

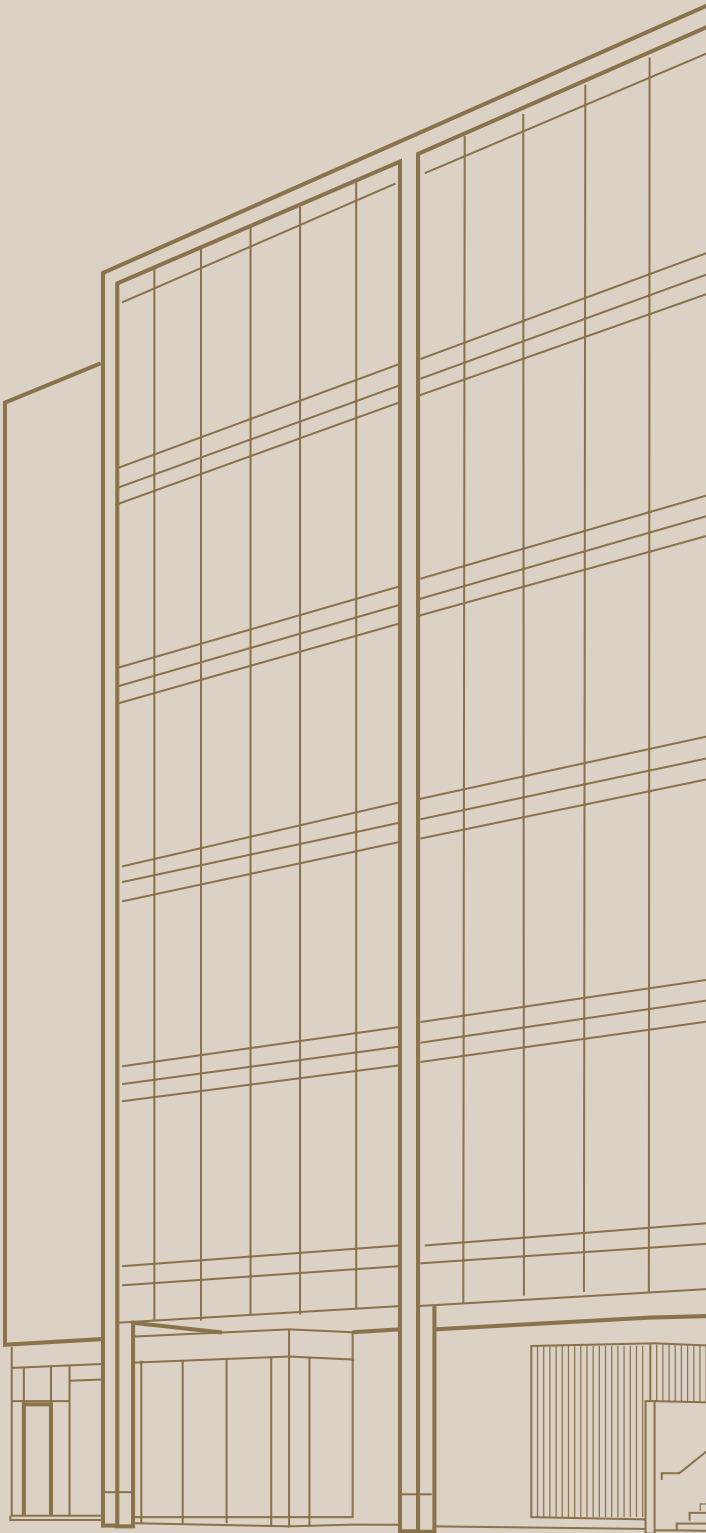
ACCOMMODATION

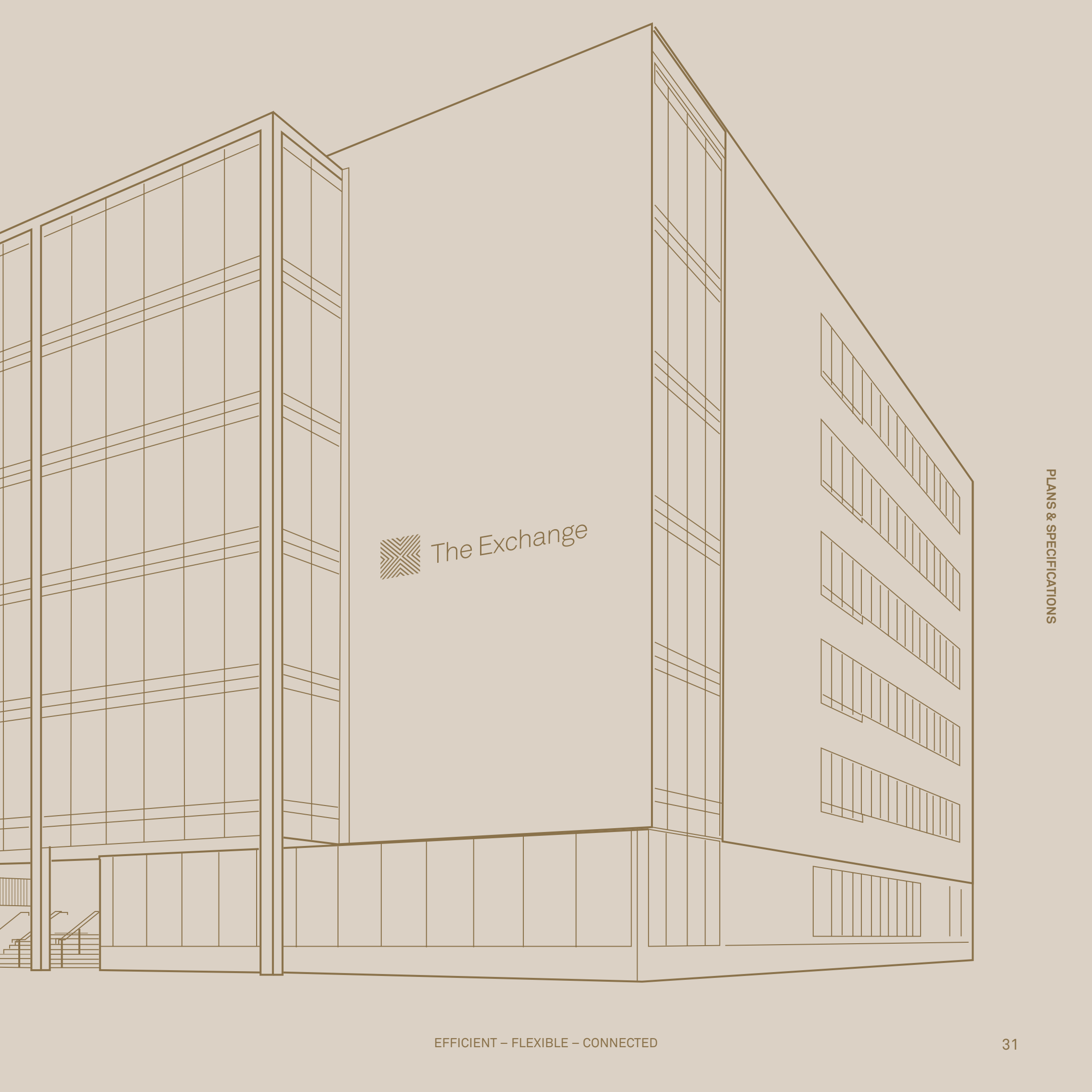
The Exchange provides large floor plates ideal for demanding companies who require efficient yet flexible space and can accommodate over 1,220 people with ease.

Each of the six floors are designed to allow a range of configurations that can evolve in line with tenants future expansion plans.

FLOOR AREAS

| | | |
|--------------|---|---------------|
| Fifth Floor | 1,769 sq m | 19,041 sq ft |
| Fourth Floor | 1,769 sq m | 19,041 sq ft |
| Third Floor | 1,769 sq m | 19,041 sq ft |
| Second Floor | 1,769 sq m | 19,041 sq ft |
| First Floor | 1,769 sq m | 19,041 sq ft |
| Ground Floor | 914 sq m | 9,838 sq ft |
| Total | 9,759 sq m | 105,043 sq ft |
| Basement | 37 car parking spaces, 133 bicycle spaces, 3 motorbike spaces, 13 showers, changing/locker rooms | |



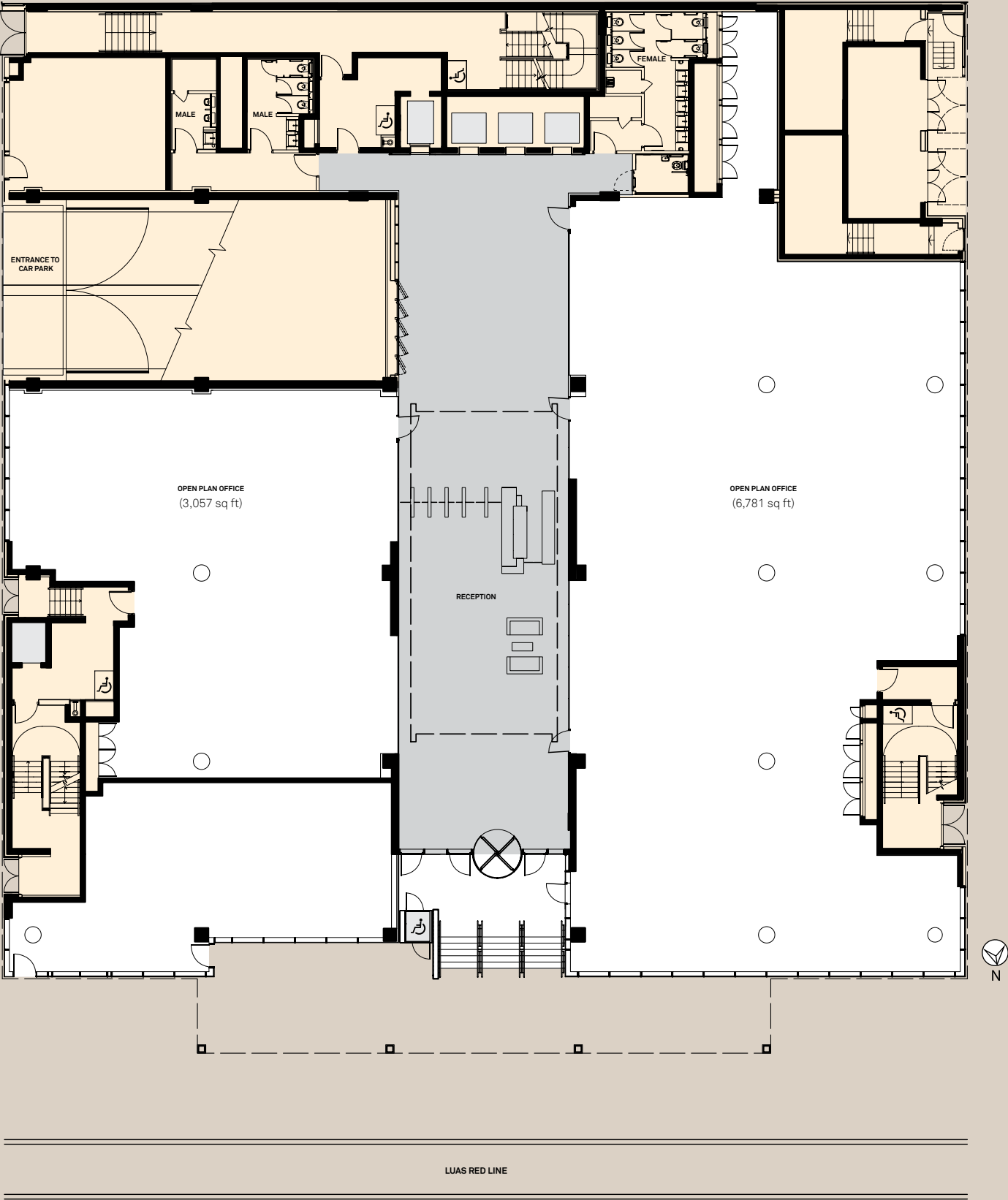


 The Exchange

GROUND FLOOR

914 sq m / 9,838 sq ft

- OFFICE
- CORE
- LIFTS
- RECEPTION



TYPICAL FLOOR PLAN

1,769 sq m / 19,041 sq ft

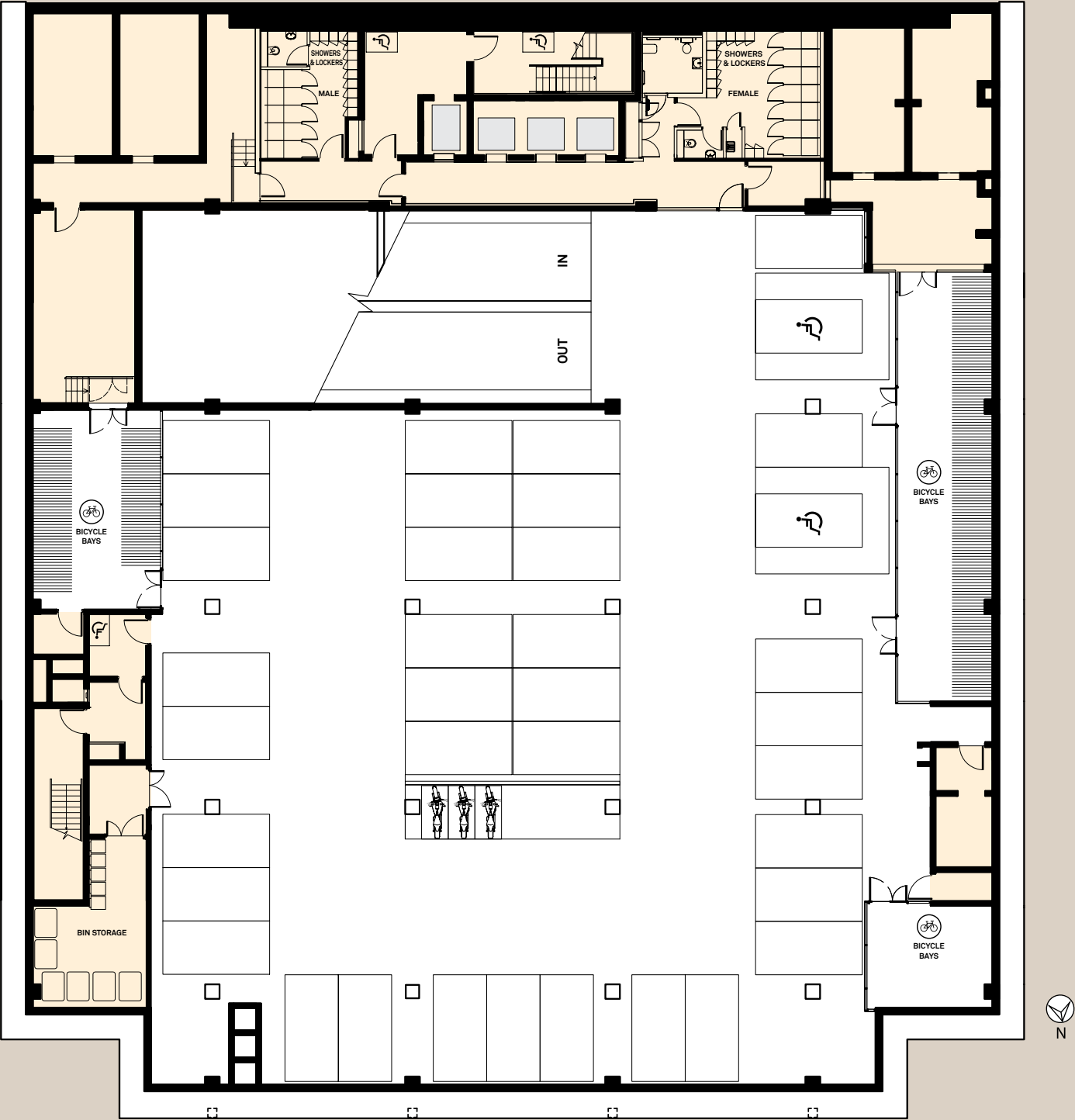


BASEMENT

133 x bicycle spaces
37 x car parking spaces
3 x motorbike spaces

Male & Female Changing
Rooms including:
133 x lockers
13 x showers

- OFFICE
- CORE
- LIFTS



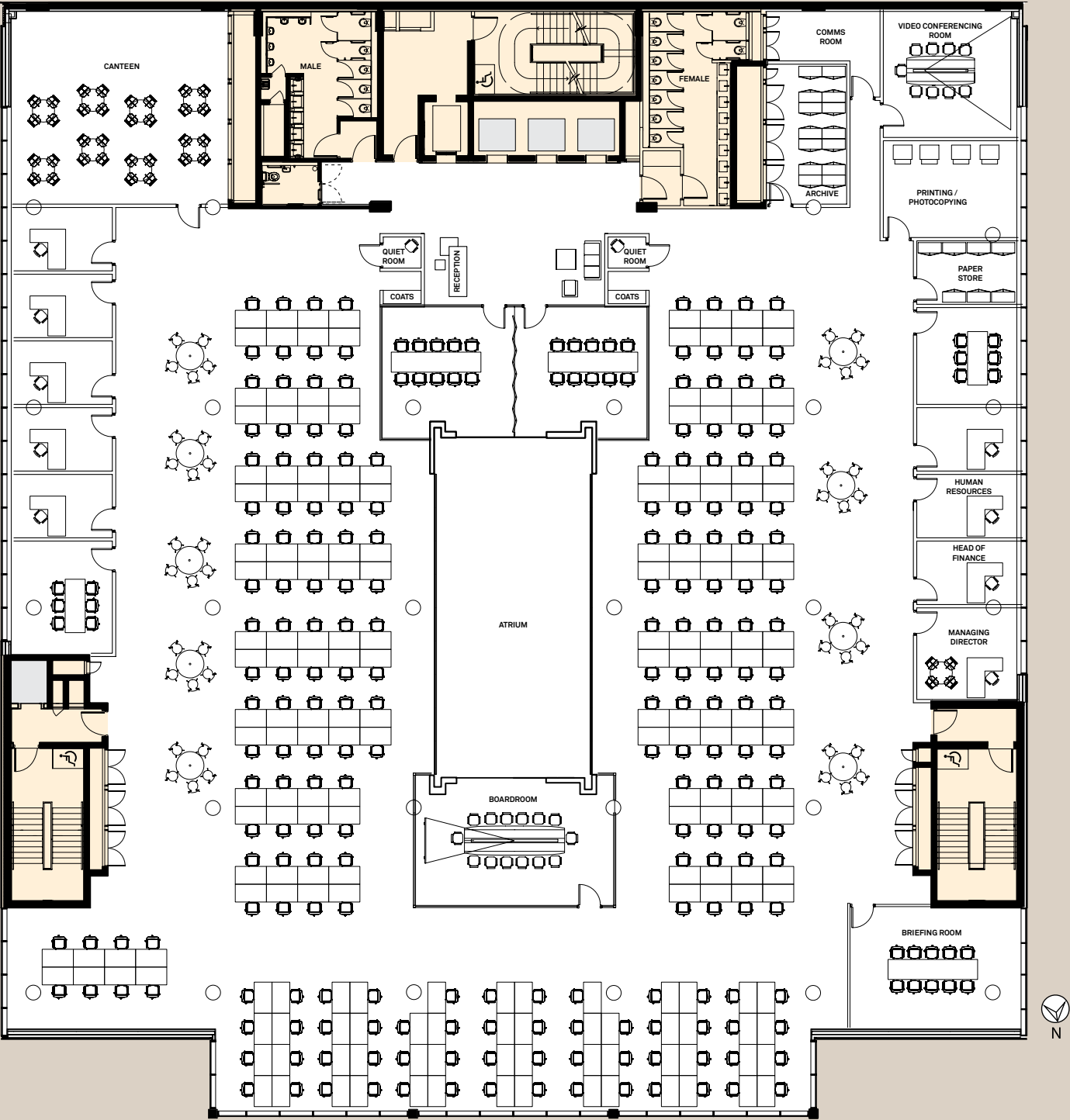
FINANCIAL LAYOUT

Typical floor

1,769 sq m / 19,041 sq ft

High Density: 8.75 sq m per person

- 206 x Workstations
- 9 x Cellular Offices
- 2 x Quiet Rooms
- 7 x Meeting Rooms
- 1 x Canteen
- 1 x Reception
- 1 x Comms Room
- 1 x Printing Room
- 1 x Archive
- 1 x Paper Store



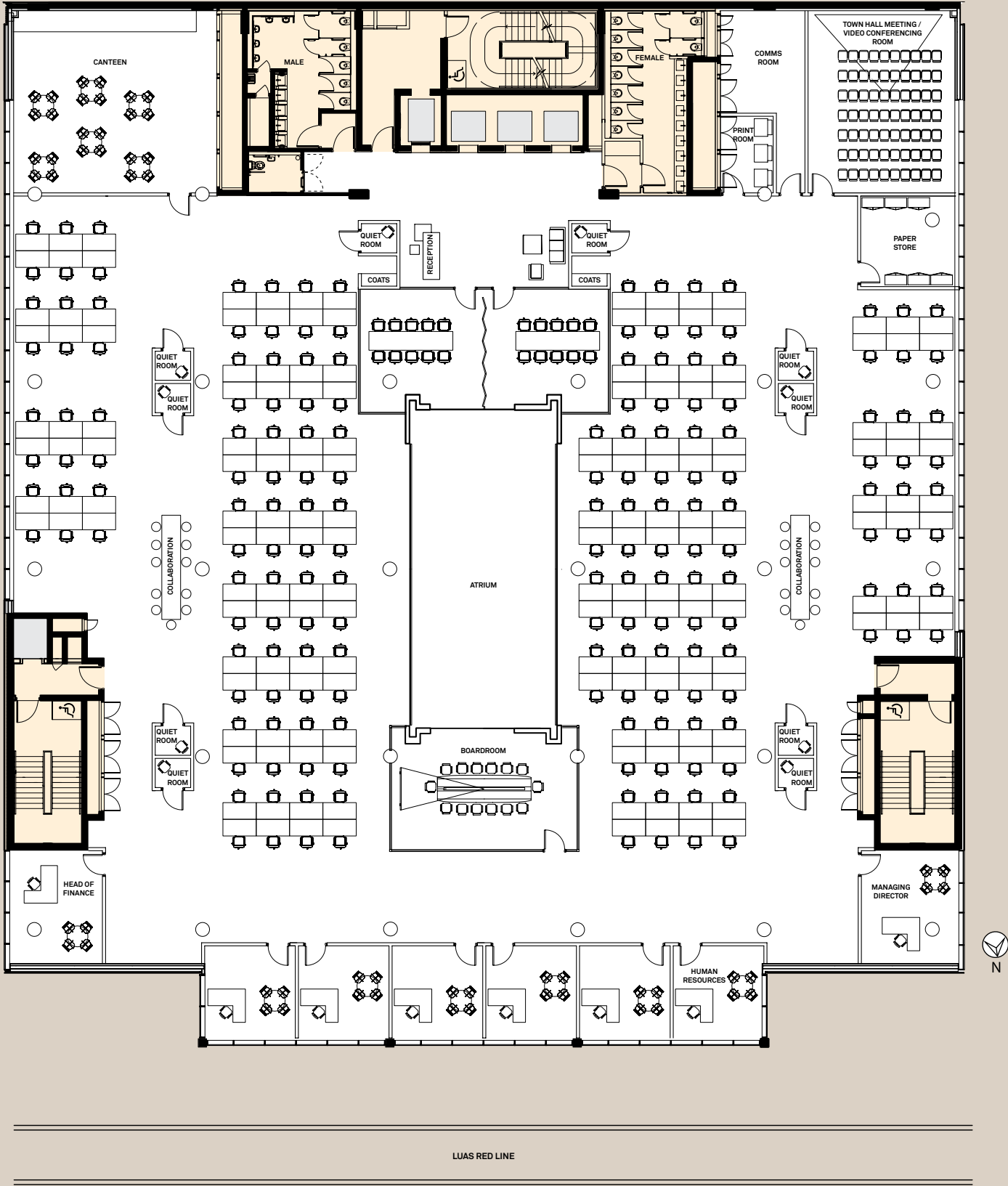
- OFFICE
- CORE
- LIFTS

TECHNOLOGY LAYOUT

Typical floor

1,769 sq m / 19,041 sq ft **Medium Density:** 10 sq m per person

- 176 x Workstations
- 10 x Quiet Rooms
- 8 x Cellular Offices
- 2 x Teleconference Rooms
- 2 x Meeting Rooms
- 2 x Informal Meeting Areas
- 1 x Conference Room
- 1 x Canteen
- 1 x Reception
- 1 x Comms Room
- 1 x Printing Room
- 1 x Paper Store

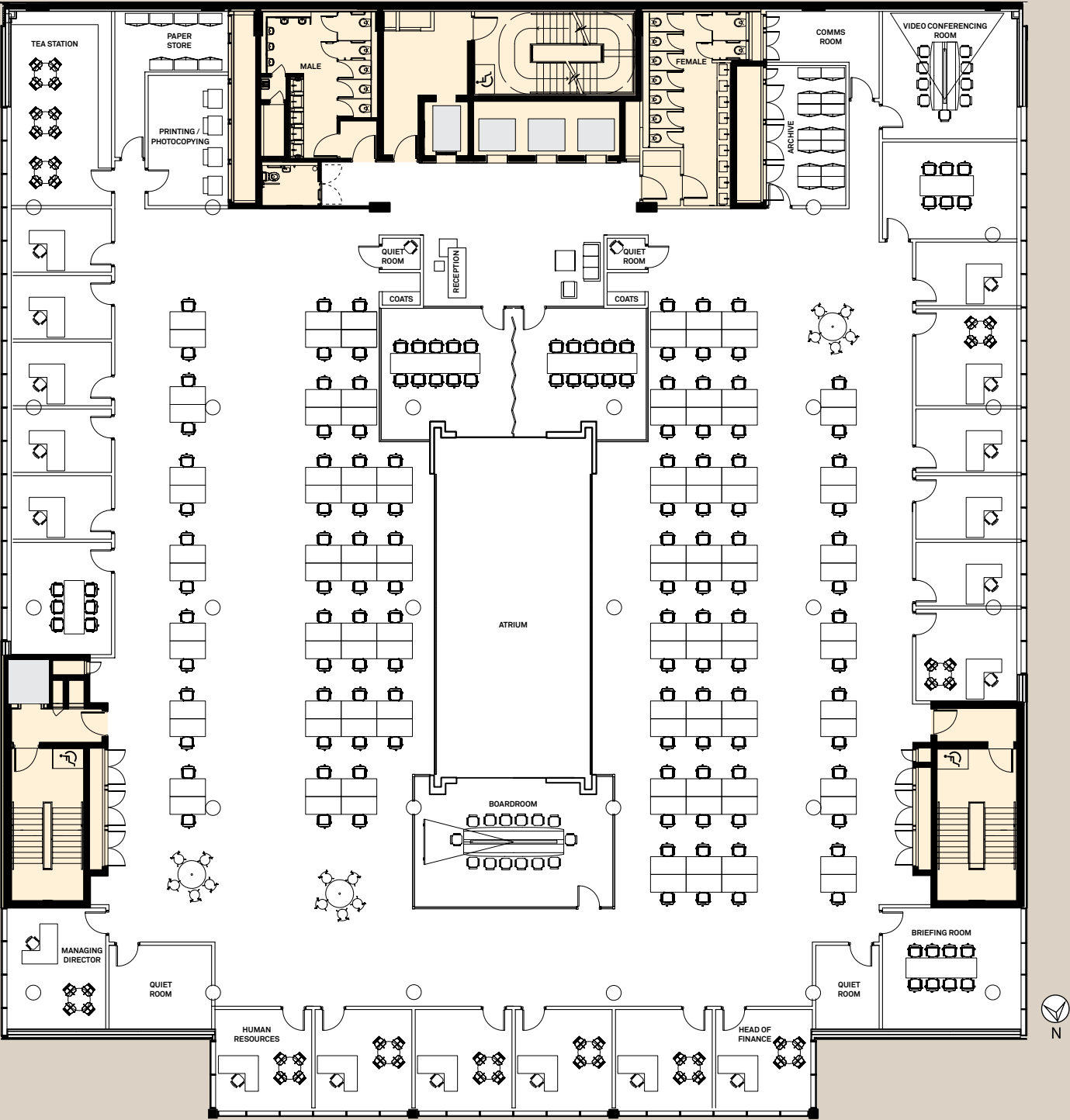


PROFESSIONAL SERVICES LAYOUT

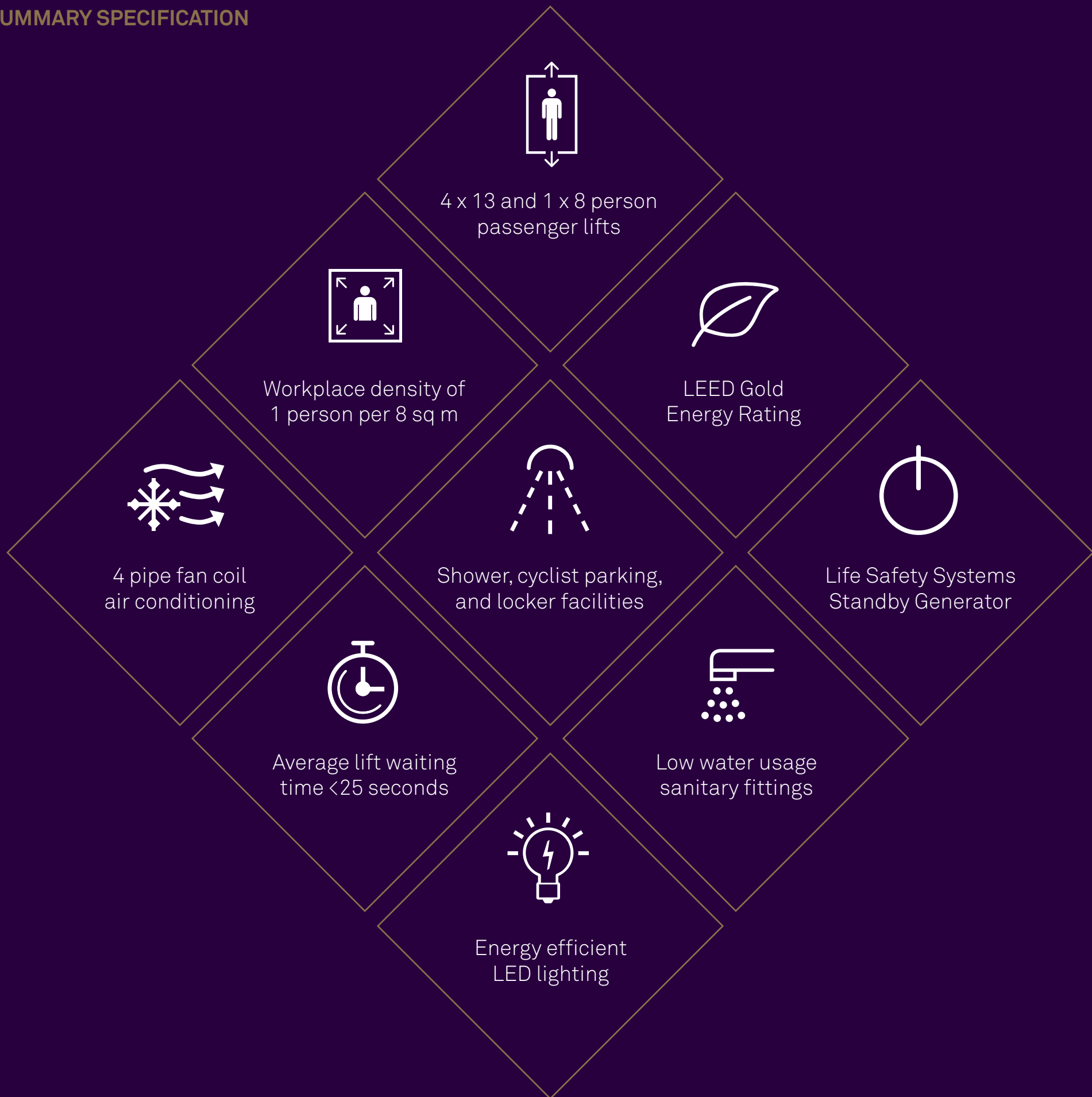
Typical floor

1,769 sq m / 19,041 sq ft **Low Density:** 14.5 sq m per person

- 112 x Workstations
- 18 x Cellular offices
- 4 x Meeting rooms
- 4 x Quiet Rooms
- 3 x Informal Meeting Areas
- 2 x Teleconference Rooms
- 1 x Comms Room
- 1 x Printing Room
- 1 x Archive
- 1 x Paper Store



SUMMARY SPECIFICATION



DETAILED SPECIFICATION

Cosgraves and IPUT are committed to designing a building around people while achieving the highest international standards for sustainable design and responsible construction.

The Exchange is one of the first ‘new build’ office developments in Ireland to target LEED Gold with a Building Energy Rating of A3.

Leadership in Energy and Environmental Design (LEED) certification provides an internationally recognized independent verification of a building’s green features allowing for design, construction, operations and maintenance of resource-efficient, high-performing, healthy and cost-effective buildings.

LEED Gold Features:

- **Secure cyclist parking, shower and locker facilities promoting sustainable transport**
- **Dublin Bikes Scheme within close proximity**
- **A3 Building Energy Rating (BER)**
- **Detailed energy modelling to validate the proposed energy cost savings**
- **Energy efficient infrastructure to serve each tenant space**
- **Energy efficient LED lighting with sophisticated daylight controls to minimise electrical consumption**
- **Comprehensive commissioning and testing to ensure energy efficient operation**
- **Specification of low water usage sanitary fittings**



OCCUPANCY

| | |
|---------------------|---|
| Means of escape: | 1 person per 6 sq m (Fire escape widths and capacity) |
| Lift Provision: | 1 person per 8 sq m |
| Internal Climate: | 1 person per 8 sq m |
| Sanitary Provision: | 1 person per 8 sq m |

FLOOR LOADINGS

| | |
|---|--------------------------------------|
| Office Floors: | 5kN/sq m (4+1kN/sq m for partitions) |
| Roof Plant Area (Within louvered screen): | 7.5kN / sq m |
| Roof Area (Outside louvered screen): | 1.5kN / sq m |
| Retail Area: | 4kN / sq m |

FLOOR HEIGHTS (Approximate)

| | |
|-----------------------------|---|
| Reception floor to ceiling: | 2.7m (Ceiling height in atrium 25m approx.) |
| Office slab to slab: | 3.45m |
| Office floor to ceiling: | 2.75m |
| Office floor to floor: | 3.8m |
| Raised access floor zone: | 160mm (Excluding 40mm floor tile zone) |
| Structural slab depth: | 350mm typically |
| Ceiling service zone: | 450mm (Excluding 50mm ceiling zone) |

PLANNING MODULE

1.5m square typically throughout

STRUCTURAL GRID

9m grid typically

STRUCTURE

The structure is concrete frame with lateral stability provided by the concrete core. Columns are generally on a 9 meter grid. The floor plates are typically 350mm deep flat concrete slabs.

EXTERNAL FINISHES

Stone Elevations

The solid elements of the building are finished in bush hammered light colour Iberian granite. The stone is to be 30mm natural granite. The stone in most part will be stainless steel bracketed to reinforced concrete walls. As the curtain walls are finished 20mm back from the line of the stone, all visible stone returns will be finished to match the face finish. The stone will be capped in a solid (tapered to inside) stone coping. The top will be honed, with bush hammered face to match wall finish and will be mechanically fixed to the reinforced concrete parapet.

DETAILED SPECIFICATION

The building will have a 69mm recess [stone clad] at ground level, set below the first floor slab level to help define the elevations. The glazing will be recessed by a further 20mm from the stone at ground level similar to the upper floors.

Glazing

All the building will use a single curtain walling system to form a singular large area of curtain walling and linear windows. The glazing is to be double glazing, high performance and clear in nature. It will be high performance Low E with an approximate G Value of 0.4. The solid elements of the system will be manufactured from high grade polyester powder coated aluminium. All junctions of elements will be dry fixed and gasketed with hidden glazing beads and silicone seals behind.

Shadow box spandrel panels are utilised at slab levels. They will be glazed and detailed in a similar spec to typical windows and will incorporate infill panels and be designed to accommodate heat gain within the void (ventilated internally). These shadow box zones are designed so as to achieve a visual continuity of the transparent glazing across the cladding of the floor slab. There are no opening sections in the glazed screens as the building is fully air conditioned.

The colour/finish will be a selected grey polyester powder-coat. The inside and outside of the building may be different colours.

All glazing to exceed structural and safety requirement, B.S.'s, relevant code of practice and at a minimum to be laminated and heat strengthened.

Entrance

The main entrance is defined by a full height six storey predominantly glazed portico addressing Mayor Street with expressed aluminium clad steel columns. At ground floor level the entrance and steps are set back to form a porch at street level.

The building is entered up steps to an external porch area and into a stone clad atrium lobby. A fully glazed screen contains 3 entrance doors and a structurally glazed motorised revolving door.

INTERNAL OFFICE FINISHES

| | |
|--------------|---|
| Walls: | Emulsion painted dry lined. |
| Floors: | 600mm x 600mm computer raised access flooring medium duty screwed down to adjustable pedestals. |
| Columns: | Emulsion painted faired and filled concrete. |
| Ceiling: | Metal suspending ceiling system with lay in acoustic fleece. Perforated ceiling tiles with plasterboard lining margins. System to incorporate light fittings, diffusers, smoke detectors, illuminated signage, etc. |
| Floor Boxes: | Floor boxes provided to 1 per 10 sq m. Cable containment for data to be provided by tenant. |

RECEPTION FINISHES

| | |
|----------|--|
| Floor: | Savannagh Grey marble honed Floor Tiles. Size: 1200mm x 600mm. Inset Polished Savanagh Grey Floor Tiles Details. Size: 100mm x 3000mm. |
| Wall: | Creme Cascais Honed Limestone with splayed vertical joint details and carved building name. Decorative metal screen (to external smoke vent doors). |
| Ceiling: | Painted plasterboard including ‘Vogl’ textured acoustic plasterboard. Large format tile ‘SAS’ metal accessible ceiling system with integrated lighting track. |

| | |
|------------|---|
| Floor Rug: | Bespoke Hand Woven 100% Wool Rug Designed by Maree Hensey. Manufactured by Ceadogan Rugs. Size: 8400mm x 3000mm |
|------------|---|

| | |
|----------------------|--|
| Reception Furniture: | Selected Walter Knoll Furniture in Premium Leather. Sofa: Walter Knoll - Ref. ‘Jaan’. Finish: Upholstery Col. Graphite 1397 Cashmere Leather Arm Chair: Walter Knoll - Ref. ‘High Back Foster’ 520-10. Finish: 2 Tone Upholstery Col. 1. Graphite 1397 Cashmere Leather / Col. 2. 1367 Silk 55 Congress Leather Coffee Table: Walter Knoll Ref. ‘Oota’ Finish: Black Glass Top & Black Wire Frame Size: 1000mm Dia. x 350mm H |
|----------------------|--|

| | |
|----------------------|---|
| Decorative Lighting: | Foscarini Floor Light - Ref. Twiggy. Finish: Black Lacquered Glass Fibre Base with Black varnished Black Metal Shade |
|----------------------|---|

| | |
|-------------------------|---|
| Bespoke Reception Desk: | Creme Cascais Honed Limestone block. Savannagh Grey marble honed plinth. Decorative metal over counter screening. |
|-------------------------|---|

| | |
|--------------------|--|
| Selected Art Work: | Title - ‘Augmented Reality’ by John Cronin. Paint on aluminium panels. Size: 5485mm x 1220mm |
|--------------------|--|

| | |
|------------------------|--|
| Access Control System: | Stainless steel and structural glass turnstiles. Access control on all doors off lift lobbies. |
|------------------------|--|

| | |
|----------------|--|
| Door Finishes: | American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel |
|----------------|--|

LIFT LOBBIES

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| Walls: | All floors Basement to fifth floor the lift cores are to be clad in feature horizontally banded natural bush hammered Iberian granite 30mm thick with brushed stainless steel edge details. |
| Ceiling: | Plasterboard ceiling with illuminated recess detail. |
| Doors: | American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel. |

TOILETS

| | |
|-----------|---|
| Walls: | Large format porcelain tile with feature tiled walls. |
| Floors: | Large format porcelain tiled floor. |
| Ceilings: | Plasterboard feature ceiling with plastered in LED downlights. |
| Doors: | American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel. |

| | |
|--------------|---|
| WC Cubicles: | Full height effect. High quality American walnut laminate with stainless steel ironmongery and pedestal legs. |
|--------------|---|

| | |
|---------------|---|
| Vanity Units: | Natural stone counter top with inset white Vitra wash hand basins and integrated stainless steel taps and soap dispensers. Full height mirror over. |
|---------------|---|

| | |
|----------------|--|
| Sanitary Ware: | Including steel frame, wall hung WC pans and urinals with concealed cisterns on demountable back wall system in American walnut laminate finish. |
|----------------|--|

| | |
|--------------|--------------------------|
| Air Changes: | 10 air changes per hour. |
|--------------|--------------------------|

SHOWER AND CHANGING FACILITIES

- 7 No. male and 5 No. female + 1 no. accessible, self-containing showers and changing rooms finished
- Full height effect cubicles. High quality American walnut laminate on solid core substrate with laminated glass doors, stainless steel ironmongery and pedestal legs
- Hardwood seating in front of lockers
- Floors and walls finished in large format porcelain tiles
- Changing area to include secure lockers in matching American walnut finish
- Separate drying rooms for male and female areas
- WCs in shower areas

PASSENGER LIFTS

| | |
|---------------|---|
| Manufacturer: | Schindler |
| Size: | 4 No. 13 person lifts with destination control and 1 No. 8 person lift |
| Lift Speed: | 3 No. 13 person lifts = 1.6m/s 1 No. 13 person lift = 2.0m/s 1 No. 8 person lift = 1.6m/s |

Waiting Times: Average waiting times for the main bank of lifts, controlled through a destination control system is less than 25 seconds. 1 No. 13 person lift and the 8 person lift perform as fire-fighting lifts. One of the 13 person lifts can be taken out of regular service and used as a goods lift when required.

MECHANICAL INSTALLATIONS

Fresh air provided by two Central AHUs in Plant Area. Exhaust Air extracted via ceiling plenum. The office space is cooled and heated by a 4-pipe Fan Coil System located in the ceiling void. The Reception Area is fully air-conditioned along with Lift Lobbies.

Design Parameter:

Winter Temperature

| | |
|------------------|--------------|
| Outside: | -3°C 100% RH |
| Internal Office: | 21°C ±2°C |
| Toilets: | 21°C. ±2°C |
| Reception: | 21°C ±2°C |

Summer Temperature

| | |
|------------------|-------------------|
| Outside: | 26°C db 19.5°C wb |
| Internal Office: | 22°C ±2°C |
| Toilets: | 22°C ±2°C |
| Reception: | 22°C ±2°C |

Fresh Air Supply

| | |
|----------|--|
| Offices: | 10 litres / sec / person at 1 person per 8m² |
| Toilets: | 10 Air Change / hr / Extract plus make-up air from main central AHUs |

Acoustics Level

| | |
|-------------------|------|
| Office Open Plan: | NR40 |
| Toilets: | NR45 |
| Reception Area: | NR40 |

Water Services

- 24 hour Water Storage at 45L/person based on 1 person per 8m²
- Sprinklers

BUILDING MANAGEMENT SYSTEM

A complete Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems.

ELECTRICAL INSTALLATIONS

The building has two ESB substations at ground floor level. One serves the Landlord Main Distribution Board, one serves the Tenant Main Distribution Board. Two Sub Distribution Boards are provided on each floor for Tenant use.

Tenant Design Criteria

| | |
|---------------------------------|--------|
| One person per 8m² | |
| Lighting: | 10w/m² |
| General Services & Small Power: | 35w/m² |
| Mechanical Plant: | 5w/m² |

Lighting

| | |
|------------|---|
| Offices: | Energy efficient recessed modular LED dimmable luminaires and perimeter recessed circular LED downlights. |
| Reception: | Bespoke lighting design comprising LED luminaires. |
| Toilets: | Low energy LED lighting scheme. |
| Car Park: | Energy efficient LED vapour proof luminaires |

Lighting Control

The Tenant lighting control system utilises lux level sensing and microwave sensing occupancy control. Landlord areas are controlled by microwave occupancy sensors. Emergency Lighting designed to IS3217:2013

Standby Power

200kVA Landlord life safety Generator installed at roof level. Space provision at roof level for Tenant Generator(s).

Protective Services Installations:

Fire Alarm System

Fire Detection and Alarm designed to IS 3218:2013. One Fire Alarm Panel provided per floor for Tenant use.

Security Systems

IP based CCTV system provided for internal and external monitoring of all entrances. Access control provided at ground floor entrance and interlinked with lift systems for destination control.

Intercom systems provided at main entrance and car park entrance, linked to the main reception.

Intruder Alarm system provided.

Communication

The Point of Presence room at basement level is connected to external Telecom provider systems via 2 diverse containment routes. Tenant IT systems are connected to this room through containment systems installed in both Tenant risers.

COMMON PARTS

- 133 bicycle spaces in secure compound
- 133 lockers

SUSTAINABILITY TARGET

- BER Target is A-3
- LEED Gold

Established in 1967, IPUT is the largest domestic owner of prime office buildings in Dublin's central business district. IPUT's portfolio contains many of the best examples of modern office developments constructed in Ireland over the last decade and primarily comprises landmark office properties fronting onto Dublin's River Liffey and the Grand Canal Docks. The built heritage of Dublin's core office market is also well represented with significant office holdings in the portfolio located on and near St. Stephen's Green.

IPUT has been the leading domestic investor in the Dublin office market over the last three years and owns a portfolio with a net asset value of €1.9 billion. Offices comprise 65% of the IPUT portfolio with the Fund controlling 2 million sq ft of office space in Dublin, occupied by leading domestic and international companies.

For more details visit **iput.com**



25-28 North Wall Quay,
IFSC, Dublin 1



One Grand Canal Square,
Dublin 2



Riverside Two,
Sir John Rogerson's Quay,
Dublin 2



Riverside One,
Sir John Rogerson's Quay,
Dublin 2

PROFESSIONAL TEAM

| | |
|-----------------------------|---|
| Developer: | Cosgrave Commercial Developments Ltd |
| Architect: | KMD Architecture |
| Contractor: | John Sisk & Sons |
| Structural Engineer: | O'Connor Sutton Cronin Consulting Engineers |
| Building Services: | O'Connor Sutton Cronin Consulting Engineers |
| Quantity Surveyor: | KSN Construction Consultants |
| Sustainability Consultants: | O'Connor Sutton Cronin Consulting Engineers |
| Fire Consultant: | OLM Consulting |
| Assigned Certifier: | I3PT |
| Solicitors: | Sheehan & Company |

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Branding & Marketing by **Begley Hutton**

www.theexchangeifsc.com

IPUT REAL ESTATE
DUBLIN

AN **IPUT** BUILDING



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