

Ten Molesworth Street, Dublin 2
*A new landmark building at the heart
of Dublin's business and cultural life*



The most prestigious address in Dublin

Designed to reflect its prestigious environment and the rich heritage of the surrounding area, this prominent building is located on the corner of Molesworth Street and South Frederick Street and comprises of 115,000 sq ft of modern Grade A office space set over seven floors with generous roof terraces and private gardens.





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Ten Molesworth Street is a thoughtful evolution of the Georgian buildings that surround it; a building that is at home in its historic surrounds, yet completely modern in every way.



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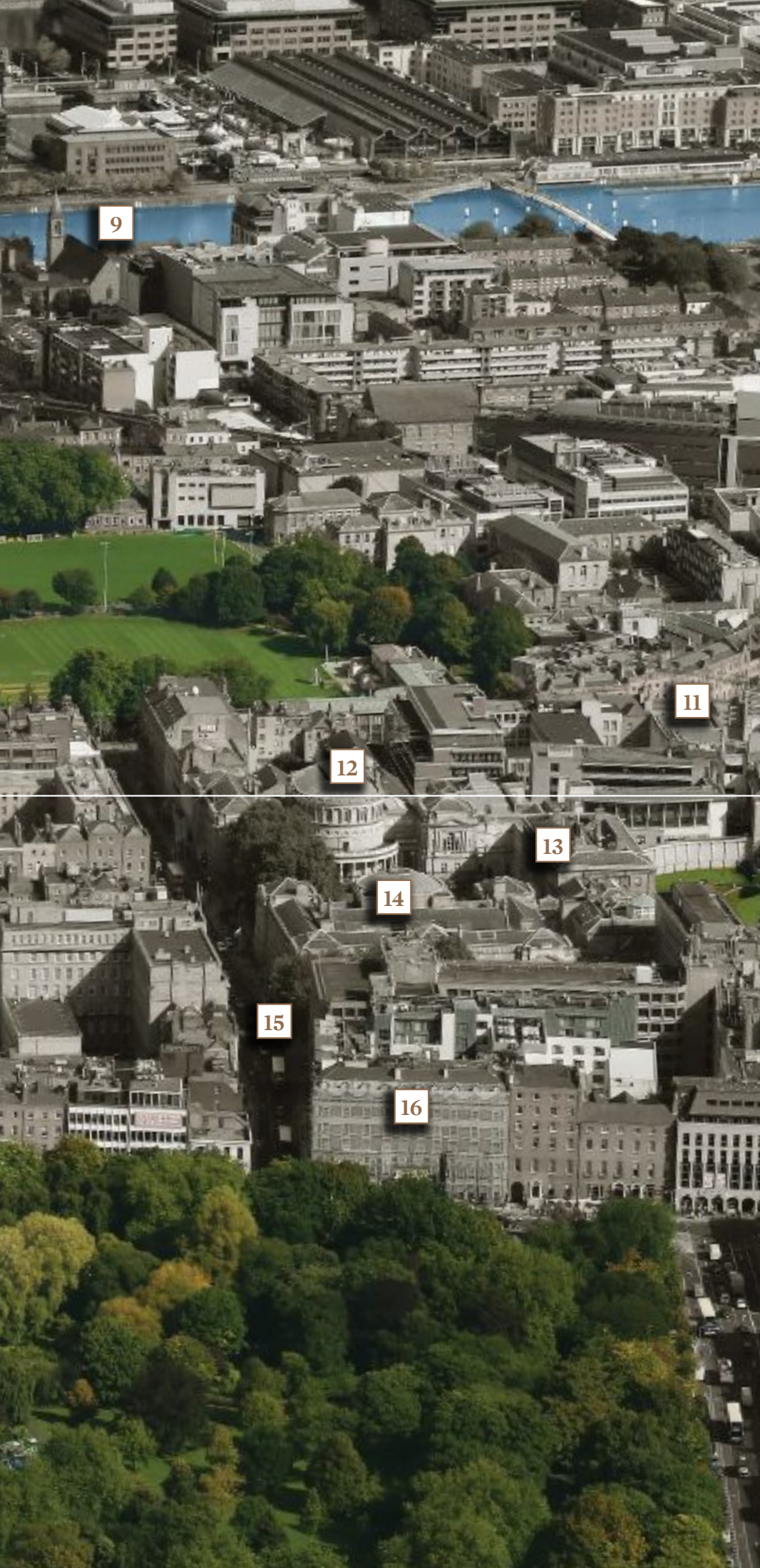
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First class location

1. St Stephen's Green
2. The Mansion House
3. Dawson Street
4. Grafton Street
5. Trinity College
6. Liberty Hall
7. The Custom House
8. Irish Financial Services Centre
9. River Liffey

TEN MOLESWORTH STREET

11. The National Gallery
12. The National Library
13. Leinster House
14. The National Museum
15. Kildare Street
16. The Shelbourne Hotel

Exceptional design and superior craftsmanship

Renowned Dublin architects Henry J. Lyons have combined contemporary design with superior craftsmanship and meticulous attention to detail to produce a unique building finished to exceptionally high standards.

The striking double height entrance is framed in Portland stone and bronze detailing. The elevations are finished in a combination of handmade Coleford brick, Portland stone and full height, floor-to-ceiling windows incorporating finely honed stone fins.







Full-height frameless glass doors create
a fitting entrance to this striking new building.

Highest environmental credentials

THE FIRST NEW OFFICE BUILDING IN IRELAND TO TARGET LEED PLATINUM STANDARD WITH BER A3 BUILDING ENERGY RATING

The emphasis on sustainability and energy efficiency in the design of the building, underwritten by LEED accreditation, ensures that building occupiers can minimize both operational costs and environmental impact. This sustainable approach also helps to boost human performance and individual well-being.

The tangible benefits for occupiers of this BER A3 rated building, compared to buildings with the current BER B1 rating, include the following:

- 33% reduced energy consumption
- 34% reduction in carbon emissions
- 20% renewable energy provided by CHP (Combined Heat and Power Unit)
- 40% reduction in water usage through rainwater harvesting and low water usage sanitary fittings



An inspirational space

The quality of design and attention to detail is reflected in the elegance of the double height reception. The rich mixture of travertine marble flooring, bronze and Portland stone finishes combine to create a unique space that will inspire.

A fitting backdrop to a major installation by the renowned Irish artist, Joseph Walsh.





The perfect canvas for a renowned Irish artist

Joseph Walsh has been commissioned to create a major art installation to form the centrepiece of the double height reception of Ten Molesworth Street.

The proposed sculpture will wrap the atrium space moving around and above the users. The intention is to create a sculpture that engages the user, with its powerful sweeping presence and delicate frayed layering playing with the light within the space.



“I believe we can enhance the quality of our lives by surrounding ourselves with objects that possess values beyond their function or aesthetic.”

JOSEPH WALSH



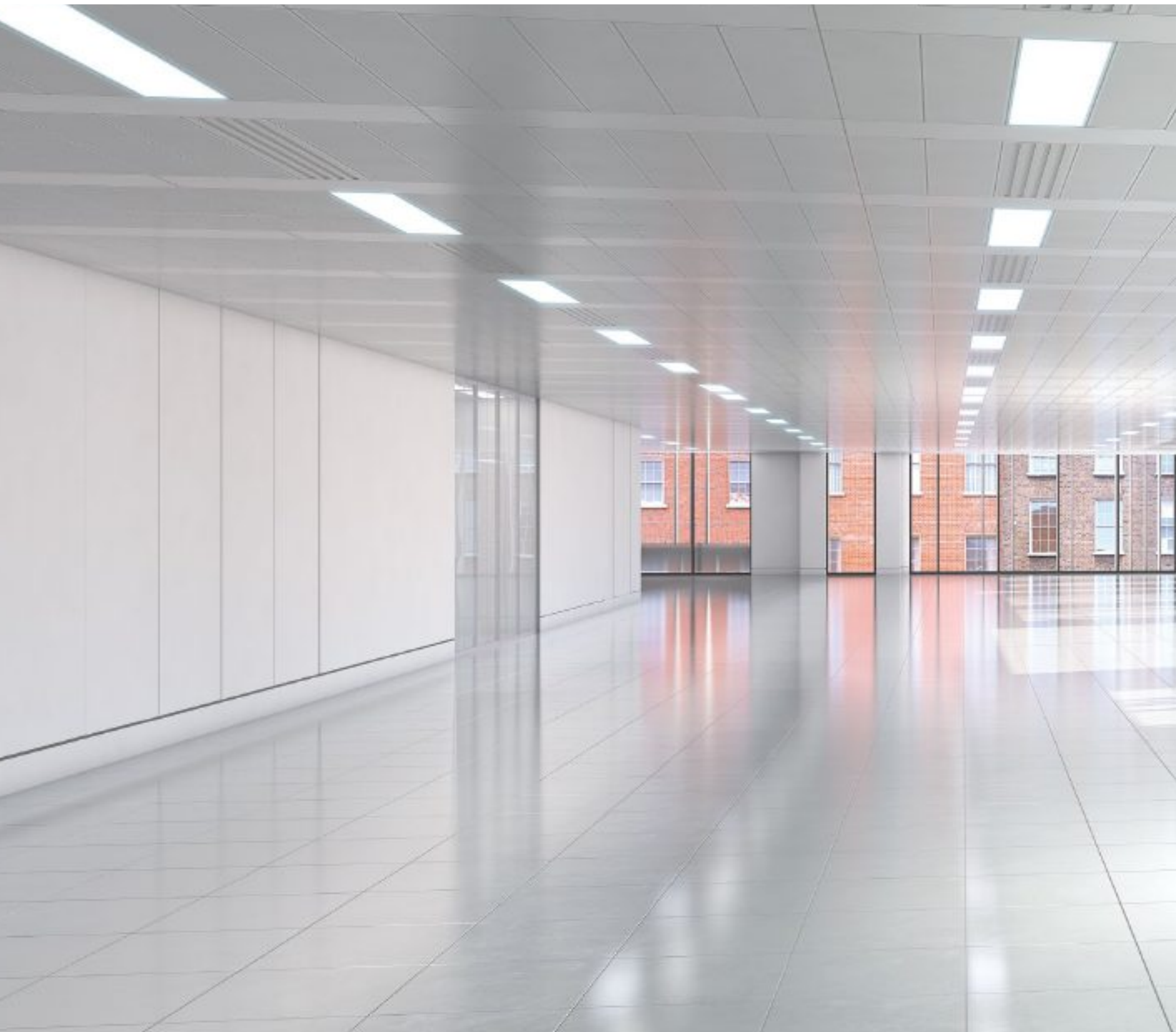


Floor-to-ceiling windows offer views of Molesworth Street, South Frederick Street and the courtyard gardens, flooding the interior with natural light.



- Minimum 2.75m floor-to-ceiling
- Typical floors are substantially column-free
- 1:8 base occupancy (person / sq m)
- 4 pipe fan coil air conditioning
- 8,500 sq ft of terraces and gardens
- LEED Platinum rating target
- Energy efficient LED lighting
- Four 21 person high speed passenger lifts
- Fully equipped gym and locker facilities
- 12 male and female showers
- 36 car spaces and 128 secure bicycle spaces

Bright, expansive floor plates are largely column-free with natural light from all elevations.







An aerial photograph taken from an elevated position, looking down onto a city street at dusk. The street is lined with multi-story terraced houses. The houses on the left are dark brick, while the ones on the right are light-colored. Many windows are lit up, casting a warm glow. In the background, a large building with a prominent dome is visible against the twilight sky. The sky is a mix of deep blue and orange, with some clouds. The overall scene is a beautiful representation of urban architecture at night.

AN ELEVATED PERSPECTIVE

5,500 sq ft of stone-paved terraces on the fourth and fifth floors provide a unique outdoor amenity with unrivalled views over Leinster House, Government Buildings and the Mansion House.





A natural advantage

The private landscaped garden at Ten Molesworth Street provides a unique amenity in the heart of Dublin 2. The southerly aspect of the garden is complemented by an elegant lawn and sunken garden that offers occupiers of the building a peaceful space removed from the bustle of the city.



Connected Spaces

All floors are served by four 21 person high speed Schindler passenger lifts incorporating destination controls.

An impressive glazed atrium provides an attractive link between the ground floor reception, the courtyard gardens and the lower ground floor spaces.





Unrivalled tenant facilities



12 showers



128 bicycle bays

Basalt and travertine stone finishes to the bathrooms combine to offer generously appointed facilities finished to the highest standards.

Male and female locker rooms

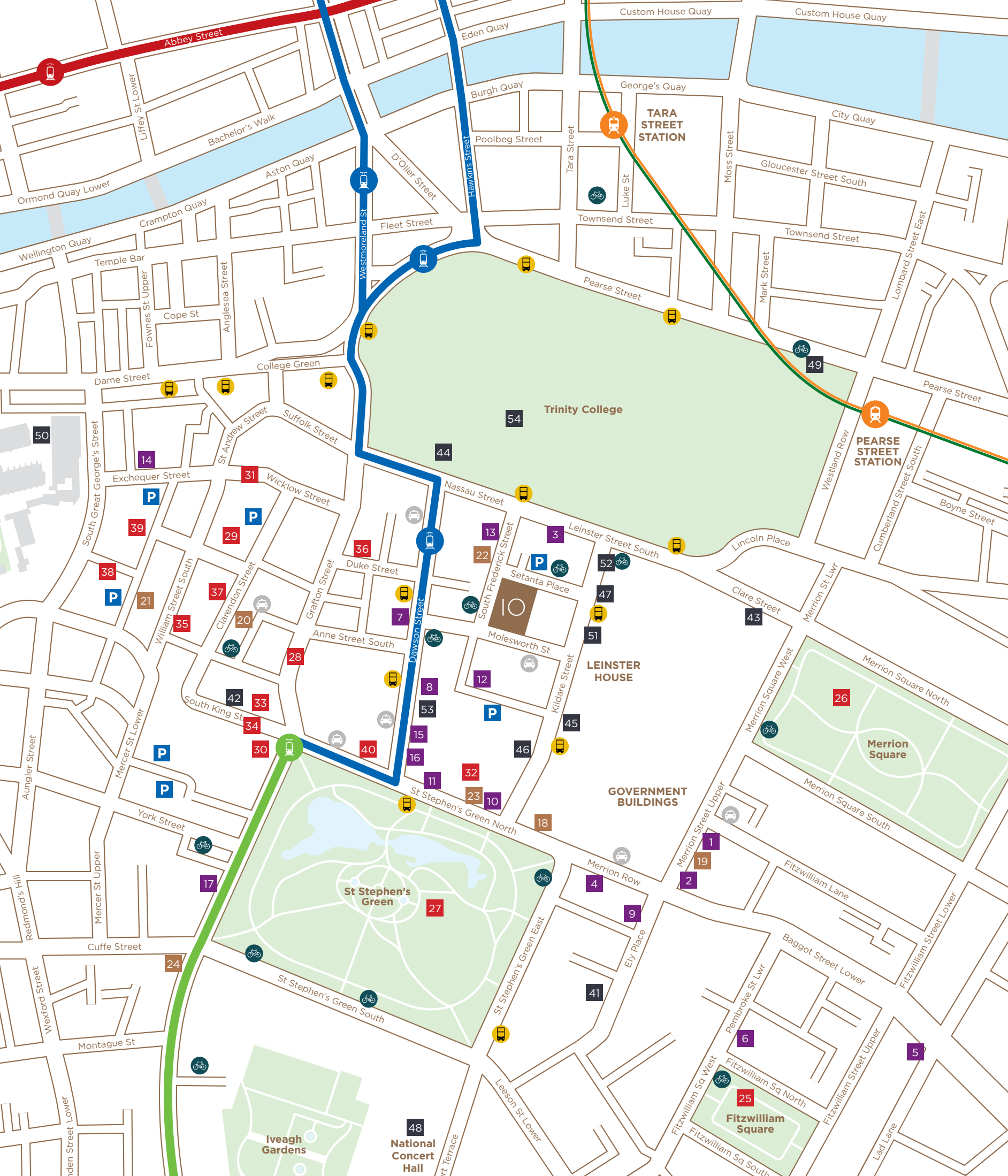


Gym facilities



DETAILS THAT MAKE THE DIFFERENCE

The building amenity area is located at basement level. It provides a gym area, extensive shower facilities, toilets, changing and separate drying room facilities.





First class location

Restaurants/Cafes

- 1 Patrick Guilbaud
- 2 Pearl Brasserie
- 3 Pig's Ear
- 4 Bang
- 5 L'Ecrivain
- 6 Diep le Shaker
- 7 Marco Pierre White
- 8 Fire
- 9 Ely Wine Bar
- 10 Il Posto
- 11 Pepløe's
- 12 One Pico
- 13 Dunne & Crescenzi
- 14 Fallon & Byrne
- 15 The Greenhouse
- 16 Amuse Restaurant
- 17 Shanahan's on the Green

Hotels

- 18 The Shelbourne
- 19 The Merrion
- 20 The Westbury
- 21 Brooks Hotel
- 22 Trinity Lodge
- 23 Cliff Townhouse
- 24 O'Callaghan Hotel

Lifestyle

- 25 Fitzwilliam Square
- 26 Merrion Square
- 27 St Stephen's Green
- 28 Grafton Street
- 29 Powerscourt Centre
- 30 St Stephen's Green Centre
- 31 Wicklow Street
- 32 The Spa at The Shelbourne
- 33 The Buff Day Spa
- 34 South King Street
- 35 South William Street
- 36 Duke Street
- 37 Clarendon Street
- 38 Fade Street
- 39 George's Street Arcade
- 40 Himalayan Beauty

Cultural

- 41 RHA Gallery
- 42 The Gaiety Theatre
- 43 The National Gallery
- 44 The Douglas Hyde Gallery
- 45 National Museum of Ireland
- 46 Taylor Galleries
- 47 The National Library
- 48 National Concert Hall
- 49 Science Gallery
- 50 Dublin Castle
- 51 Royal College of Physicians
- 52 Alliance Française
- 53 Mansion House
- 54 Trinity College Dublin

Transport Key

- Luas Green Line
- Luas Red Line
- Luas Cross City Line
- Irish Rail
- DART
- Dublin Bus
- Dublin Bike Station
- Taxi Rank

Transport Links

- Dublin Bus (1 min walk)
- Dublin Bikes (on your doorstep)
- LUAS Dawson Street (1 min walk)
- LUAS St. Stephen's Green (3 mins walk)
- DART Pearse Street (7 mins walk)
- Irish Rail Pearse Street (7 mins walk)
- Aircoach (1 min walk)
- Taxi Ranks (on your doorstep)
- Multi-Storey Car Parks (on your doorstep)
- Port Tunnel (20 mins drive)
- Dublin Airport (35 mins drive)

Dublin's most fashionable neighbourhood
The city at its very best



Ten Molesworth Street is at the heart of Dublin's vibrant city life and a short walk to all transport services. Convenience and enjoyment combine in this unique location.







Relax in St Stephen's Green,
a short stroll from Ten Molesworth Street.





There are few parts of Dublin that can offer such a rich variety of cafés, bars, hotels, restaurants and eateries.





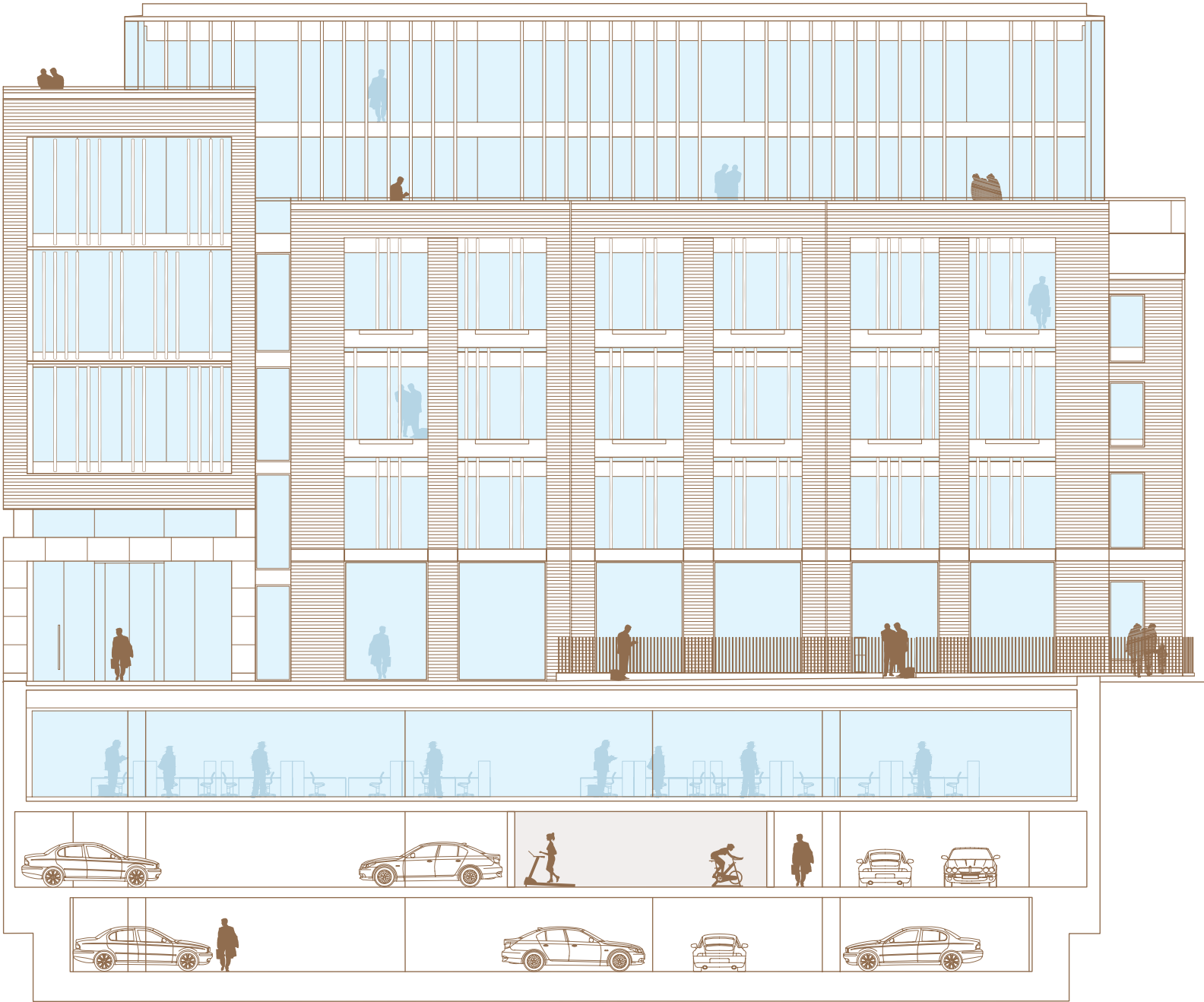
Entertain and unwind in Dublin's premier shopping district, finest parks, renowned theatres, museums, galleries and concert halls.



Schedule of Areas

Total of 115,260 sq ft over 7 floors

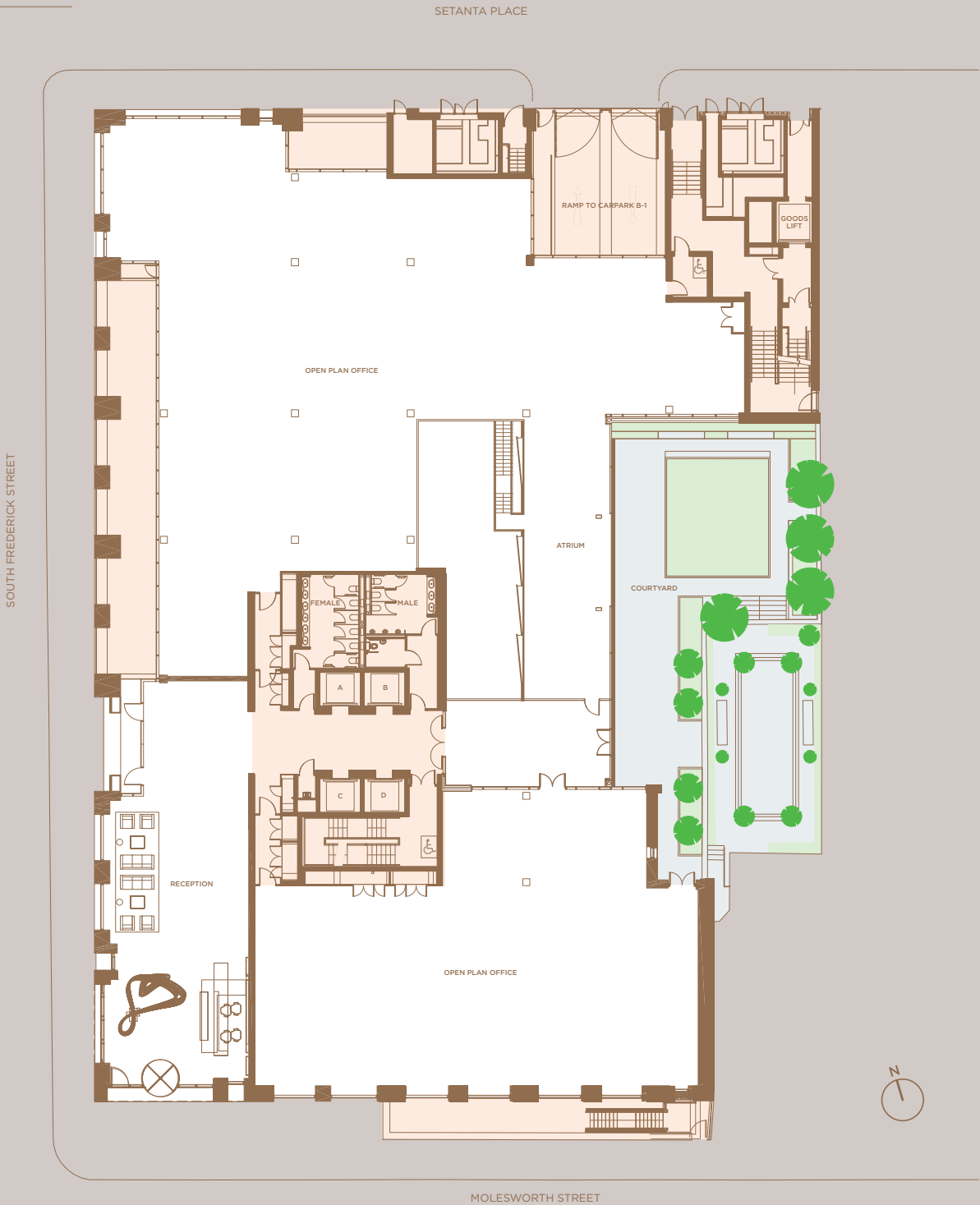
	FLOOR AREAS		TERRACES		GARDEN	
Fifth	11,270 sq ft	1,047 sq m	721 sq ft	67 sq m		
Fourth	13,024 sq ft	1,210 sq m	4,919 sq ft	457 sq m		
Third	19,547 sq ft	1,816 sq m				
Second	19,547 sq ft	1,816 sq m				
First	18,213 sq ft	1,692 sq m				
Ground	17,717 sq ft	1,646 sq m			2,734 sq ft	254 sq m
Lower Ground	15,941 sq ft	1,481 sq m				
Total	115,260 sq ft	10,708 sq m	5,640 sq ft	524 sq m	2,734 sq ft	254 sq m
Basement -1	36 car parking spaces, 128 Bicycle bays, 2 motorbike spaces, gym area, 12 showers, changing/locker rooms and separate drying rooms					
Basement -2	Setanta Public Car Park managed by Q Park offers a further 225 car parking spaces and 5 motorbike spaces					



FLOOR PLANS SCHEDULE

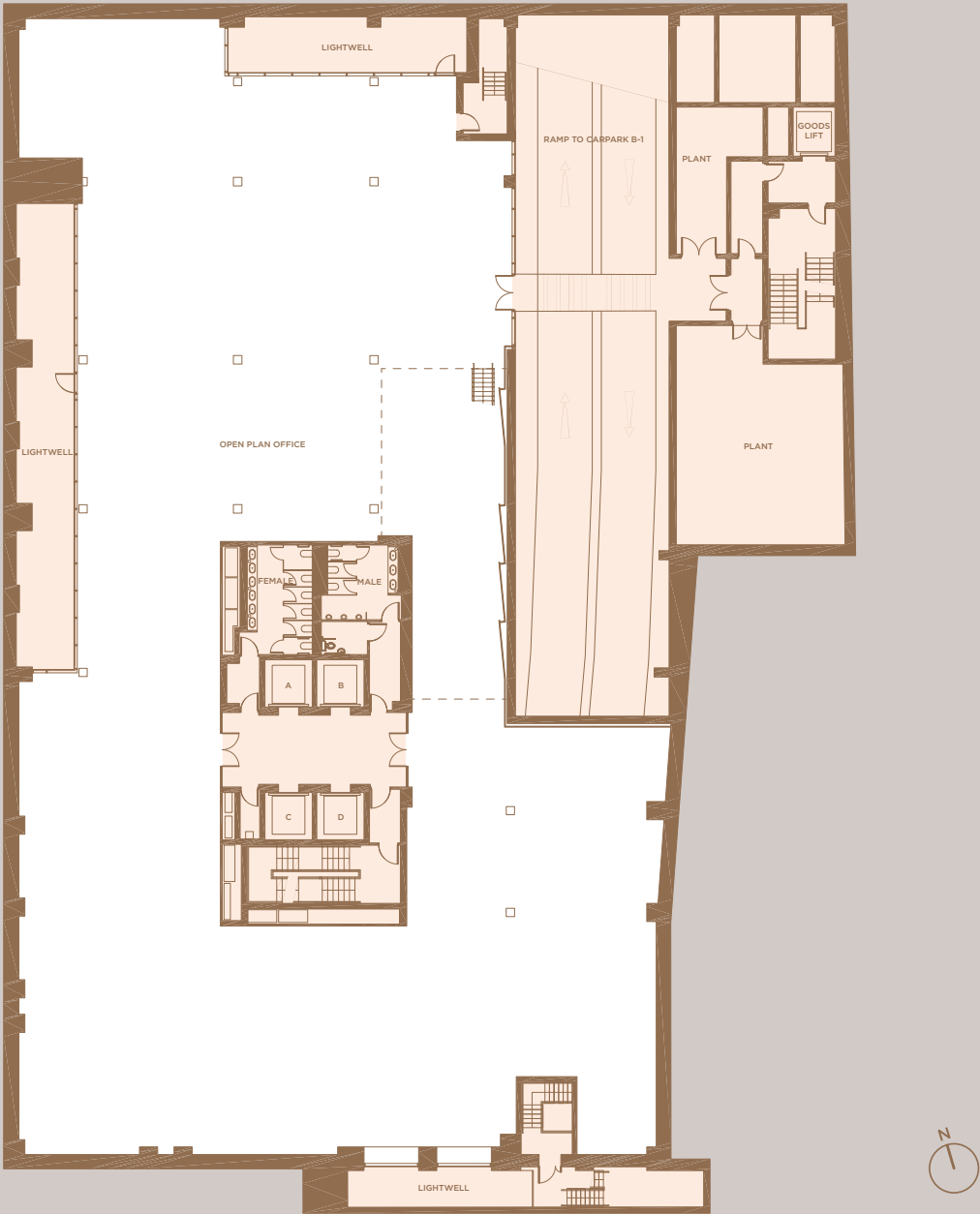
Ground Floor

FLOOR	SQ FT	SQ M
Fifth	11,270	1,047
Fourth	13,024	1,210
Third	19,547	1,816
Second	19,547	1,816
First	18,213	1,692
Ground	17,717	1,646
Lower Ground	15,941	1,481
Basement -1		



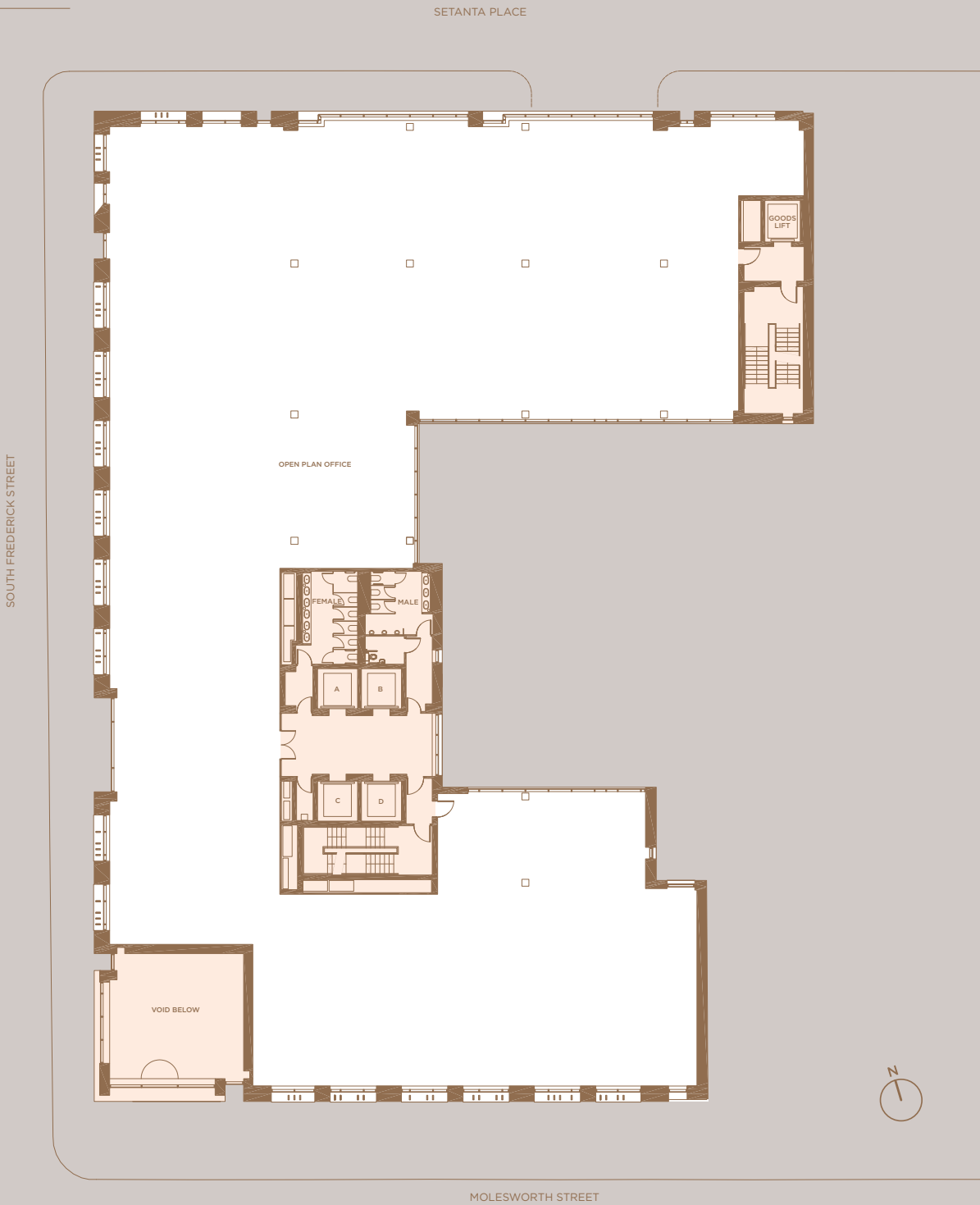
Lower Ground Floor

FLOOR	SQ FT	SQ M
Fifth	11,270	1,047
Fourth	13,024	1,210
Third	19,547	1,816
Second	19,547	1,816
First	18,213	1,692
Ground	17,717	1,646
Lower Ground	15,941	1,481
Basement -1		



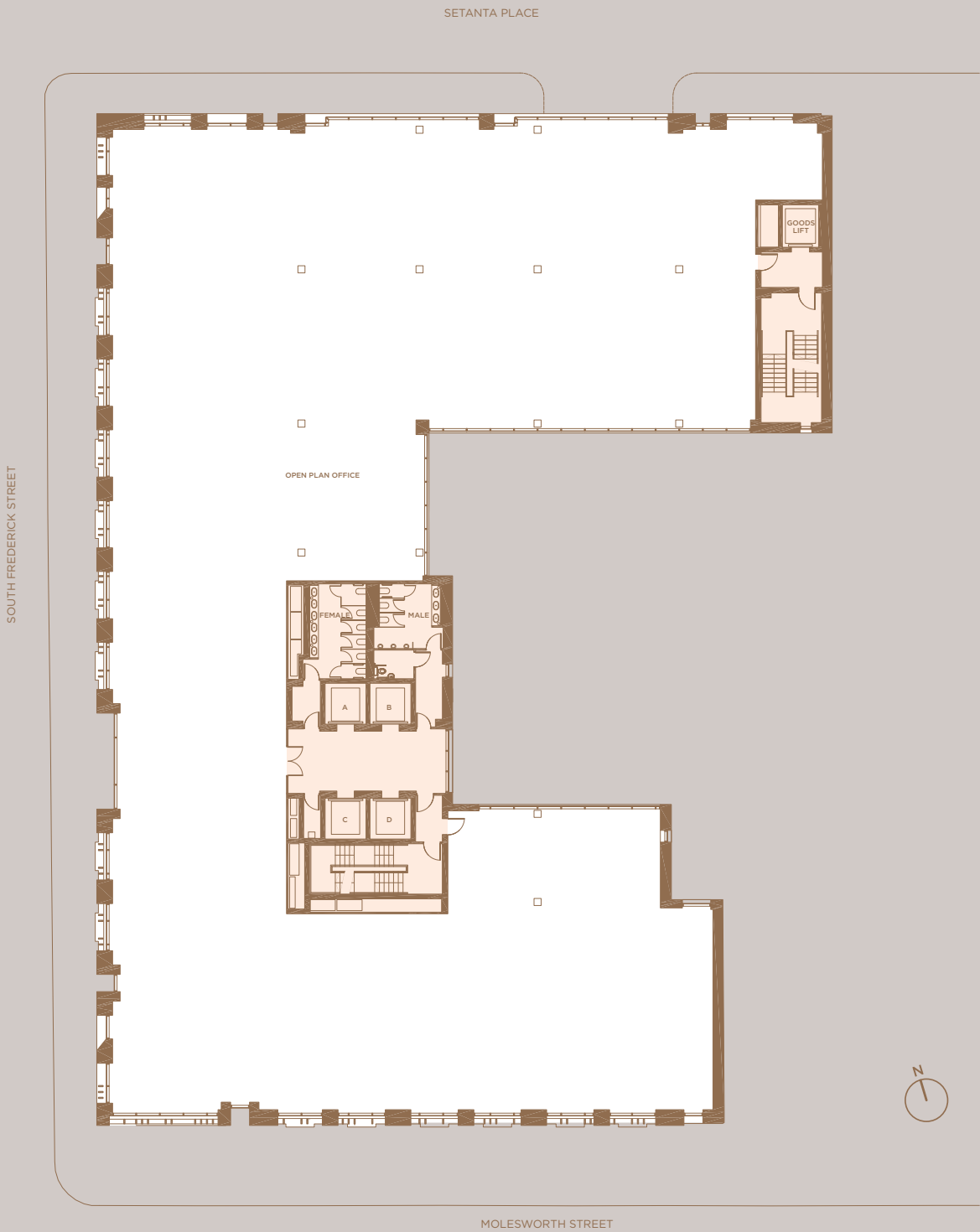
First Floor

FLOOR	SQ FT	SQ M
Fifth	11,270	1,047
Fourth	13,024	1,210
Third	19,547	1,816
Second	19,547	1,816
First	18,213	1,692
Ground	17,717	1,646
Lower Ground	15,941	1,481
Basement -1		



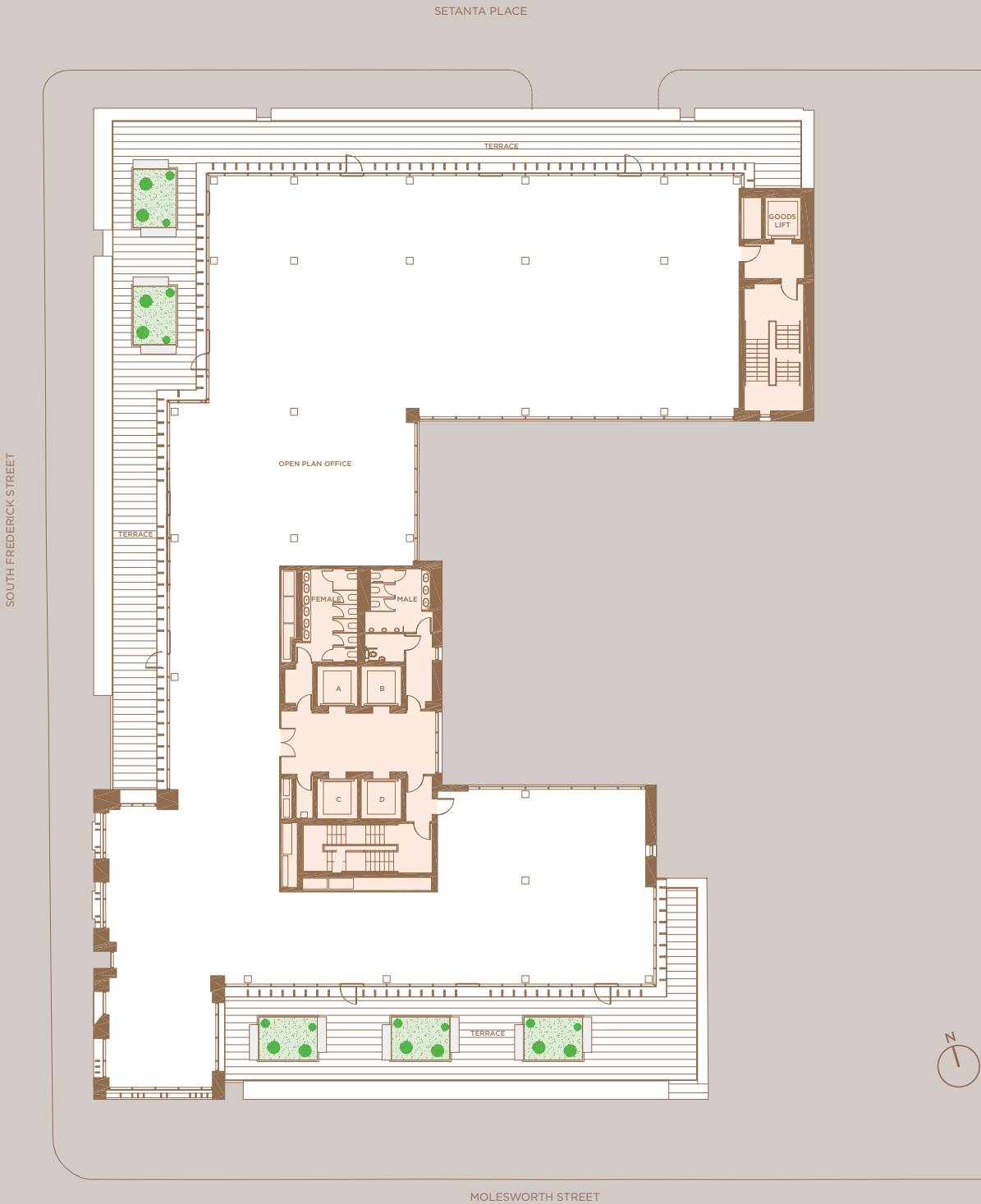
Second and Third Floors

FLOOR	SQ FT	SQ M
Fifth	11,270	1,047
Fourth	13,024	1,210
Third	19,547	1,816
Second	19,547	1,816
First	18,213	1,692
Ground	17,717	1,646
Lower Ground	15,941	1,481
Basement -1		



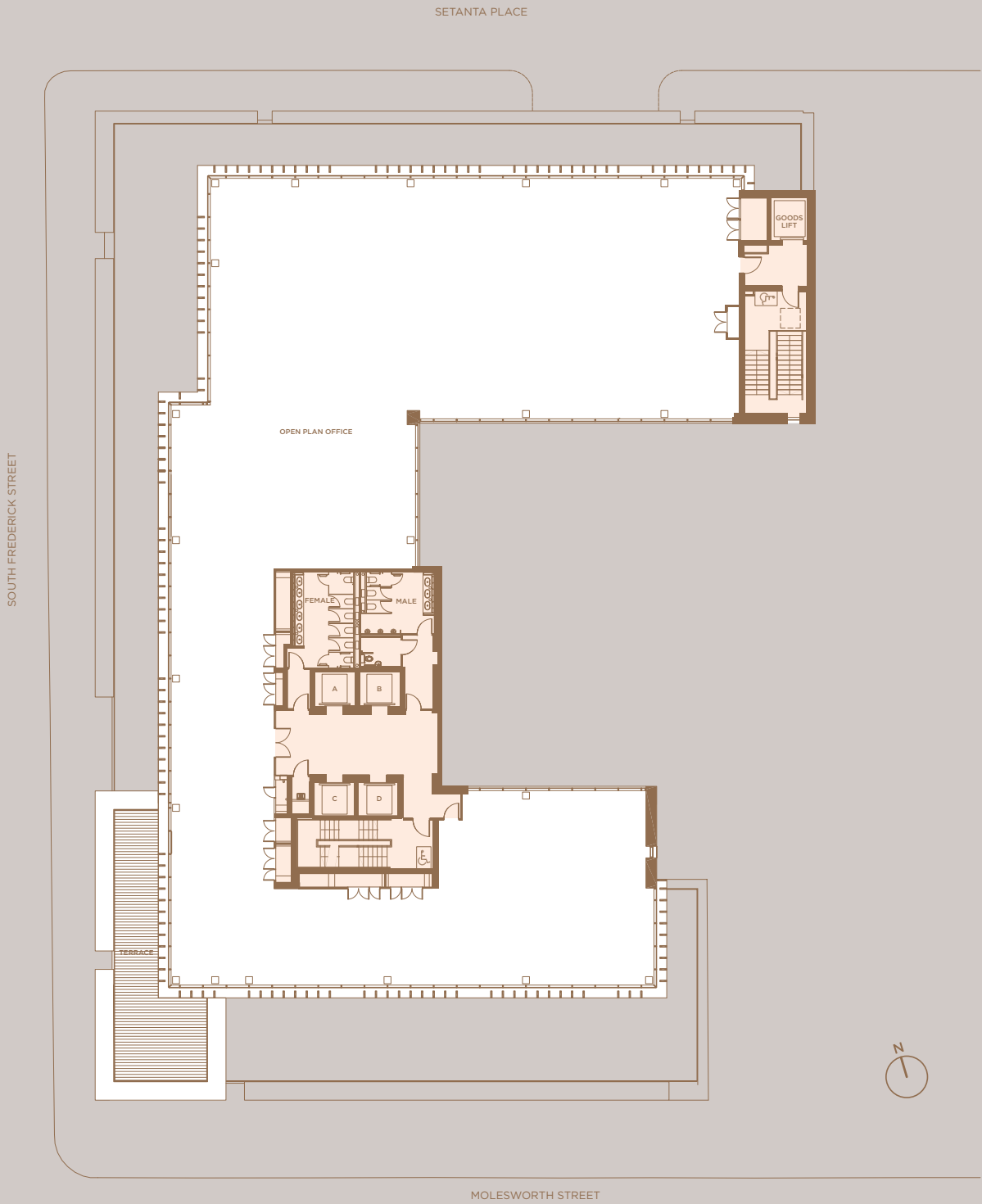
Fourth Floor

FLOOR	SQ FT	SQ M
Fifth	11,270	1,047
Fourth	13,024	1,210
Third	19,547	1,816
Second	19,547	1,816
First	18,213	1,692
Ground	17,717	1,646
Lower Ground	15,941	1,481
Basement -1		



Fifth Floor

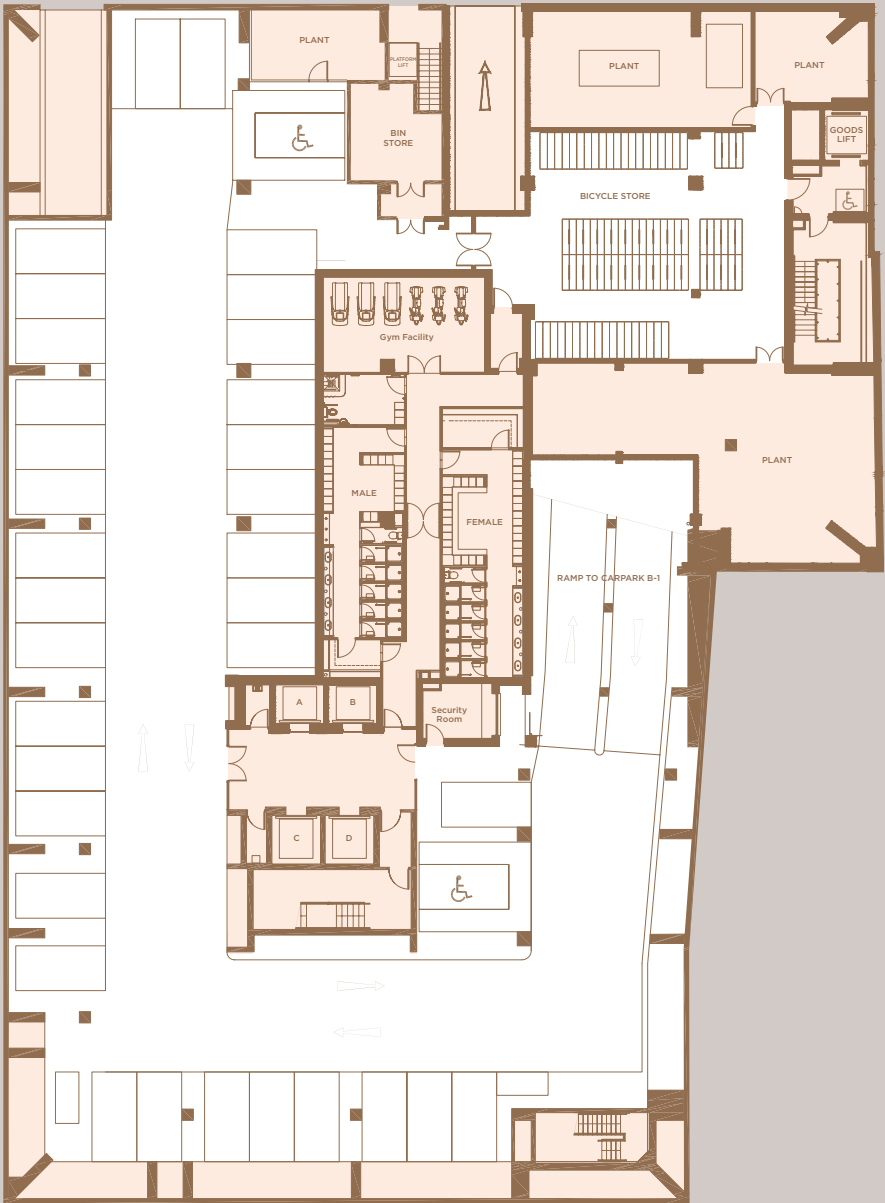
FLOOR	SQ FT	SQ M
Fifth	11,270	1,047
Fourth	13,024	1,210
Third	19,547	1,816
Second	19,547	1,816
First	18,213	1,692
Ground	17,717	1,646
Lower Ground	15,941	1,481
Basement -1		



FLOOR	SQ FT	SQ M
Fifth	11,270	1,047
Fourth	13,024	1,210
Third	19,547	1,816
Second	19,547	1,816
First	18,213	1,692
Ground	17,717	1,646
Lower Ground	15,941	1,481
Basement -1		

Basement -1

- 36 car spaces
- 128 bicycle spaces
- 12 showers
- Gym facility
- Changing rooms
- Drying rooms
- Security room



POTENTIAL SPACE PLANS

Technology Layout

Typical 2nd or 3rd Floors

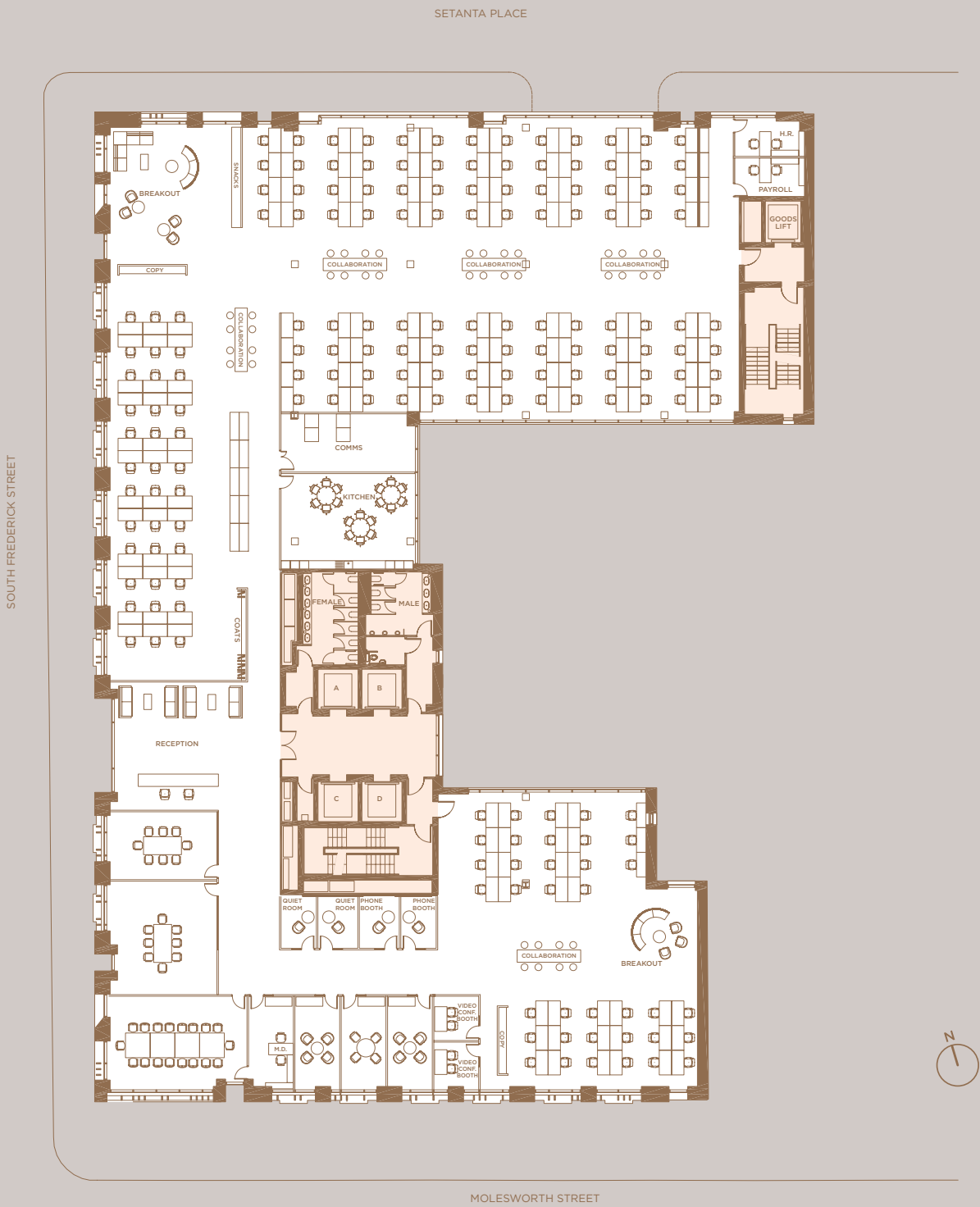
19,547 sq ft / 1,816 sq m

Open Plan Workspaces: 177

Single Cellular Offices: 3

Total: 180

Density: 110 sq ft / 10 sq m per person



Professional

Typical 2nd or 3rd Floors

19,547 sq ft / 1,816 sq m

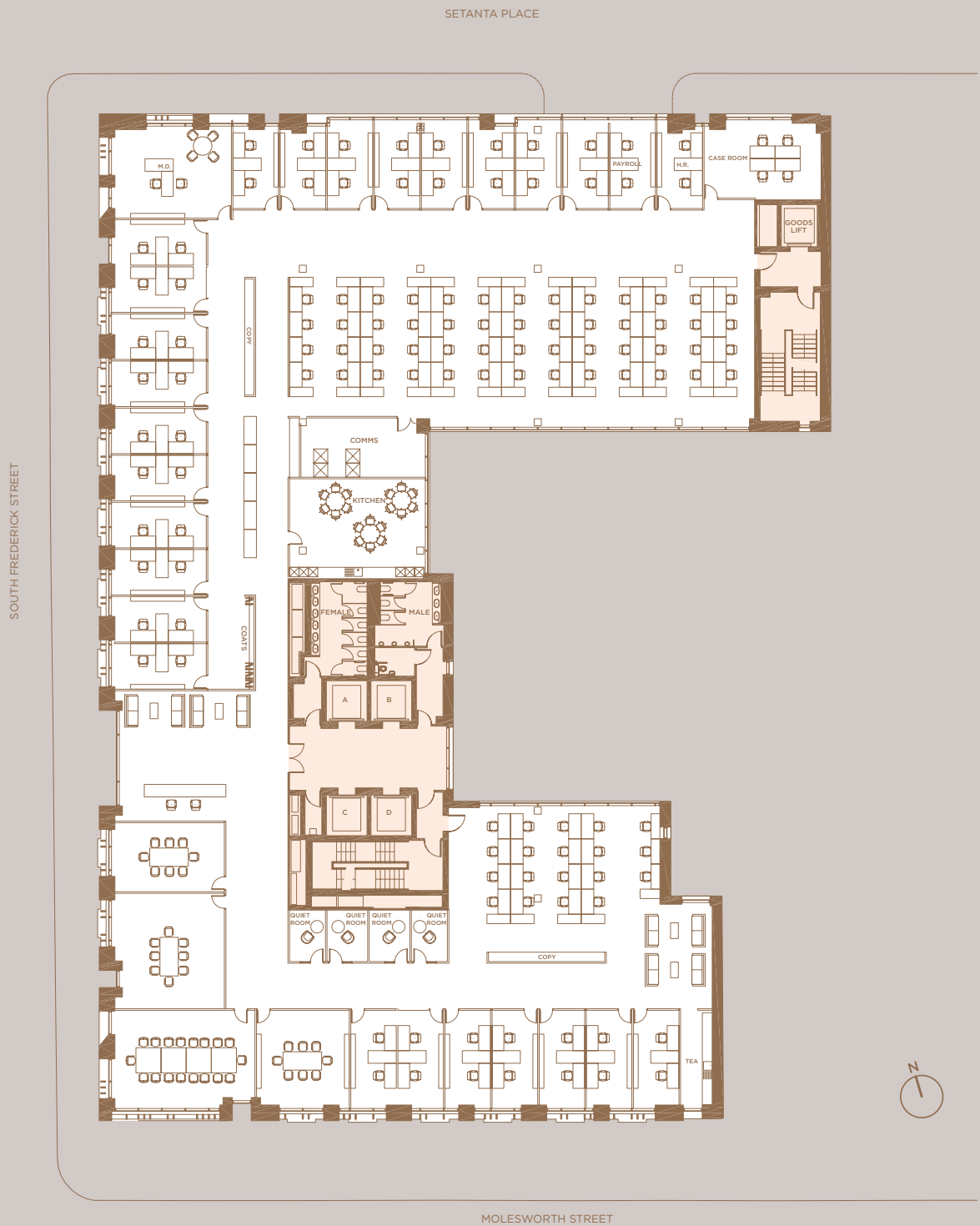
Shared Cellular Offices: 54

Single Cellular Office: 1

Open Plan Workspaces: 71

Total: 126

Density: 155 sq ft / 14.4 sq m per person



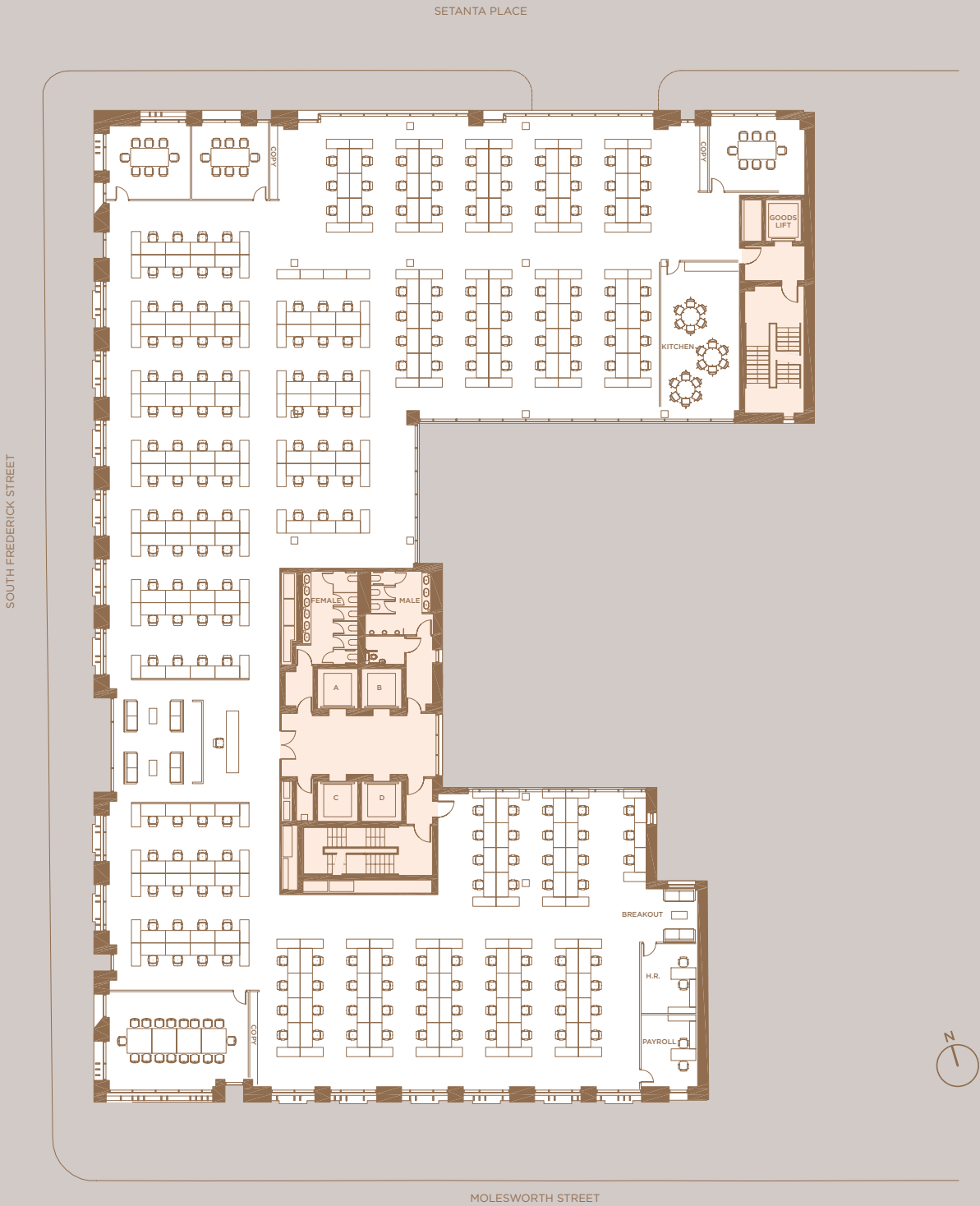
Open Plan

Typical 2nd or 3rd Floors

19,547 sq ft / 1,816 sq m

Open Plan Workspaces: 214
Single Cellular Offices: 2
Total: 216

Density: 90 sq ft / 8.4 sq m per person



Summary Specification

- **Natural stone and handmade brick facades**
- **2.75m floor-to-ceiling height**
- **1.5m planning grid**
- **Column-free floor plates**
- **4.0 (+1) kN/sq m office floor loading**
- **1:8 base occupancy (person/sq m)**
- **Category 'A' fit-out**
- **4 pipe fan coil air conditioning**
- **Average lift waiting time <25 seconds**
- **4 x 21 person passenger lifts**
- **1 x 1,250kg goods lift**
- **25 W/sq m small power base load**
- **Essential services standby generator**
- **36 car parking spaces**
- **128 bicycle spaces**
- **12 showers**
- **Locker facilities**
- **Drying room**
- **LEED 'Platinum' rating targeted**
- **BER A-3 rating targeted**
- **Rainwater harvesting**
- **8,500 sq ft of terraces and gardens - 7.3% of lettable floor area**

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

Ten Molesworth Street is the first 'new build' office development in Ireland to target LEED Platinum 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 Platinum Features:

- Secure cyclist parking, shower and locker facilities promoting sustainable transport
- Dublin Bikes Scheme within close proximity
- A3 Building Energy Rating (BER)
- Combined Heat and Power Unit (CHP) delivering 20% renewable energy
- Detailed energy modelling to validate the proposed energy cost savings
- 8,000 sq ft green roof minimizing heat island effect
- 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 and inclusion of rainwater harvesting systems.



Detailed Specification

OCCUPANCY

Means of escape:	1 person per 6 sq m
Internal climate:	1 person per 8 sq m
Lift provision:	1 person per 8 sq m
Sanitary provision:	1 person per 8 sq m*
Toilet ratio:	60% male & 60% female provision to BS6465-1 2006 + A1 2009
* Provision has been made in the services design to allow tenants to install additional toilets adjacent to Core 2 if required.	

PLANNING MODULE

1.5m square generally throughout

STRUCTURAL GRID

12m x 9m generally

FLOOR LOADINGS

Office floors:	4.0kN per sq m (+ 1kN per sq m partitions)
Lift lobby & toilet areas:	4.0kN per sq m
External terraces:	5.0kN per sq m
Plant rooms:	7.5kN per sq m
Areas of roof outside plant areas:	1.5kN per sq m
Car park:	2.5kN per sq m
Bicycle storage & shower area:	3.0kN per sq m

FLOOR HEIGHTS

Reception floor to ceiling:	6.2m at front and 2.75m at rear
Office slab-to-slab:	3.75m
Office floor to ceiling generally:	2.75m
Raised floor zone:	nominal 150mm (top of structural slab to top of finished floor level)
Ceiling light zone:	nominal 150mm (underside of steel to finished ceiling level)
Structure generally:	150mm composite slab on 550mm deep fabricated beams

STRUCTURE

The structure is steel-framed with lateral stability provided by the concrete core. Perimeter columns are generally on a 9m module. The office floor plates are clear spanning from the core to the facade. The frame sets back from the 4th to 5th floors to create a generous terrace to the perimeter of the building.

EXTERNAL FINISHES

The facade is composed of a palette of high quality natural materials consisting primarily of brick, stone and glass. The bricks are handmade traditional stock bricks manufactured by Coleford Brick & Tile in a blended red colour range with off-white mortar joints. The bricks will be laid in a Flemish bond, in keeping with many of the surrounding Georgian buildings.

The stonework to the street elevations is Portland Whitbed with a smooth rubbed finish and with thin bed mortar joints in a colour to match the stone. The stone cladding to the courtyard elevations is honed Jura Limestone. The external vertical fins to the 4th and 5th floor are pre-cast concrete to match Portland Stone. The windows to the street elevations are composed of large structurally glazed units with glass-to-glass joints. The glazing to the courtyard elevations will be composed of full-height structurally glazed curtain walling. All windows will be highly efficient double glazed units with solar control coatings. The main entrance will be a full-height glazed revolving door and the glazed screens to the South Fredrick Street side of the entrance lobby will have feature bronze framing.

EXTERNAL LANDSCAPING

Large external courtyard at ground floor level of 254 sq m with extensive high quality planting and natural stone finishes. Generous stone paved roof terraces at 4th and 5th floor levels with a total area of 524 sq m. The external areas equate to approximately 7.3% of the Net Internal Area.

INTERNAL OFFICE FINISHES

Walls:	Emulsion-painted dry lining
Floors:	600mm x 600mm access flooring medium duty
Columns:	Emulsion painted plasterboard encasement
Ceiling:	Metal suspended ceiling system to suit 1,500mm square planning module. Perforated 1,200mm x 300mm ceiling tiles with linear plasterboard margins. System to incorporate light fittings, diffusers, smoke detectors, illuminated signage, etc. System achieves RW rating of 30dB. Painted plasterboard margins will incorporate slot diffusers and down lighting

RECEPTION

Floors:	Large format travertine tiled floor with a honed finish
Internal walls:	Portland stone / Bronze panels
Reception Art Installation:	Commission undertaken by Joseph Walsh
Ceilings:	Plasterboard with illuminated recess detailing and acoustic plasterboard above the seating area
Reception desk:	A bespoke unit of high-quality to the main reception

LIFT LOBBIES

Walls:	Large format natural stone wall cladding to the lift core walls
Floors:	Large format travertine tiled floor and skirting
Ceiling:	Plasterboard ceiling with illuminated recess detail
Doors:	Low-profile framed glass doors to the office accommodation

TOILETS

Walls:	Basalt stone, full-height mirrors and painted plasterboard
Floors:	Large format travertine tiled floor and skirting
Ceilings:	Dry lining with emulsion paint; recessed periphery lighting troughs
Doors:	Timber doorsets finished in high quality lacquer
WC cubicles:	Timber veneered full height toilet cubicles
Vanity units:	Natural stone counter top with inset white vitreous china wash hand basin and motion controlled mixer-tap. Bespoke mirror over, incorporating under mirror illumination and concealed paper towel dispenser beneath
Sanitary ware:	Wall hung WC pans and urinals with concealed cisterns

SHOWERS

12 No. showers adjacent to the bike storage, split as follows:
6 male and 6 female including 1 wheelchair accessible in each; with associated lockers and toilets.

PASSENGER LIFTS

Manufacturer:	Schindler
Size:	4 No. 21 person
Lift speed:	1.6m per second
Internal lift finish:	Coloured backed glass walled interior with mirrored rear wall and travertine flooring. Brushed stainless steel lift car doors/ control panel with ceilings, back lit and edge illumination
Waiting time:	Passenger lift peak average interval is less than 25 seconds. Destination Control included. One of the four passenger lifts performs as a fire fighting lift. A separate goods lift of 1,250kg capacity is located in the core

MECHANICAL INSTALLATIONS

Fresh air provided by two Central AHUs in Plant Area. Exhaust Air extracted via ceiling plenum. Heat Exchange incorporated. 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 db saturated
Internal Office:	21°C ±2°C. No RH Control
Toilets:	21°C. No RH Control
Reception:	21°C ±2°C. No RH Control

Summer Temperature

Outside:	26°C db 19.5°C wb
Internal Office:	22°C ±2°C. De-humid control only
Toilets:	22°C ±2°C. No RH Control
Reception:	21°C ±2°C. De-humid control only

Fresh Air Supply

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

Acoustics Level

Office Open Plan:	NR38
Toilets:	NR45
Staircores:	NR45
Reception Area:	NR40

Water Services

24 hour Water Storage at 45L/person
Rainwater Harvesting for WC and Urinal Flushing

ELECTRICAL INSTALLATIONS

The building has a dedicated ESB Substation and provision for a Single Tenant MV Supply or Multi-Tenant LV Power Supply. Two Distribution Boards are provided on each floor for Tenant use.

Design Criteria

One Person per 8m²	
Lighting:	7w per sq m
Small Power:	25w per sq m
Misc. Small Power:	20w per sq m
Mechanical Plant:	35w per sq m

Lighting

Offices:	Energy efficient LED Modular Recessed Dimmable Luminaires Selection to comply with the Design Intent of CIBSE Lighting Guide LG7
Reception:	Bespoke Lighting Design to reflect high quality Reception Area
Toilets:	Low Energy Lighting Scheme provided

Lighting Control

The main tenant lighting control system will utilise lighting control modules connected on a communication network to allow daylight and occupancy control. This system will be programmable for any reasonable future fit-out requirement. Smaller landlord areas will be provided with standalone presence / lighting control sensors. Emergency Lighting to IS 3217.

Standby Power

Life Safety Generator installed by Landlord with provision for full load Generation for Single Occupancy Use.

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.

PROTECTIVE INSTALLATION

Fire Alarm System

Fire Detection and Alarm is in accordance with IS 3218 and designed to L-1 Standard. There are individual loops to each Tenant Floor.

Security Systems

An IP based CCTV system will monitor external areas and entrance foyer. Empty conduit will be provided at core / tenancy doors, for future tenant access control system to interface with base build access control / security system at the reception and future security turnstiles.

Communication

Two incoming telecommunication rooms will be served by two different Telecom duct networks to allow diverse connections to the building. Each of these communication rooms has 3 spare ducts in addition to the Telecom service to the street for future connections to other providers. Cable tray distribution will be provided from these telecommunication rooms to IT risers which serve the office floors.

LEED & BER

The building is targeting LEED Platinum and a BER A-3 Rating. This is a 34% improvement on current Building Regulations.

ACCESSIBILITY

Step-free access is provided to the office accommodation from the internal circulation spaces.

Accessible WC's are provided on each floor.

An accessible shower and changing room is provided at basement level adjoining the cycle storage.

CAR & BICYCLE PARKING

Car parking spaces:	36 (including 2 No. accessible spaces)
Bicycle spaces:	128 secure spaces located at basement level

GOODS LIFT

There is a dedicated 1,250 kg goods lift with direct external access from Setanta Place and provides access to all office floors.

About IPUT

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 €1.6 billion. Offices comprise 65% of the IPUT portfolio with the Fund controlling 1.85 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:	IPUT plc
Architect:	Henry J Lyons Architects
Contractor:	P J Hegarty & Sons
Structural Engineer & Sustainability Consultants:	O'Connor Sutton Cronin
Building Services:	Homan O'Brien
Quantity Surveyor:	Bruce Shaw
Landscape Design:	Cameo and Partners
Fire Safety System:	Michael Slattery Associates
Lighting Designers:	ARUP

Joint Agents



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