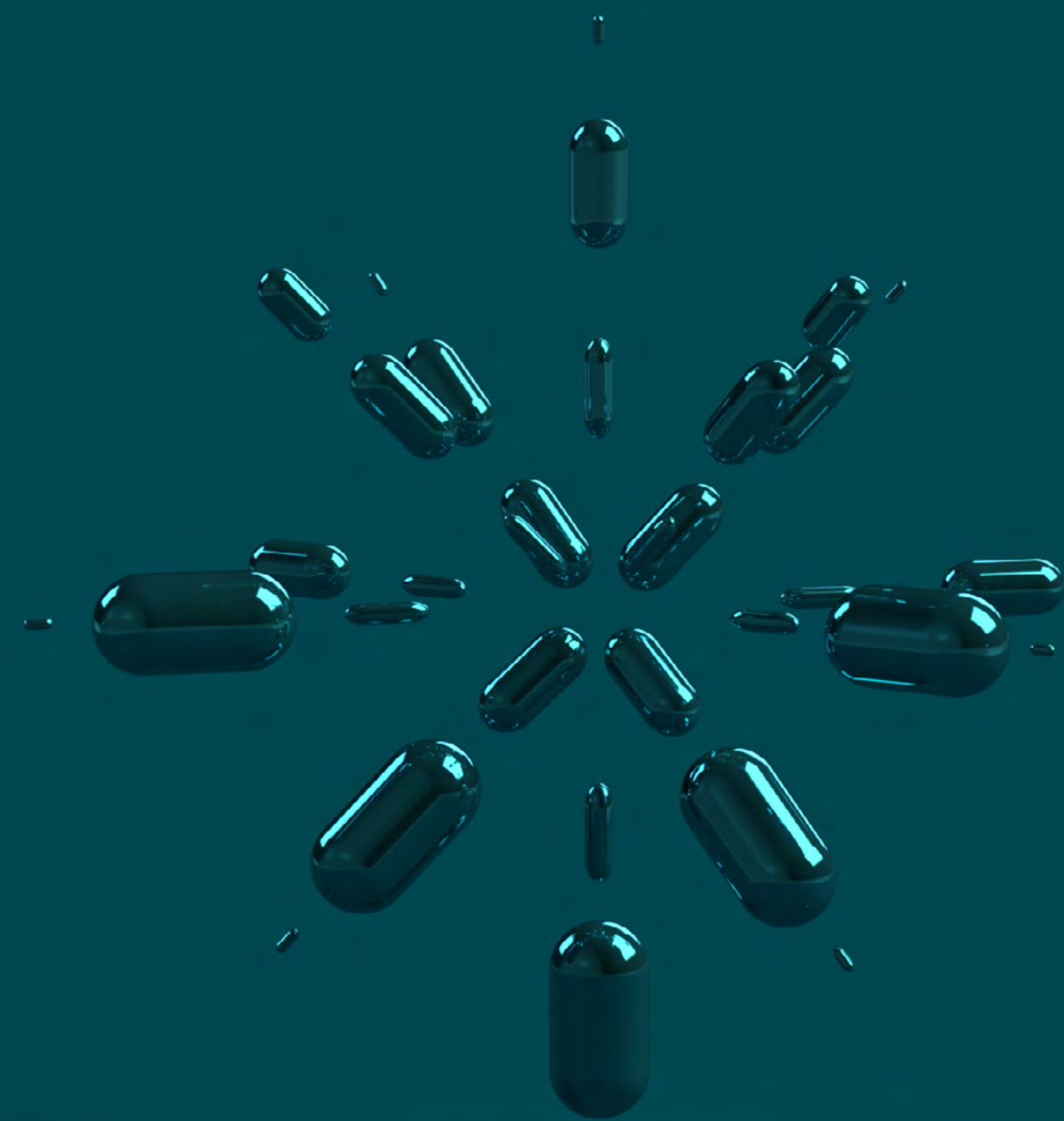


Founders

District



# The centre of invention

To succeed in a rapidly evolving world, you need a breeding ground for innovation. You need the best infrastructure, inspiring amenities for your staff and access to a top research university. Founders District gives you that and more. Join its community of creators: industrious companies intent on changing the world.

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**Neighbours**  
on your wavelength

p. 6

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**Academic  
brilliance**  
you can borrow

p. 8

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New outdoor  
**meeting  
pods**

p. 10

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House your reputation with  
**61,000+**  
sq. ft.

p. 11

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**A warm  
reception**  
for lightbulb moments

p. 12

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Your gateway to  
**new  
experiences**

p. 13

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A new coffee  
culture is  
**brewing**

p. 14

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Embrace the  
**local  
lifestyle**

p. 18

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In it for  
**the  
sport**

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Tour de  
**Dublin**

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**Two new**  
shower pavilions

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Southsiders  
**in motion**

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**Smarter**  
layouts

Flutter  
Entertainment  
Headquarters

# Made for collaboration

Founders District is the nucleus of research and collaboration, giving you more opportunities to build working relationships with companies on your wavelength.



# Work

# among

# innov-

# ators



Expand your business circle and connect with global companies within life sciences, medtech, pharma, professional services and financial technology. Take your place among the most influential brands in business opening new headquarters here in Dublin 4.

# Professional chemistry

Partner up with influential researchers at UCD to gain that essential edge. With a walkway linking Founders District to a university ranked in the top one per cent worldwide, finding great recruits or strategic alliances is a stroll away.

# Analyse Life



Scientific inquiry broadens horizons. With a growing life sciences community at Founders District and world-class technical and scientific facilities next door at UCD, put your business under the microscope and realise new markets.

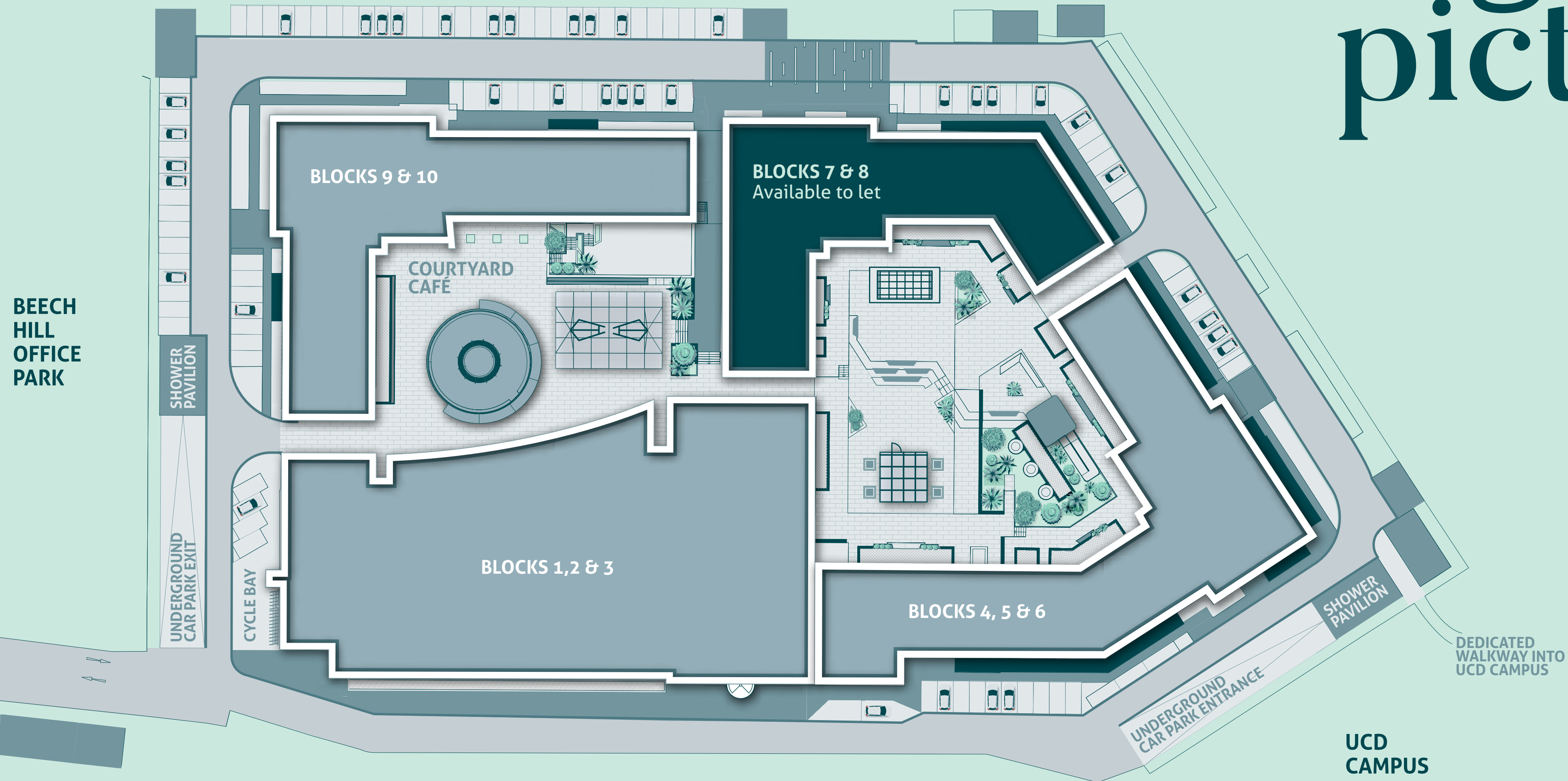
Stimulate creativity with outdoor meeting pods that help your team put their heads together beyond the office. Perfect for companies that prefer exploring ideas in the great outdoors.

# Blue sky thinking





# Big picture



**Blocks 1, 2 & 3**  
Flutter Entertainment plc

**Blocks 4, 5 & 6**  
AIB Merchant Services  
Fiserv  
Life Scientific  
NSSO  
Workplace Options  
Skillsoft

**Blocks 7 & 8**  
**Available to let**

**Blocks 9 & 10**  
NexusUCD  
CeADAR  
Corlytics  
DOCOSoft  
Eagle Point Partners  
ResMed  
TestReach



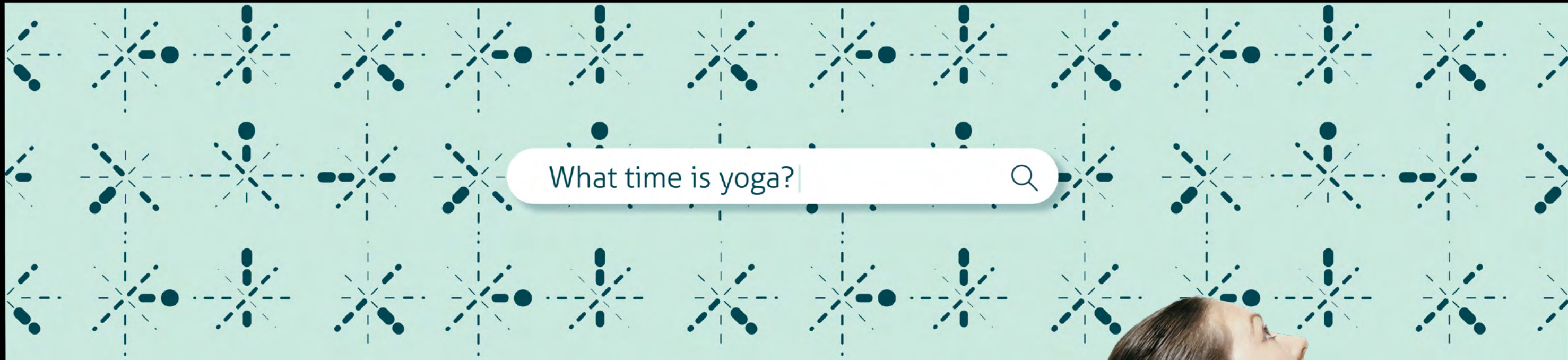
# Office goals

Blocks 7 and 8 offer five spacious office floors totaling 61,914 sq. ft. that create a comfortable work environment. Take on the world in style with flexible interiors designed to support and inspire your talent.

Block  
7-8

# Enlighten minds

Newly redesigned, the glazed double height reception of Blocks 7 and 8 captures the daylight, giving your people plenty of natural light. With two new lounges and two meeting areas complete with pendant lighting, your team will never be far from a lightbulb moment.



What time is yoga?

# Connect offline



Get to know your neighbours and join the Founders District community portal: your gateway to tailored events and experiences. With almost 1800 members enjoying regular giveaways, fitness classes and more, sign up online to get socialising sooner.



Experience a new coffee culture under the canopy of the courtyard café at Founders District. Ideal for informal meetings, this sets a welcoming tone with skilled baristas waiting to pour you the perfect cup.



# Better places



Dodder Park

The 105 Café, Clonskeagh



Donnybrook Fair, Donnybrook



Cycle friendly location





The Devin, Ranelagh



Farmer Browns, Clonskeagh



Platinum Pilates, Clonskeagh

Host, Ranelagh



Ashtons, Clonskeagh



A great location in the capital for business and entertainment, Dublin 4 brings you great restaurants, sports grounds, bars and parks aplenty. Enjoy brunch in Ranelagh or Clonskeagh, leave it all on the pitch at UCD and spot the wildlife with a walk along the Dodder.



Ranelagh Streetscape



Layla's, The Devlin, Ranelagh

UCD Campus



Layla's, The Devlin, Ranelagh



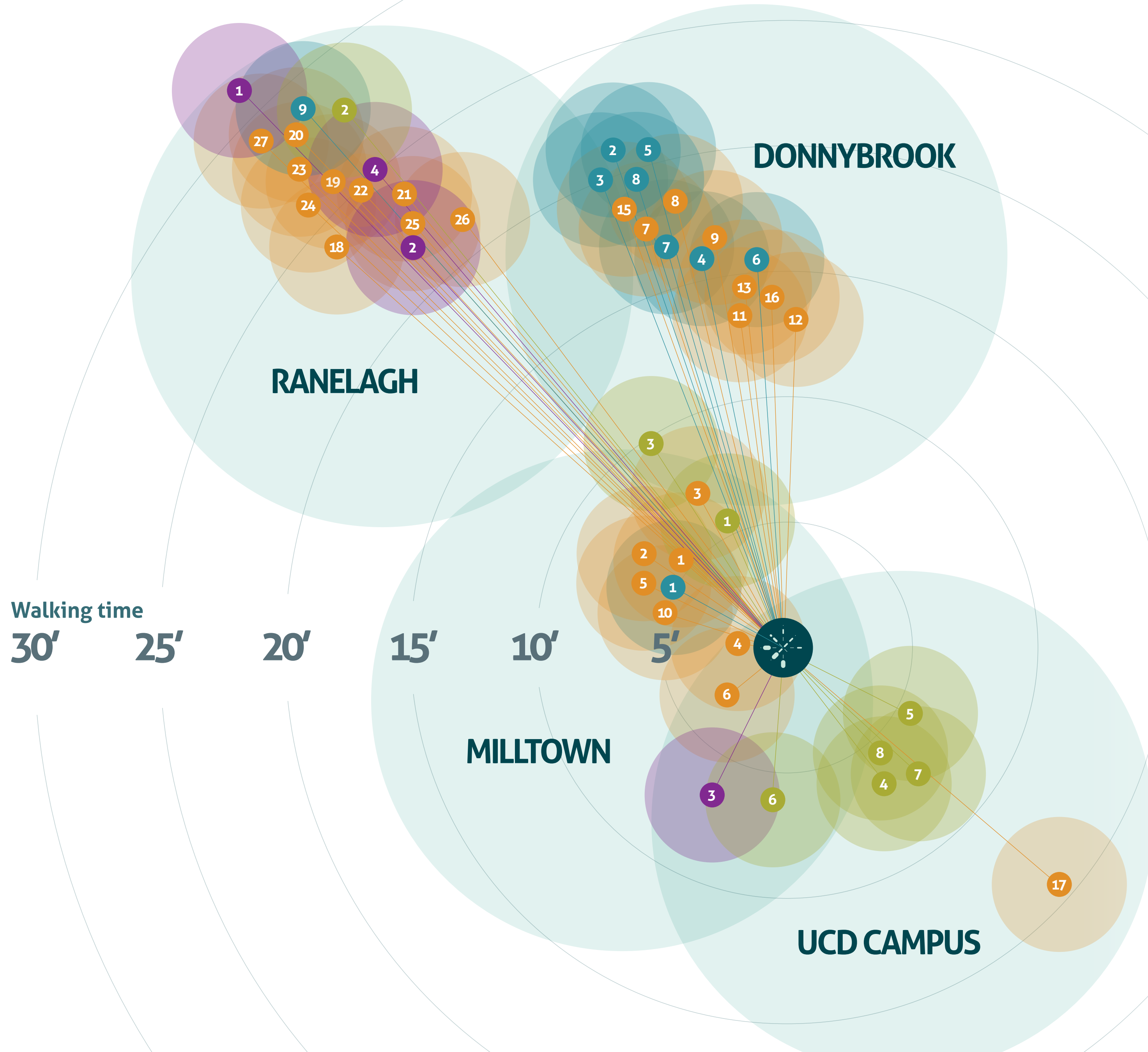
UCD Campus

UCD Campus





# Local lifestyle



## Cafés, Pubs & Restaurants

1. The 105 Café
2. Applegreen
3. Ashtons Gastro Pub
4. Berman & Wallace
5. Farmer Browns
6. Earl's Deli
7. Marco Pierre White Courtyard Bar & Grill
8. The Donnybrook Gastro Pub
9. Mulberry Gardens
10. Bombay Pantry
11. Mao
12. Caffè Nero
13. Arthur Mayne's
14. Green Beards
15. Nourish
16. Insomnia
17. Bluebird Coffee Roasters
18. The Devlin Hotel
19. The Butcher Grill
20. Host
21. Dime Coffee
22. Cinnamon
23. Dillinger's
24. Butlers Chocolate Café
25. Layla's
26. Birchalls
27. The Exchequer Wine Bar

## Shopping & Groceries

1. Applegreen
2. Boots
3. Donnybrook Fair
4. Lloyds Pharmacy
5. The Butler's Pantry
6. O'Briens Off License
7. Tesco Express
8. Terroirs Wine Store
9. Super Valu

## Services

1. The Grafton Barber
2. OSLO
3. AIB Bank
4. Bank of Ireland

## Health & Fitness

1. David Lloyd Gym
2. FlyeFit
3. Platinum Pilates & Physiotherapy
4. UCD Sports Centre, Gym & Swimming Pool
5. UCD Tennis Courts
6. UCD Running Track
7. UCD Squash Courts
8. UCD Handball & Racquetball Courts

# 50m of endurance

Increase your stamina with an Olympic-size swimming pool. Located on UCD campus, it offers you 10 lanes in which to test yourself. If you run out of steam, hit the steam room, before unwinding in the jacuzzi or sauna.

# Race ahead

Give yourself the best start every morning with acres of parkland on your doorstep. Go for a run along the banks of the River Dodder or discover one of five walks that you can take throughout the UCD campus.

Grab your racket and leave it all on the tennis court. Or let your people show you what they're made of with a 30-foot climbing wall. If they can rise to the challenge, then maybe a choice of 140 fitness classes will test their limits. Just some of the many sports you can enjoy around Founders District.

# Networth



# New revo- luti- ons






Minding your health is no sweat. With new bike paths designed to promote a cycling culture, taking your wellbeing in the right direction is easy. Got no wheels? Rent a bike at short notice with Bleeperbike stations near your office.

# Power on

Two new shower pavilions with 50 showers, not to mention 60 lockers with changing areas mean once your workout is done, you get on with your day. Conscious of the need for Covid-19 precautions, internal pavilion and locker doors have an antimicrobial finish while your personal RFID card will open your locker.

Hair drying facilities in some cubicles together with a drying room in each pavilion give fitness enthusiasts plenty of room to get ready. With a mirror, basin and stool neatly positioned nearby, you can inspire a new office dress code effortlessly.

	Showers	<b>50</b>
	Drying rooms	<b>2</b>
	Lockers	<b>60</b>





# Going your way

Sail around town with 22 bus routes on your doorstep including express services that travel north and south of the city. With the Luas nearby at Milltown station and a shuttle bus to Sydney Parade Dart station, you can come and go as you please.

# Cruise into town

## Drive times

Ballsbridge	7 mins
Dundrum Shopping Centre	8 mins
St. Stephen's Green	13 mins
Dublin Airport	30 mins

## Walk times

UCD Campus	1 min
Clonskeagh	5 mins
Dodder Valley Park	5 mins
Bleperbike Station	8 mins
Donnybrook	13 mins

## Cycling times

Donnybrook	3 mins
Herbert Park	6 mins
Ballsbridge	7 mins
Ranelagh	9 mins
City Centre	14 mins
Milltown Luas	10 mins



- LUAS GREEN LINE
- SHUTTLE BUS
- DART
- DUBLIN BUS
- BLEEPERBIKE STATION



N11 ↓



# Perfect arrangement

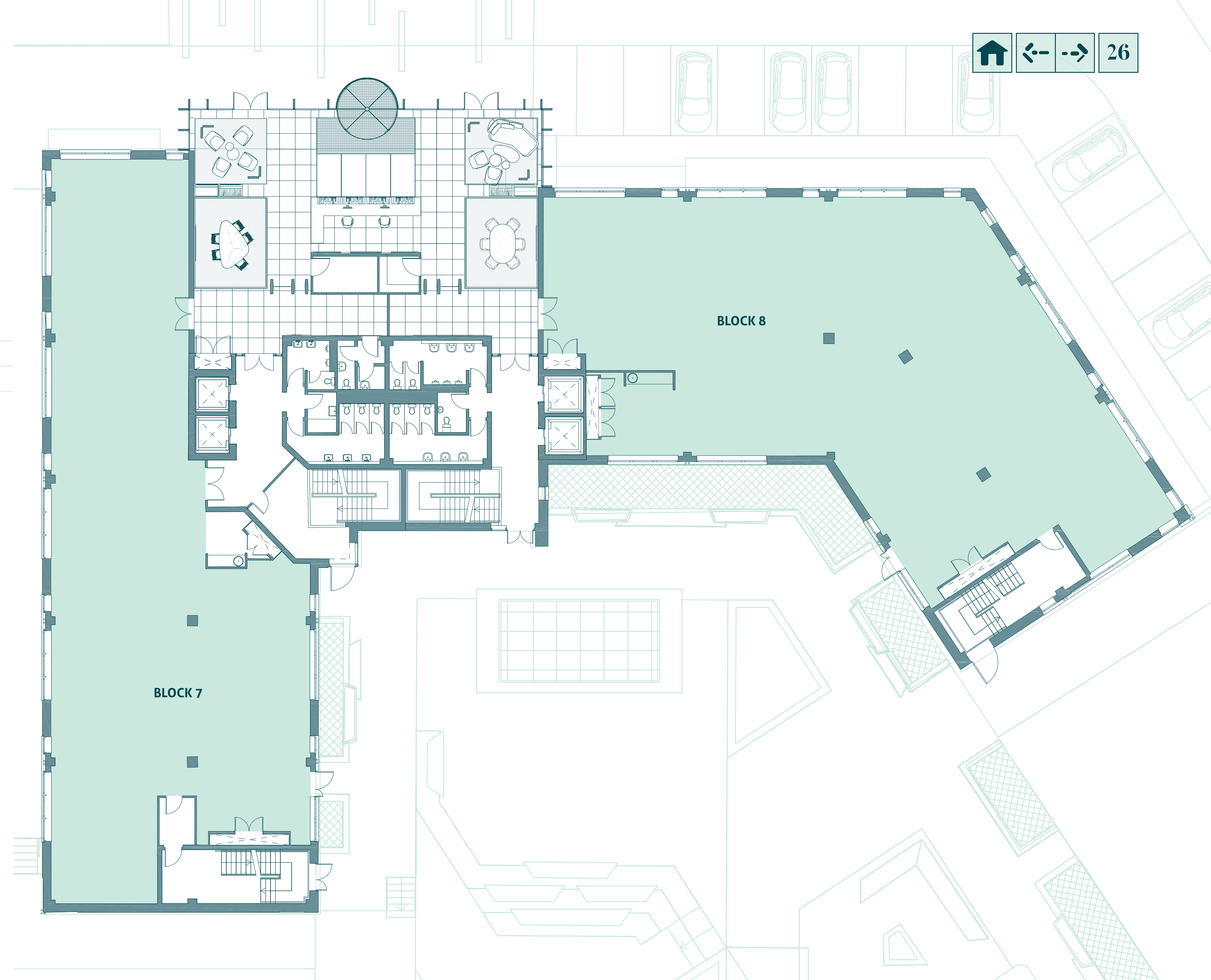
Pave the way forward for your people with flexible floorplates that can be aligned to suit new styles of working. You deserve office space that works as smart as you do.



	Block 7 (GIA)		Block 8 (GIA)		Total area (GIA)	
	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT
Reception	-	-	-	-	212	2,282
Ground	513	5,522	477	5,134	990	10,656
First	595	6,405	537	5,780	1,132	12,185
Second	605	6,512	548	5,899	1,153	12,411
Third	605	6,512	548	5,899	1,153	12,411
Fourth	591	6,361	521	5,608	1,112	11,969
Total	2,909	31,312	2,631	28,320	5,752	61,914

# Ground Floor

Block 7		Block 8		Total area		Reception	
SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT
513	5,522	477	5,134	990	10,656	212	2,282

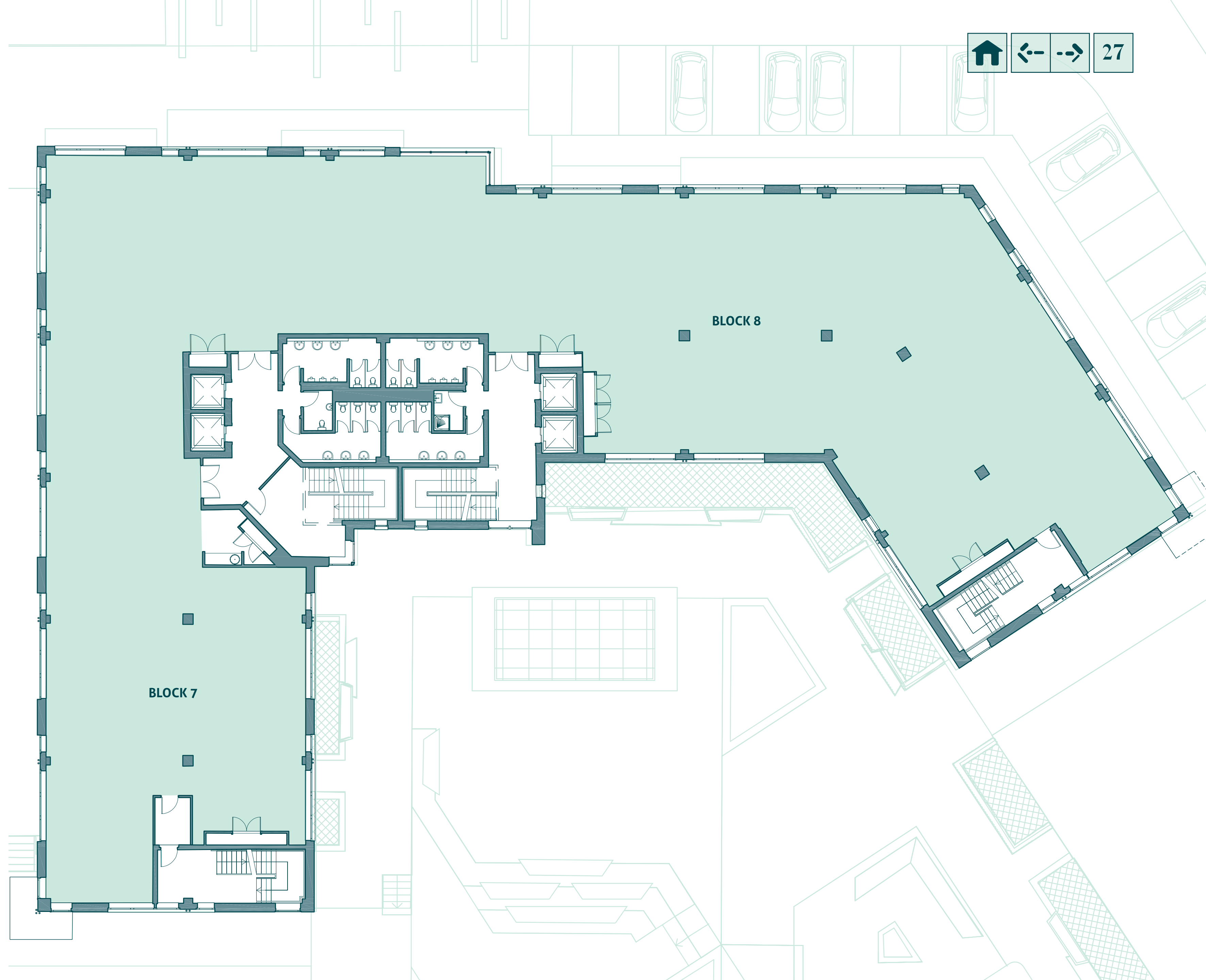


Floorplans not to scale. For indicative purposes only.

# Typical Floor

## Single tenancy

Block 7		Block 8		Total area	
SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT
605	6,512	548	5,899	1,153	12,411

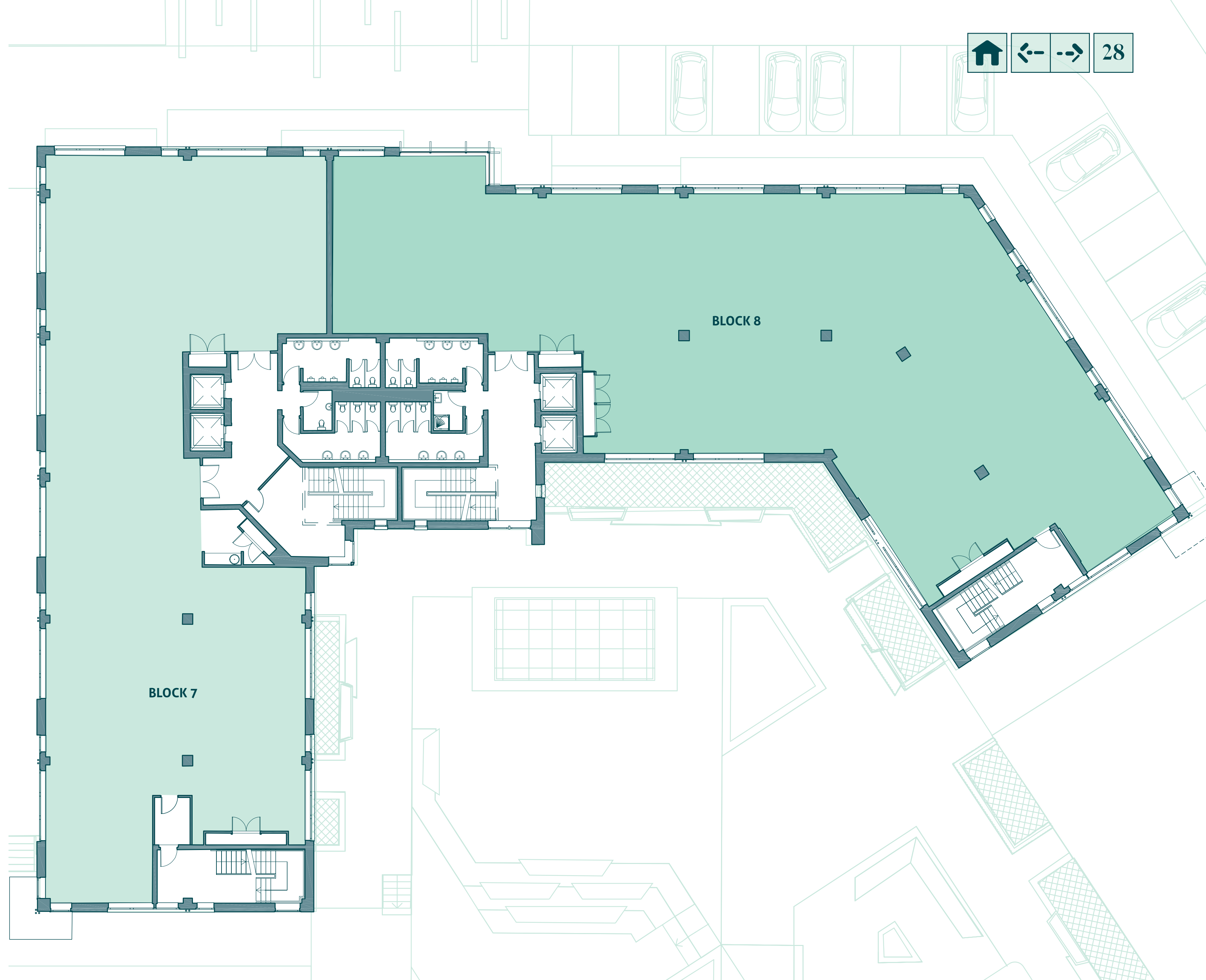


Floorplans not to scale. For indicative purposes only.

# Typical Floor

## Multiple tenancy

Block 7		Block 8		Total area	
SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT
605	6,512	548	5,899	1,153	12,411

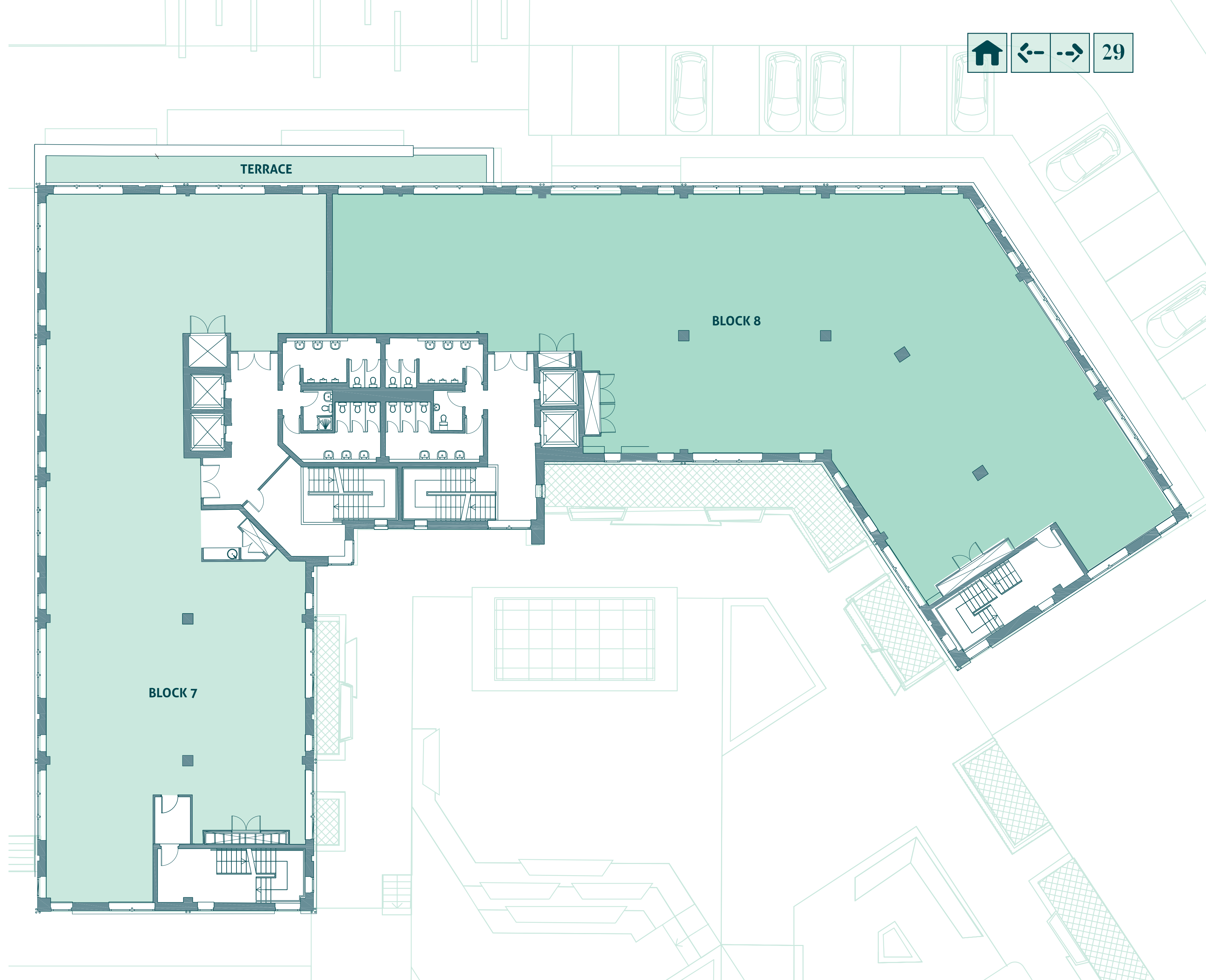


Floorplans not to scale. For indicative purposes only.

# Fourth Floor

Multiple tenancy

Block 7		Block 8		Total area	
SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT
591	6,361	521	5,608	1,112	11,969

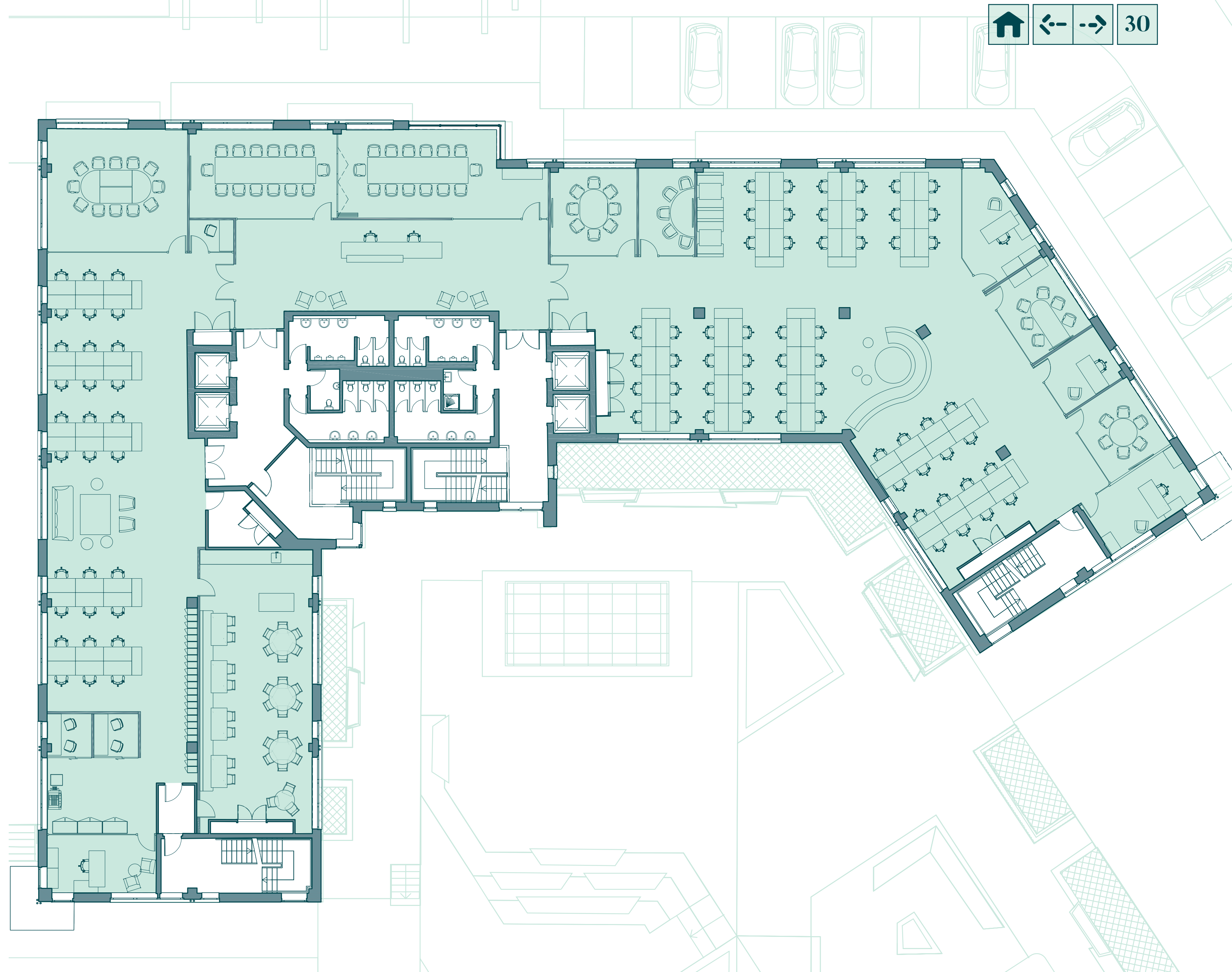


Floorplans not to scale. For indicative purposes only.

# Typical Floor

Test layout 1:10 sq.m

Workstation	88
Executive offices	4
Large meeting rooms	3
Small meeting rooms	4
Breakout areas	2
Collaborative spaces	1
Phone booth	1
Reception lounge	1
Kitchen	1
Printer stations	1
Docu hubs	2
Lockers	92

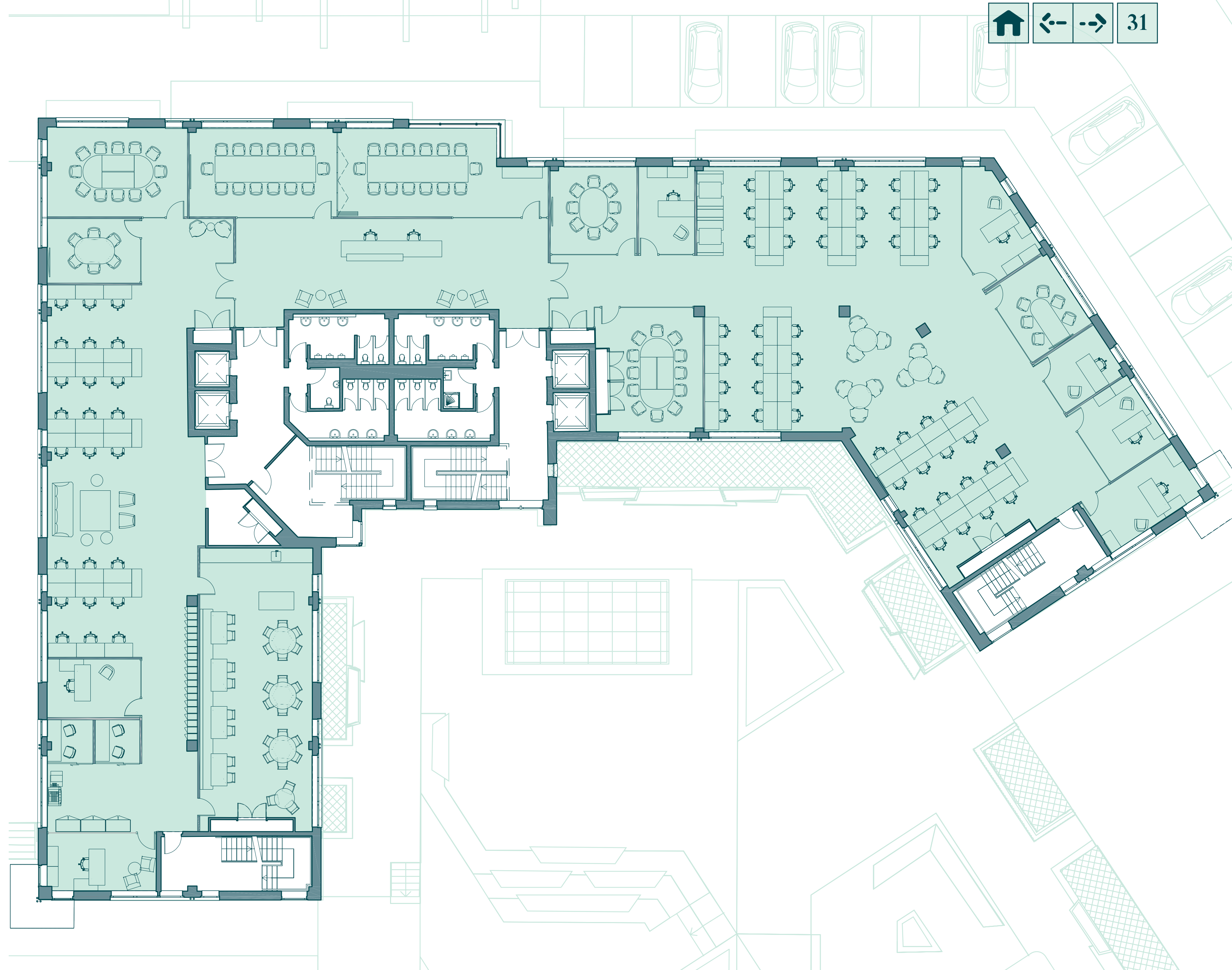


Floorplans not to scale. For indicative purposes only.

# Typical Floor

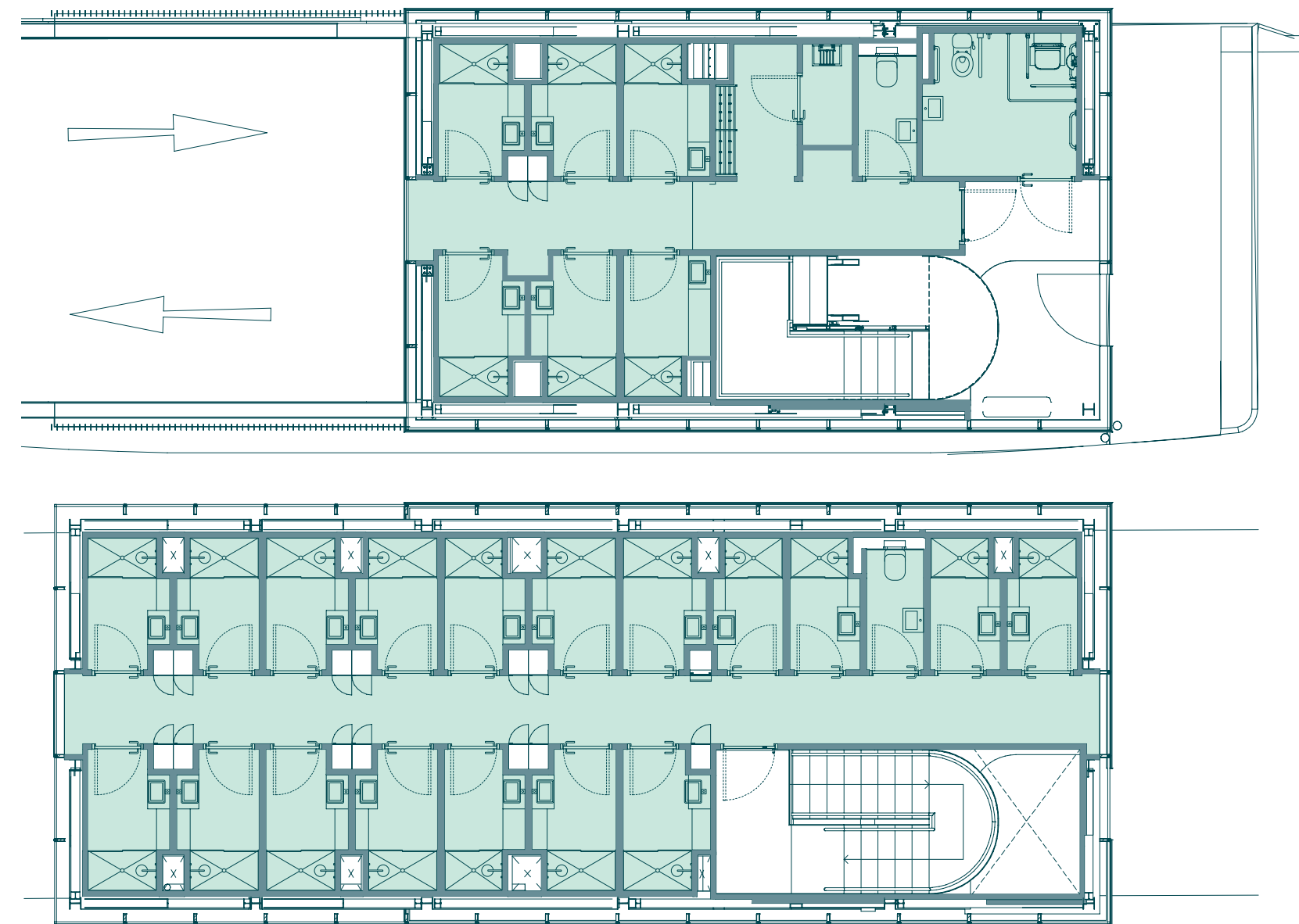
Test layout 1:12 sq.m

Workstation	70
Executive offices	7
Large meeting rooms	5
Small meeting rooms	3
Breakout areas	3
Collaborative spaces	1
Phone booth	2
Reception lounge	1
Kitchen	1
Printer stations	1
Docu hubs	2
Lockers	80



Floorplans not to scale. For indicative purposes only.

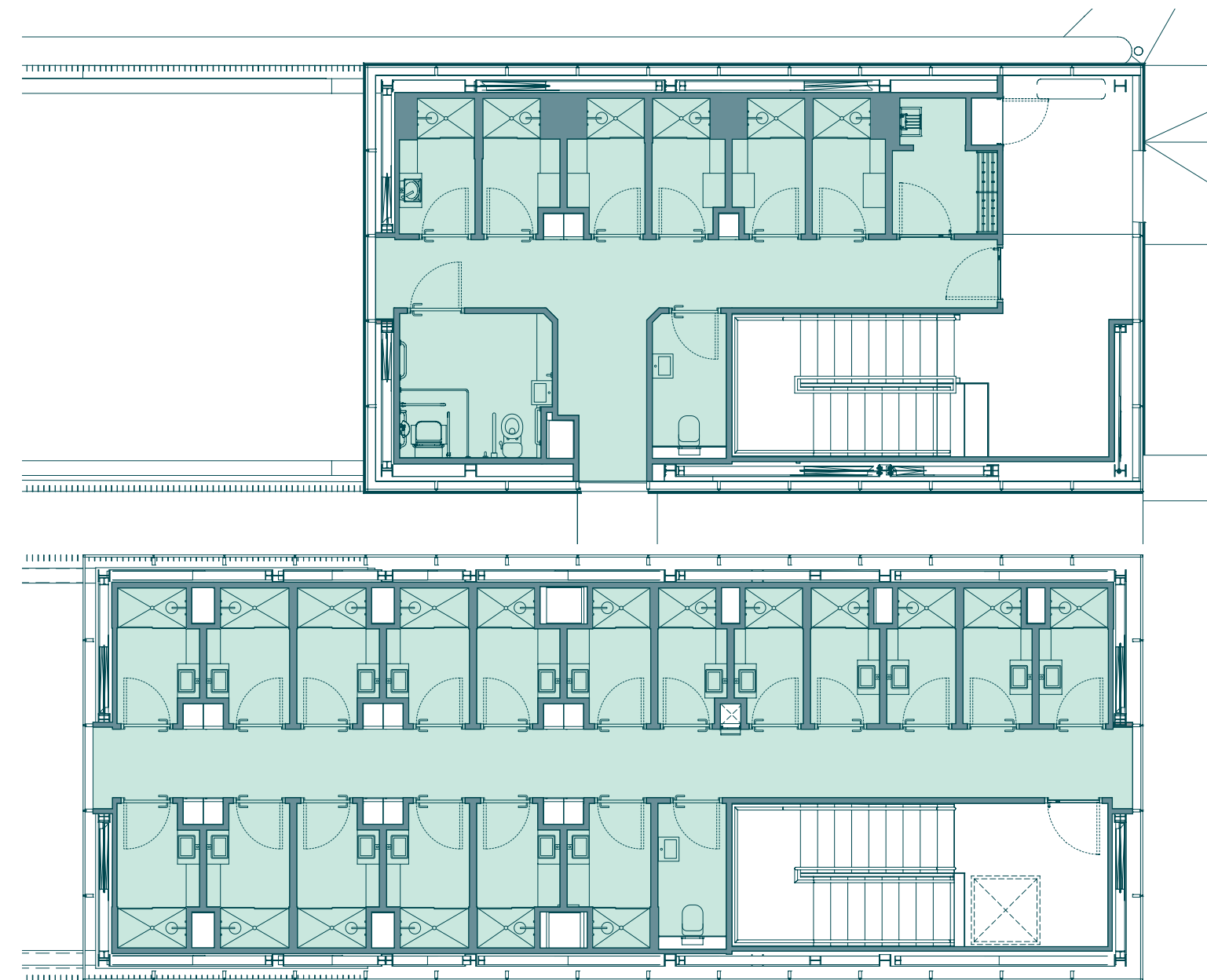
# Shower pavilions



**Pavilion A**

Shower, changing cubicle & vanity suite*	25
Drying room	1
Lockers	30
WC	3

\*1 is accessible. 6 are equipped with a hairdryer.



**Pavilion B**

Shower, changing cubicle & vanity suite*	25
Drying room	1
Lockers	30
WC	3

\*1 is accessible. 6 are equipped with a hairdryer.



Floorplans not to scale. For indicative purposes only.



# Speci- fication

- Newly designed double height reception
- Office floor-to-ceiling height is 2.7m
- Air conditioning and heating is via a 4-pipe fan coil system
- Anodised curtain walling façade
- The occupational density is based on one person per 10 sq. m. The cooling load is to be based on a density of one person per 10 sq. m of the floor area
- Office floors feature a carpet, medium grade raised access flooring and metal tile ceiling with plastered and painted walls
- High quality toilet facilities on all floors
- The slab-to-slab office floor height is 3.67m with 150mm raised access floors, 300mm floor slab and 450mm ceiling void
- Office floor lighting system is 600 x 600mm dimmable LED modules in the suspended ceiling. These luminaires will be fitted with a louvre for use with VDU screens and will be designed to maintain 500 lux. A lighting control system will be included in the design incorporating presence sensors and an ability to save energy when daylight is available
- Four 13-person Kone passenger lifts (with speed 1.6m/s) to ensure smooth circulation to all floors
- Two new purpose-built shower block pavilions with easy access from the shared basement include 50 showers and associated changing and drying areas and 60 lockers. Each pavilion is secure with electronic access
- Secure surface and underground car parking



# Team

Owner & Landlord  
**Spear Street Capital**

Architect  
**MDO**

Landscape Architect  
**Cunnane Stratton Reynolds**  
**Land Planning & Design**

Brand & Design  
**Originate**

Architectural Visualization  
**Digital Dimensions**

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