shall be pressure boosted to serve all levels. Domestic hot water storage shall be provided based on peak demand. Domestic hot water shall be generated via twin coil calorifiers with supplies to achieve 60°C Storage.

Domestic Water Parameters:

Domestic Cold Water Storage:

45l/person 1 person/10m².

Mains Water Storage:

As required by Peak Demand.

Domestic Hot Water Storage

As required by Peak Demand.

Above Ground Drainage

Soils and Wastes drainage will be provided to serve the toilet cores on each floor. Additional stack locations are provided for tea station drainage and condensate drainage from internal fan coil units.

Fire Fighting Equipment

General purpose fire extinguishers will be provided at strategic locations. A dry Riser will be provided with a landing valve on each floor and inlet breeching piece on ground floor. A colt type extract system or a naturally vented AOV will be provided in the main lift core in accordance with the fire safety certificate.

Automatic Controls

All of the landlord primary equipment will be controlled by a central BMS (Building Management System). This will control all of the equipment on time schedules and

monitors faults and alarms. The system will be capable of being linked via a modem and Eir/BT/Virgin etc. telephone lines to any remote headquarters for monitoring/control.

Electrical Services Installation

Incoming Electrical Power

The building has a dedicated ESB sub station and provision for multi-tenant metering. The connected load is distributed from a main switchboard located immediately adjacent to the sub-station. ESB metering for the building is carried out within the main switch room which is designed to accommodate individual tenancies with flexibility for separate ESB metering.

General Power Services

» Sub-distribution boards are provided on each floor to allow for sub-metering.

» Toilets and core will be served from the landlord Main Distribution Board.

» Power busbars will be provided in floor voids with grommets in the raised access floor for final connections to workstations.

» Power to ancillary equipment, hand-driers, etc.

Lighting Services

» An average illumination level of 400 lux is to be provided throughout the offices by means of LED Linear luminaires to provide an efficient installation.

» Daylight control sensors are arranged to provide flexibility of operation and to minimise running cost in the office areas.

» Feature lighting is provided to the reception area as required.

» Within the office building toilets and

lift lobbies, feature lighting is provided by LED recessed luminaries and LED strip lighting.

Emergency Lighting

» An emergency lighting installation to provide escape lighting on all exit routes in the event of a power outage is provided.

» The system in accordance with IS 3217 2013 and the Fire Safety Certificate requirements and will be installed for easy accessibility and low maintenance.

Communication and Information Services

Dedicated POP (Point of Presence) rooms will be provided at basement level. There will be a minimum of 2 nr. diverse ICT routes into the building with facility for tenants to have dual suppliers, depending upon their individual requirements i.e differing risers. Each route will have spare capacity to allow for the option of additional IT providers in the future.

Protective Services

Fire Alarm System

A fully addressable fire alarm system consisting of fire alarm panels, break glass units, detectors, etc. in full accordance with IS 3218 2013 and the fire safety certificate will be provided throughout the building.

Intruder Alarm and Security System

An intruder alarm system will be provided on the ground and basement levels. The system comprises of contacts on all external doors and passive infra-red movement detectors installed behind accessible windows within the shared cores.

Access Control

Electronic Access Control will be provided at the main entrances of the building at ground and basement levels. Upper floors will be provided with conduit routes to allow for access control to be added at a later date. A carpark up / down barrier will be provided as required.

Closed-Circuit Television

A CCTV system will be provided to cover all access and egress points to the building at ground floor and basement levels.

Lighting Protection

A system of protection against strike by lightning is provided by means of conductive tape at roof level and a series of earthing conductors. The system shall be in accordance with I.S. EN62305.

Disabled Toilet Alarm

Disabled alarm call points will be provided in accordance with Part M of the building regulations in each disabled access toilet.

Disabled Refuges

Disabled refuge communication systems will be provided at each disabled refuge identified in the fire certificate. A disabled refuge communication system with two way speech facility will be provided at each refuge connected directly to the fire services entry point of the core at ground floor.

Induction Loop System

An induction loop system shall be installed at each reception desk for persons with impaired hearing.

Electric Vehicle Charging Points

Electric car charging points will be provided in the basement car park at strategic locations.

Vertical Transport Installation

The building will be serviced via 3 nr. Cores comprising 1 nr. main core and 2 nr. secondary cores. The central main core shall accommodate 6 nr. passenger lifts and 1 nr. goods lift. The secondary cores can accommodate additional service lifts to facilitate access to the upper floors. Passenger lift average waiting times will fullycomply with BCO guidelines.

Green Credentials

Energy efficiency is integral to the conscientious design of this 14,752 sq m office building, giving occupiers cognisant of environmental and economic costs the opportunity to create a more comfortable and productive workplace.

One Cherrywood is set to be one of the most sustainable office developments of its scale in Ireland. Passive design techniques such as solar control glazing and sustainable energy systems help maximise the use of renewable energy making it fully compliantwith NZEB standards.

- » Designed to be BREEAM Excellent achieve A3 BER status.
- » Near Zero Energy Building.
- » LED lighting.
- » Designed to limit vampire electrical loads.
- » Water harvestation system with low water use fittings.
- » Roof landscaping to support local ecology.
- » Comprehensive facilities for walkers, runners, and cyclists.
- » Part of first certified Well Community in Ireland.

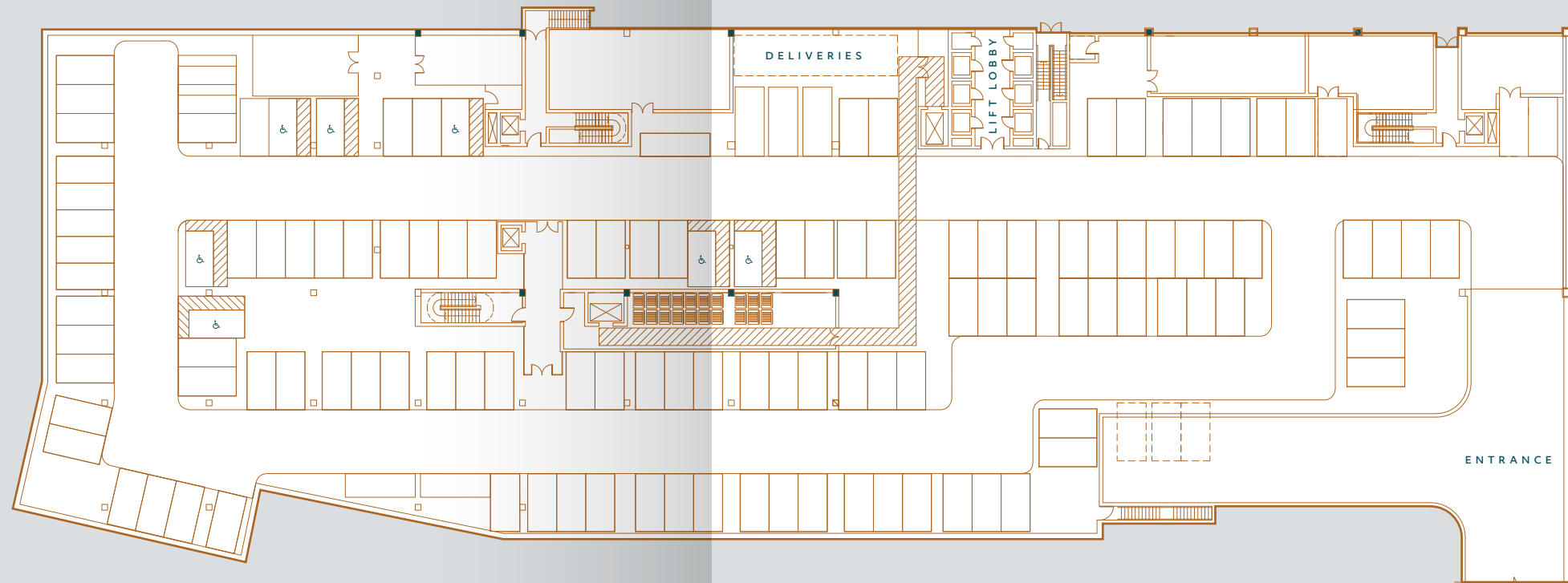




05 | Floor Plans

FLOOR

-1



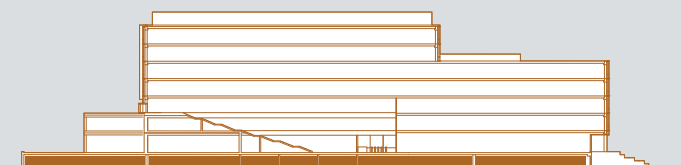
CAR PARKING
206 Spaces

E-CAR
34 Spaces

BICYCLE SPACES
248 Covered Stands

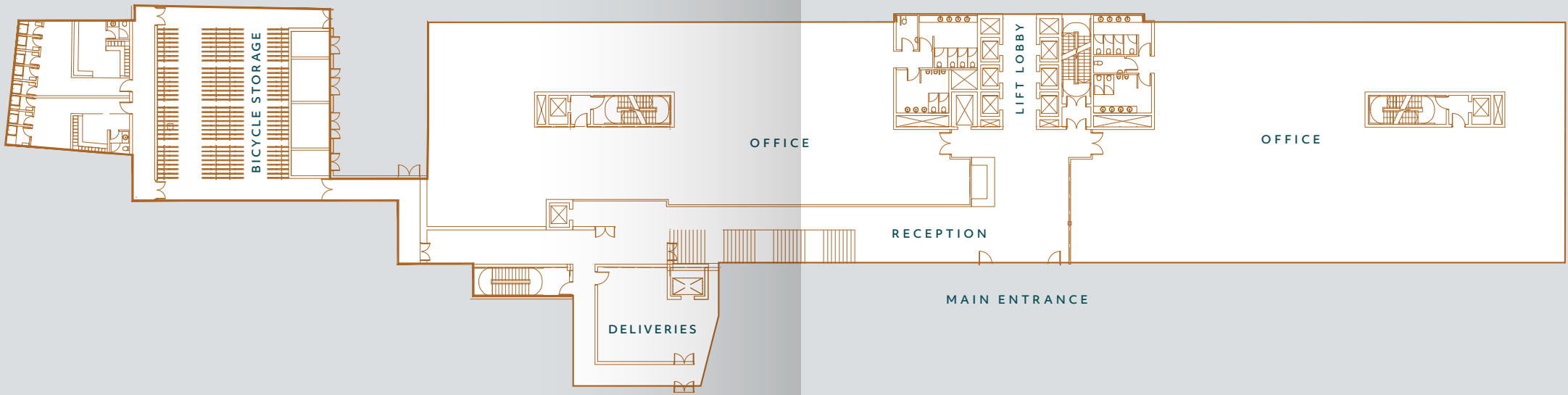
LOCKERS
124

SHOWERS
8



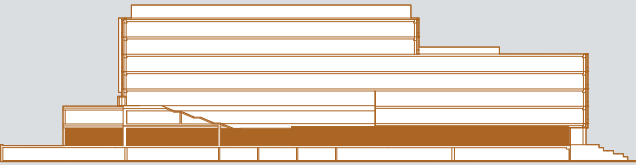
FLOOR

G

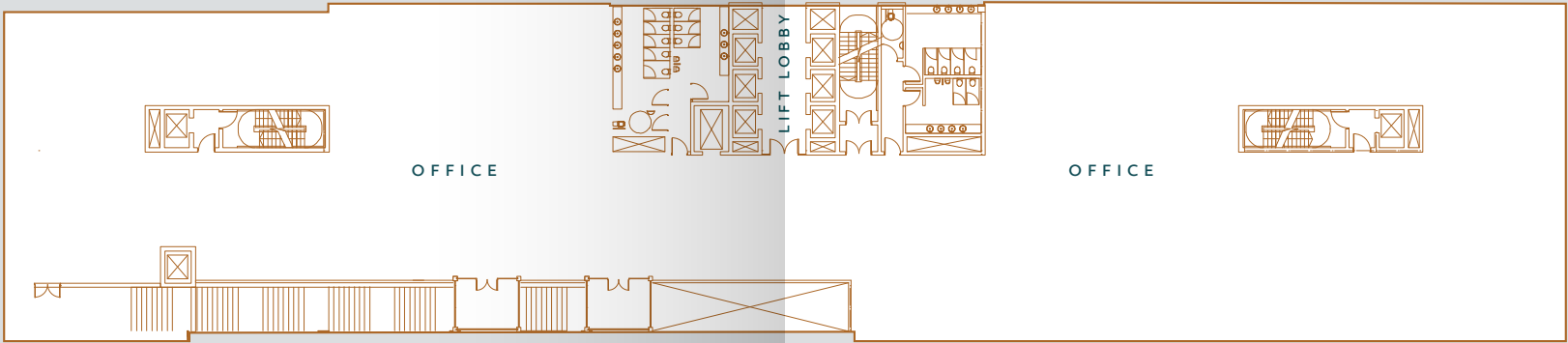


Central Avenue

2,248 sq.m. / 24,197 sq.ft.

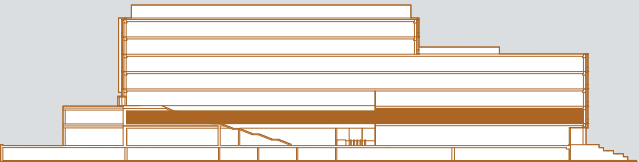


FLOOR
L1

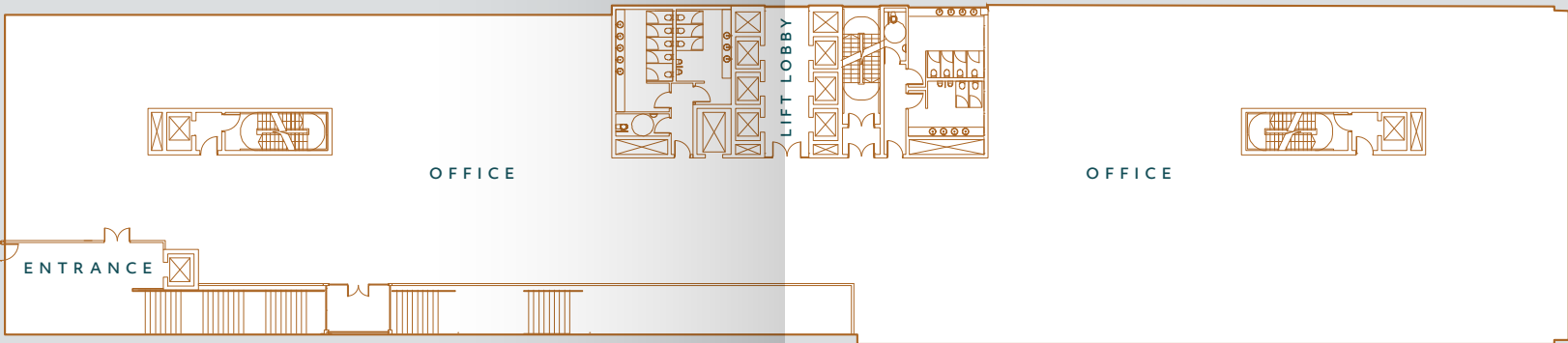


Northern
Pedestrian
Link Level

2,285 sq.m. /
24,596 sq.ft.

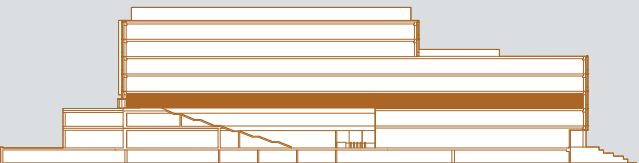


FLOOR
L2

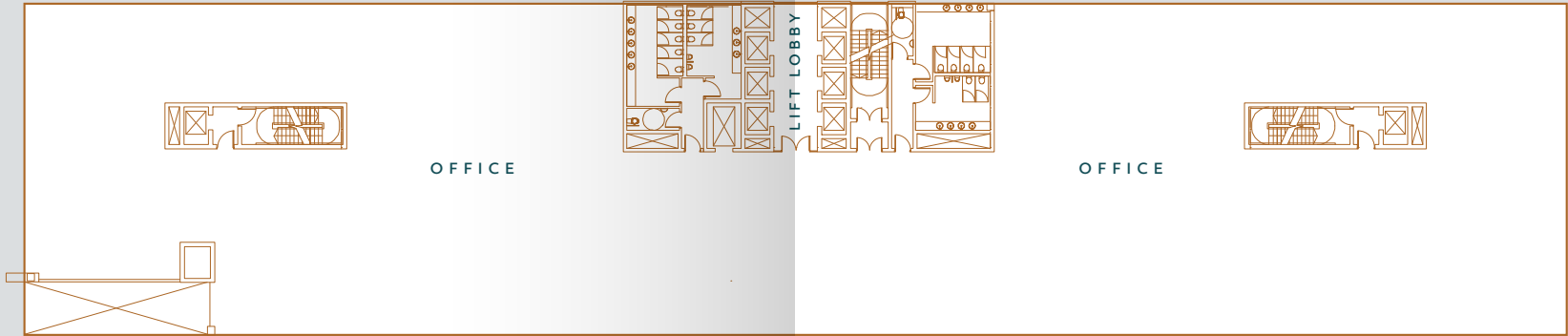


Grand Parade

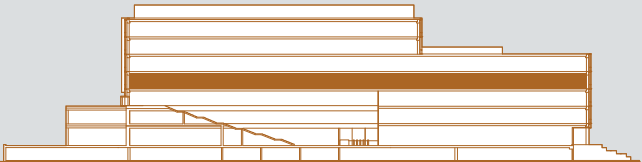
2,237 sq.m. /
24,079 sq.ft.



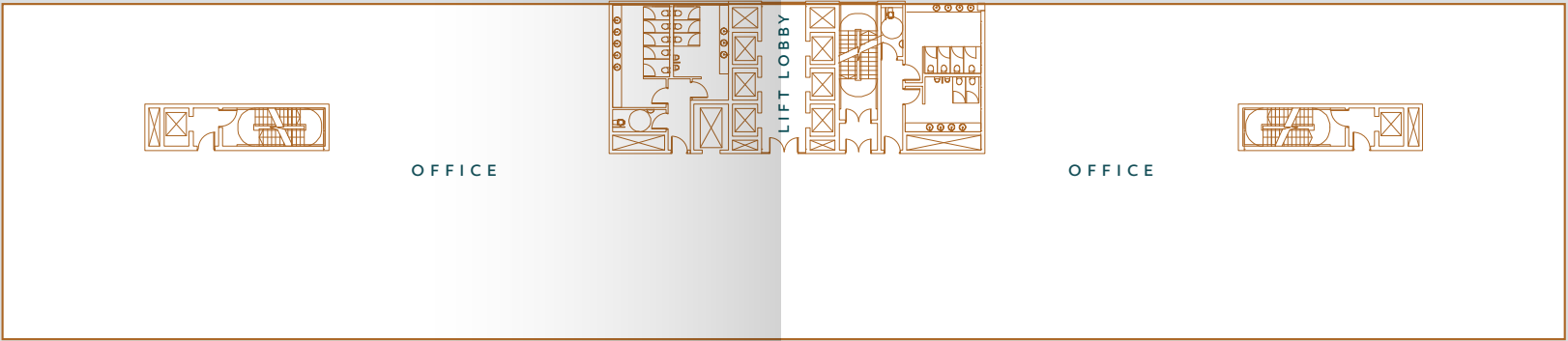
FLOOR
L3



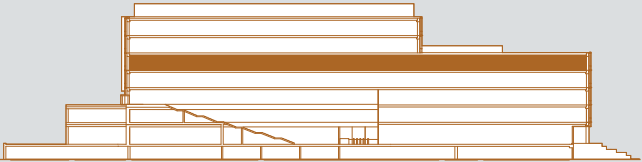
2,402 sq.m. /
25,855 sq.ft.



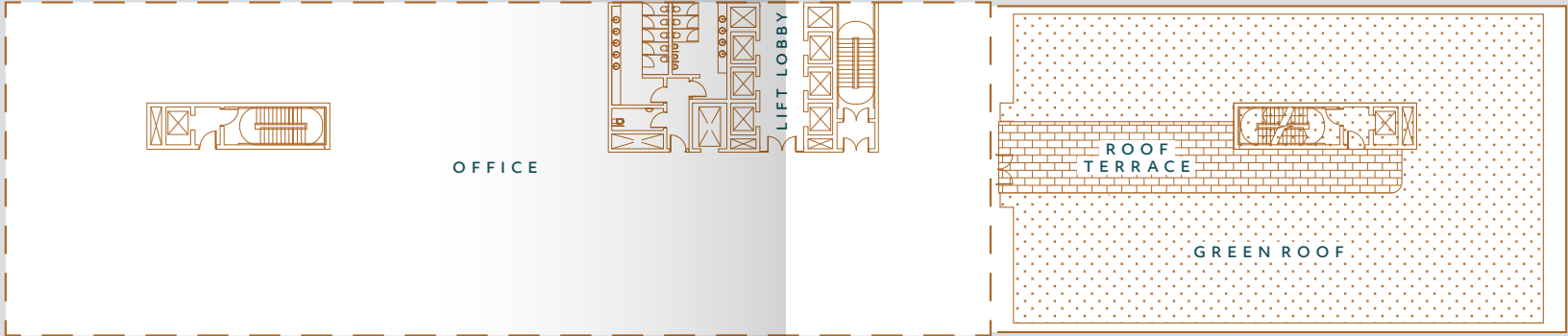
FLOOR
L4



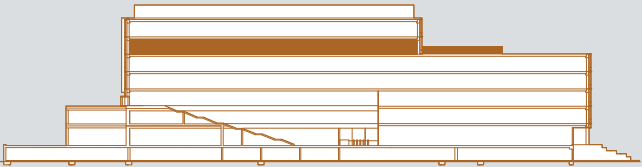
2,458 sq.m. /
26,458 sq.ft.



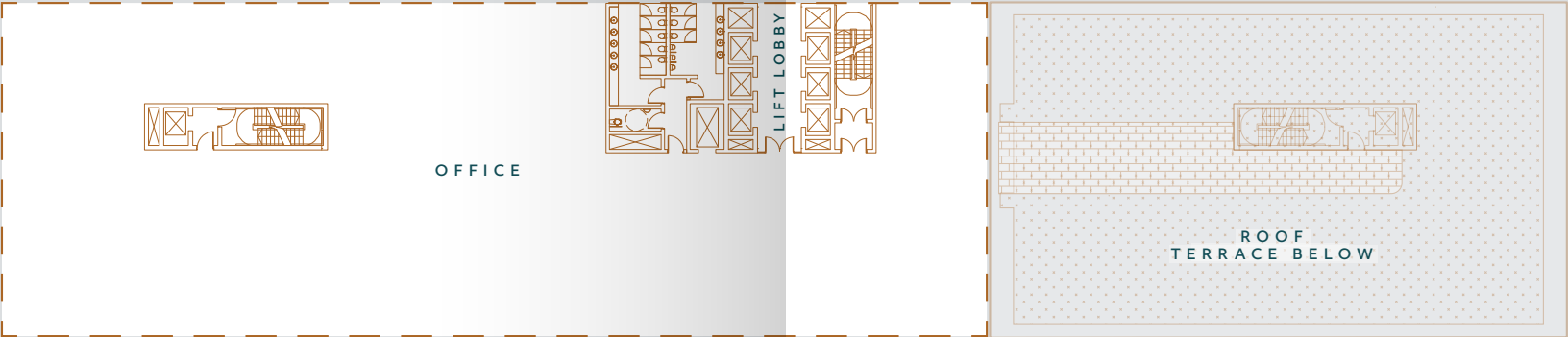
FLOOR
L5



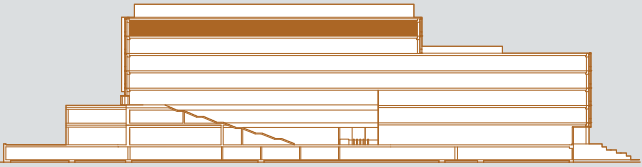
1,561 sq.m. /
16,802 sq.ft.



FLOOR
L6



1,561 sq.m. /
16,802 sq.ft.

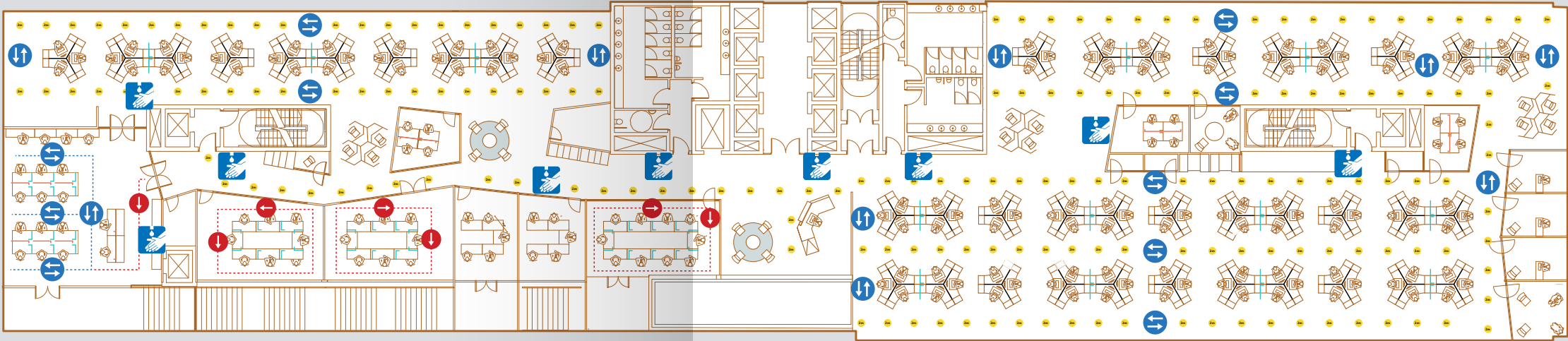


06

Space Plans

Indicative
Covid-19
Layout

THIRD FLOOR
Density 1:14



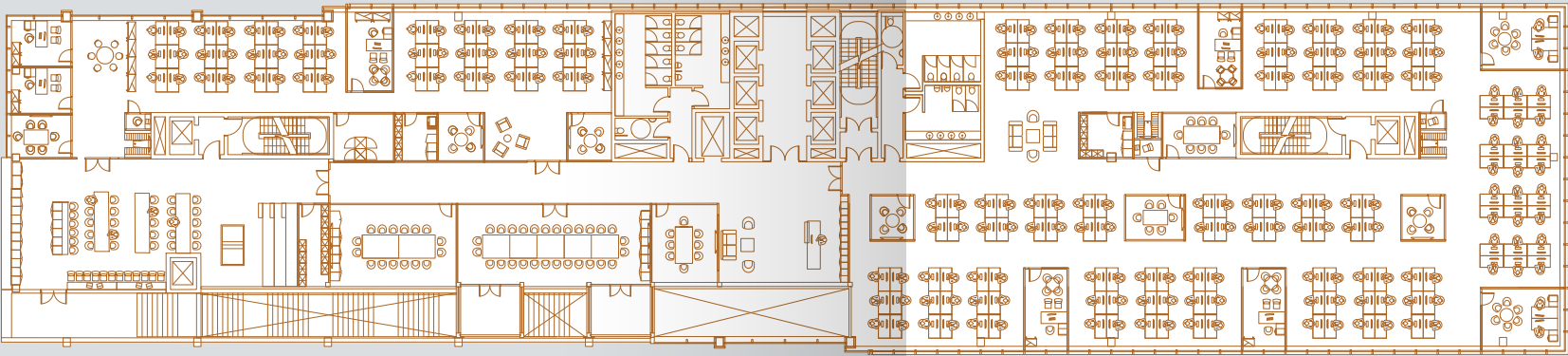
Legend

- One Way System
- Two way System with every 2m marked on floor
- 2m 2m Floor Markings
- Hand Sanitizer Points
- 900mm H Frontal Acrylic Screen
- 700mm H Side Acrylic Screen
- Work Station Screen

Open Plan Workstations - 1600x1600mm Desks	123
Hot Desks	12
Single Office	3
Reception/Waiting Area	1
10 Ppl Meeting Room	1
8 Ppl Meeting Room	1
5 Ppl Meeting Room	2
4 Ppl Meeting Room	4
2 Ppl Meeting Booth	5
3 Ppl Meeting Room	1
Phone Booth	4
Open Plan Breakout/Collaboration Area	1
Tea Point/ Breakout Room - 16 People	1

Financial
Sector

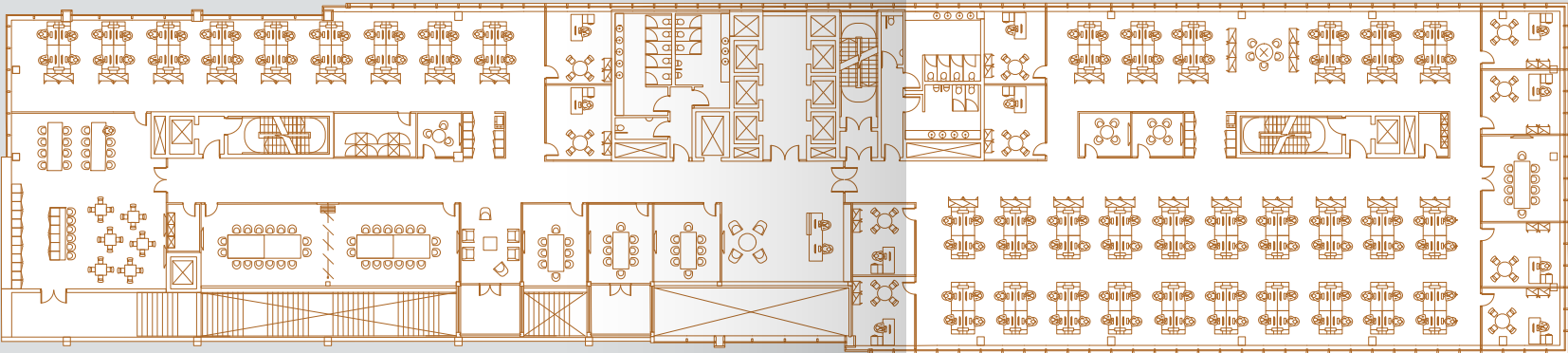
THIRD FLOOR
Density 1:8



Open Plan Workstations - 1600x800mm Desks	206
Single Office	6
Double Office	2
Reception/Waiting Area	1
28 Ppl Boardroom	1
16 Ppl Meeting Room	1
8 Ppl Meeting Room	2
6 Ppl Meeting Room	2
4 Ppl Meeting Room	4
4 Ppl Meeting Booth	3
Phone Booth	3
Open Plan Breakout/Collaboration Area	3
Tea Point/ Breakout Room - 63 People	1
Print/Store	2
Comms Room	1

Professional
Sector

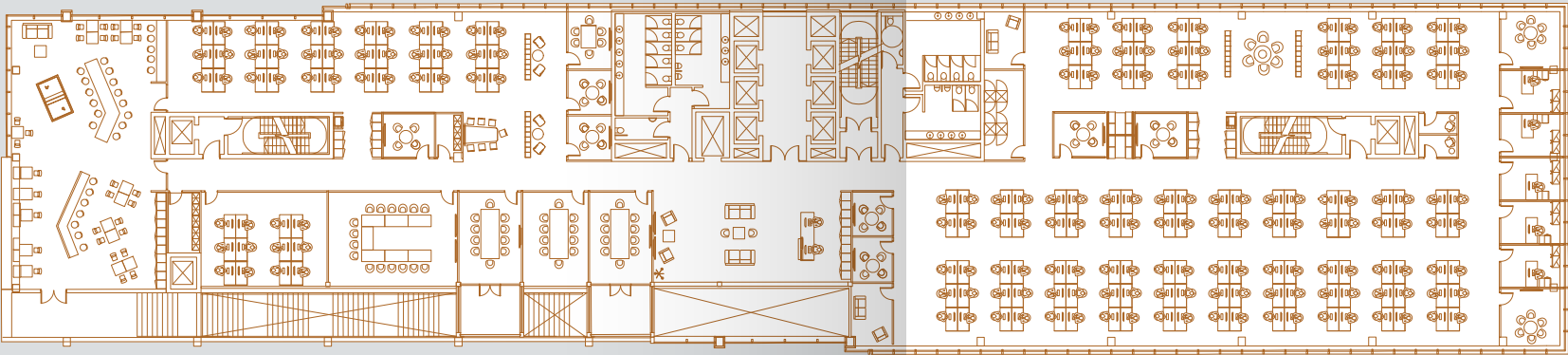
THIRD FLOOR
Density 1:12



Open Plan Workstations - 1800x1600mm Desks	140
Single Office	10
Reception/Waiting Area	1
16 Ppl Meeting Room	2
10 Ppl Meeting Room	1
8 Ppl Meeting Room	3
4 Ppl Meeting Room	2
3 Ppl Meeting Room	1
Open Plan Breakout/Collaboration Area	2
Tea Point/ Breakout Room - 35 People	1
Print/Store	2
Comms Room	1

Tech
Sector

THIRD FLOOR
Density 1:10



Open Plan Workstations - 1800x1600mm Desks	184
Single Office	5
Reception/Waiting Area	1
16 Ppl Meeting Room	1
10 Ppl Meeting Room	3
6 Ppl Meeting Room	3
4 Ppl Meeting Room	7
3 Ppl Meeting Room	2
Open Plan Breakout/Collaboration Area	3
Tea Point/ Breakout Room - 57 People	1
Print/Store	2
Comms Room	1

07 | The Developer



Central Plaza, Dublin

Salesforce Tower, San Francisco



Liffey Valley Shopping Centre, Dublin

Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 207 cities in 21 countries. Hines has approximately \$116.4 billion of assets under management, including \$54.5 billion for which Hines provides fiduciary investment management services, and \$45.5 billion for which Hines provides third-party property-level services.

The firm has 113 developments currently underway around the world. Historically, Hines has developed, redeveloped or acquired 1,262 properties, totalling over 414 million square feet. The firm's current property and asset management portfolio includes 527 properties, representing over 224.9 million square feet. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to sustainability, Hines is one of the largest and most-respected real estate organisations in the world.

► Visit www.hines.com for more information



Two Grand Parade, Dublin

Professional Team

DEVELOPER

Hines

EXECUTIVE ARCHITECT

Henry J Lyons

CONCEPT ARCHITECT

Gensler

PROJECT MANAGER

KSN

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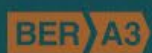
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