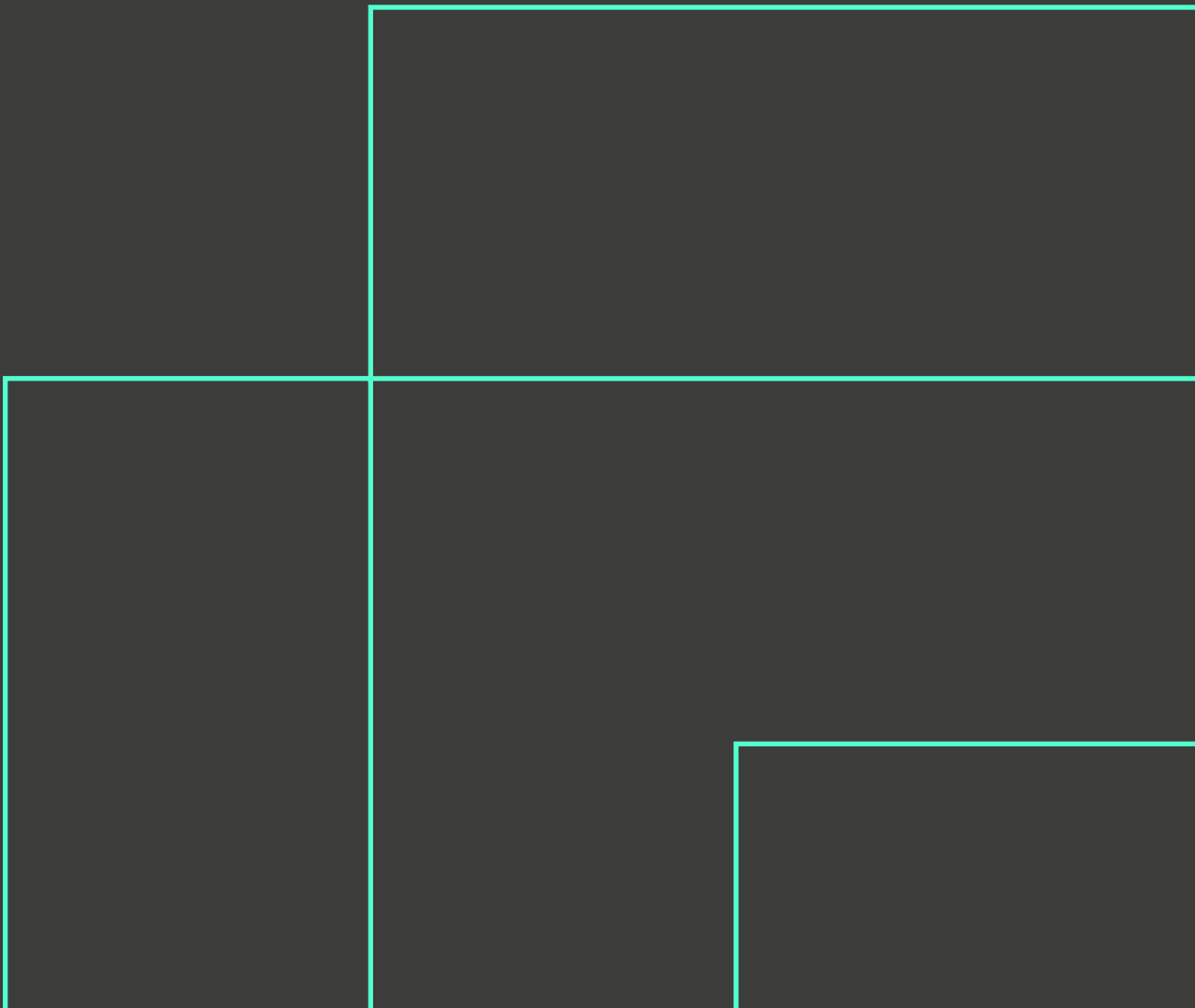




FIBONACCI PLACE

DUBLIN 4



FIBONACCI PLACE, BALLSBRIDGE, DUBLIN 4

A remarkable, well connected and highly sustainable Grade A workplace

Located in the heart of Dublin





Embrace prestige in one of the City's most exclusive addresses

Approximately
**384,939 sq. ft
(35,762 sq.m)***
across two newly
constructed
interconnecting
office buildings

* Subject to final measurement.

At a glance

Fibonacci Place offers the opportunity to locate an office in Europe's top performing economy and one of the worlds leading IT hubs

Approximately
384,939 sq.ft
(35,762 sq.m)*
across two newly constructed
Grade A office buildings



Strategic location

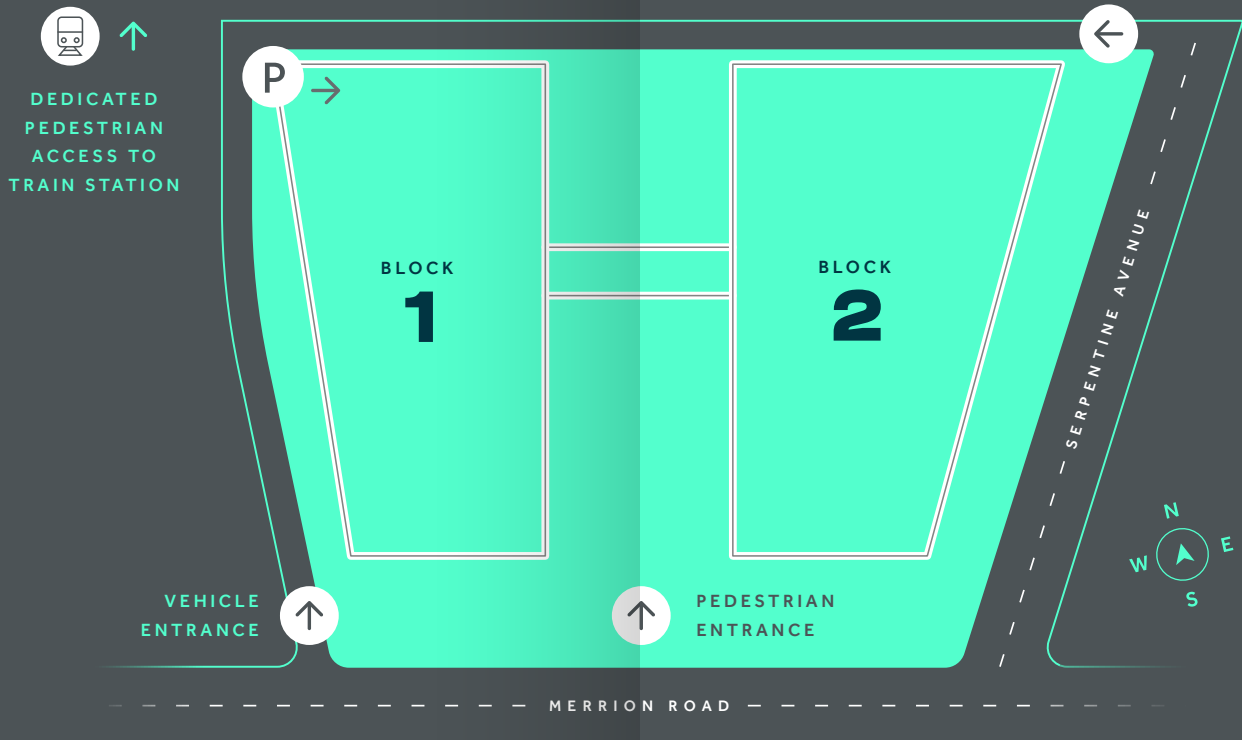
The property is located in Ballsbridge, which is part of Dublin's dynamic business locations



Excellent connectivity

Close to Lansdowne Road train station, Aircoach, and a short walk to the LUAS, the development is also serviced by many bus routes

Landmark profile in the centre of Ballsbridge



Sustainability focused

LEED Platinum,
NZEB, BER A3



Amenities and end of trip facilities



164

BASEMENT CAR
PARK SPACES



700

BIKE STORAGE
SPACES



STRIKING
RECEPTION AREA
AND OPEN PLAZA



FLOOR TO CEILING
HEIGHT OF
2.8 M / 3.0 M



C. 25,000 SQ.FT
(2,323 SQ.M) AVERAGE
FLOOR PLATES



4,965 SQ.FT
(461 SQ.M) FEATURE
RECEPTION



43 SHOWERS
AND CHANGING
FACILITIES



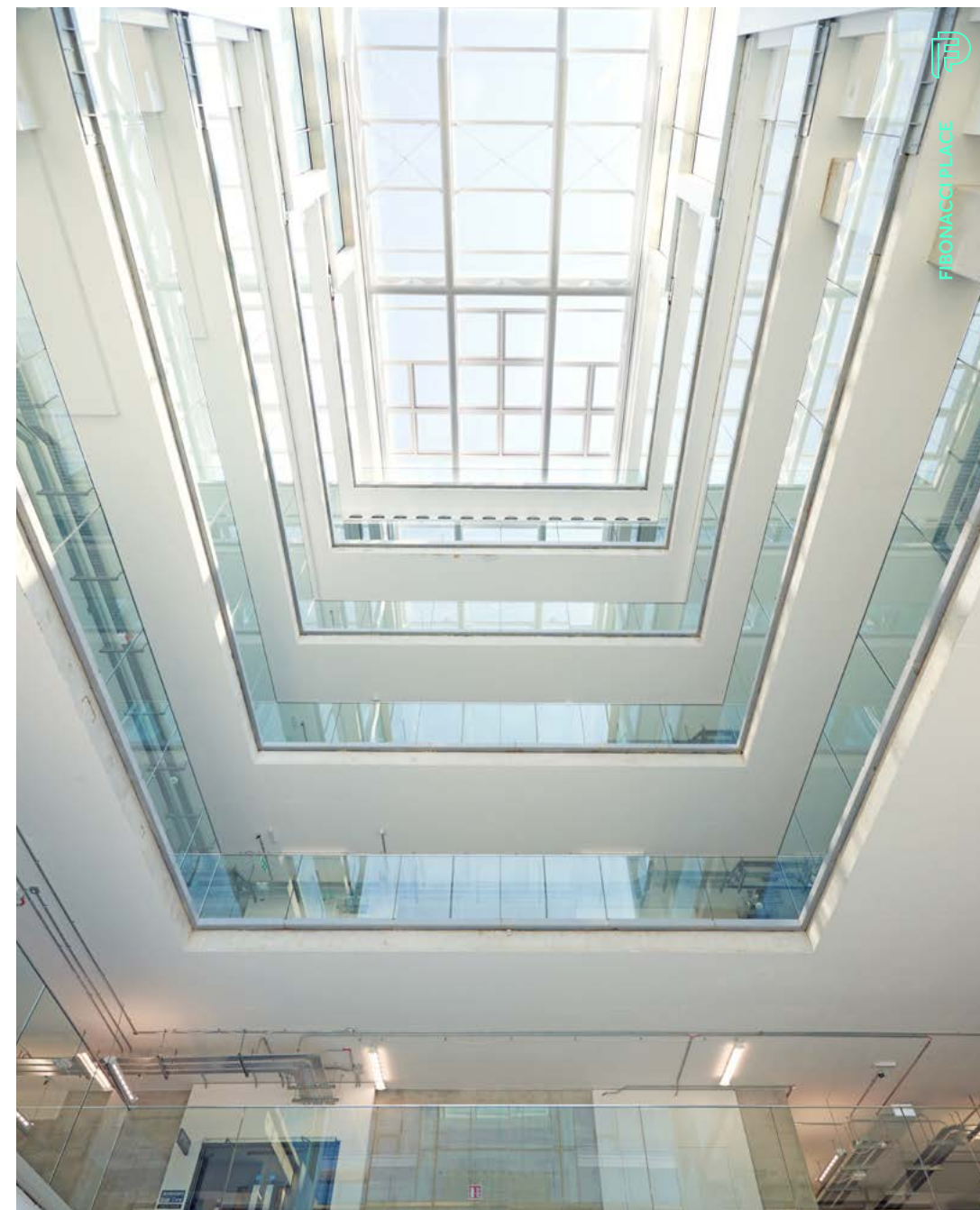
LANDSCAPED
ROOF
TERRACES

* Subject to final measurement.

Fibonacci Place:
Bridging excellence in
office space & nature

*The newly constructed development features two
Grade A office buildings positioned alongside a
spacious and beautifully landscaped plaza*





Fibonacci Place offers views to the central plaza and green space areas through significant glazing along all sides of the external façade



Ballsbridge

*Sophistication meets convenience
in Dublin's 'tech belt'*

Welcome to Ballsbridge

Dublin 4

Ballsbridge sits at the heart of Dublin 4 within Dublin's Central Business District, recognised as one of the city's most affluent neighbourhoods.

The area is mixed use in nature and is home to some of the country's finest residential and commercial properties

In recent years, the Ballsbridge area has undergone significant redevelopment which has seen the delivery of some of the city's leading office buildings. This has served to further bolster the areas impressive list of blue-chip occupiers which includes Meta, IBM, MongoDB, Coca Cola, Blackrock, Pernod Ricard, Survey Monkey and Avolon to name a few. Ballsbridge is also the centre of Dublin's Embassy belt with over 30 international embassies located in the locality including both the US and Chinese embassies.

In excellent company

- | | | | |
|----|-----------------|----|----------------------|
| 1 | LinkedIn | 17 | EirGrid |
| 2 | Amazon | | Orix Aviation |
| 3 | Stripe | | Amendo |
| 4 | Google | | Arch Re |
| 5 | Google EMEA HQ | | Murex |
| 6 | Bank of Ireland | | NEAM |
| 7 | Currency Fair | | NTT Data Services |
| 8 | US Embassy | 18 | Glencar House |
| 9 | Bupa | 19 | Goodbody |
| 10 | Rubicon Capital | | Blackrock |
| 11 | SW3 Capital | 20 | Regus |
| 12 | Seraph Aviation | 21 | Meta |
| 13 | Coca-Cola | 22 | DocuSign |
| 14 | Bord Bia | | Aptiv Global |
| 15 | MongoDB | 23 | AirBnB |
| 16 | Just Eat | | Wix |
| | Waystone | 24 | LogMeln |
| | Avolon | | Indeed |
| | Survey Monkey | 25 | Irish Distillers |
| | DING | | Pernod Ricard |
| | | | ION |
| | | | Endo Pharmaceuticals |
| | | | GECAS |
| | | | Huawei |

Exceptional connectivity

The Ballsbridge area is highly accessible and benefits from an array of public and private modes of transport

The location benefits from excellent transport links, with the Merrion Road (R118) being the arterial route within the area. It is also in close proximity to the N11 and numerous bus routes service the area with one of Dublin's main Quality Bus Corridors passing the front of the Fibonacci Place, expediting journey times to the city centre and beyond.

The DART, Dublin's key rail transport network, is accessed via Lansdowne Station which is located approximately 5 minutes' walk north of the Property with the Meta campus uniquely benefiting from its own dedicated access to the station. The DART provides links into the LUAS Red & Green Lines, being a mere three DART stops away.

Dublin Airport is less than 25 minutes from Ballsbridge via the Dublin Port Tunnel or alternatively the Aircoach runs a 24 hour service from Ballsbridge to the Airport.

Transport links

- 

TRAIN
Lansdowne rail and DART station via campus 5 min walk
- 

BIKE
700 cycle spaces onsite
- 

CAR
164 basement level secure parking spaces onsite
- 

BUS
Dublin Bus stop 3 min walk
- 

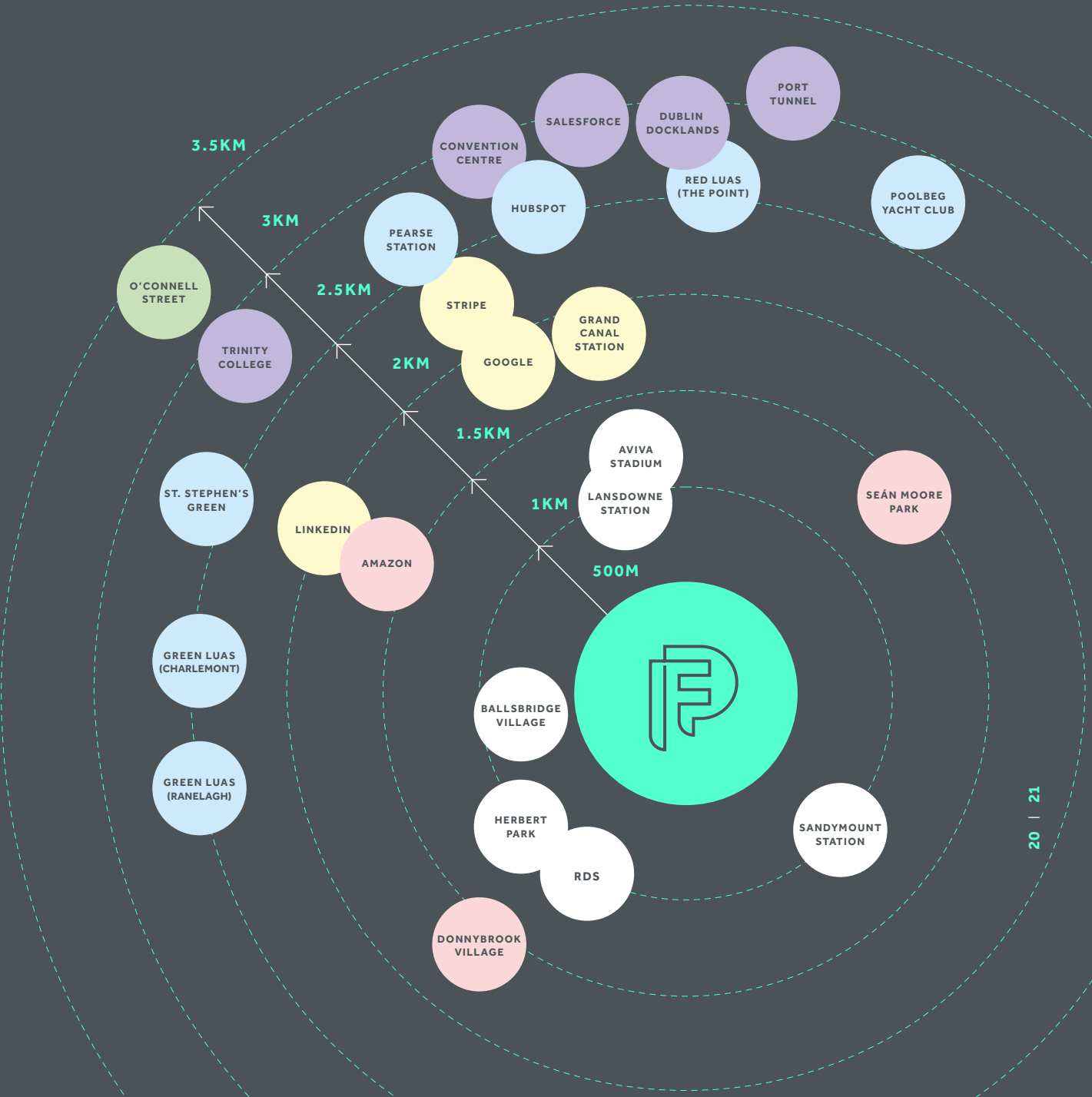
AIRCOACH
RDS stop 3 min walk

Travel times

			
	Walking	Cycling	Driving
RDS	1 min	1 min	1 min
BALLSBRIDGE VILLAGE	4 min	1 min	2 min
HERBERT PARK	5 min	2 min	2 min
AVIVA STADIUM	10 min	3 min	4 min
LANDSDOWNE RAIL STATION	5 min	-	-
ST STEPHEN'S GREEN	30 min	11 min	9 min
LUAS GREEN LINE (TRAM)	28 min	10 min	7 min
LUAS RED LINE (TRAM)	36 min	13 min	8 min
CONVENTION CENTRE	35 min	12 min	9 min
PORT TUNNEL (TO M50)	37 min	16 min	9 min
DUBLIN AIRPORT	-	-	20 min

Distance radius

Distances between the target property and key points of interest



Exceptional connectivity

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Transport links

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Lansdowne rail and DART station via campus 5 min walk
- **BIKE**
700 cycle spaces onsite
- **CAR**
164 basement level secure parking spaces onsite
- **BUS**
Dublin Bus stop 3 min walk
- **AIRCOACH**
RDS stop 3 min walk



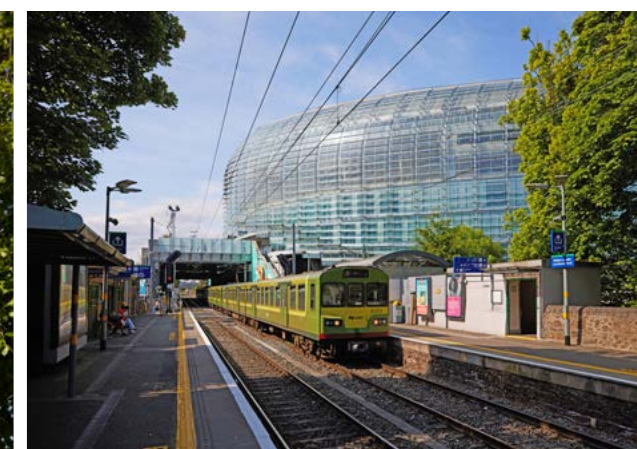
Amenities



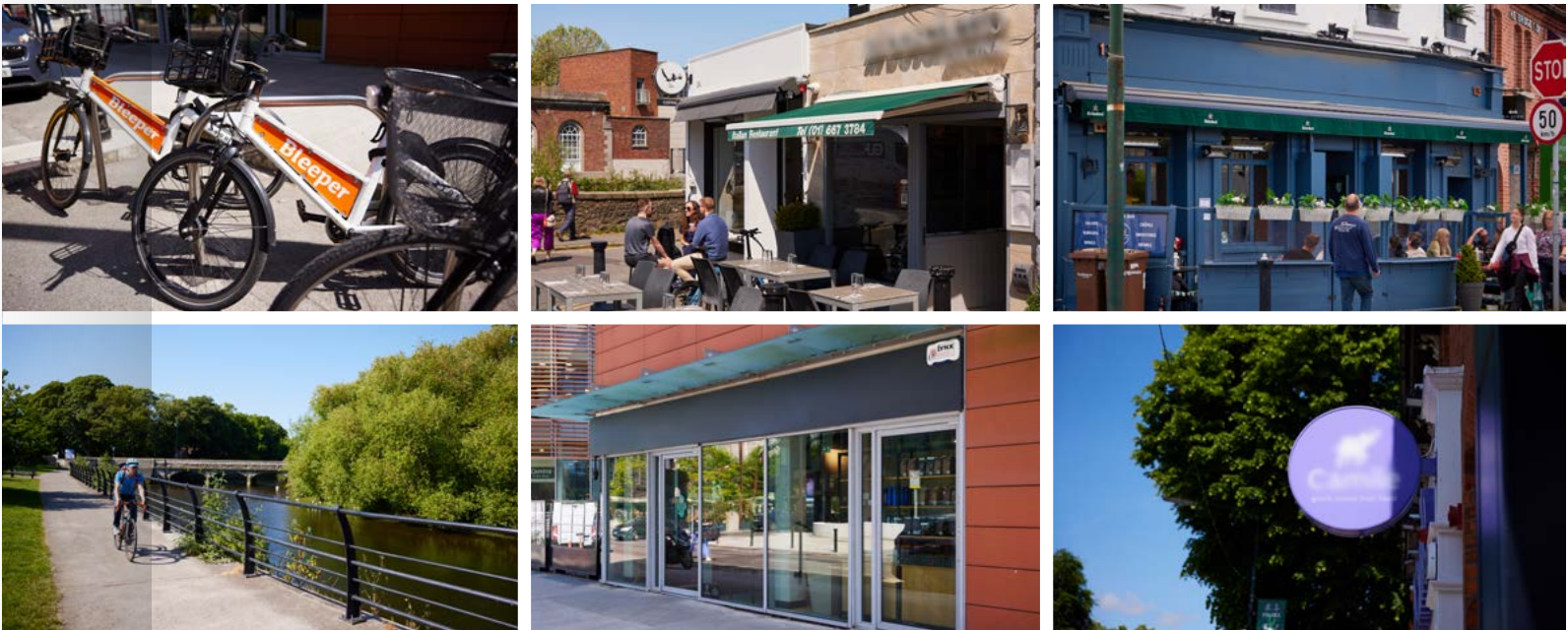
In a world where staff wellness, amenities and health are key drivers for occupiers, this location has it all

The area is home to some of Dublin's most iconic amenities including the Royal Dublin Society, the 5-star Intercontinental and 4-star Clayton Hotels, The Aviva Stadium and the 13-hectare Herbert Park. The vibrant village of Ballsbridge provides ready access to an array of restaurants, cafes, shops and bars.





From restaurants, cafés and parks to sporting events, beaches and nightlife, the area offers an immense variety of amenities within close proximity



Amenities list

- 1

Ballsbridge Village (restaurants...)
- 2

Aviva Stadium
- 3

Lansdowne Tennis Club
- 4

Sandymount Hotel
- 5

Avoca
- 6

The French Paradox Restaurant
- 7

Herbert Park
- 8

Herbert Park Tennis Courts
- 9

Herbert Park Bowling Club
- 10

Pembroke Wanderers Hockey Club
- 11

YMCA Sports Ground
- 12

Royal Dublin Society
- 13

Merrion Cricket Club
- 14

Donnybrook Fair
- 15

Marco Pierre White Courtyard Restaurant
- 16

Dorian Restaurant
- 17

Le Comptoir Cafe
- 18

Donnybrook Lawn Tennis Club
- 19

Donnybrook Stadium
- 20

Old Belvedere Rugby Club
- 21

Wanderers Football Club
- 22

Pembroke Cricket Club
- 23

Sandymount Green
- 24

Sandymount Beach
- 25

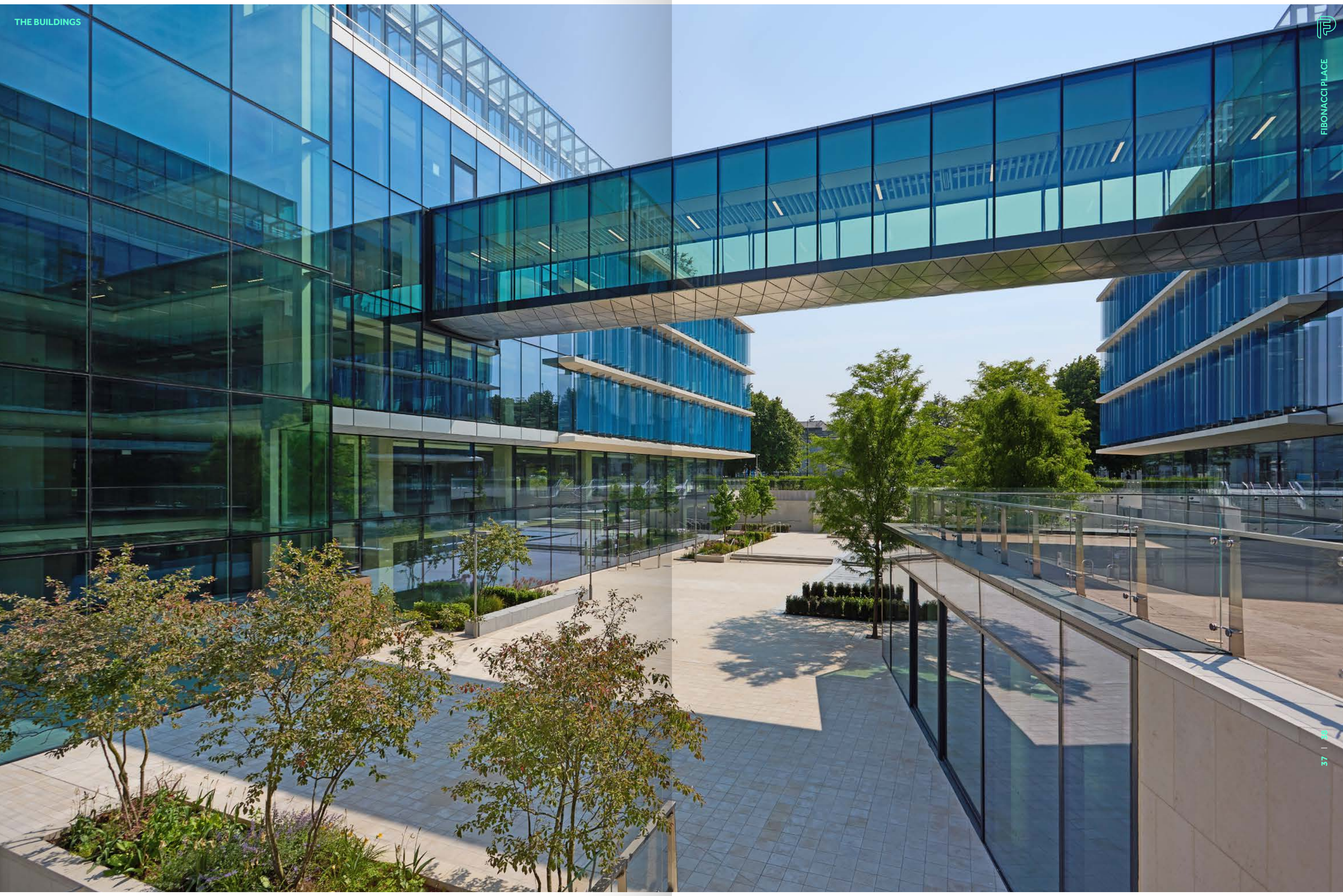
Railway Union Sports Club
- 26

Glass Bottle Site
- 27

Poolbeg Lighthouse

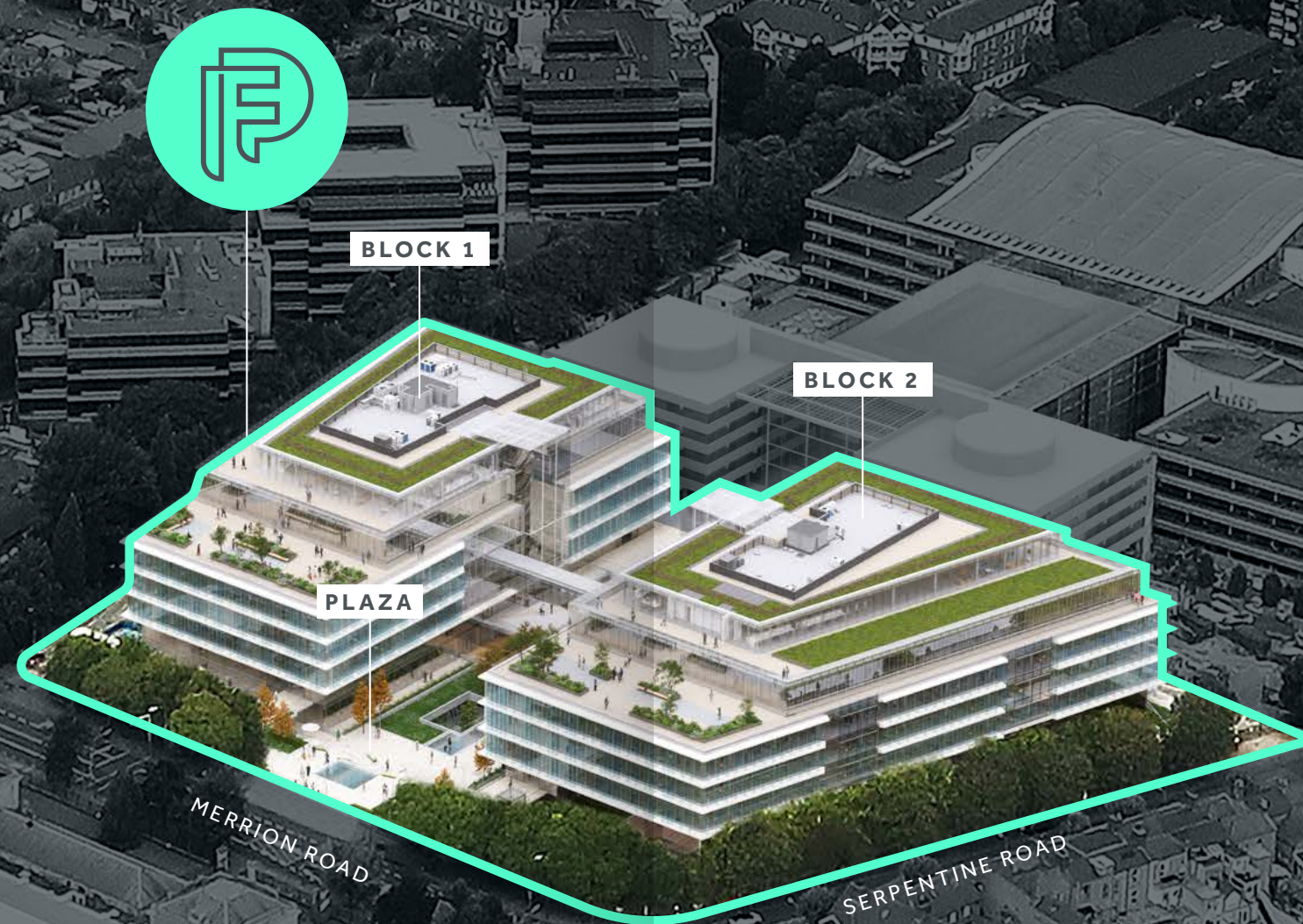


Designed to suit requirements from
approximately **8,000 to 351,282 sq. ft**



Overview

The Fibonacci community comprises two almost identical blocks designed with sustainability and occupier wellbeing at their heart

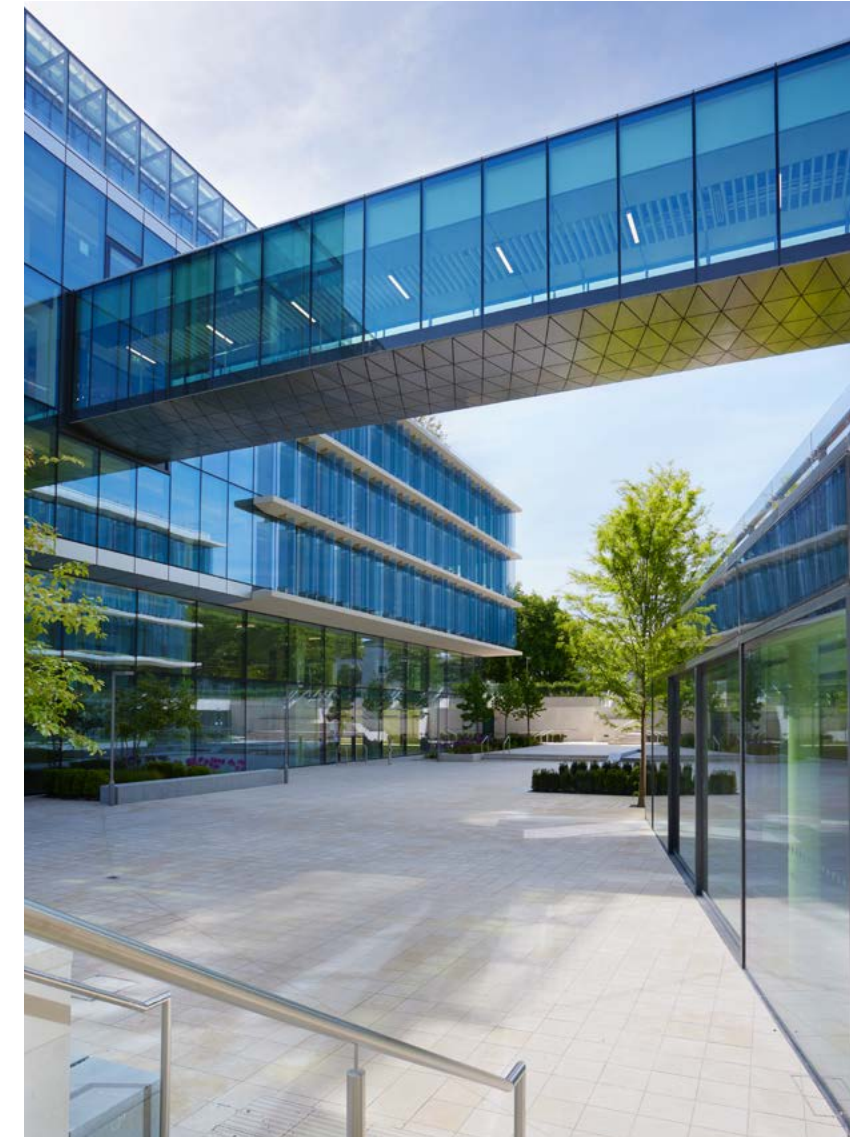


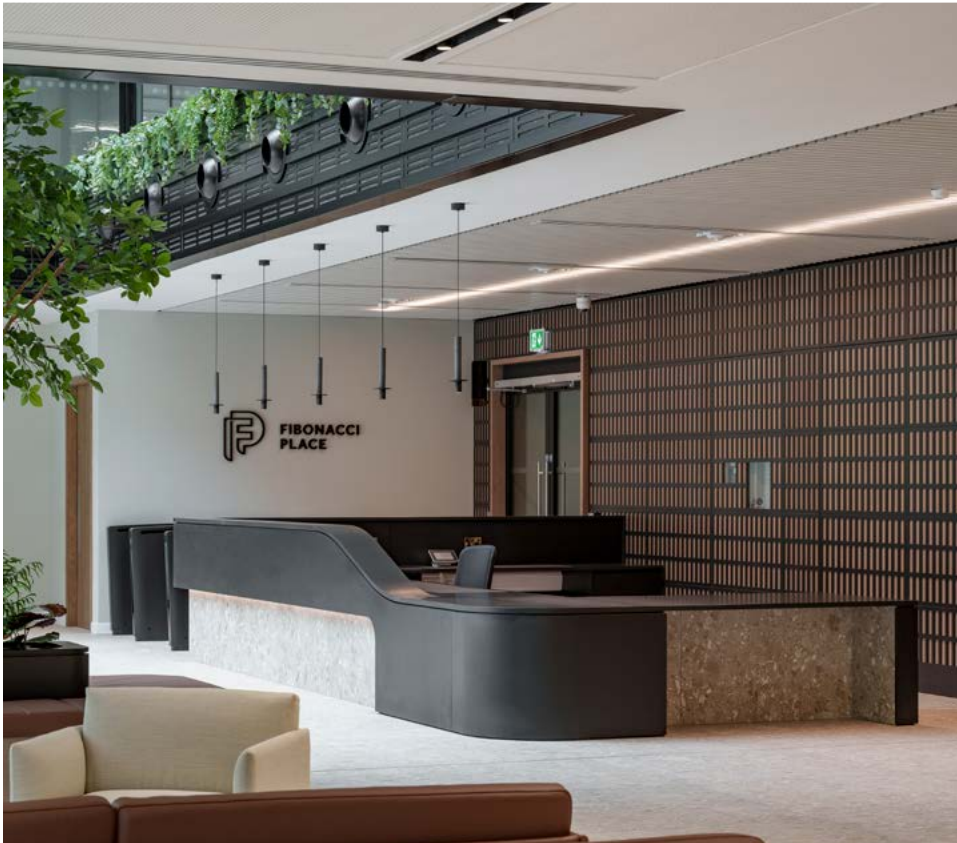
**Bright spacious
office boasting
an impressive
floor-to-ceiling
height**

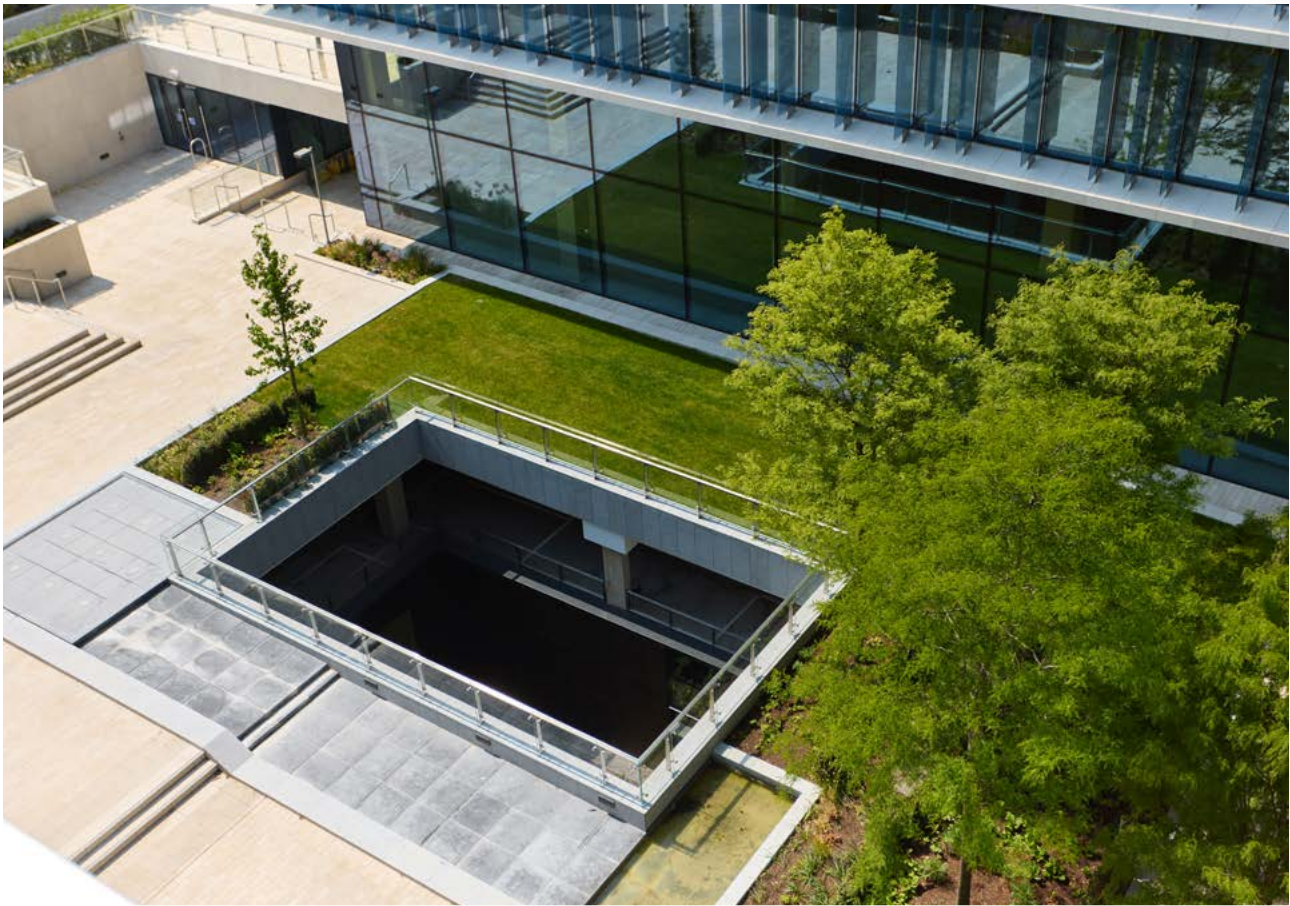


Floor plates of approx.

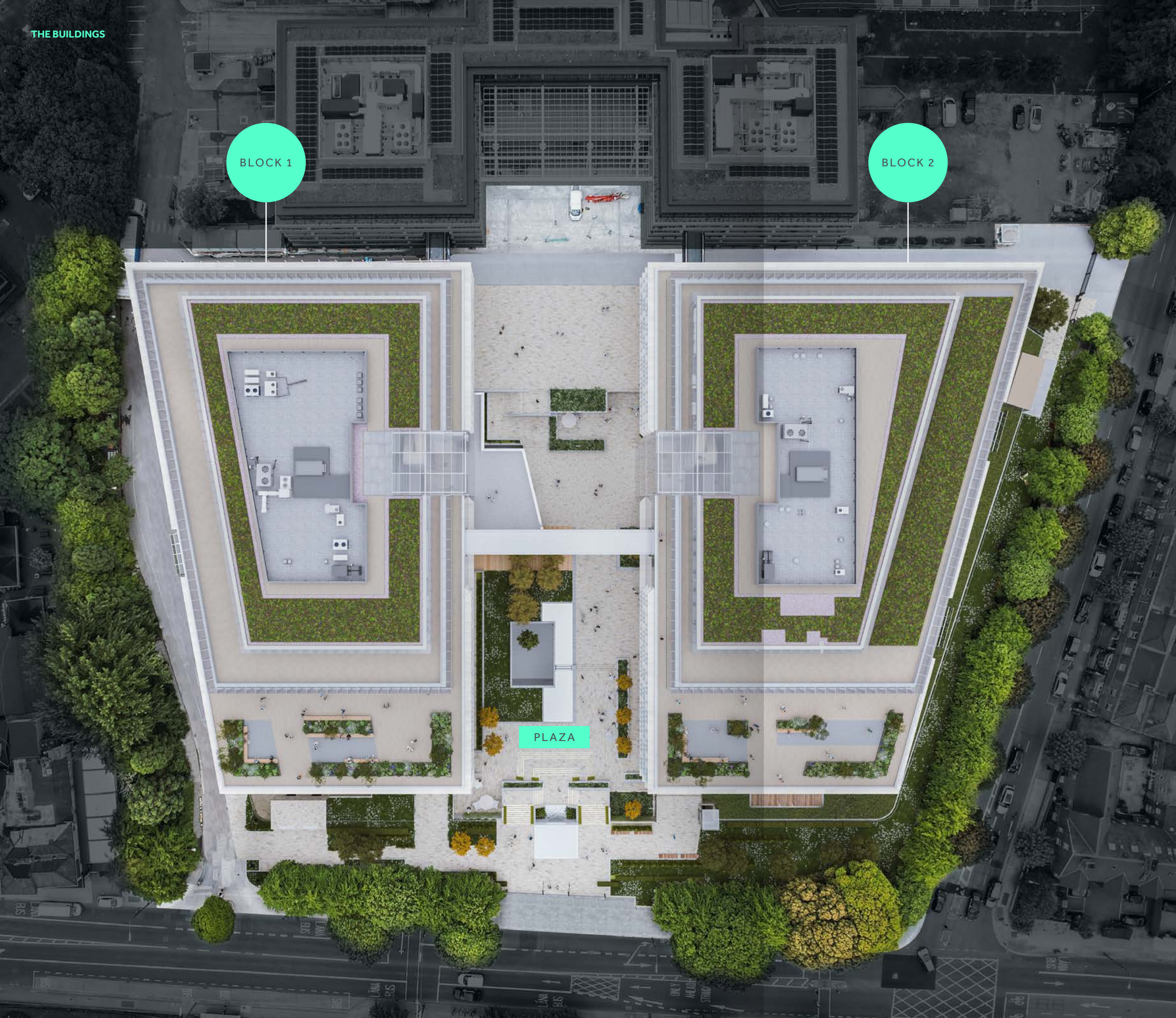
25,000 sq. ft
(2,323 sq. m)







Beautiful & expansive landscaped biodiverse roof terraces

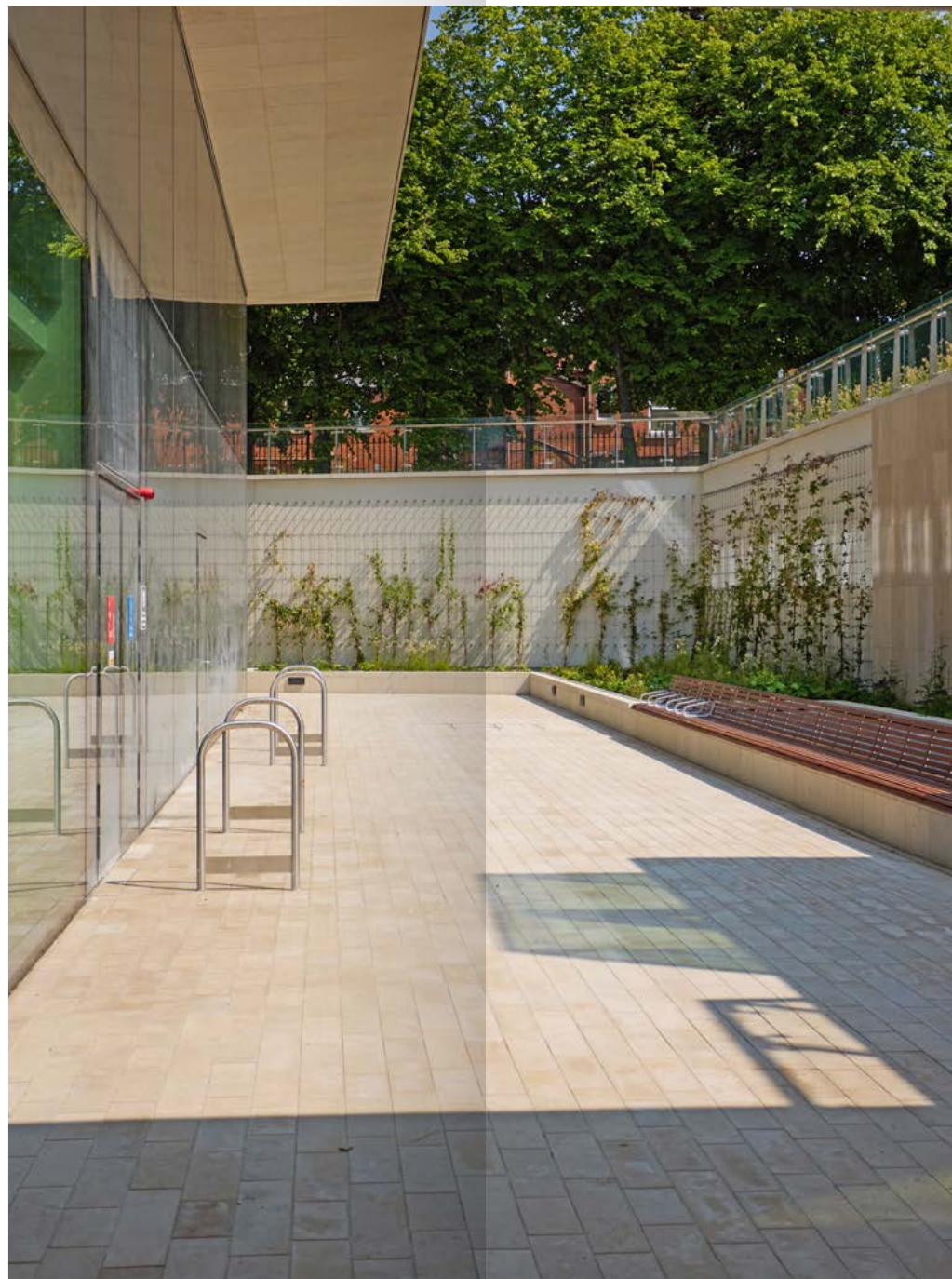


Fibonacci Place

Designed by award winning architects Henry J Lyons and built by top tier contractor, Sisk, the Property consists of two newly constructed grade A office buildings (Blocks 1 & 2) extending to 35,762 sq.m (384,939 sq.ft)*. The glass façade buildings are arranged to provide two six-storey office buildings over plaza level and two-storey common basement. The top two floors of each building are recessed and provide access to extensive external roof terraces which benefit from panoramic views across Dublin Bay to the east and the Wicklow mountains to the southwest.

The floor plates of approx. 2,323 sq. m (25,000 sq. ft) are designed to maximize efficiency and direct contact with the full height perimeter glazing or atrium light. The spaces are laid out to conform closely with a 1.5 m grid in order to best accommodate a tenant fit out. The layout complies with international metrics in terms of the grid dimensions and efficiency of cores.

*Subject to final measurement.



The two-level shared basement is laid out to provide a gym, male and female changing facilities including 43 showers, drying rooms, 700 bicycle spaces, 164 car spaces along with storage and plant areas. The car park entrance is located at the north-western corner of Block 1 and is accessed via an internal road which flanks the western boundary with entry and exits points onto Merrion Road.



Features

 164	 +700	
BASEMENT CAR PARK SPACES	BIKE STORAGE SPACES	STRIKING RECEPTION AREA AND OPEN PLAZA
		
FLOOR TO CEILING HEIGHT OF 2.8 M / 3.0 M	c. 25,000 SQ. FT AVERAGE FLOOR PLATES	4,965 SQ. FT (461 SQ. M) FEATURE RECEPTION
		
43 SHOWERS AND CHANGING FACILITIES	LANDSCAPED ROOF TERRACES	14 STATE-OF-THE-ART PASSENGER LIFTS
		
STRUCTURAL GRID 12 M X 7.5 M	FLOOR TO CEILING GLAZING	RAISED ACCESS FLOOR 150 MM
		
PLANNING GRID 1.5M allowing flexible and standard partitioning	4 PIPE FAN COIL AIR CONDITIONING	LED EFFICIENT LIGHTING with daylight control sensors
	  	
OCCUPANCY OF 1 PERSON PER 8.0 SQ. M OF NIA	CERTIFICATIONS LEED PLATINUM, NZEB, BER A3	





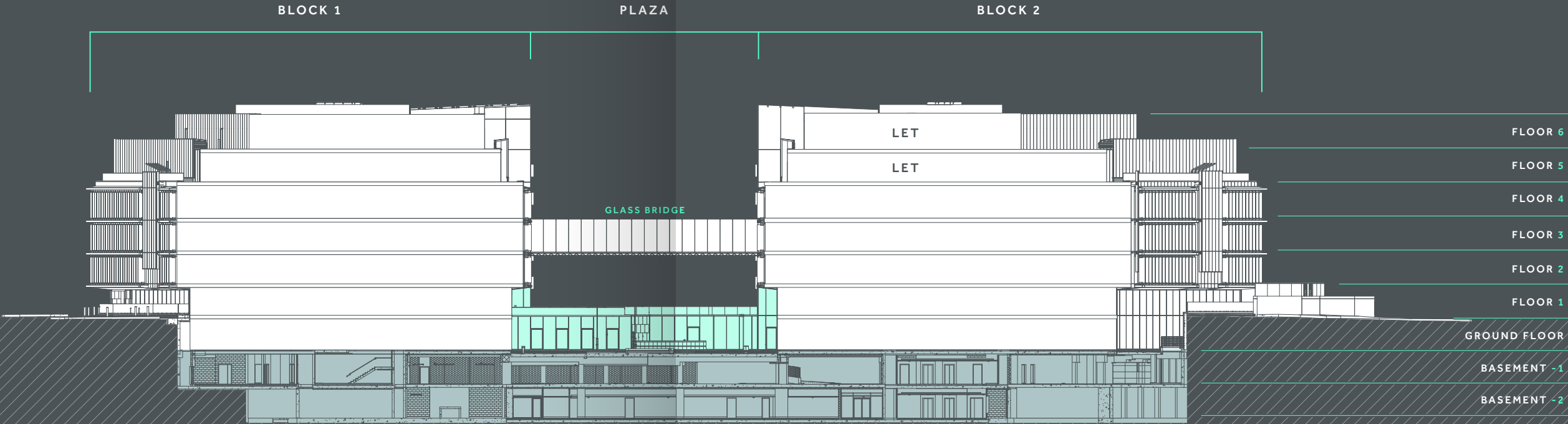
Area Schedule (NIA)*

	sq. m	sq. ft	BLOCK 1		BLOCK 2	
NIA			sq. m	sq. ft	sq. m	sq. ft
LINK BRIDGES FROM B1 TO B2	176	1,890	-	-	-	-
FLOOR 6	-	-	1,304	14,035	LET	LET
FLOOR 5	-	-	1,863	20,052	LET	LET
FLOOR 4	-	-	2,872	30,918	3,055	32,883
FLOOR 3	-	-	2,892	31,129	3,078	33,136
FLOOR 2	-	-	2,894	31,149	3,079	33,147
FLOOR 1	-	-	1,876	20,197	2,452	26,395
GROUND FLOOR	-	-	2,406	25,894	2,212	23,812
RECEPTION	461	4,965				
B1 & B2	2,014	21,680	-	-	-	-
TOTAL NIA	2,651	28,535	16,107	173,374	13,876	149,362

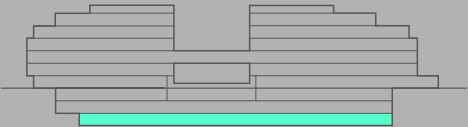
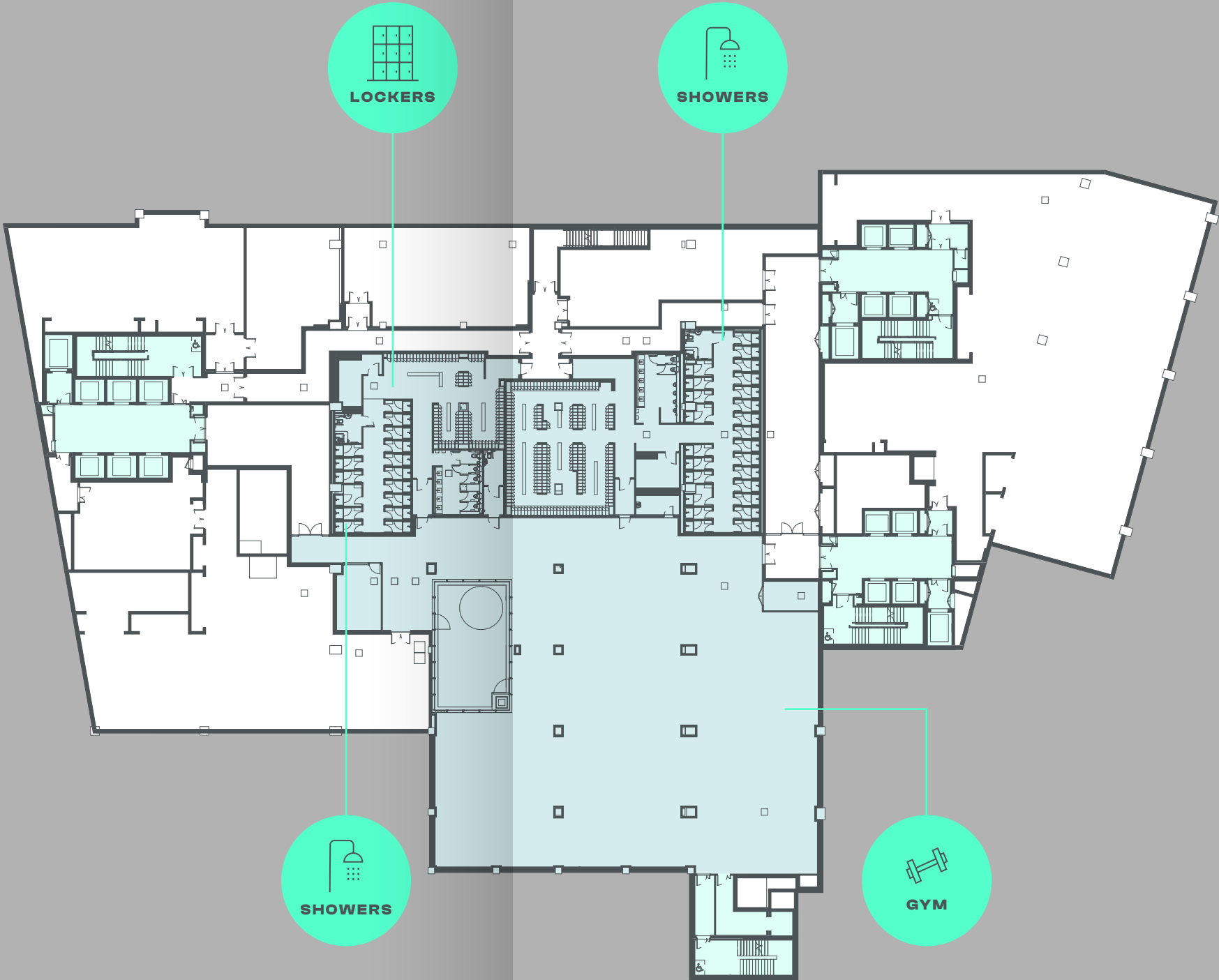
PARKING SPACES	164 spaces
CYCLE SPACES	700 spaces

*Subject to final measurement.

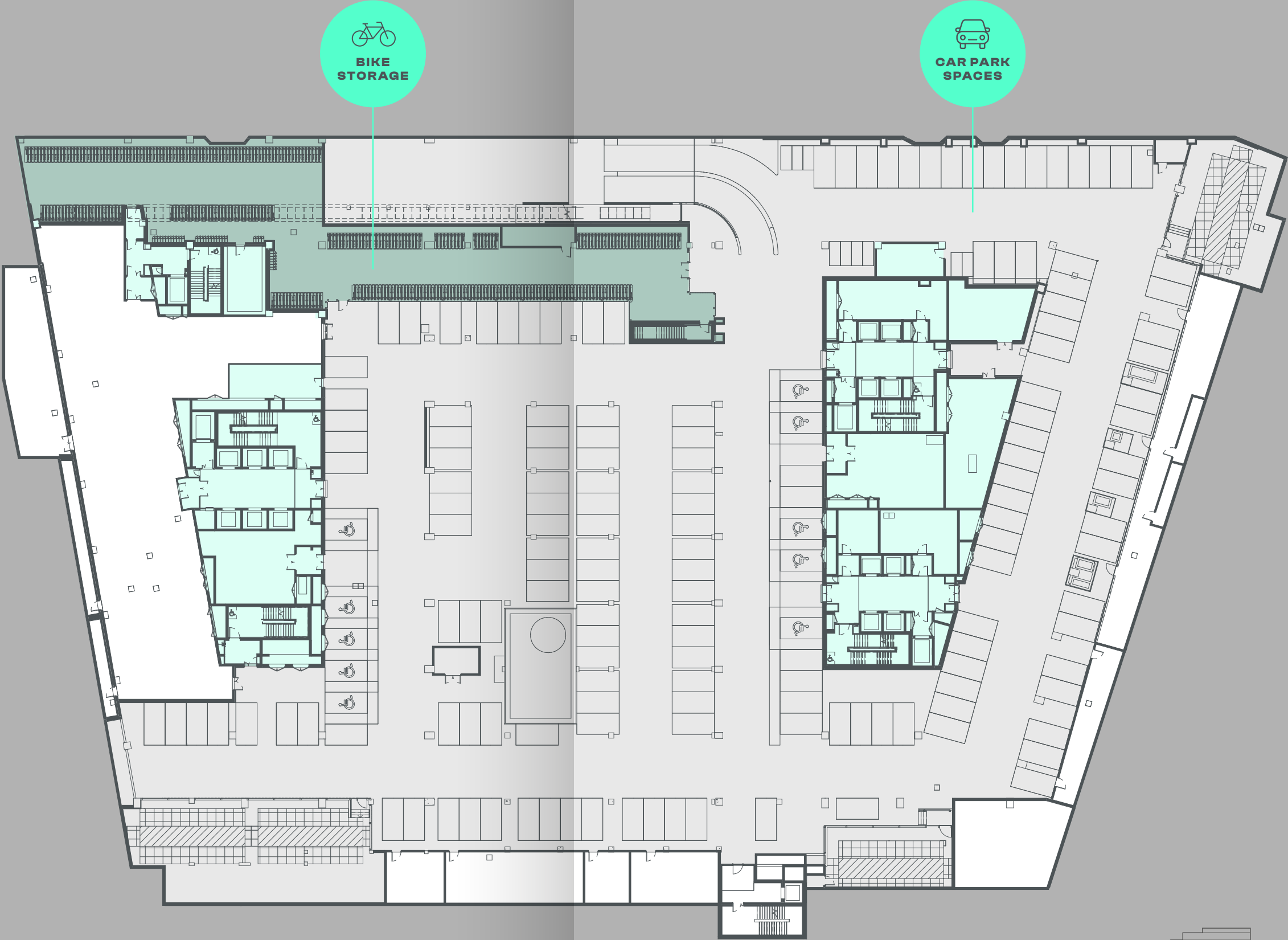
TO TAKE A VIRTUAL
TOUR



Sub-basement



Basement

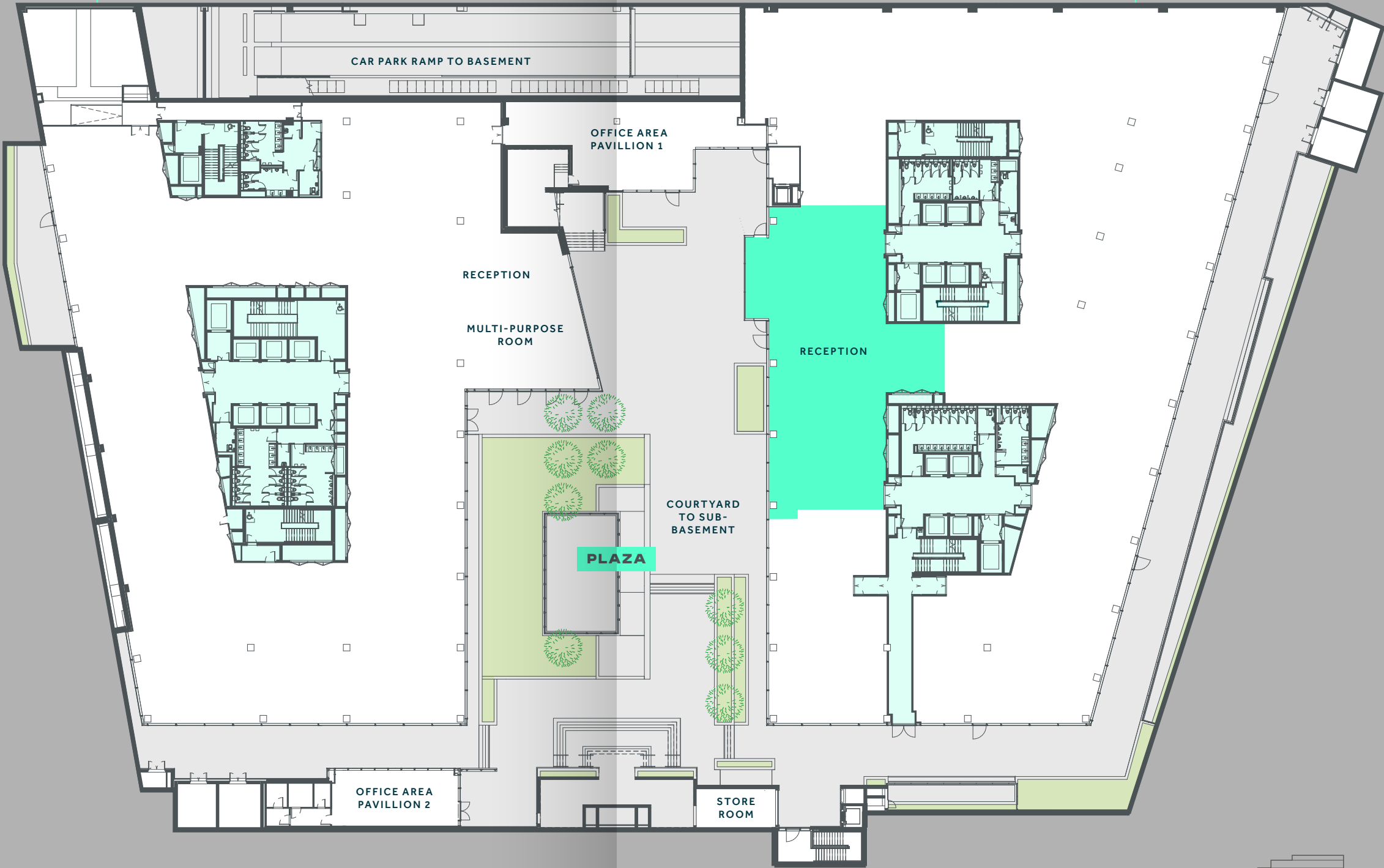


Ground Floor

4,618 sq.m.
(49,706 sq.ft.)

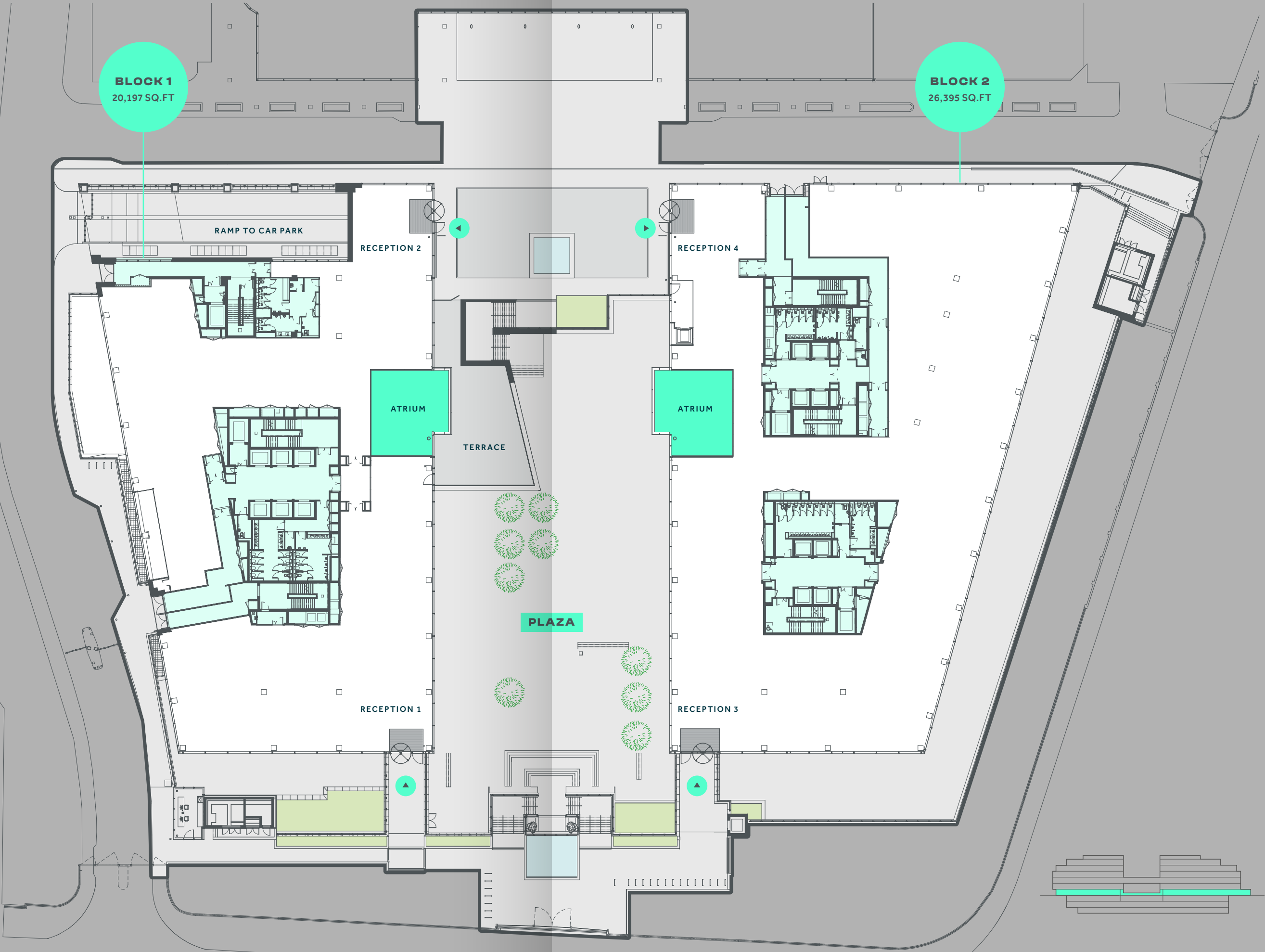
BLOCK 1
25,894 SQ.FT

BLOCK 2
23,812 SQ.FT



First Floor

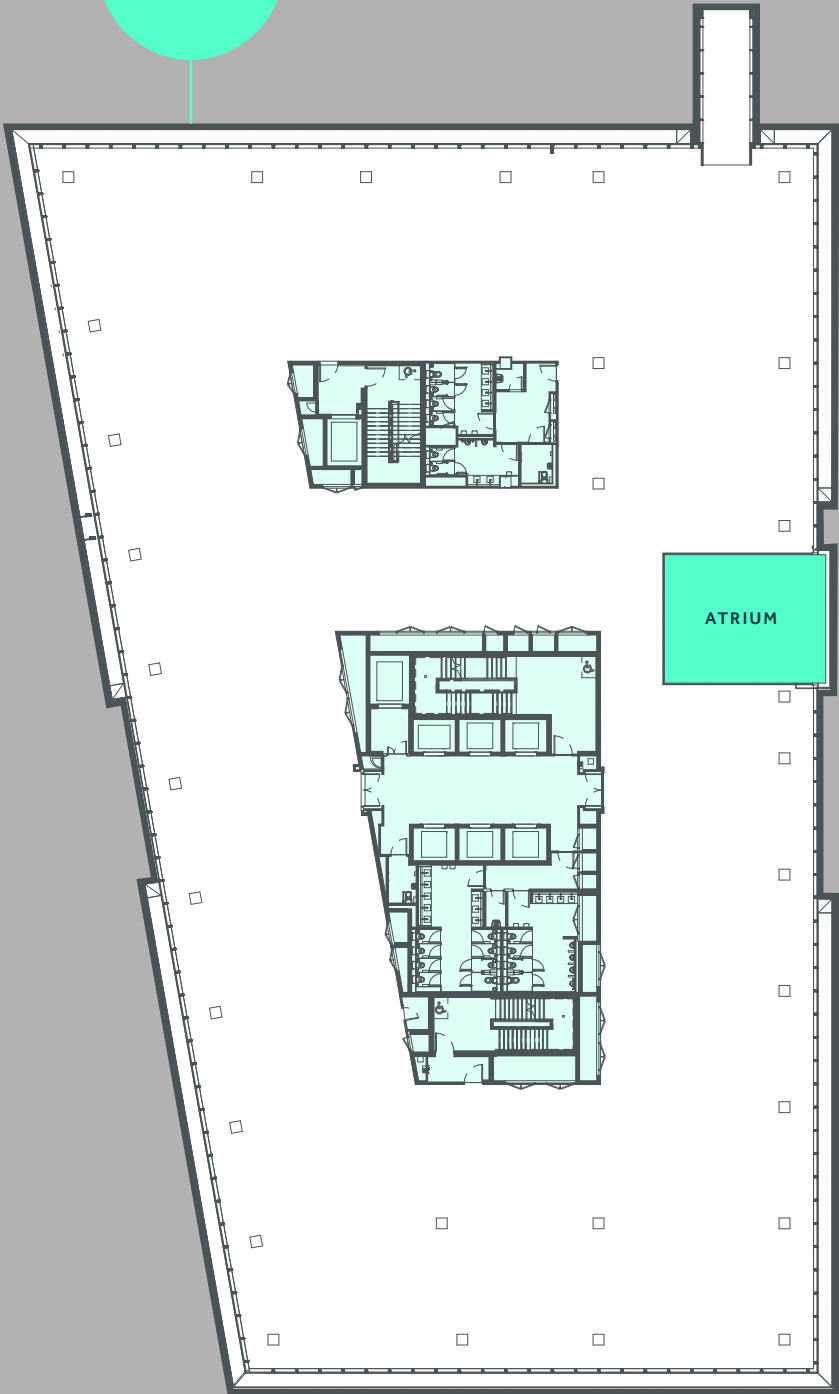
4,328 sq.m.
(46,592 sq.ft.)



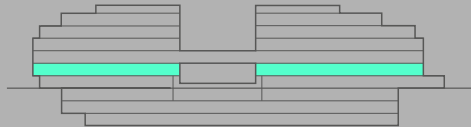
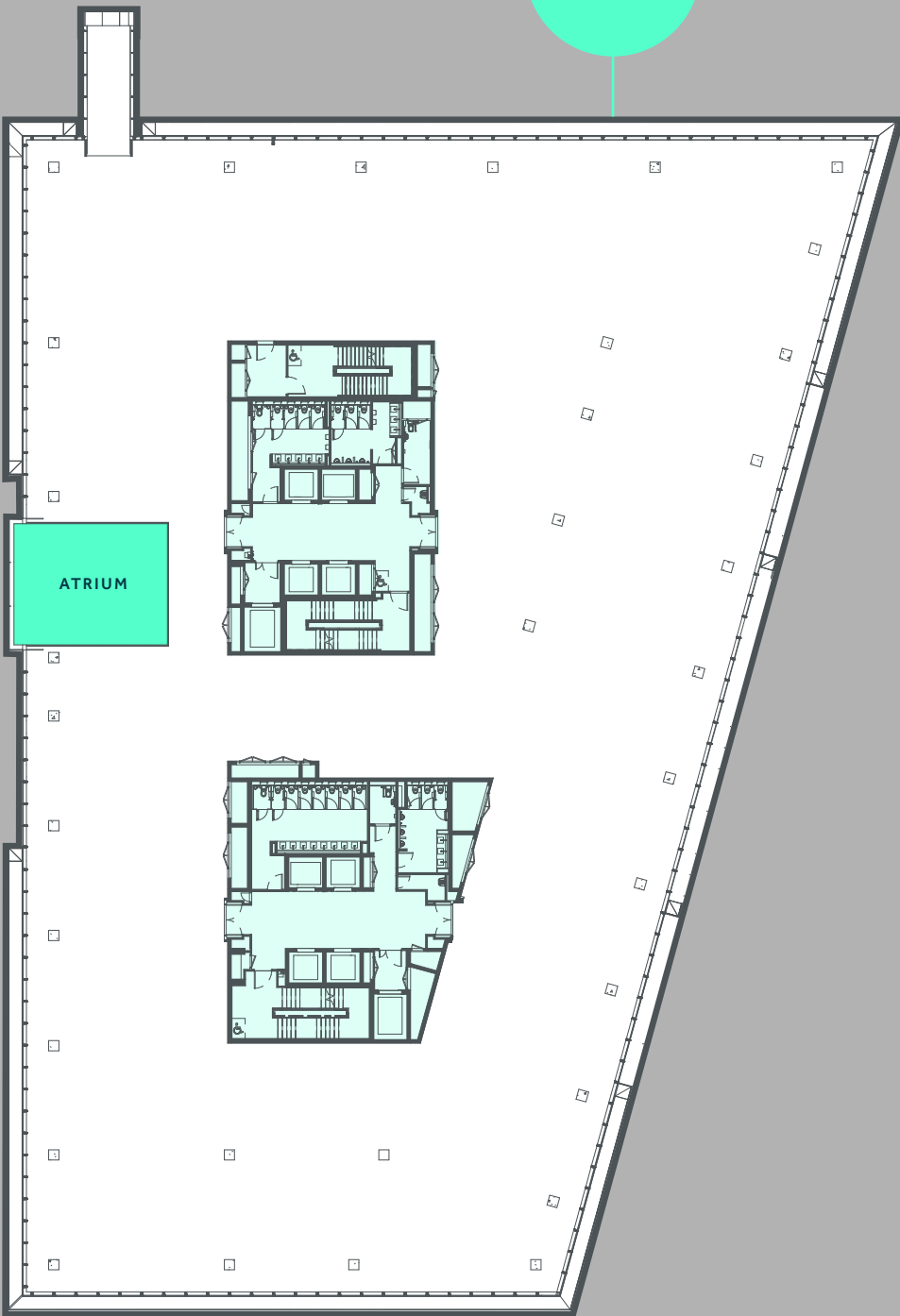
Second Floor

5,973 sq.m.
(64,296 sq.ft.)

BLOCK 1
31,149 SQ.FT

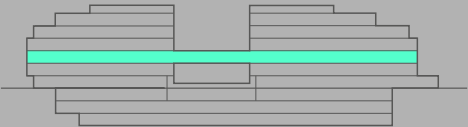
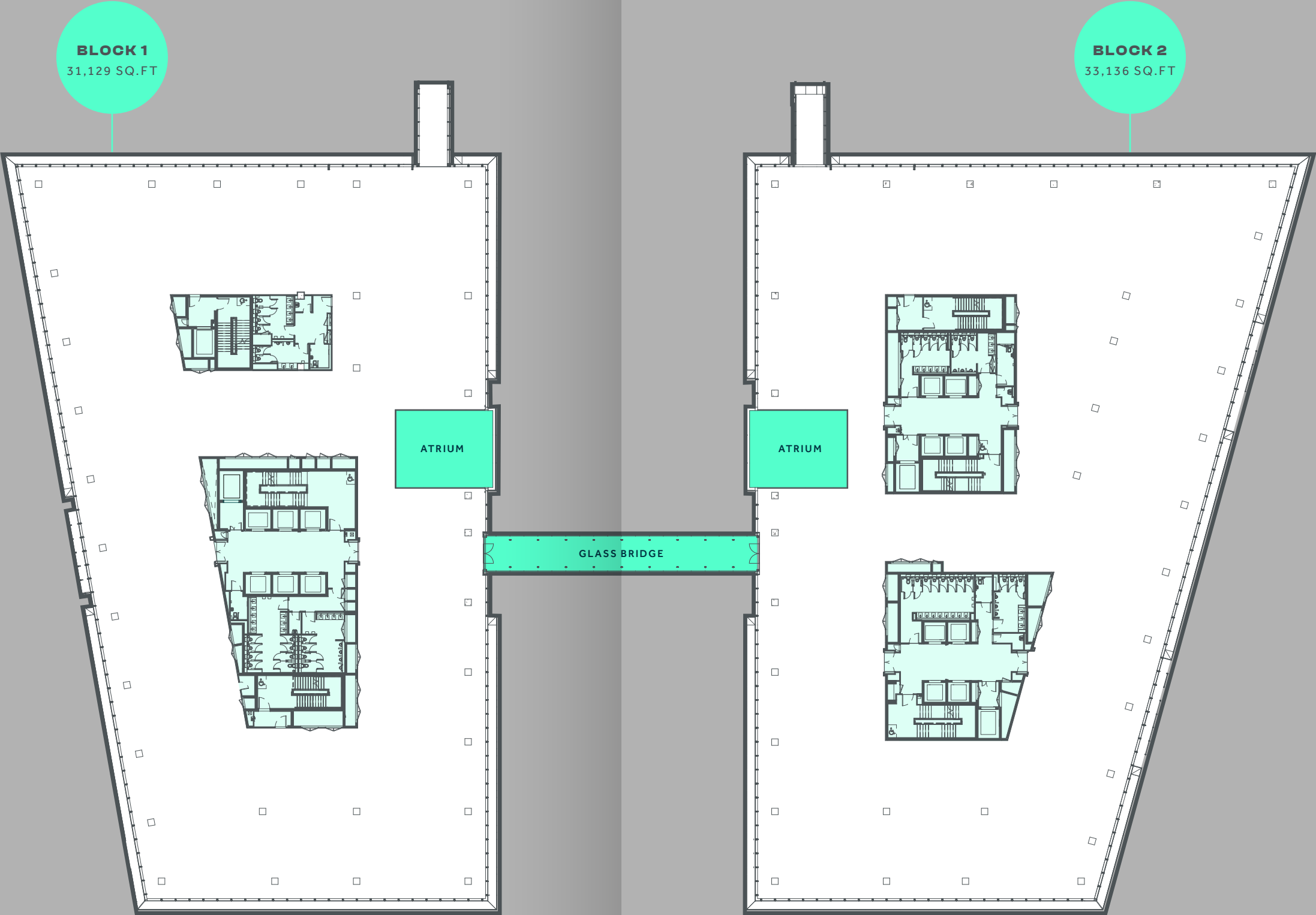


BLOCK 2
33,147 SQ.FT



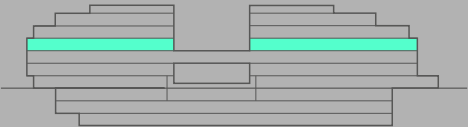
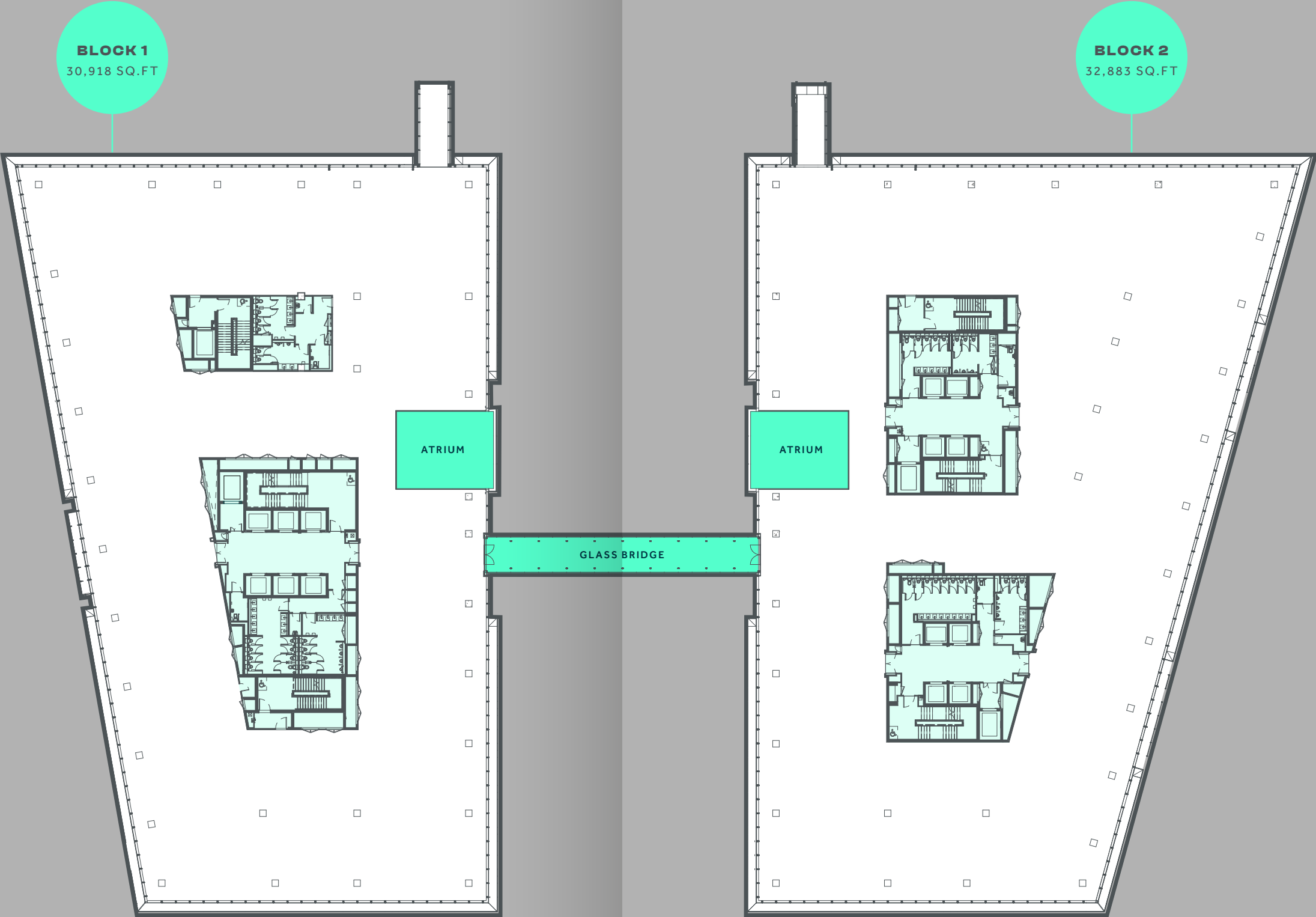
Third Floor

5,970 sq.m.
(64,265 sq.ft.)



Fourth Floor

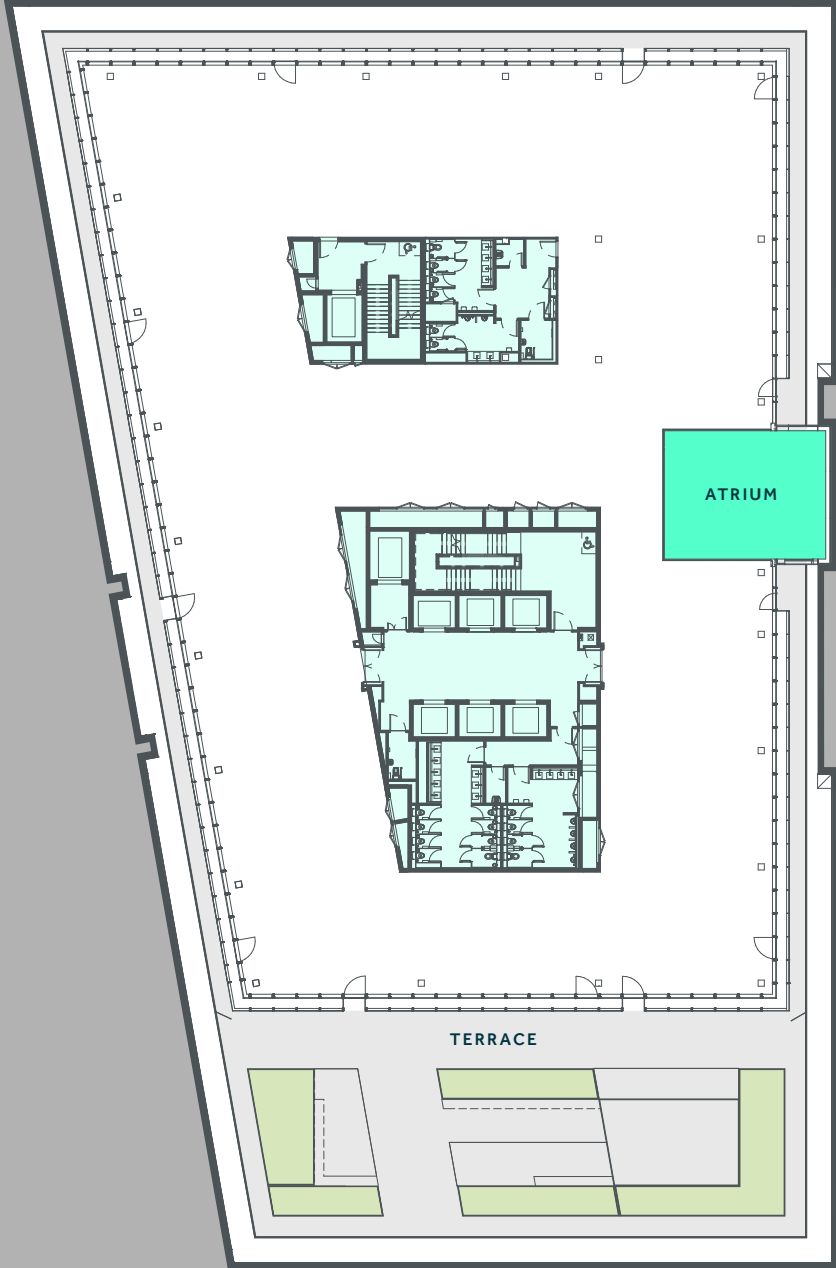
5,927 sq.m.
(63,801sq.ft.)



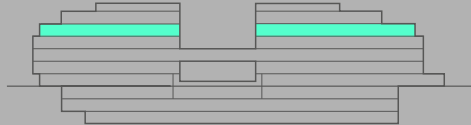
Fifth Floor

3,807 sq.m.
(40,978 sq.ft.)

BLOCK 1
20,052 SQ.FT



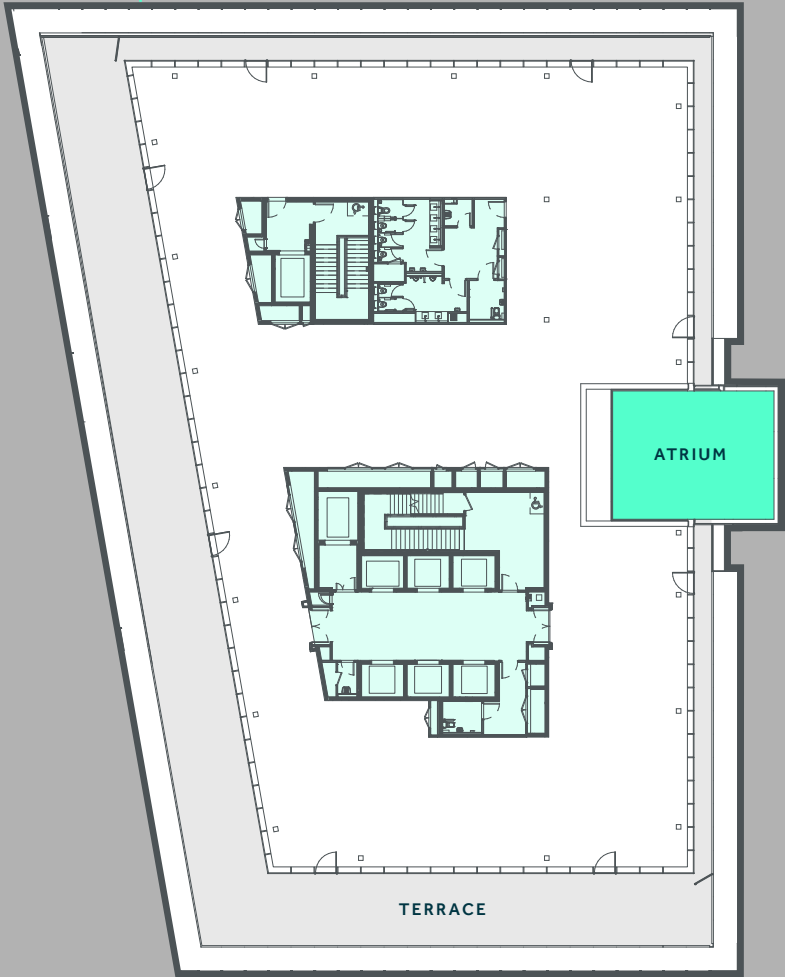
BLOCK 2
LET



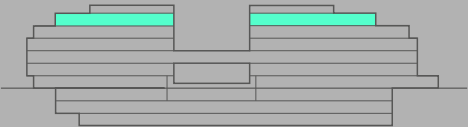
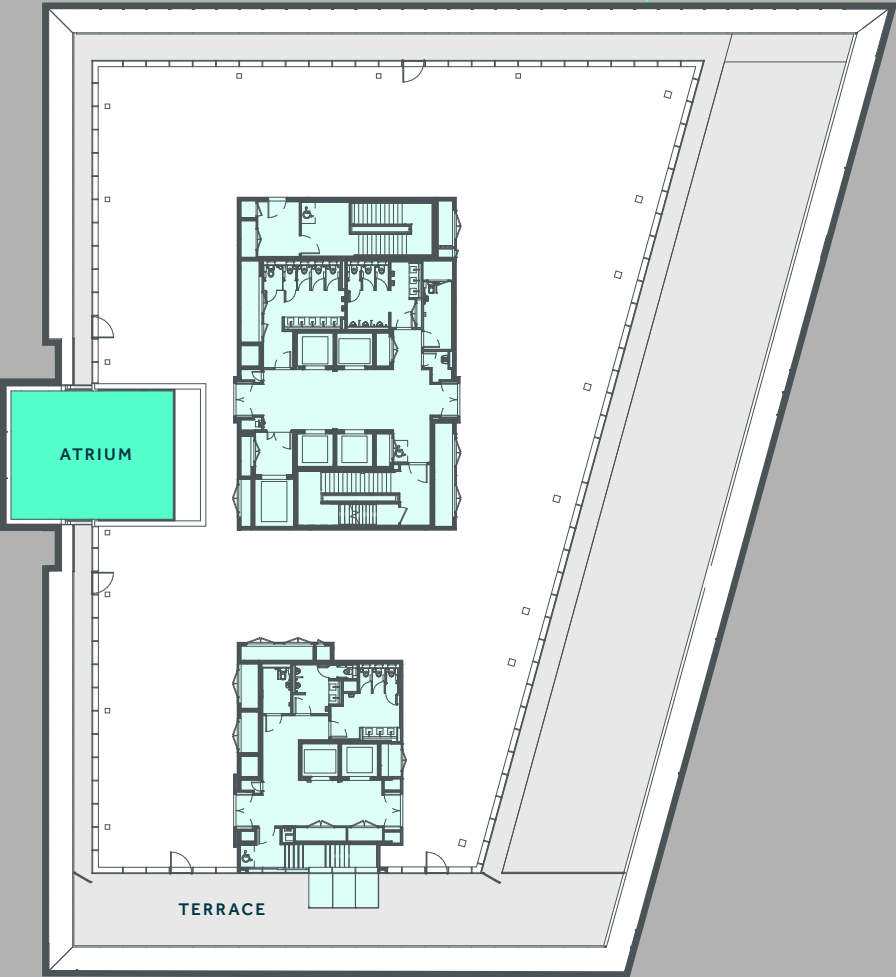
Sixth Floor

2,487 sq.m.
(26,766 sq.ft.)

BLOCK 1
14,035 SQ.FT



BLOCK 2
LET



Contacts

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