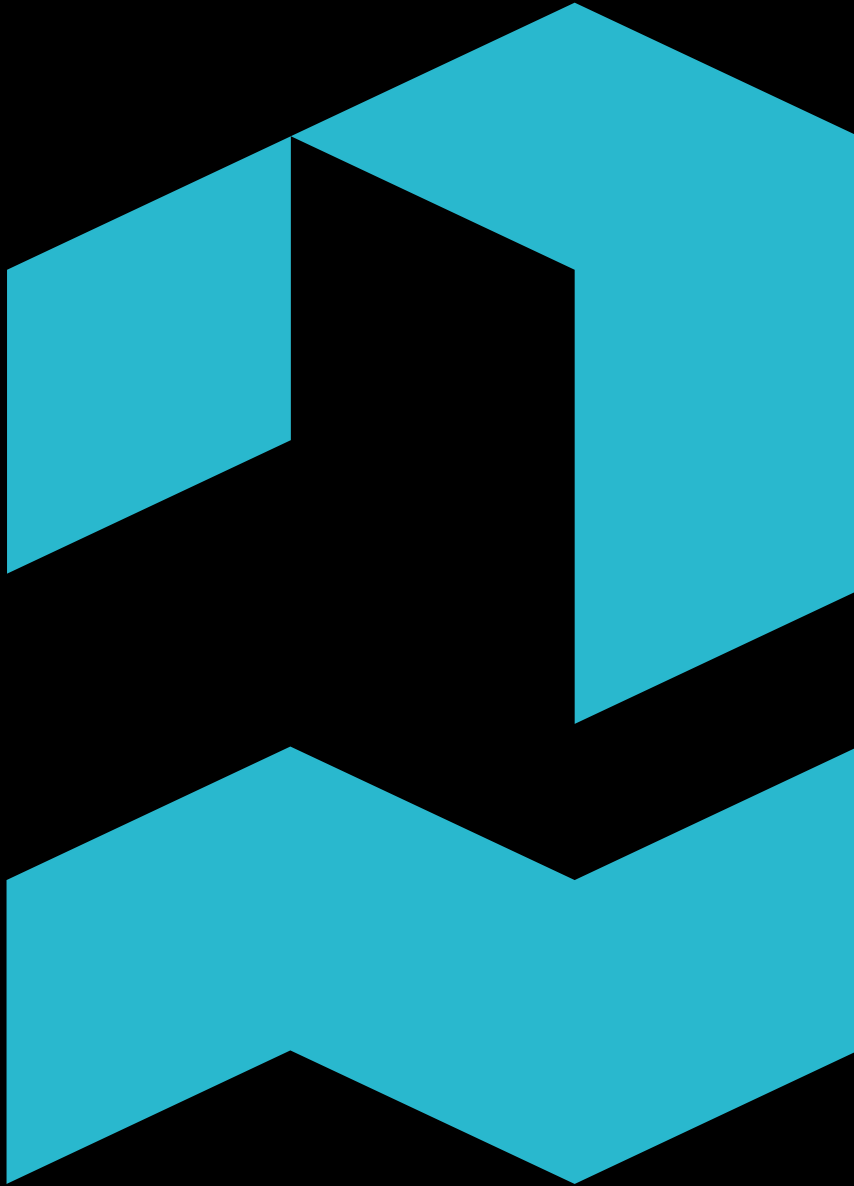


**TWO
GRAND
PARADE**



Contents



The Opportunity



The Building



The History



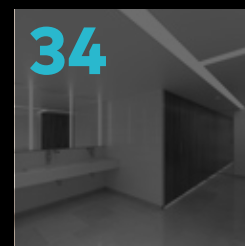
Location



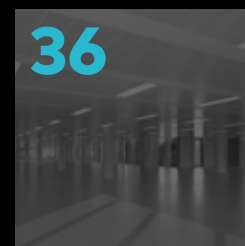
Amenities



The Design



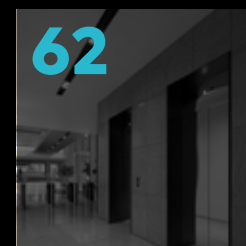
Specifications



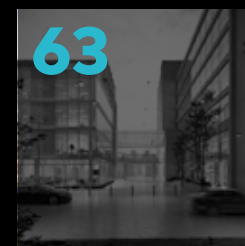
Floor Plans



Space Plans



Professional Team



Contacts

Two Grand Parade is a 106,000 square foot, LEED Platinum, city centre workspace that is steps away from the Luas rail network on a prominent site on Dublin's Grand Canal.



Ahead of your time



PREMIUM
AMENITIES



1,044 SQ.FT. (97 SQ.M.)
OF TERRACE SPACE



DUAL PEDESTRIAN
ENTRANCE



DEDICATED
BIKE ENTRANCE



LEED PLATINUM
TARGETED



EXECUTIVE
PRIVATE DROP OFF



DIRECT ACCESS TO
PROPOSED DUBLIN METROLINK
CHARLEMONT STATION



FULL HEIGHT
GLAZING



HIGHLY EFFICIENT
FLOOR PLATES



2.70 M FLOOR TO
CEILING HEIGHT



35 CAR PARK
SPACES



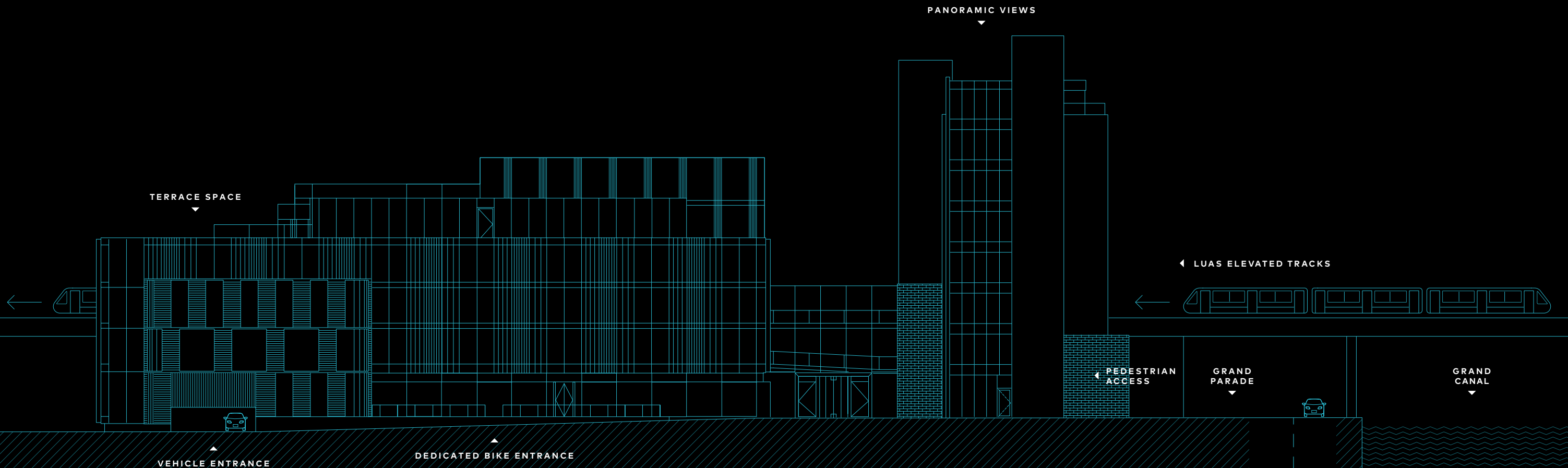
136 BIKE
SPACES



12
SHOWERS



CHARLEMONT LUAS
STATION ON DOORSTEP



9,883 SQ M / 106,380 SQ FT NOW AVAILABLE
SUITABLE FOR MULTIPLE LETTINGS

A landmark design

The development is fronted by an existing headquarter building of considerable architectural merit.

This original waterfront structure, designed in the modernist style, is a protected architectural building. It is restored and upgraded to create a unique office space rising to eight storeys over a single part basement.

The new scheme enhances the original workspace by adding a 69,689 square foot extension, an atrium entrance with an abundance of natural light, landscaped outdoor social spaces and a café at ground floor level.

The development rises in tiers, marking the border where parkland and leafy Victorian terraces meet the city's fastest growing business district.

Bridging past and present

The development seamlessly links the original headquarters to the new extension via a dazzling triple-height atrium.

With a protected structure as your calling card, this workplace of the future states your brand values at monumental scale and reflects vision, culture, green thinking, and creativity.

The new extension builds upon the best features of the original headquarters (copious light, space and views; novel communal areas; bright and active stair cores) and expands them through the development for almost three times as many people to enjoy.



Inspired by innovation

The modernist spirit is at the heart of the scheme with exceptional design features all over, from the executive drop-off area to the rooftop garden.

Presented with a 1.4 acre site next to a verdant Victorian town park, the development has taken a leaf from the International Style playbook, building with a light touch to achieve the perfect blend of office and outdoor space.

Inspired by international innovation and breakthrough technology, the result is a workplace for the ages. Newly restored and extended, this landmark office HQ has exactly what you need to attract fresh generations of talent.



Bring the inside out

The new scheme blurs the boundaries between indoors and outdoors and brings people together, naturally. Connected to the wider city by light rail, this is a green and pleasant place to work, full of open air spaces where ideas and collaboration can thrive.

Space, light and order

The original headquarters made waves by applying modernist design principles to the full. The new scheme continues to innovate.



Visitors to Two Grand Parade arrive in style through a triple-height atrium reception. Inside the showcase lobby a new core with three lifts speeds you to all the office floors. Two more lifts allow you to move freely in the original headquarters. Upstairs, natural light is everywhere, flowing in through full height windows to brighten every workstation. Long floorplates stretch out, uninterrupted, in clear spans of up to 56 metres. And the city extends out beneath you in every direction.



The new modern



The building's front façade on the Grand Canal soon after its completion c. 1964



In 1960s Dublin, a group of forward thinkers planned a daring new city headquarters; a building that would symbolise a modern, global era.

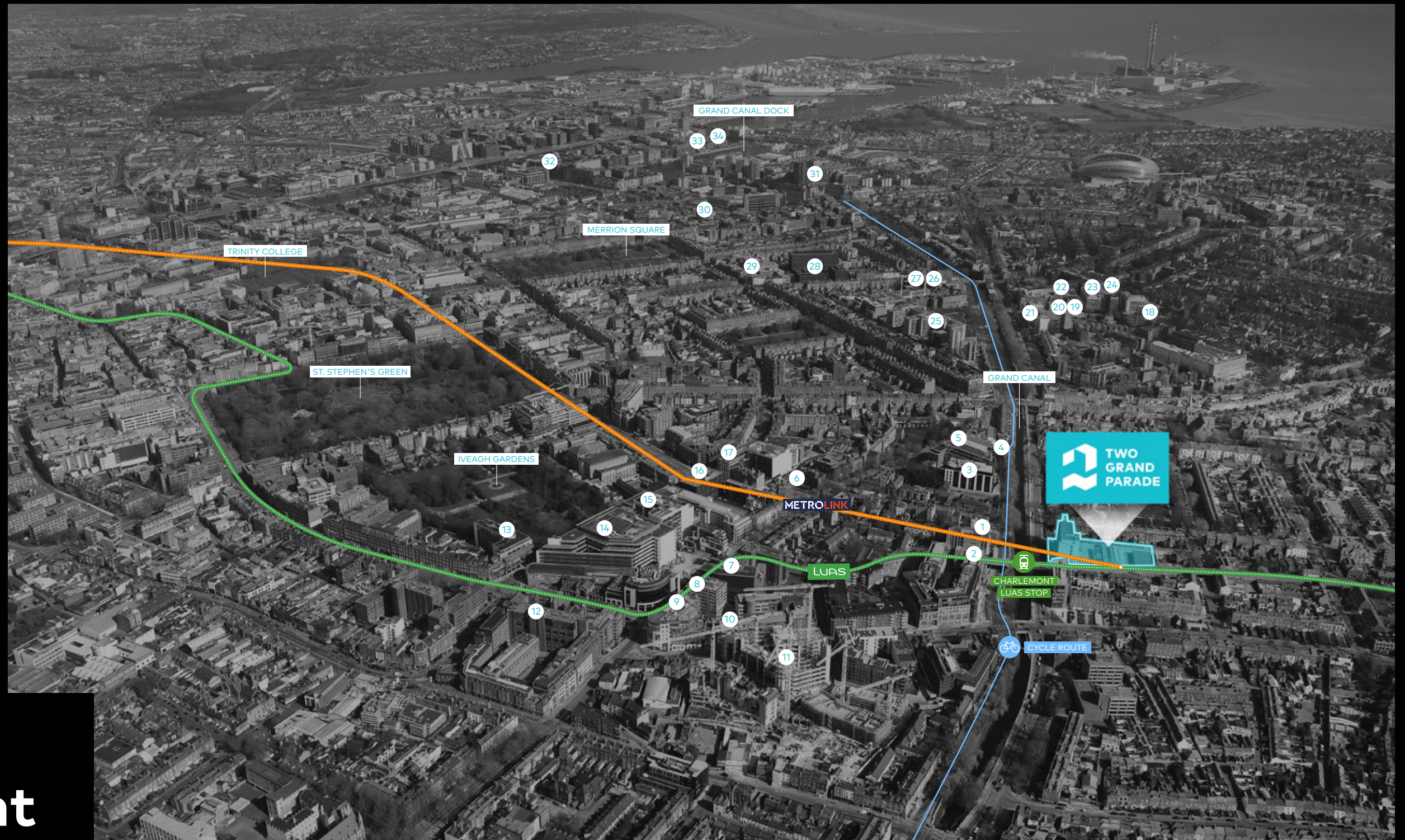
An important factor for the extension was to touch the original structure as lightly as possible. The transparent glazing of the atrium and connecting bridges allows the original structure to be seen in its entire form.

The new development also pays homage to the original design intent by referencing materials and modules in the original building. Stone is the primary material on the existing structure and is used as a tertiary element in the new extension. Brick is used as an accent

in the original structure but is used extensively in the new elements to define the core. The vertical fins on the extension reference the original bronze window cills of the original building while creating a rhythm along the extended facade. The three storey brick pop out takes inspiration from the original building's brick loading bay.

There is something special about the Grand Canal that has captured the imagination of global business leaders. Top companies are flocking to the water's edge, setting down roots with major campuses and creating a chain of innovation from here to the Docklands.

- | | | | | |
|---------------------------------|--------------------|-----------------------|--------------|------------------------|
| 1. Viasat | 7. PTools Software | 14. Dropbox | 21. BOI | 28. Shire Pharma |
| 2. Hilton Hotels | 8. WeWork | 15. IDA | 22. AIB | 29. Slack Technologies |
| 3. Zendesk | 9. WeWork | 16. Deloitte | 23. Amazon | 30. Stripe |
| 4. Department of Communications | 10. Mercer | 17. Arthur Cox | 24. SKY | 31. Google |
| 5. Initiative | 11. Amazon | 18. Eugene F. Collins | 25. LinkedIn | 32. Facebook |
| 6. Intercom | 12. EY | 19. Macquarie Group | 26. Storyful | 33. Accenture |
| | 13. CarGurus | 20. Groupon | 27. FitBit | 34. Airbnb |



Join the movement



Connected to everything

Lure talent from around the city with the chance of a door to door commute by Luas. Docklands meetings and DART commuter trains are a 10 minute freeway away by Dublinbikes and getting to the airport is easy by Aircoach and Airlink Express. Feeling adventurous hot foot it into the city centre for a quick lunchtime shop or afterwork event.

	LUAS GREEN LINE		On your doorstep
	DART & IRISH RAIL		10 minute walk
	DUBLIN BUS		2 min walk
	DUBLIN BIKES		2 min walk
	AIRCOACH / AIRLINK		2 min walk (Leeson St)



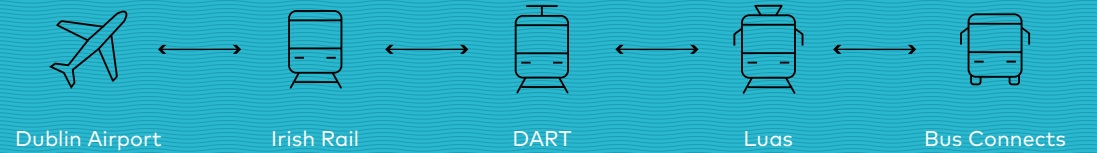
METROLINK

The start of a new journey

The Two Grand Parade site has been selected as the preferred location for the Charlemont Street MetroLink station. The proposed high-capacity, high-frequency rail line will run from Charlemont to Swords, linking Dublin Airport, Irish Rail, DART, Dublin Bus and Luas services, creating fully integrated public transport in the Greater Dublin Area. Much of the 19 kilometre route will run underground, and will carry up to 50 million passengers annually. Hines is building enabling works to allow for the future construction of this station.

MetroLink Key Facts

LINKING



JOURNEY TIME



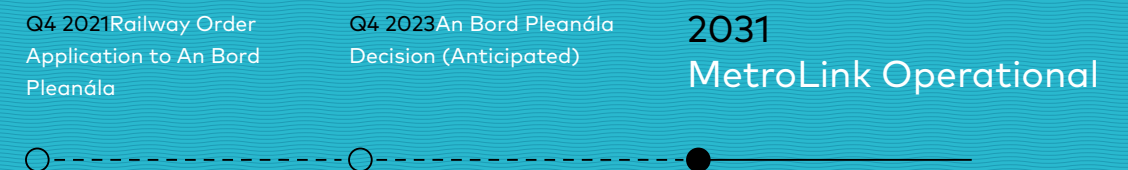
FREQUENCY



PASSENGERS



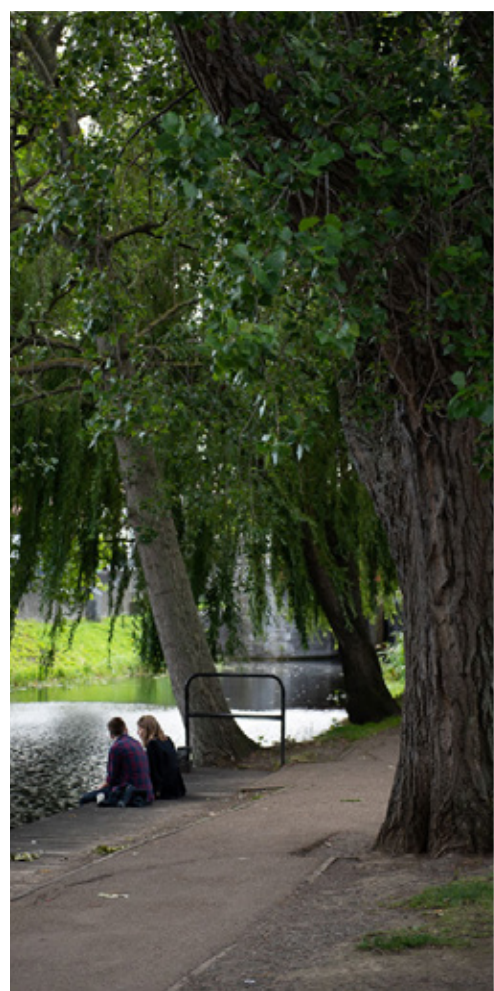
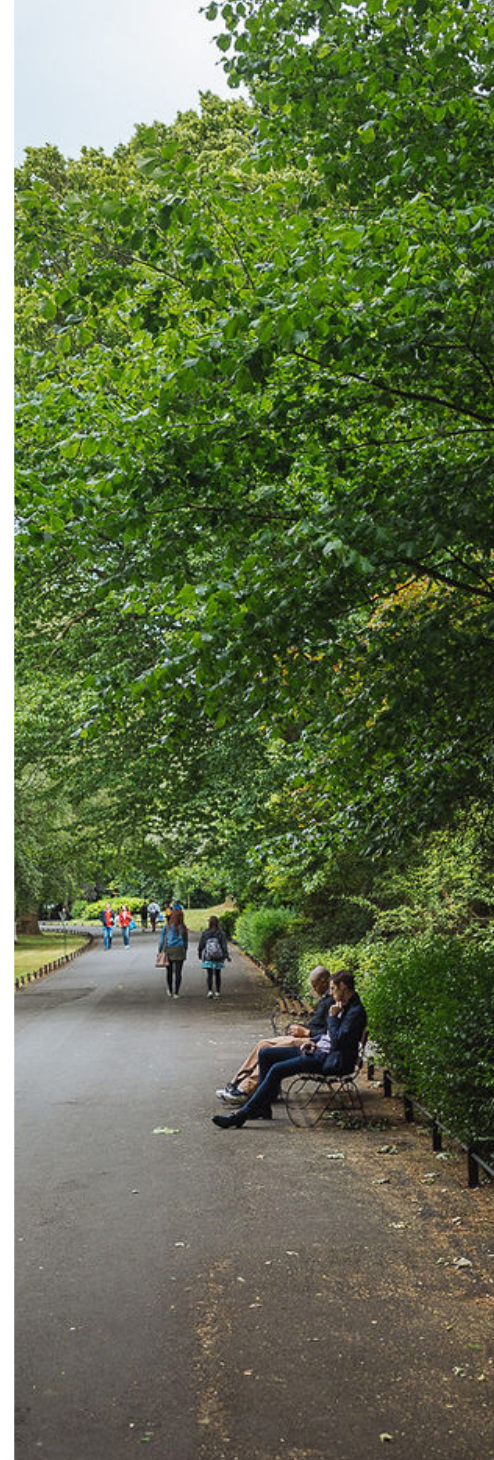
PROJECT TIMELINE



The centre of things

Step off the tram, take in the canal
views and start your day in Dublin's
most thriving business district,
minutes from the city centre.





Forget about wanting to rush home at the day's end. Unwind with a post-work yoga session, take in a live show, or catch up with colleagues in one of the many local nightspots and foodie havens.



A design for life

Take to the skies and take advantage of another modernist invention: the rooftop garden terrace.

Alive with local flora and fauna, a south-facing terrace and green roofs rise in steps towards a 97 square metre sky balcony with views over the Dublin mountains where you'll feel on top of the world.

Work with light

The free façade means you
get a floorplate that adapts
to your every need.

The designers of the original headquarters building showed remarkable foresight, predicting today's demand for open plan, sunlit offices with scenic views.

The new architects have replicated this openness in the new wing, so the flow of ideas through the workplace is as smooth as the movement of the passing trams.

The details make the difference



Sustainability

The scheme targets ratings of LEED Platinum and BER A3. Micro-combined heat and power systems (Micro-CHP) supply the workspace with renewable energy. Sustainable energy features include:

- Heat recovery on office and toilet cores
- Fresh air and extract air systems
- High efficiency water-cooled chiller
- Energy saving gas-fired condensing boilers that generate hot water for heating and washing
- Water saving bathroom fixtures
- LED lighting and control systems

Protected Building - Dimensions

Structural grid: 4.6m x 13m (general)
Floor to Floor: 3.5m for office floors
Floor Zone: 100mm (including access tiles)
Ceiling Zone: 600mm deep (including concrete down stand beam and ceiling finishes). Floor-to-ceiling heights range from 3.1m on the first floor to 2.5m on the penthouse floor; ceilings are 2.65m high on the office floors.

New Extension - Dimensions

Structural grid: 9m x 9m or 9m x 7.5m (general).
Planning grid: The new building is designed to accommodate a 1.5metre planning grid, following through from window location to ceiling and lighting layouts.

Floor to Floor: 3.5m for office floors.
Floor Zone: 100mm (including access tiles).
Ceiling Zone: 555mm deep (including ceiling finishes). On office floors, the floor to ceiling height is 2.70m.
Floor Loadings: Office Floors 4kn/sq. metre per person plus 1 kn/sqm partitions (4 +1).

Occupancy

Sanitary Provision: WC design density – 1:10 sq m 60:60 Male:Female (based on total building provision).
Means of Escape: 1 Person / 6m2.
Internal Climate: 1 Person / 8m2.
Lift Provision: 1 Person / 8m2.

Passenger Lifts

New Building: 3 x 15 person (1150kg @ 1.6m/s)
Fire Fighting Lift: 1 (1150kg @ 1m/s & 630kg @ 1m/s)
Existing Building: 2 x 10 person (800kg @ 1.6m/s)
Passenger lift average waiting time is less than 25 seconds. This means that the buildings lift installation will meet the British Council of Offices (BCO) Guide to Specification.

Sub-Division

The building and the arrangement of services is designed for a single tenant occupancy or two self-contained tenancies

with a division between the new and existing building from first to fifth floors.

Car Parking: 27 spaces (22 at Basement Level, 6 at Ground Level).
Bicycle Parking: 136 bays.
Showers: 12 Showers (6 Male, 5 Female and 1 Unisex Accessible).

Finishes

Lift Lobbies

- Natural stone to lifts and lift lobby floor and walls at Ground Floor
- Porcelain tile to lift lobby floors at basement and upper floors
- Painted plasterboard to lift lobby walls at basement and upper floors

Toilets

- Porcelain tile walls and floors
- Veneered hardwood flush cubicle system
- Back-painted (Silver Bronze and White Soft) satin glass panelling to rear of WCs and urinals

Shower and Changing Rooms

- Porcelain tile walls and floors
- High-pressure laminate shower cubicle system
- Corian 'Designer White' vanity units

Electrical installation

Design parameters based on one person per 8 sq m, lighting at 12W per sq m, general services at 25W per sq m, mechanical plant at 20kW per sq m.

Lighting

Office Floors: Energy efficient LED modular recessed dimmable luminaires to comply with design intent of CIBSE Lighting Guide 7 (LG7).
Reception: Bespoke lighting design to reflect high quality reception area
Toilets: Low energy lighting scheme.

Lighting Control

The main tenant lighting control system will utilise a DALI lighting control system connected on a communication network to allow daylight and occupancy control. The system will be programmable for any reasonable future fit-out requirement. Landlord areas will be provided with standalone presence / lighting control sensors.

Standby Power

A lift safety generator installed by the landlord will supply critical landlord loads in the event of mains failure. Landlord critical loads include firefighting lifts and mechanical plant located within the basement.

Safety Installations

Fire Alarm

A fire detection and alarm networked system in accordance with IS3218 and designed to an L1 standard installed throughout the building. There are individual fire alarm loops to each tenant area.

Emergency Lighting

An emergency lighting system in accordance with IS3217 installed throughout the building.

Security System

An IP based CCTV system will monitor all Landlord core areas, reception, entrance foyer and all external areas. The systems shall be designed to IS EN 50131 standards and the PSA Code of Practice.

Communications

Comms Rooms will be served by different incoming telecom duct networks to allow diverse connections to the building. Each comms room has spare duct capacity to allow connections to other providers in future. Cable tray distribution links the comms room to an IT riser that services the office floors.

Mechanical Installation

Ventilation & Comfort Cooling

Fresh air is generated by new high-efficiency

thermal-wheel heat recovery air-handling units. The fresh air is filtered and tempered with heating or cooling. The 4-Pipe Fan Coil Unit (FCU) comfort heating and cooling system is installed in the ceiling voids.

Heating

Highly efficient gas-fired condensing boilers provide heating for the following applications:

- FCUs in open plan offices, reception & lift lobbies
- Radiators in stair cores and back of house areas
- Air Handling Unit (AHU) heating coils
- Domestic hot water cylinder heating coils

Cooling

The offices will be served by chilled water circuits from the central landlord chiller plant for the following applications:

- FCUs in open plan offices, reception & lift lobbies
- Air Handling Unit (AHU) cooling coils

Domestic Water Services

Mains, cold and hot water are piped to the various outlets and sanitary facilities to be provided in the office development. Hot water storage cylinders are provided in the basement heating energy centre to meet the requirements of the landlord sanitary facilities and cleaning facilities.

Building Management System

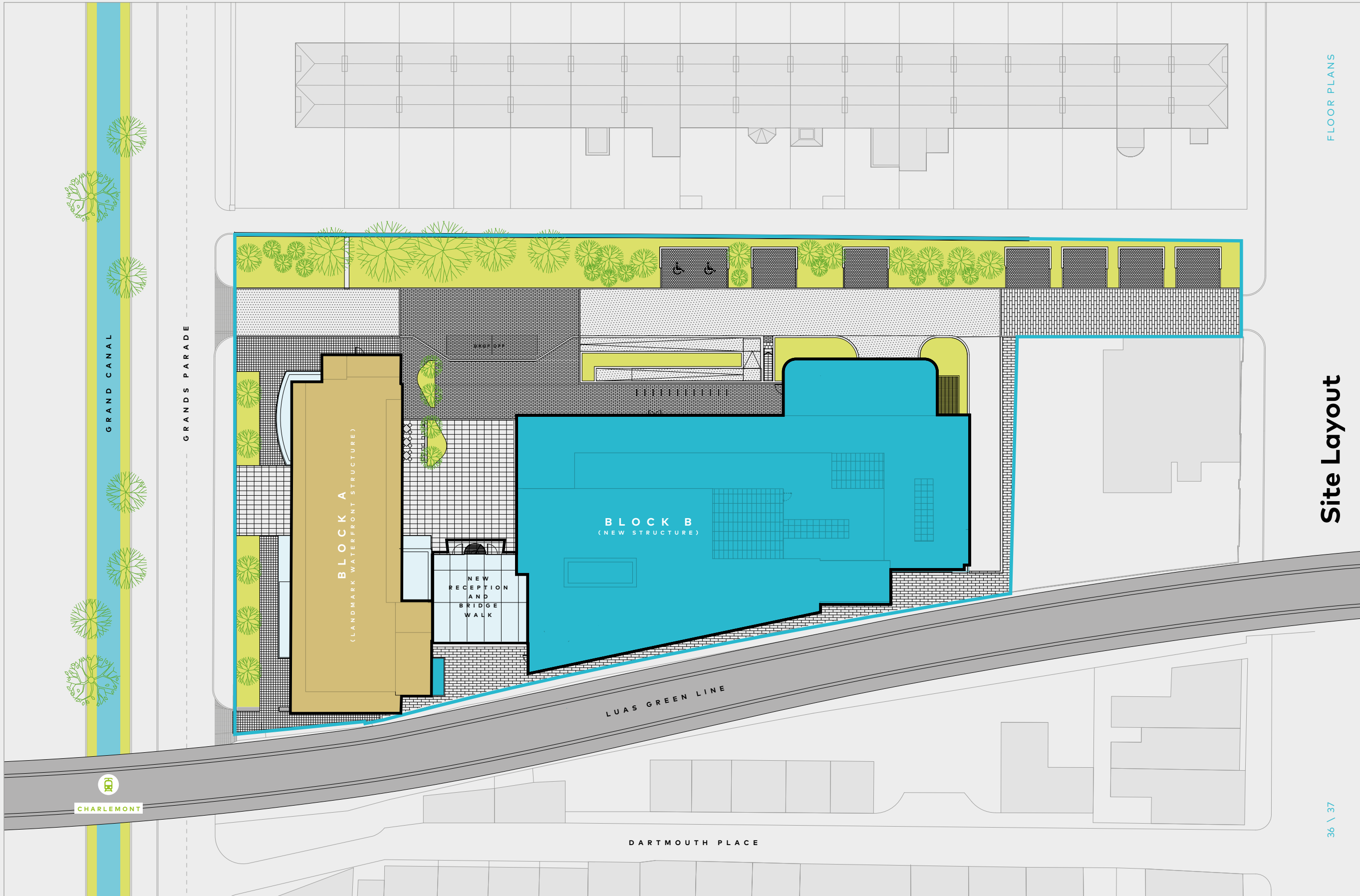
A Building Management System (BMS) controls the primary mechanical plant and environmental systems on each floor. The system is open network to all interfaces with other systems.

Ventilation Rates

Offices: 11 litres / second / person at one person per 8m²

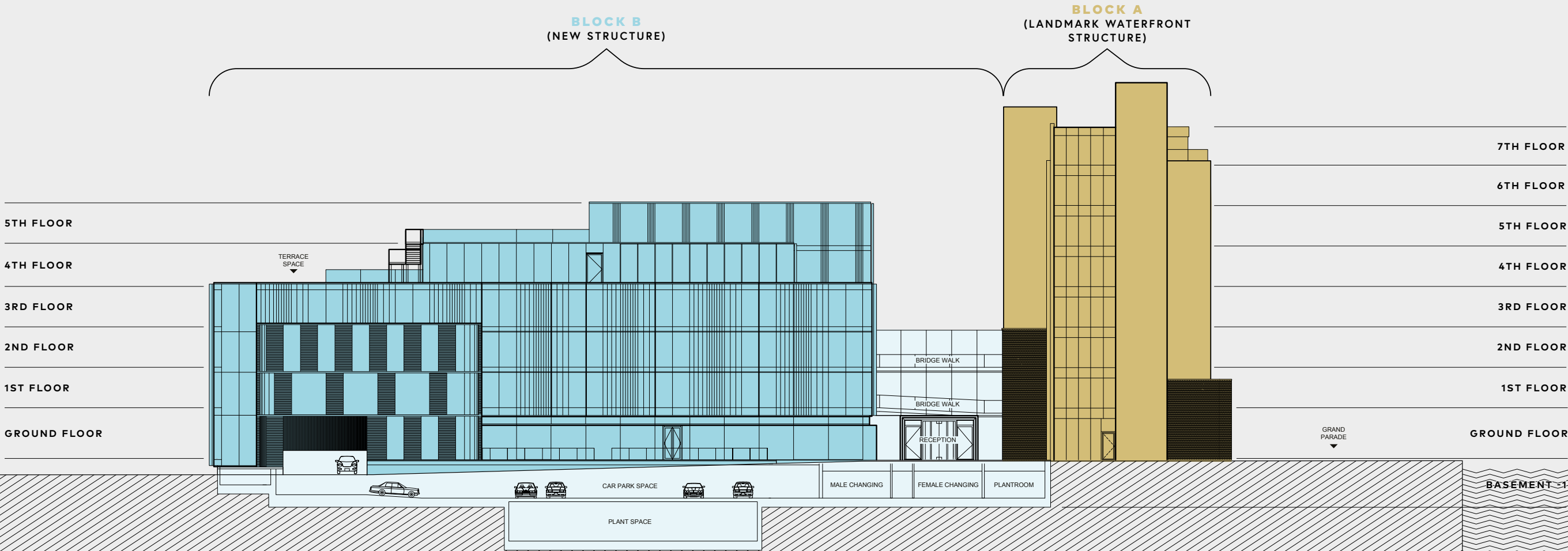


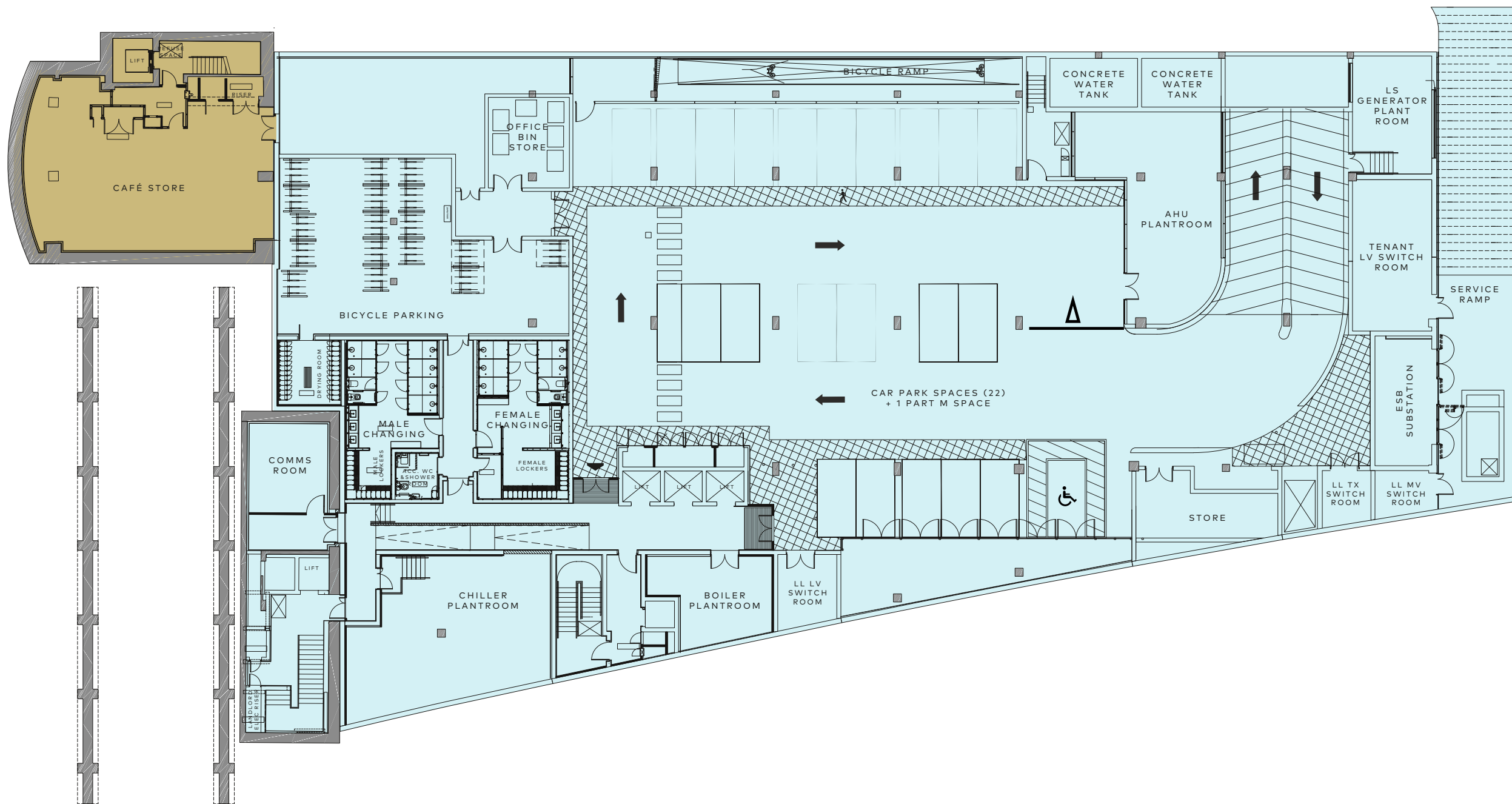
Floor plans



Area Schedule
Suitable for
Multiple Lettings

	Block B (New Block)	Block A (Retained Structure)	Summary of Combined Areas (Blocks A & B)
Level	NIFA Sq.Ft	NIFA Sq.Ft	NIFA Sq.Ft
Basement -1	311	4,702 (café area - 1,452 sq ft)	5,013
Ground Floor	15,534	2,232 (café area - 1,490 sq ft)	17,766
First Floor	14,719	5,244	19,963
Second Floor	14,713	5,448	20,161
Third Floor	13,255	5,185	18,440
Fourth Floor	8,336	5,195	13,531
Fifth Floor	4,565	5,193	9,758
Sixth Floor	-	5,183	5,183
Seventh Floor	-	3,397	3,397
Total (Excl. Basements)	71,121	37,077	108,198
Total (Incl. Basements)	71,432	41,778	113,210



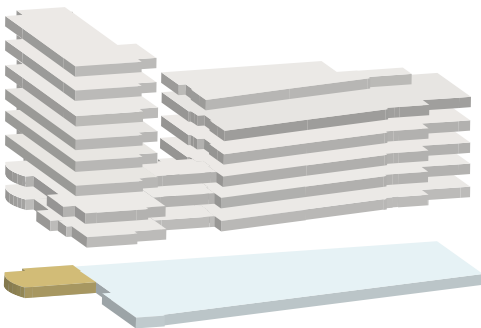


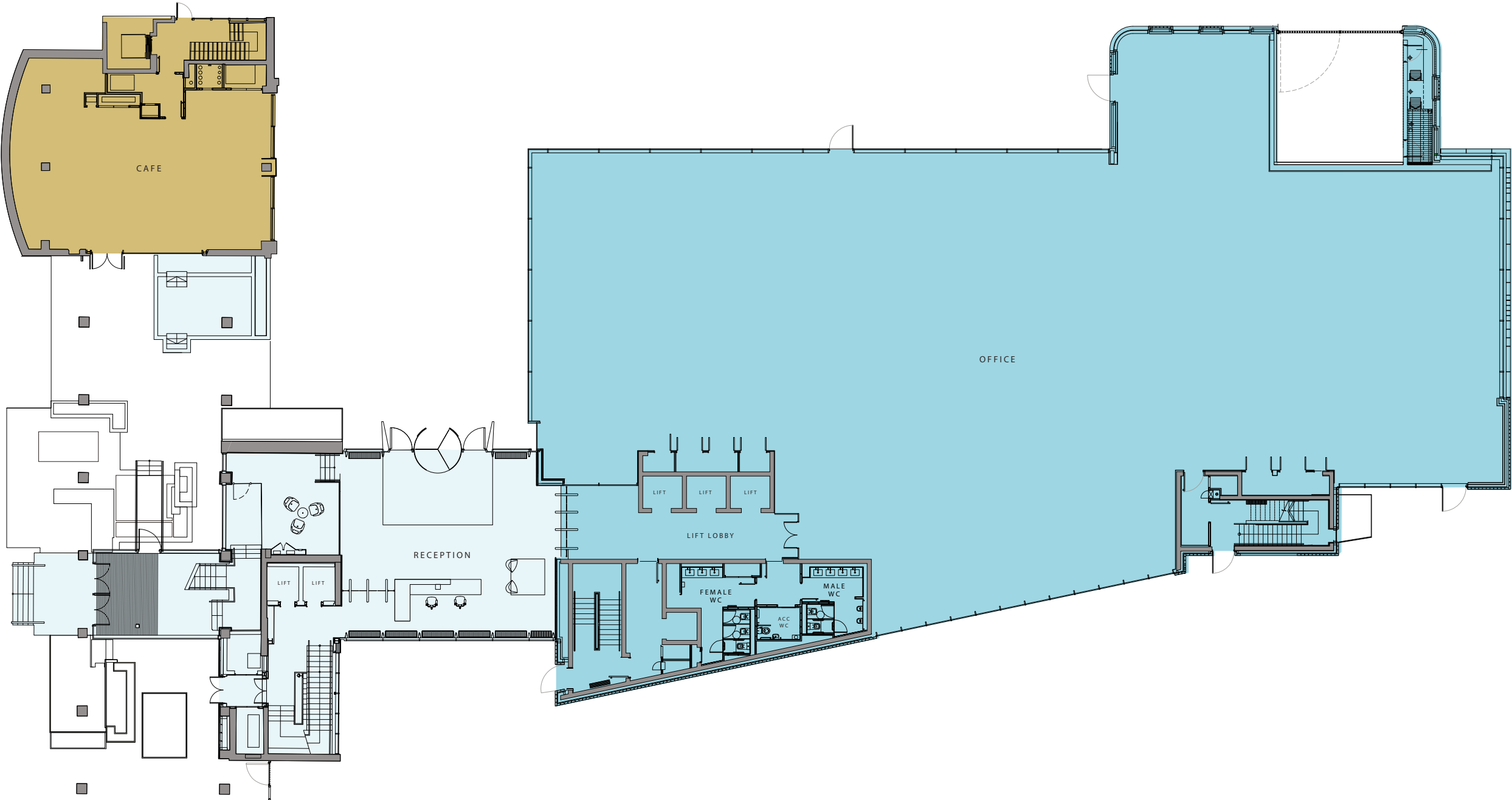
NET INTERNAL FLOOR AREA



SQ FT

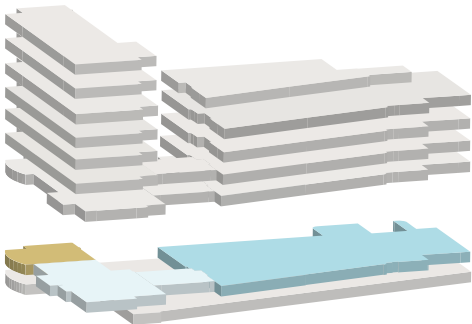
● Block A (Retained Structure)

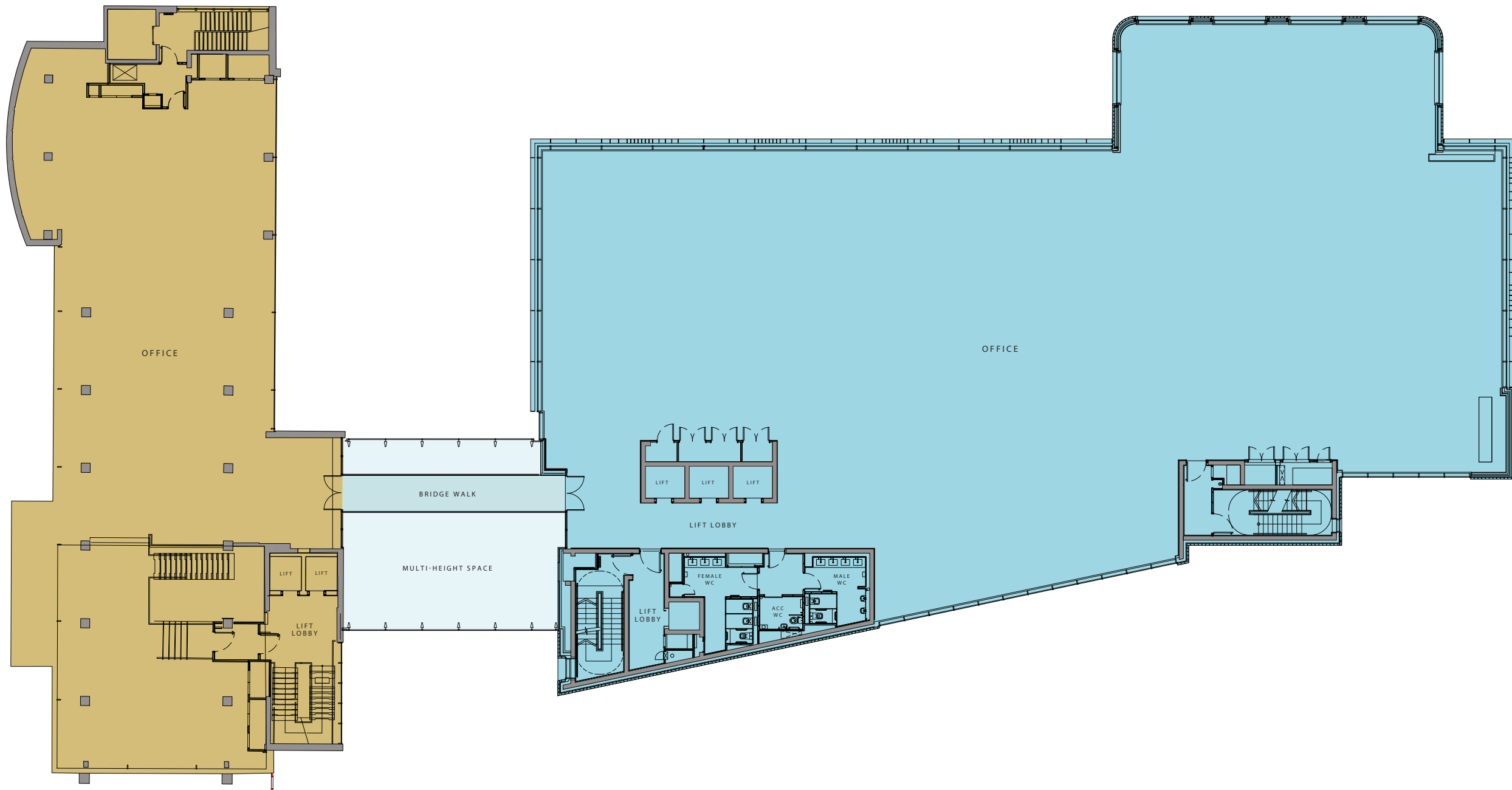
4,702





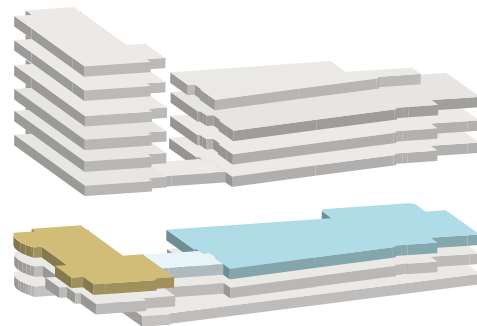


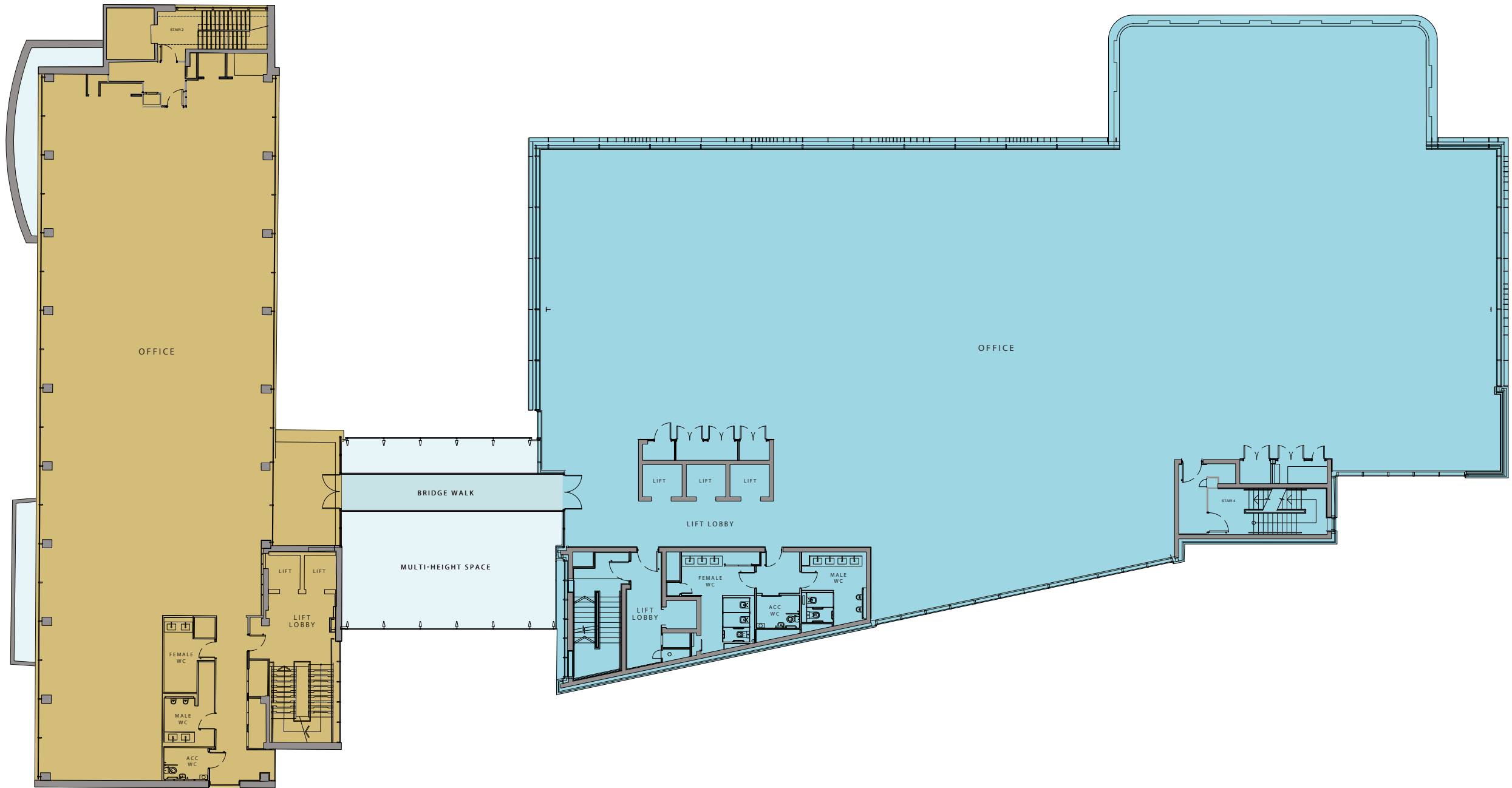
NET INTERNAL FLOOR AREA	SQ FT
 Block A (Retained Structure)	2,232
 Block B (New Block)	15,534
Reception Area	1,549



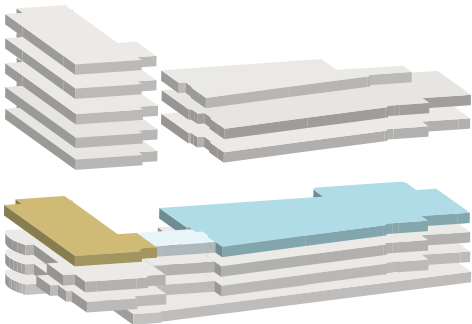


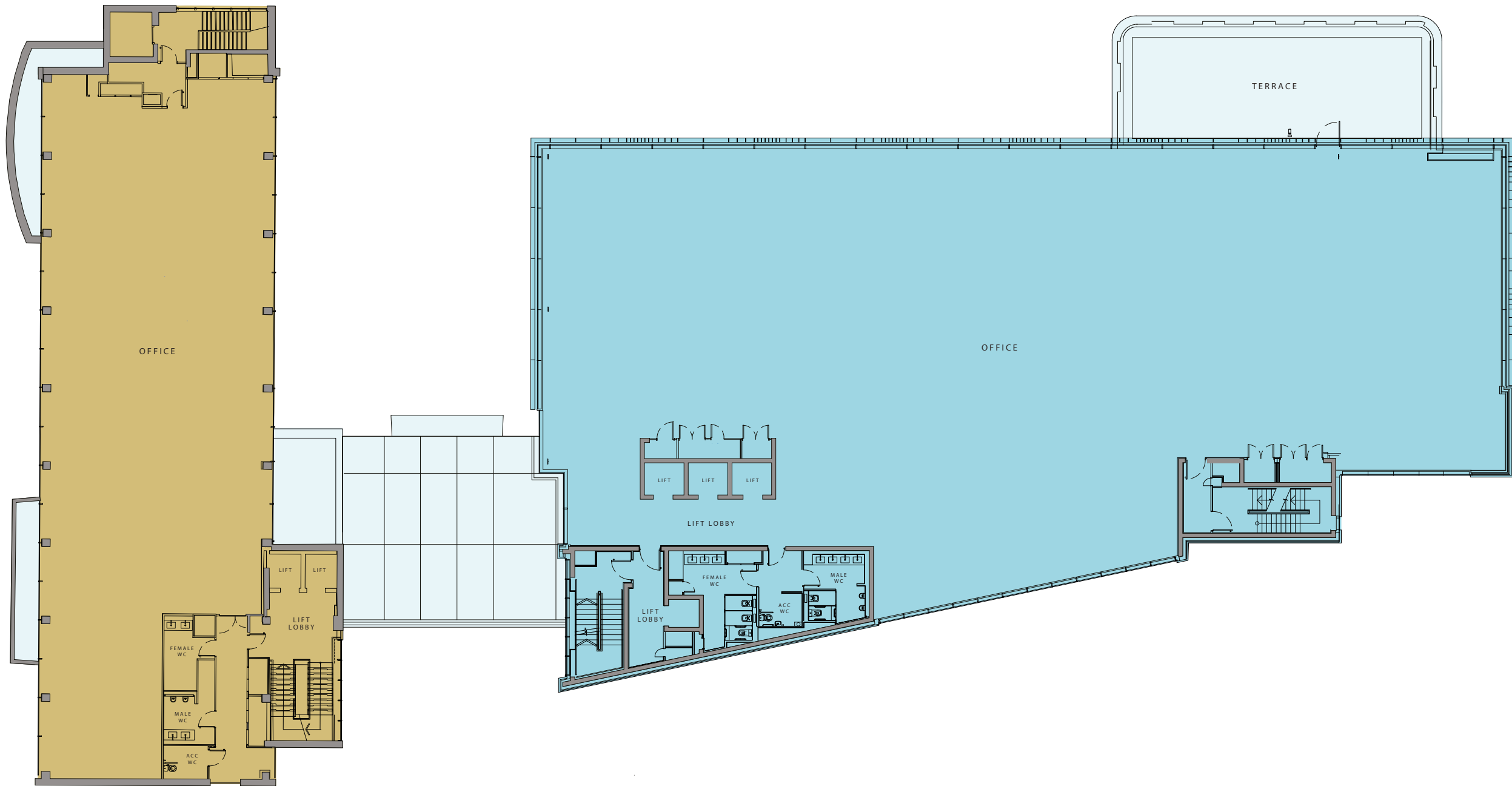
NET INTERNAL FLOOR AREA		SQ FT
 Block A (Retained Structure)		5,244
 Block B (New Block)		14,719
Combined		19,963





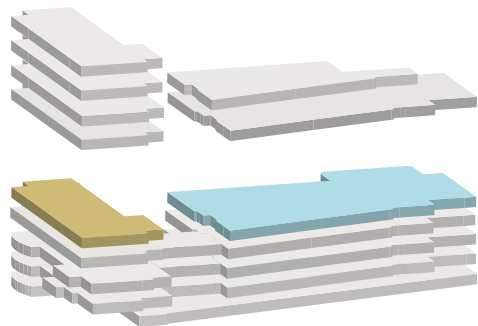


NET INTERNAL FLOOR AREA		SQ FT
● Block A (Retained Structure)		5,448
● Block B (New Block)		14,713
Combined		20,161



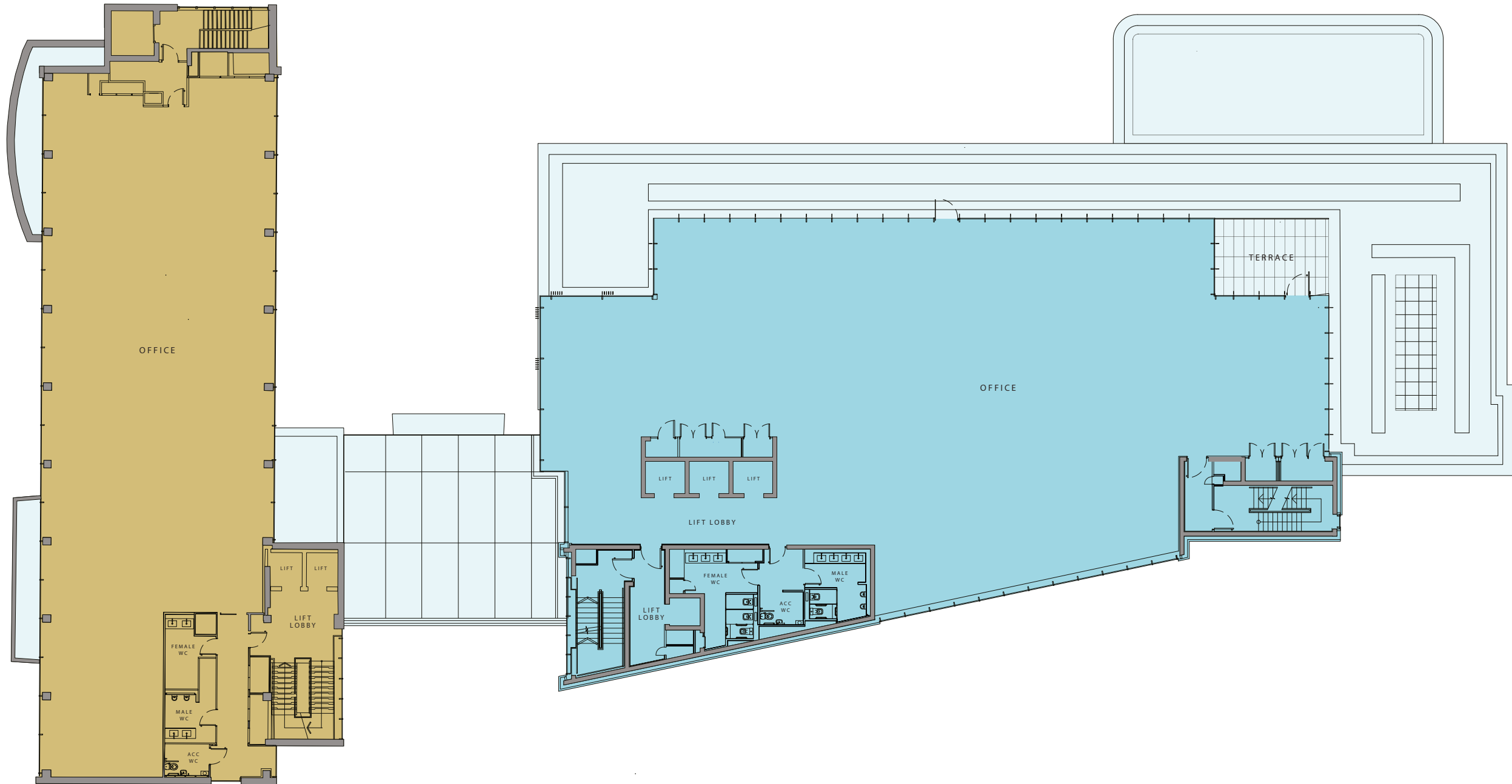


NET INTERNAL FLOOR AREA		SQ FT
 Block A (Retained Structure)		5,185
 Block B (New Block)		13,255
Combined		18,440

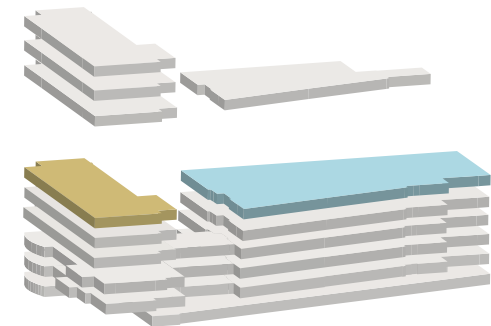




Fourth floor

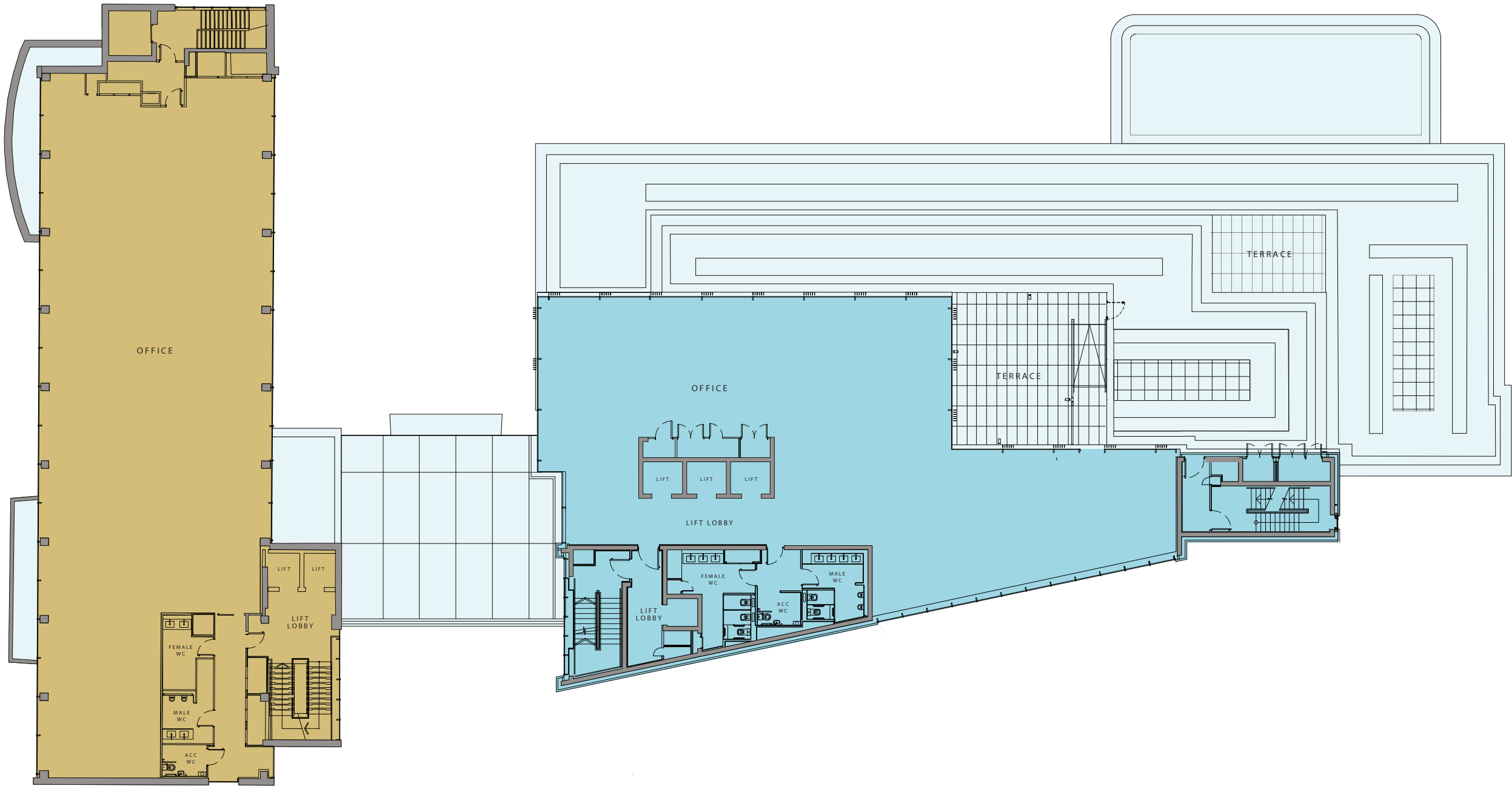




NET INTERNAL FLOOR AREA		SQ FT
● Block A (Retained Structure)		5,195
● Block B (New Block)		8,336
Combined		13,531

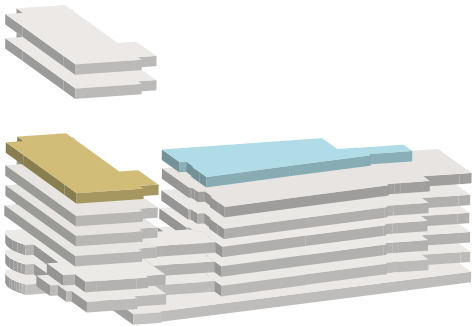


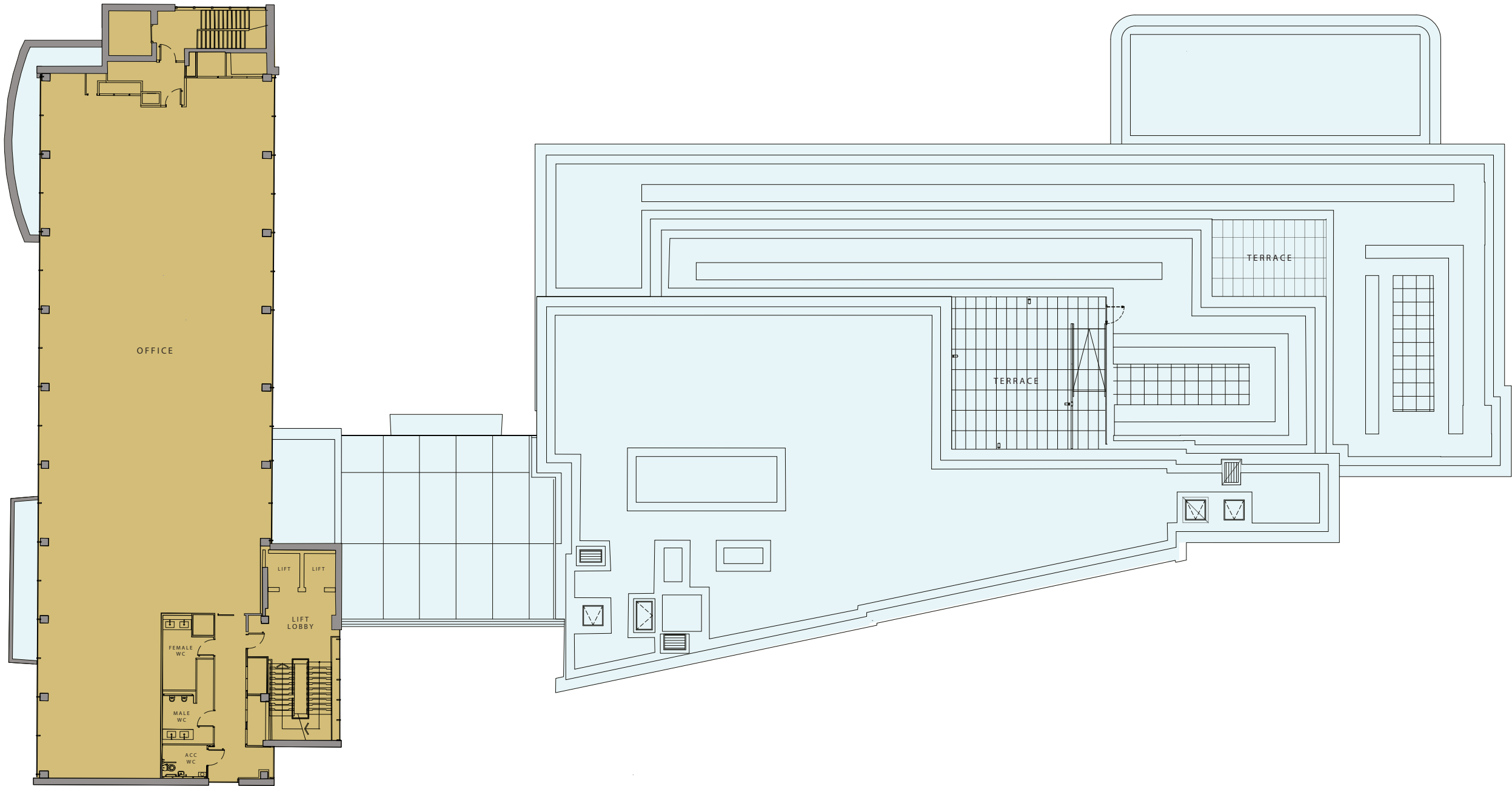


Fifth floor

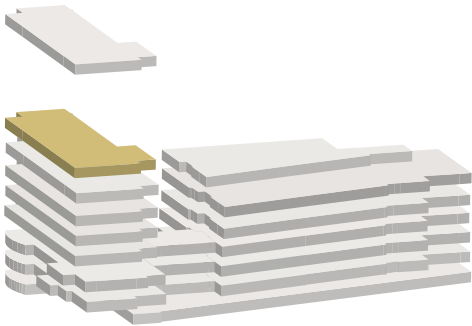


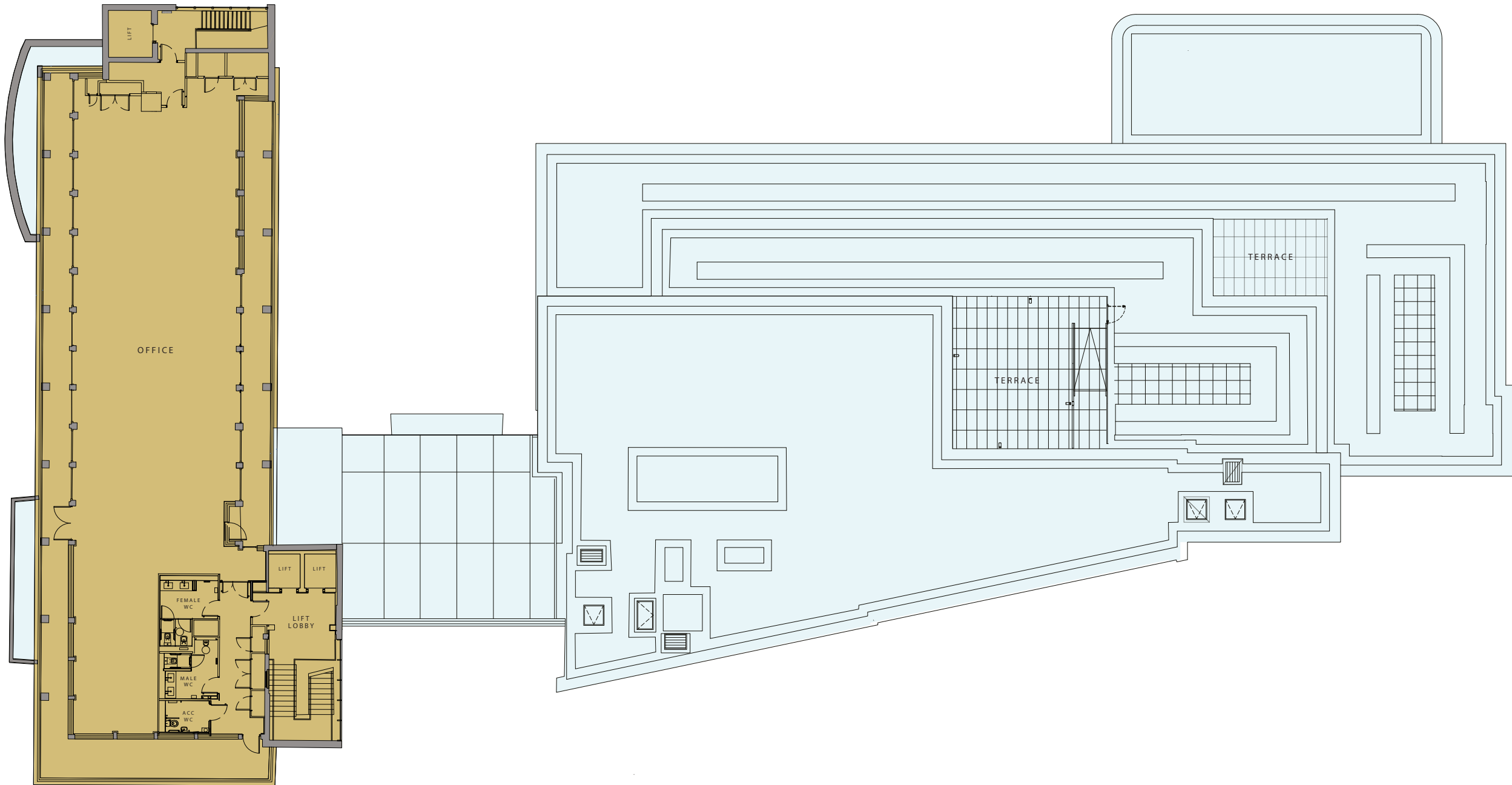
NET INTERNAL FLOOR AREA	SQ FT
 Block A (Retained Structure)	5,193
 Block B (New Block)	4,565
Combined	9,758





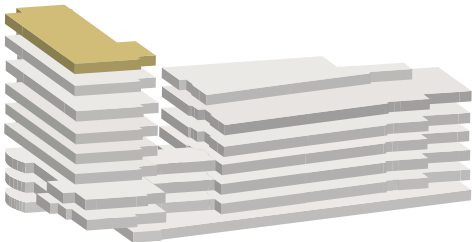


NET INTERNAL FLOOR AREA		SQ FT
<div></div> Block A (Retained Structure)		5,183
<div></div> Block B (New Block)		0
Combined		5,183





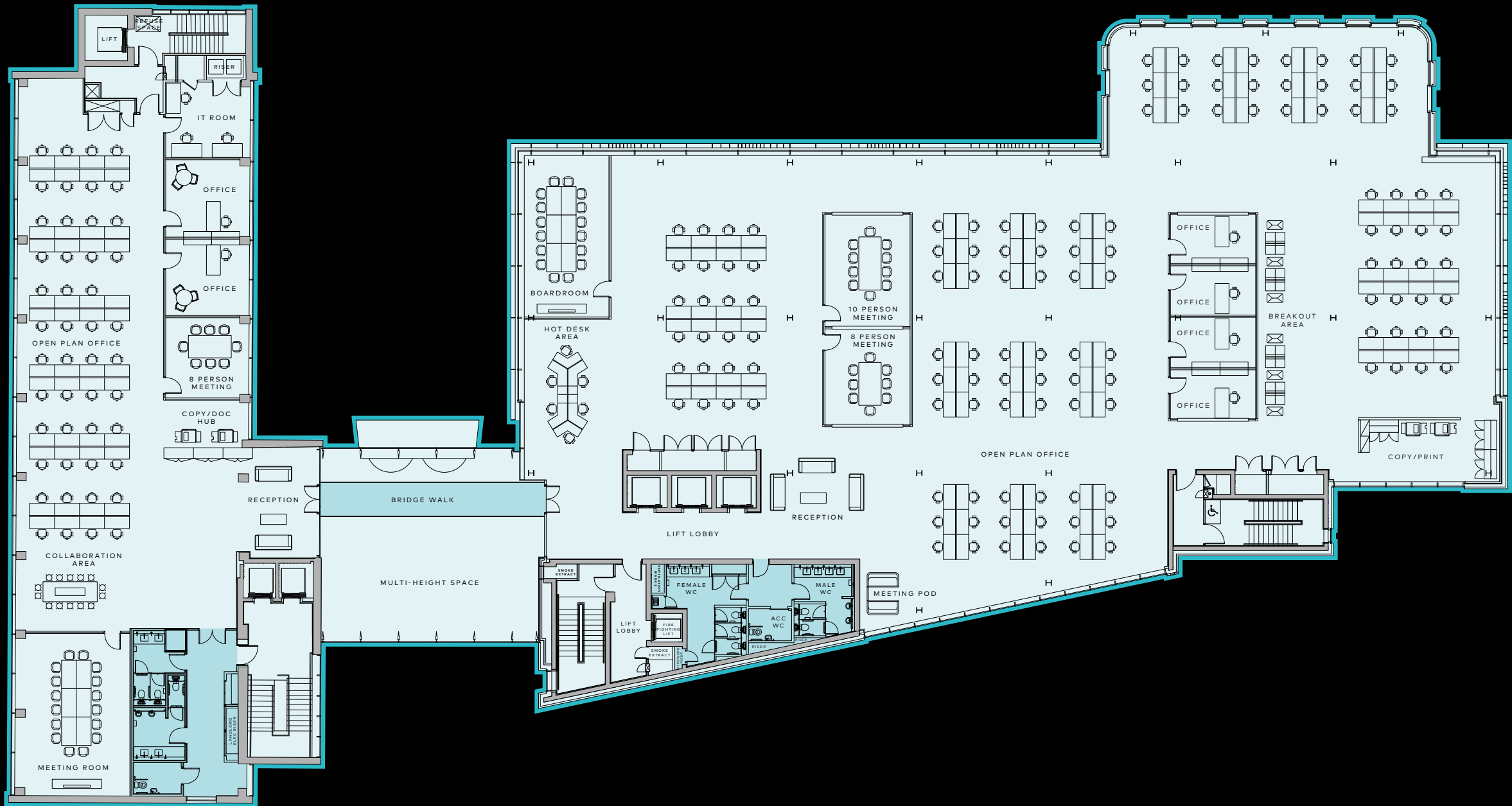
NET INTERNAL FLOOR AREA		SQ FT
 Block A (Retained Structure)	3,397	
 Block B (New Block)	0	
Combined	3,397	



Space plans

> Financial
1:10

SPACE PLANS



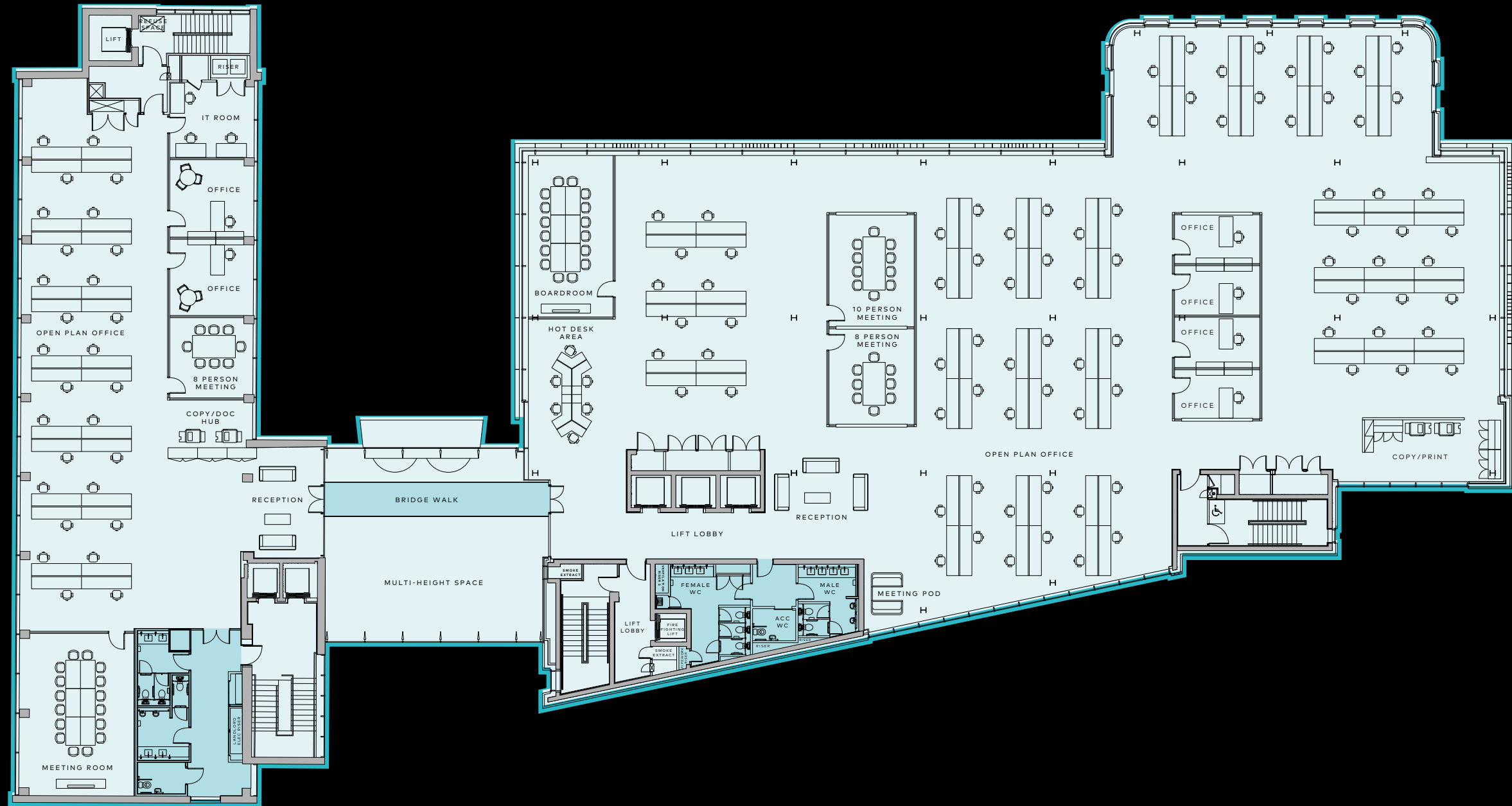
Second floor

	Density
Reception	1
Cellular Offices	6
Open Plan Workstations	176
Board Room 20 Persons	1
Meeting Room 16 Persons	1
Meeting Room 10 Persons	1
Meeting Room 8 Persons	2
Breakout Areas (4 tables/6 chairs)	1
Print/Copy Area	1
Print/Copy Hub	1
IT Room	1
Informal Meeting Spaces /Pods (1 pod)	1
Collaboration/Informal Seating Area (14 seats)	1
Hot Desking Area (6 seats)	1



Tech

1:15



Second floor

	Density
Reception	1
Cellular Offices	4
Open Plan Workstations	92
Board Room 20 Persons	1
Meeting Room 16 Persons	1
Meeting Room 10 Persons	0
Meeting Room 8 Persons	2
Breakout Areas (4 tables/6 chairs)	0
Print/Copy Area	1
Print/Copy Hub	1
IT Room	1
Informal Meeting Spaces /Pods (1 pod)	1
Collaboration/Informal Seating Area (14 seats)	0
Hot Desking Area (6 seats)	1



The developer

Hines is a global real estate investment, development and property manager. The firm was founded by Gerald D. Hines in 1957 and now operates in 395 cities in 30 countries. Hines manage nearly \$96B1 in high-performing assets across residential, logistics, retail, office, and mixed-use strategies.

Hines local teams serve 480 properties totaling nearly 241 million square feet globally. Hines serves as investment manager, representing 96

million square feet of assets for which Hines provides third-party property-level services².

With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to ESG, Hines is one of the largest and most-respected real estate organizations in the world.

¹Includes both the global Hines organization and RIA AUM as of December 31, 2022.

²Includes 388 properties as of December 31st, 2022

Hines

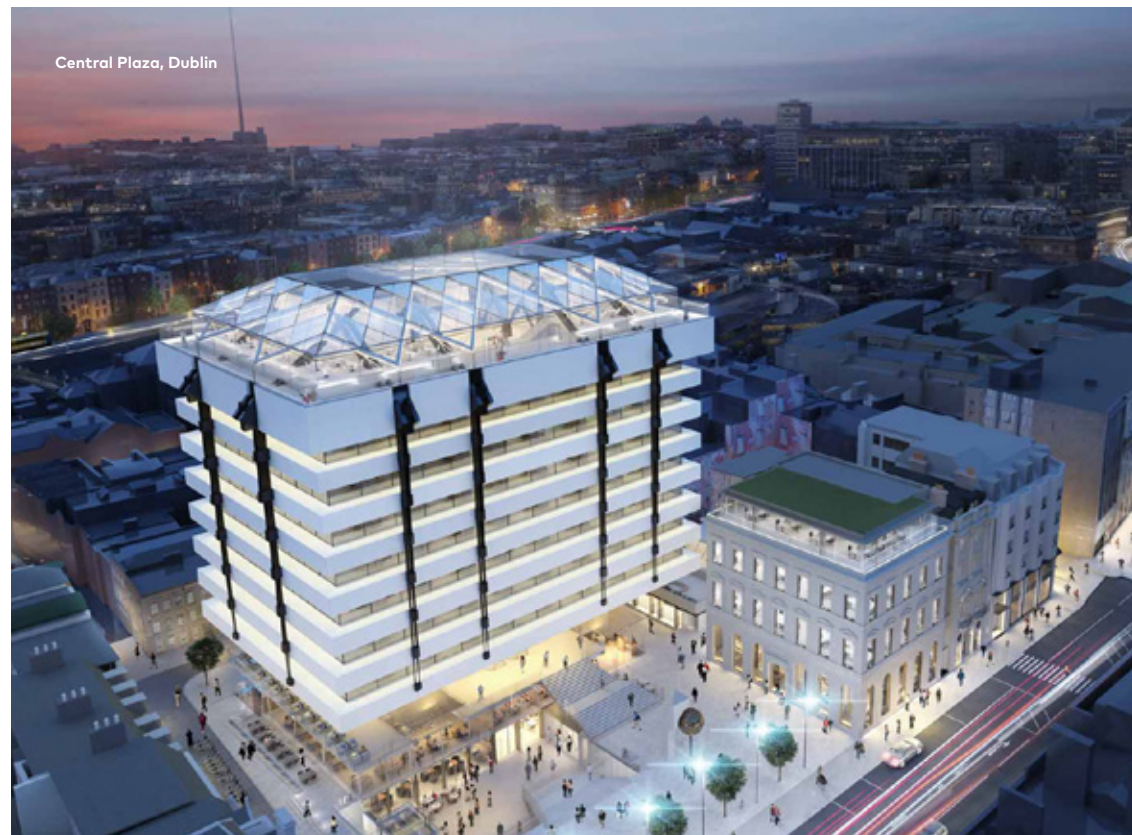
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Over 216 million sq ft current property and asset management portfolio

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Over 537 million sq ft of developed, redeveloped and acquired properties.

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