

THE OBSERVATORY

PENTHOUSE FLOORS

7-11 SIR JOHN ROGERSON'S QUAY, DUBLIN 2



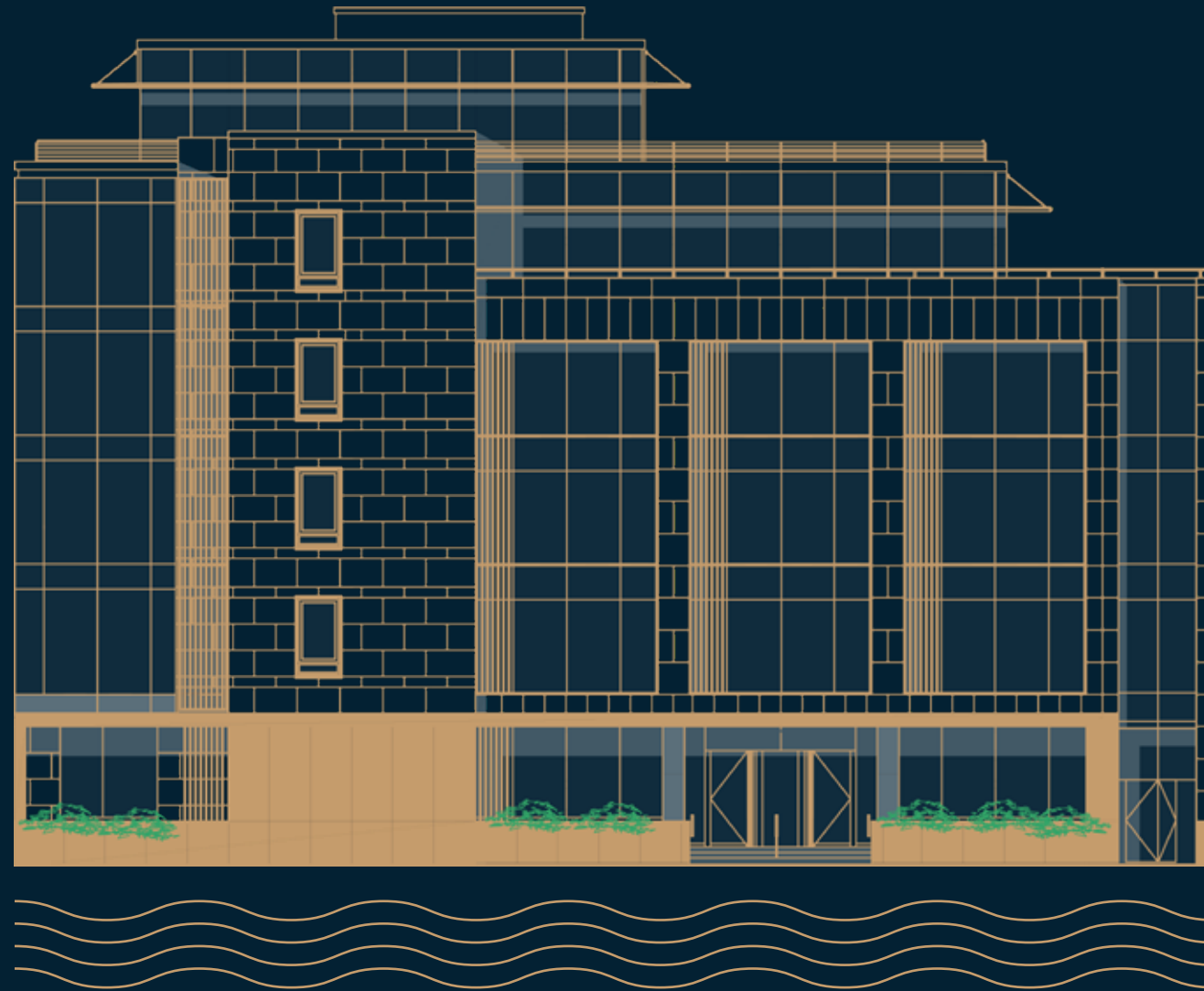
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C O N T E N T S

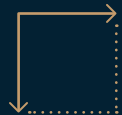
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PRIME WATERFRONT
LOCATION WITH 5★
OCCUPIER EXPERIENCE

AT A GLANCE



Landmark
waterfront
building



CAT A floor plates
from 6,055 sq ft –
11,628 sq ft



Excellent **connectivity**
with access to national
rail, DART, Luas and
Dublin Bus



Exclusive outdoor
terraces overlooking
the River Liffey
extending to over
9,800 sq ft



100% electric
building with a
B2 BER rating



Newly installed **end of
trip** facilities including
6 shower rooms, 52
lockers and 80 bicycle
spaces



Part of **Windmill QTR**
community with
dedicated community
management team



Access to unrivalled **occupier
amenities** including the
1WML Townhall (multi-fuction
event space), Green Room
(wellness hub) and The
Studios (meeting rooms)

BUILDING OVERVIEW

The Observatory is a 6-storey office building facing onto the River Liffey, with the 4th and 5th floors providing occupiers with up to 17,683 sq ft of Grade A office space.



RAISING STANDARDS

The building has undergone an extensive refurbishment programme with works carried out to the penthouse floors, façade, entrance, reception, lift lobbies, bathrooms, and end of trip facilities.

The reception has been modernised providing break out spaces, and there is access to the external courtyard for use by all occupiers.

Additionally, there's been a significant focus on new end of trip facilities including shower and changing facilities, vanity area, lockers, drying closets, ironing station and 80 bike spaces, which together with a towel service, provides occupiers with all the comforts they would have at home.

The floorplates, extending to a total 17,683 sq ft across the fourth and fifth floors, have undergone extensive refurbishment and have been finished to a CAT A specification, with profiled metal ceilings, LED lighting and energy efficient heating, ventilation and air conditioning (HVAC) installed.

Both the fourth and fifth floors have the benefit of substantial private terraces designed to allow ample seating space, complimented by planting to nurture a biodiverse environment, together with views across the River Liffey.

UPGRADE YOUR WORKSPACE

A SPACE THAT WORKS FOR YOU

The fourth & fifth floor penthouse floors afford occupiers the opportunity to occupy river-fronting Grade A office accommodation, with good natural daylight and extensive terraces, with sizes starting from 6,055 sq ft.



The floors have been fitted to CAT A specification, offering bright efficient floorplates, that link to the expansive outdoor terraces areas, allowing staff to socialize and collaborate in a more relaxed setting.

SPECIFICATION INCLUDES:

- Raised access floors
- Carpet tiles
- Metal suspended ceilings tiles
- LED lighting
- Four pipe fan coil heating, ventilation and air conditioning units
- Demand control ventilation
- Smart metering
- Composite decking to external terraces with biodiverse planting and green roof sections.



OUTDOOR SPACE
FOR COLLABORATING,
NETWORKING &
WELLBEING

SUSTAINABILITY AT ITS CORE

The Observatory has 75 solar panels, providing a 32kWp PV solar array which will contribute electricity to the building's common areas. The existing gas boilers have been removed and replaced with a heat pump system, making the building 100% electric.

As part of the refurbishment works, Hibernia Real Estate Group (Hibernia) has heavily focused on the sustainability elements of the building.

Refurbishment has enabled significant savings in embodied carbon versus that of a new build - **85% lower** than the Royal Institute of Architects Ireland (RIAI) 2030 Climate Challenge target of 450 kgCO₂e/m² for new builds.

This result has primarily been achieved through the strategic retention of the existing structure and foundations, minimising the need for new materials and reducing overall carbon emissions. These interventions, alongside energy-efficient upgrades throughout the building, result in a significant reduction in whole life carbon emissions, contributing to the long-term sustainability of the building.

Occupiers benefit in cost savings and carbon reductions from the fully electric HVAC systems, new solar PV panels located at roof level, demand controlled ventilation across the floorplates and smart BMS and metering system.



SUSTAINABILITY CREDENTIALS

The Observatory is “Smart Enabled” to allow occupiers to unlock the potential of a smart workspace and transform their office experience. The office space provides smart metering for better energy management, demand control ventilation and access to a user friendly occupier engagement app, all designed to enhance occupier energy efficiency, comfort and connectivity.



WIRED SCORE PLATINUM

Wired Score Platinum is the highest-awarded mark, demonstrating that The Observatory meets exceptional standards for the quality of its wired infrastructure, resilience, and wireless network.



TARGETING LEED OPERATIONS & MAINTENANCE (O+M) GOLD

Guarantee of environmental performance and excellence across energy, greenhouse gas emissions, water, waste, fresh air and sustainable transport options.



HEALTH, SAFETY AND WELLBEING

The WELL Health Safety Rating focuses on the health, safety and wellbeing of building users, concentrating on: cleaning and sanitation, emergency preparedness, health service resources, air and water quality management, and stakeholder engagement and communication. The building is also managed to the ISO 45001 Occupational Health and Safety Management System standard.



CLIMATE RESILIENCE

BER improvement, optimised energy systems, demand-controlled ventilation, a new solar PV array and full electrification of heating and cooling systems ensure the building will be aligned with a 1.5oC pathway for offices (SBTI, CRREM).



ENVIRONMENTAL MANAGEMENT

Environmental Management system certified to the ISO14001 standard.



B I O D I V E R S I T Y

Over 2,000 sq ft has been newly planted following Hibernia's Green Infrastructure Guidelines, providing green amenity space, biodiversity net gain and clean air that helps keep our city cool in the face of climate change.

The planting on terraces has been carefully selected to support biodiversity throughout the year at The Observatory and locally.

Access to green space and clean air is good for mental and physical health and can boost productivity by around 10%.

The Observatory has its own beehive that can be visited by occupiers and the honey is extracted at an annual event for distribution to occupiers.



WELCOME TO THE WINDMILL QTR COMMUNITY

Stretching back as far as the 1790's and the completion of the Grand Canal Docks, Windmill Quarter's history is rich in trade, industry and craft.

Today, Windmill Quarter is well known for its cultural and wellness offerings, with over 400,000 sq ft of premium offices, flexible meeting / event space and wellness amenities.

Hibernia strives to create a sense of community for its occupiers, providing them with areas where they can collaborate, network, socialise or relax. Their dedicated Windmill Quarter community management team curates and arranges a diverse social calendar of events throughout the year. All occupiers have access to the Windmill Quarter engagement app.

The townhall at 1 WML has hosted numerous comedy, music and cultural events over the last number of years, and the Green Room wellness hub regularly hosts Pilates and Yoga classes for occupiers to enjoy. Other events include healthy eating workshops, self-defense classes and massage sessions.

With The Observatory being part of the Windmill Quarter campus, occupiers will benefit from the unrivalled amenities available including the 1 WML townhall space which can be booked by occupiers for events (capacity 230 people seated / 500 people standing), coffee dock and The Studio's meeting rooms (also bookable), allowing occupiers to save on larger meeting and function spaces within their own demise.

Several multinational companies call Windmill Quarter home including Hubspot, Autodesk, Informatica, Riot Games, Zalando and Udemy. Perpetua Fitness, a high quality gym, is also on campus, together with Tang café and bakery, its fourth outlet in the city.



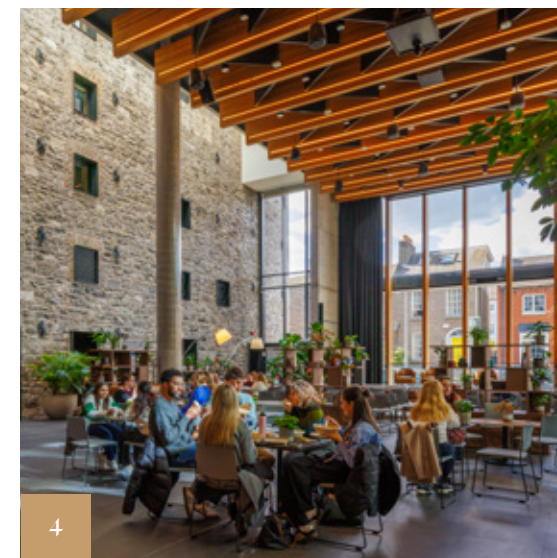
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2



3



4

1 MONCRIEFF AT WINDMILL LIVE

2 GREEN ROOM WELLNESS HUB

3 YOGA CLASSES, GREEN ROOM

4 1WML TOWNHALL

THE PLACE TO BE

The location offers a vibrant mix of trendy restaurants, stylish cafes, and waterfront eateries, perfect for enjoying diverse cuisines with stunning views of the river.



YOUR NEIGHBOURS

The South Docks is well known as home to a number of multinational companies, including several notable tech and professional services occupiers.

Occupiers:

- | | | |
|-------------------------|-------------------|---------------------|
| 1. Airbnb | 8. Google | 15. William Fry |
| 2. Accenture | 9. Grant Thornton | 16. Zalando |
| 3. BNY Mellon | 10. PWC Ireland | 17. Gilead Sciences |
| 4. Deutsche Bank | 11. HSBC | 18. Yahoo |
| 5. TikTok | 12. Hubspot | 19. An Post |
| 6. Shutterstock Ireland | 13. Matheson | 20. Indeed |
| 7. Riot Games | 14. State Street | 21. JP Morgan |
| | | 22. Fiserv |

Amenities:

1. 3Arena
2. The Bord Gáis Energy Theatre
3. CHQ Building
4. The Convention Centre
5. Perpetua Fitness
6. FLYEfit
7. The Marker Hotel



GETTING AROUND

National rail stations at both Pearse Street and Connolly provide access throughout Dublin and further beyond, as well as the bus station at Busaras being a 12-minute walk from the building. The Samuel Beckett Bridge links the North and South Docklands, providing direct connectivity to the Dublin Port, the Port Tunnel and onwards to Dublin Airport.



DUBLIN BUS



GREEN LUAS LINE



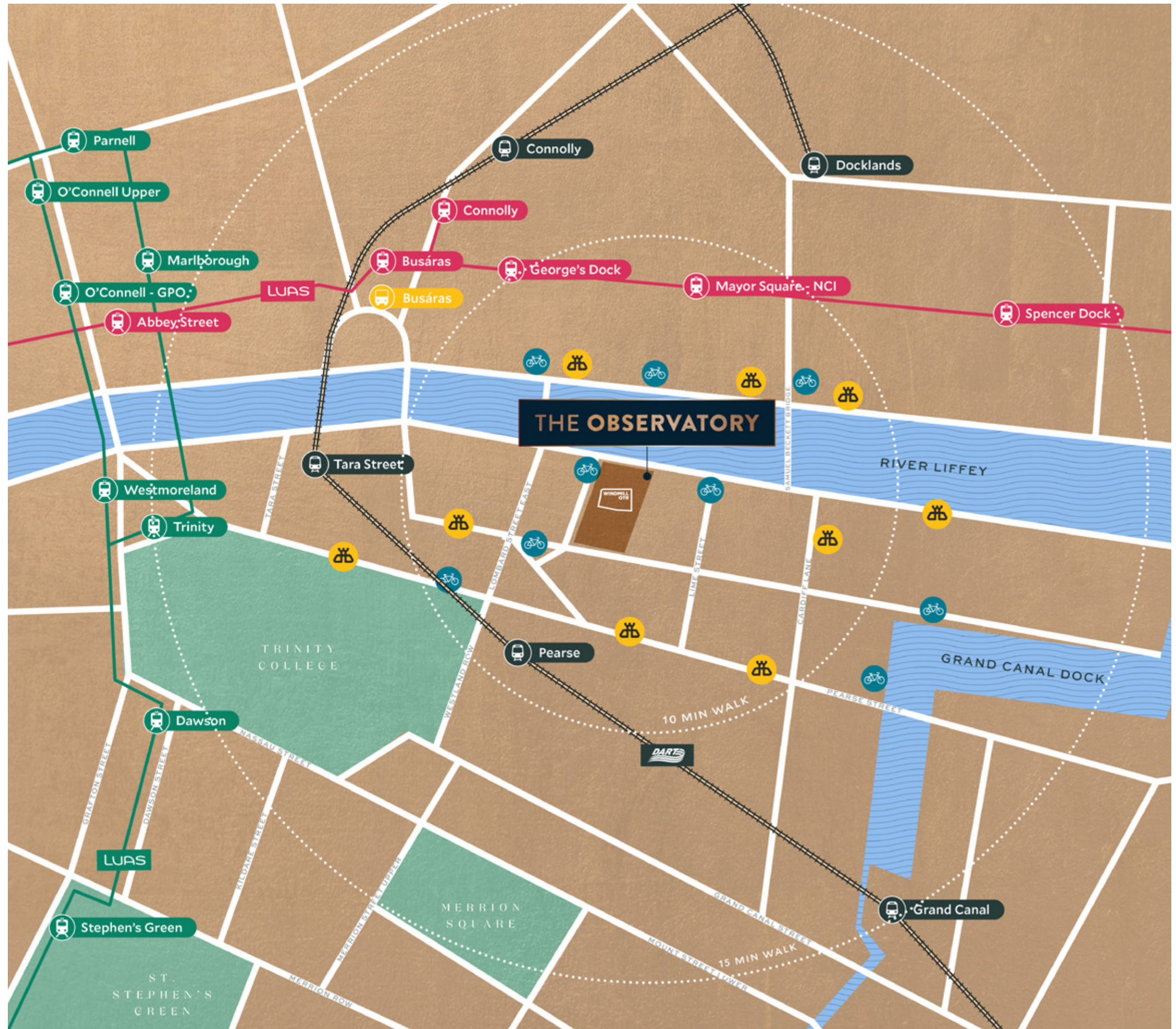
RED LUAS LINE



DART & INTERCITY TRAINS



DUBLIN BIKES



STATE OF THE ART FITOUT & FINISHES

BEST IN CLASS END OF TRIP FACILITIES



VANITY AREA



6 SHOWER ROOMS



TOWEL
SERVICE



IRONING
STATION



HAIR DRYERS &
STRAIGHTENERS



52 DAY
LOCKERS



DRYING
CLOSETS



11 CAR
PARKING SPACES



EV
CHARGING POINTS



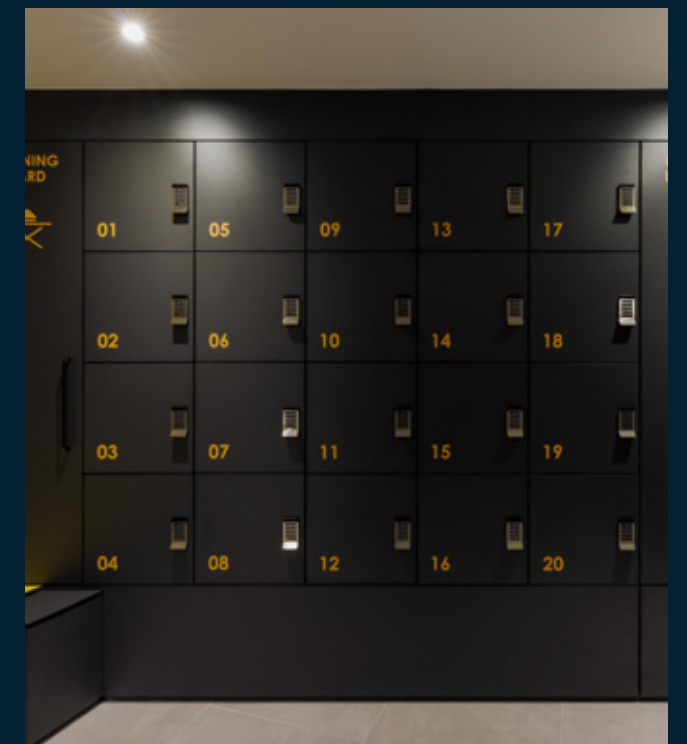
HYDRATION
STATIONS



80 BIKE PARKING
SPACES FOR VARIETY
OF BIKE TYPES

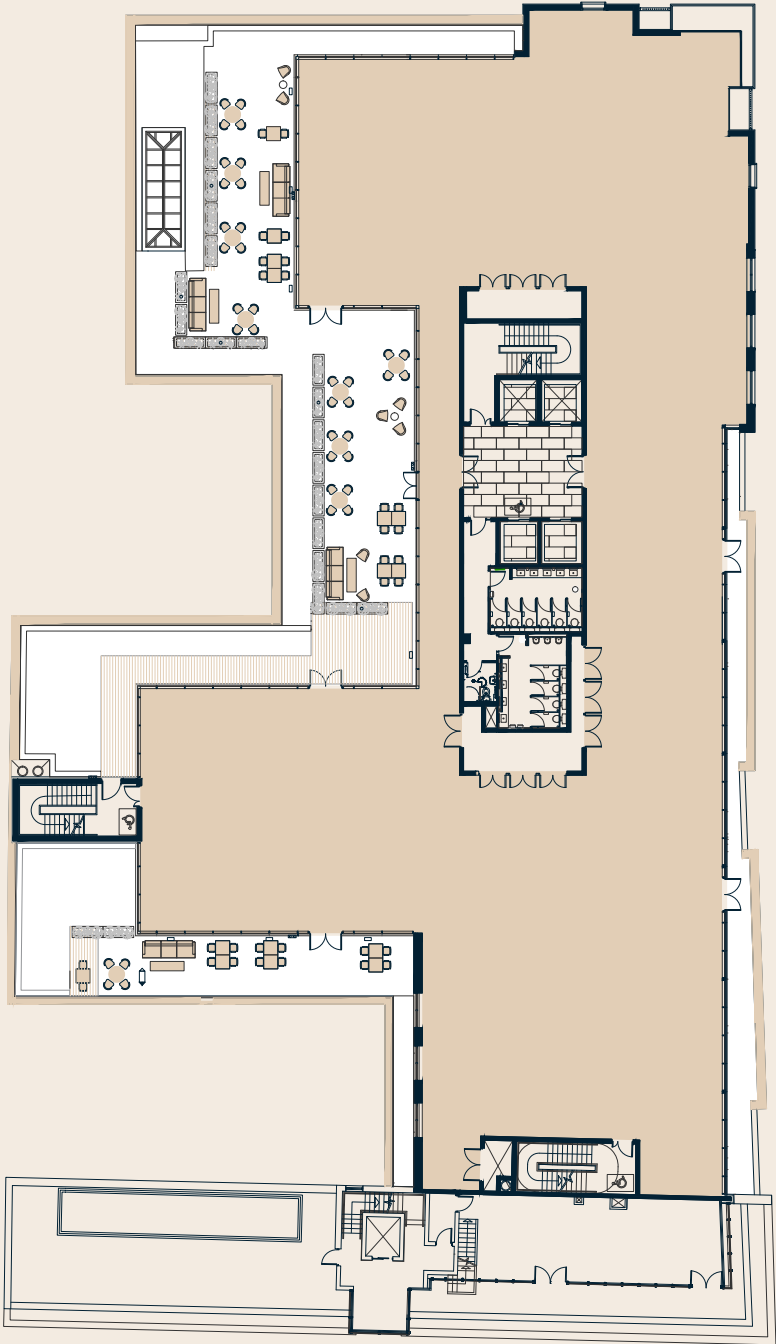


BIKE REPAIR
STATION AND
LOCK BARS



FLOOR PLANS

Fourth Floor



For illustrative purposes only.

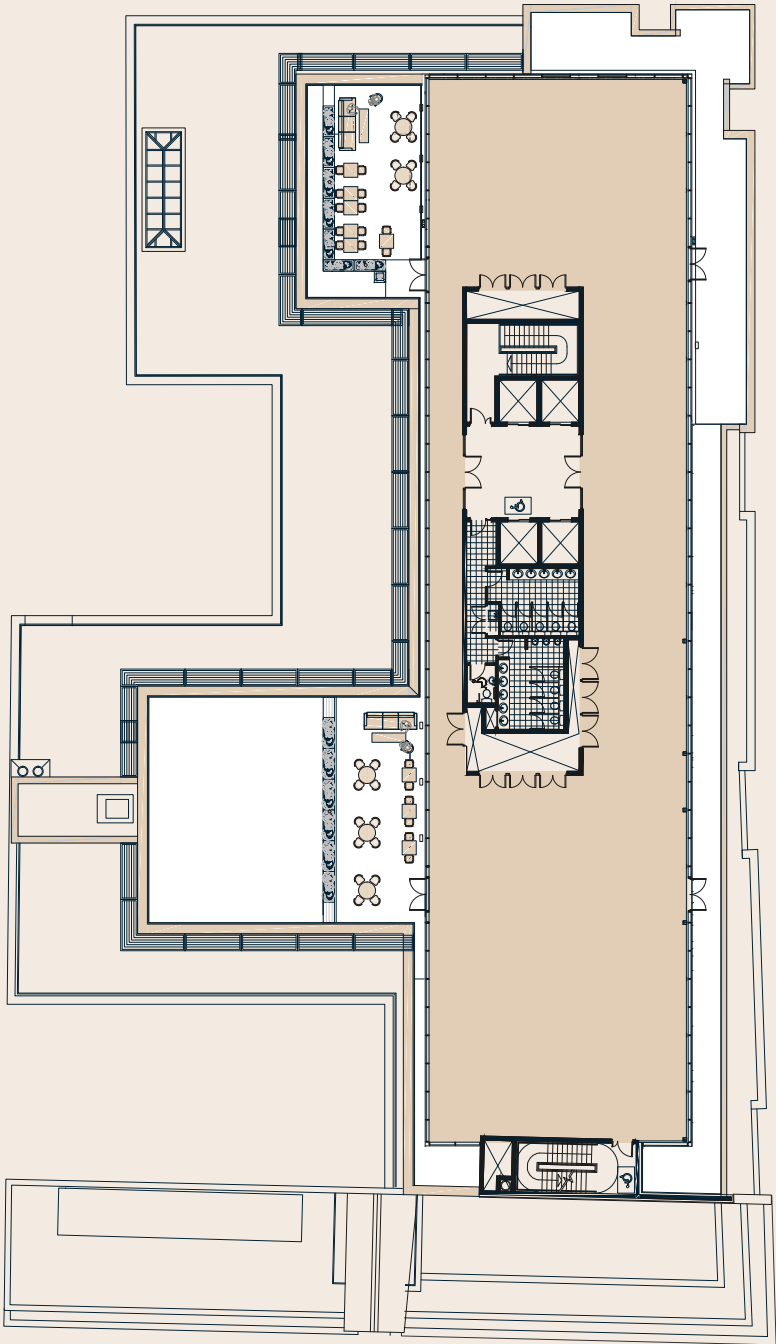
ACCOMMODATION SCHEDULE:

Floor	sq m	sq ft	Terraces (sq ft)
4th Floor	1,080.40	11,628	4,866
5th Floor	562.5	6,055	4,935
Total	1,642.90	17,683	9,801

11 car parking spaces available.

Office floor Terrace

Fifth Floor



For illustrative purposes only.

SPECIFICATION

4TH & 5TH FLOORS CAT A

- New high efficiency four pipe fan coil units with Electronically Commutated (EC) fans.
- Fan coils are served by CHW/LPHW and Fresh Air from Landlord plant.
- Condensate drainage serves the fan coil units and ties back the Landlord drainage within the risers.
- Water Services connections are isolated and capped ready for use adjacent the core within the floorplate.
- Occupier BMS board is available and is connected to the recently upgraded Landlord BMS, which includes enhanced monitoring and sub metering capabilities.
- New high efficiency LED lighting has been installed throughout the floorplates with occupancy detection and daylight dimming.
- Power distribution on busbar system beneath the raised access floor throughout the floorplate.
- Conduit ways for access control provided for occupier fitout.
- New emergency lighting and fire alarm coverage installed to IS3218.
- Electrical containment for future occupier use installed within the ceiling and raised access floor of the occupier areas with riser access from the floorplate.
- Risers serving floorplate extend directly to the basement.
- Raised Access Floor (void depth c.150mm).
- White powder coated metal suspended ceiling tile (1200 x 300).
- Terrace:
 - » Biodiversity boosting green roof and planters.
 - » Increased water attenuation via green roof and stone ballast.
 - » Generous composite decking areas, illuminated, with river views.

LANDLORD INFRASTRUCTURE AND SERVICES

- Mechanical systems are developed on a 'shell and core' basis at 1:8 sqm net occupancy ratio with facilities provided for energy sub-metering.
- High efficiency air source and water to water heat pumps provide heating and hot water whilst cooling is provided via high efficiency chillers.
- Fresh air is supplied at a constant year-round temperature at 10L/sec per person from Air Handling Unit's (AHU) in the basement.
- Office space is prepared for air conditioning. Air conditioning is designed as four pipe fan coil units with CHW/LPHW from a central landlord plantroom at basement level. Riser pipework is included by the Landlord.
- Each tenancy service riser has high-and-low-level capped connections for future occupier needs (e.g. tea station).
- Landlord BMS has recently been upgraded to improve monitoring and energy performance.
- The Landlord areas have shared welfare facilities on each floor which are ventilated with a dedicated Total Heat Recovery Toilet AHU

FIRE SERVICES

- Protected by a fully automated, analogue addressable, open protocol Fire Detection & Alarm System that complies fully with IS 3218 & IS3217

ELECTRICAL SERVICES

- Electrical services design is on a 'shell and core' scheme basis at 1:8 sq. m net occupancy ratio providing general and emergency lighting, fire alarm and underfloor LV power busbar system
- ESB transformer supplies a main LV distribution board serving Landlord areas and occupier distribution boards.
- Surge protection devices are installed in incoming sections of distribution boards
- ICT purpose containment within electrical risers provides a dedicated IT vertical cable containment network linking basement Comms Room with occupier floors.

ENVIRONMENTAL

- A large solar photovoltaic array covering the roof provides renewable electricity to the common areas of the building.
- The roof thermal performance was recently upgraded to align with NZEB standards
- Following a recent upgrade the building has no reliance on fossil fuels and utilises heat pumps to generate heating and hot water.
- A Building Energy Rating of B2 has been achieved at completion of new landlord works.
- New roof covering with improved airtightness and, new water producing appliances with reduced water usage.
- EV charging in the basement carpark
- CoolPlanet Dashboard - An online dashboard providing real time electricity, carbon, water and waste usage per occupier

COMMUNAL AREAS

- Refurbished lift lobbies including painted timber wall panelling, floating plasterboard ceiling with concealed lighting, ceramic floor tiles to floor and lift cars.
- Upgraded Male, Female and Accessible bathrooms featuring ceramic floor and wall tiles, plasterboard ceilings, Toughened glass cubicles system, black water producing appliances and mirrors.
- New End Of Trip Facilities:
 - » 80 bike parking spaces with mix of wall mounted, wishbone and Sheffield stands for a variety of bike types
 - » Drying closets – 4 No. Total, 1 in each Shower changing room
 - » Bike repair station and lock bars
 - » Secure day lockers 52 No.
 - » Showers – 6 No.
 - » Changing areas (2 No.) with hair dryers, straightener and vanity units lockers and drying closets
 - » Complimentary towel service
 - » Ironing board
- Refurbished Reception area, including a new feature tree, bespoke joinery and furniture.

ABOUT HIBERNIA

Hibernia is one of Dublin's most active office developers, known for their innovation and excellence in occupier experience.

Major projects include Windmill Quarter, 1 SJRQ, Cumberland Place and Harcourt Square, the forthcoming new HQ of KPMG in Ireland.

Hibernia is wholly owned by Brookfield Asset Management, a leading global alternative asset manager with over \$1 trillion in assets under management.



THE TEAM

ARCHITECT

- MCA Architects

CONTRACTOR

- Connect Construct

MEP & SUSTAINABILITY CONSULTANT

- BDP

LEED CERTIFICATION CONSULTANT

- Meehan Green

PLANNING CONSULTANT

- John Spain Associates

CIVIL & STRUCTURAL ENGINEER

- CORA Consulting Engineers

FIRE & ACCESS CONSULTANT

- Maurice Johnson & Partners

PROPERTY MANAGER

- Lafferty

QUANTITY SURVEYOR

- Buildcost



Available by way of new direct lease from the Landlord. For further information or to arrange a viewing, please contact the sole agent.

C O N T A C T



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