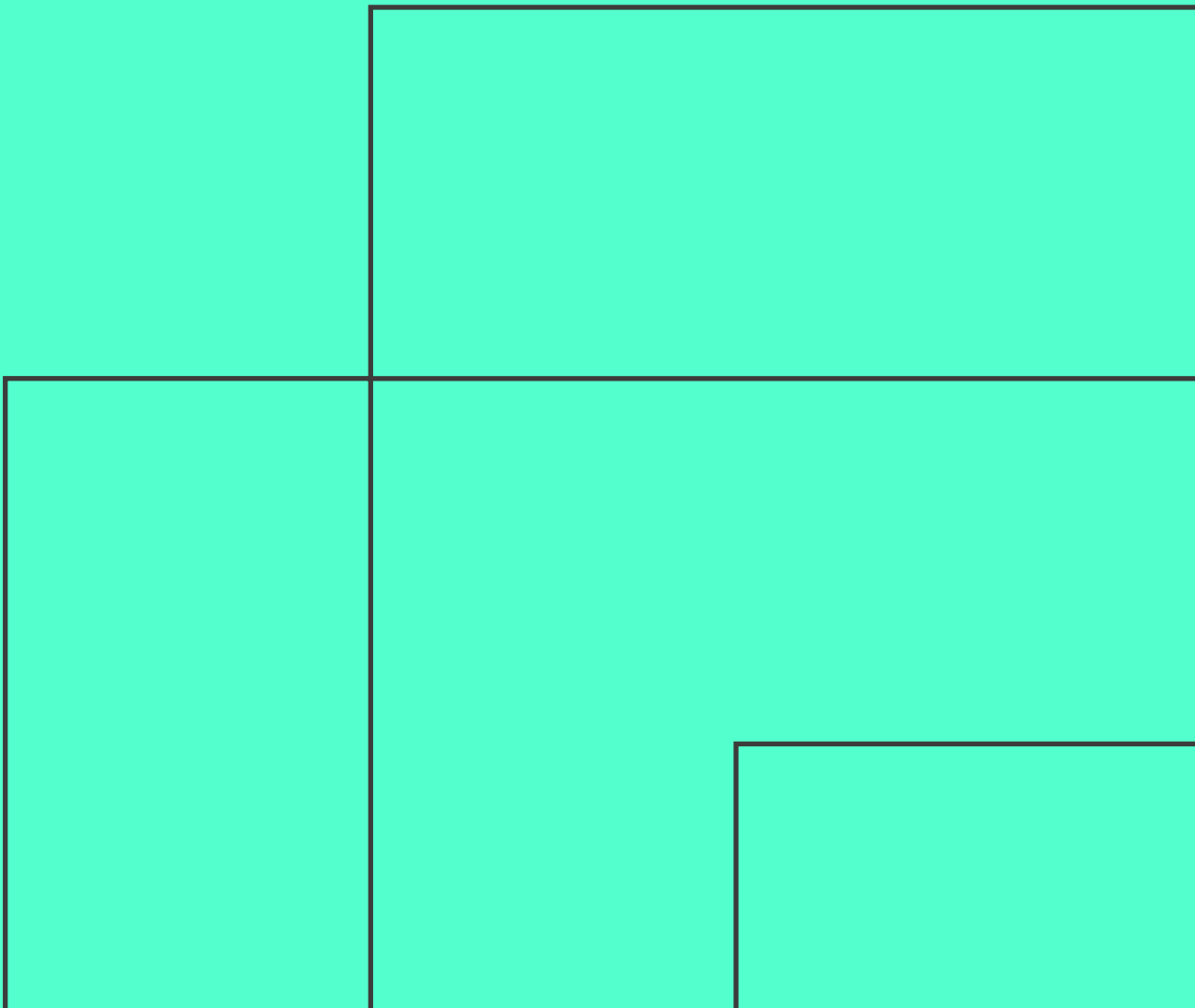




FIBONACCI PLACE

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
381,742 sq. ft
(35,465 sq.m)*
across two newly
constructed office
interconnecting
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
381,742 sq.ft
(35,465 sq.m)*
across two newly constructed
Grade A office buildings



Strategic location

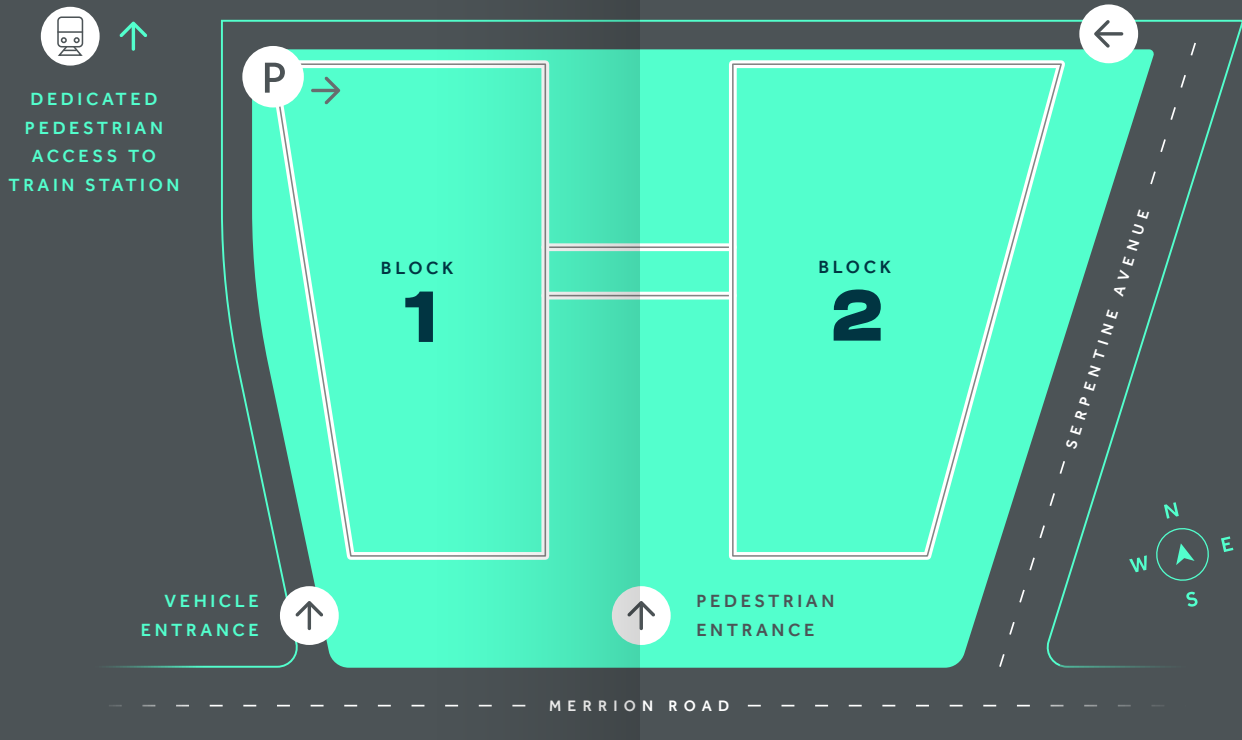
The property is located in Ballsbridge, which is part of Dublin's dynamic business locations



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

Target certifications
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



1,080 SQ.M
(11,635 SQ.FT)* GYM
FACILITIES



43 SHOWERS
AND CHANGING
FACILITIES



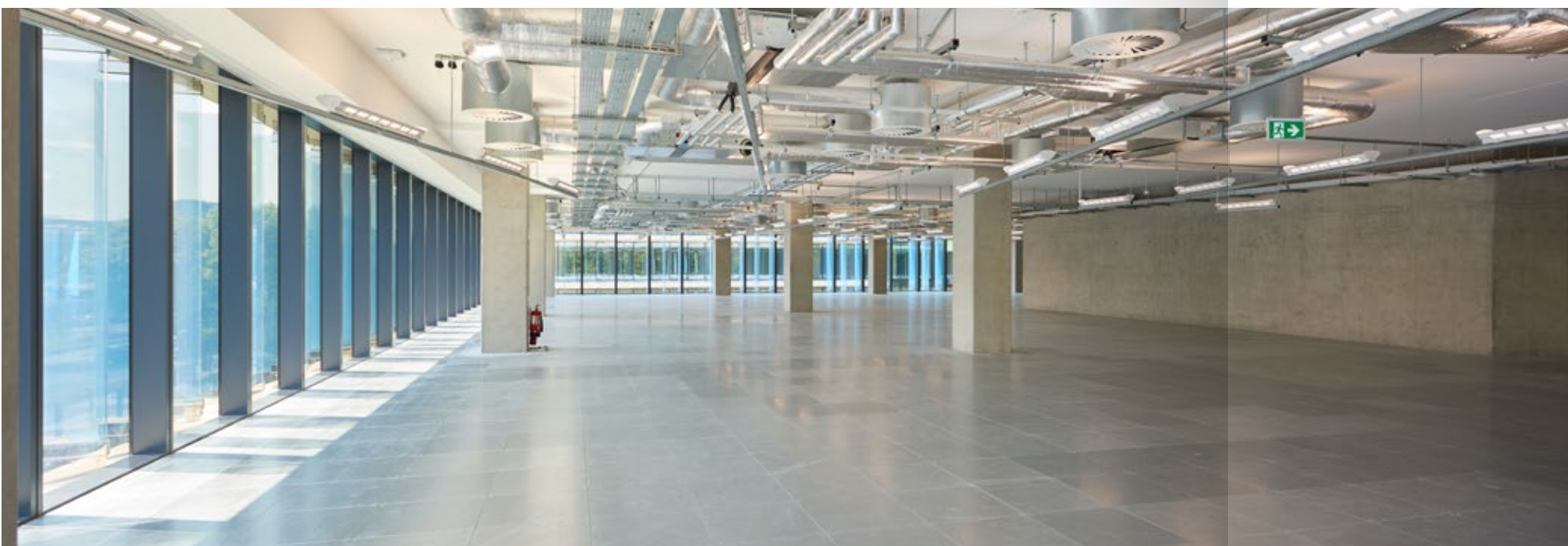
LANDSCAPED
ROOF
TERRACES

* 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 |
| | Rubicon Capital | | Blackrock |
| 10 | Sony | 20 | Regus |
| | SW3 Capital | 21 | Meta |
| | NBC Global Finance | 22 | DocuSign |
| | Seraph Aviation | | Aptiv Global |
| 11 | Coca-Cola | 23 | AirBnB |
| 12 | Bord Bia | | Wix |
| 13 | MongoDB | 24 | LogMeIn |
| 14 | Just Eat | | Indeed |
| | Waystone | 25 | Irish Distillers |
| 15 | Avolon | | Pernod Ricard |
| 16 | Survey Monkey | | ION |
| | DING | | Endo Pharmaceuticals |
| | | | GECAS |
| | | | Huawei |

* Under construction.

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
- 

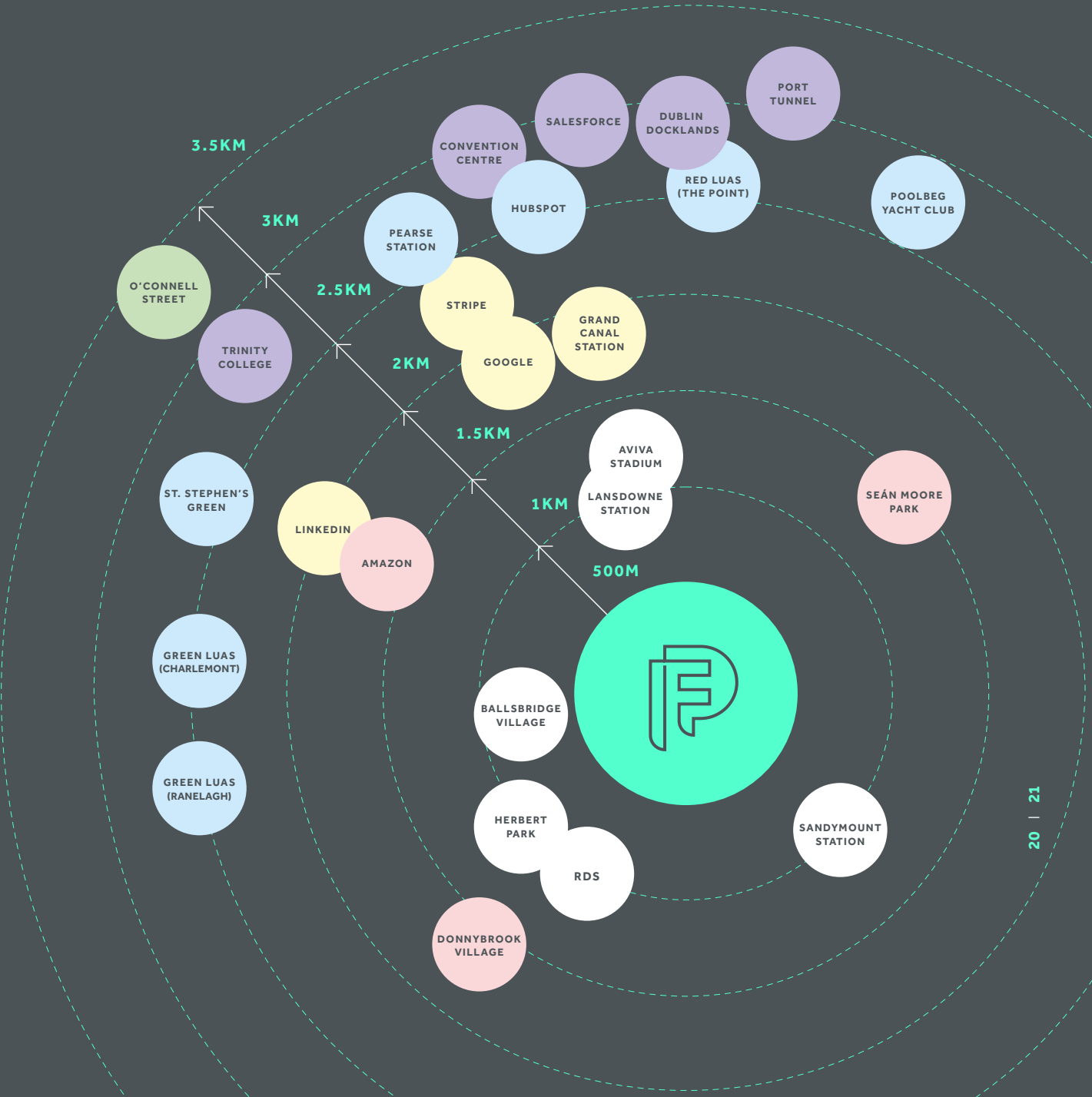
AIRCOACH
RDS stop 3 min walk

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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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



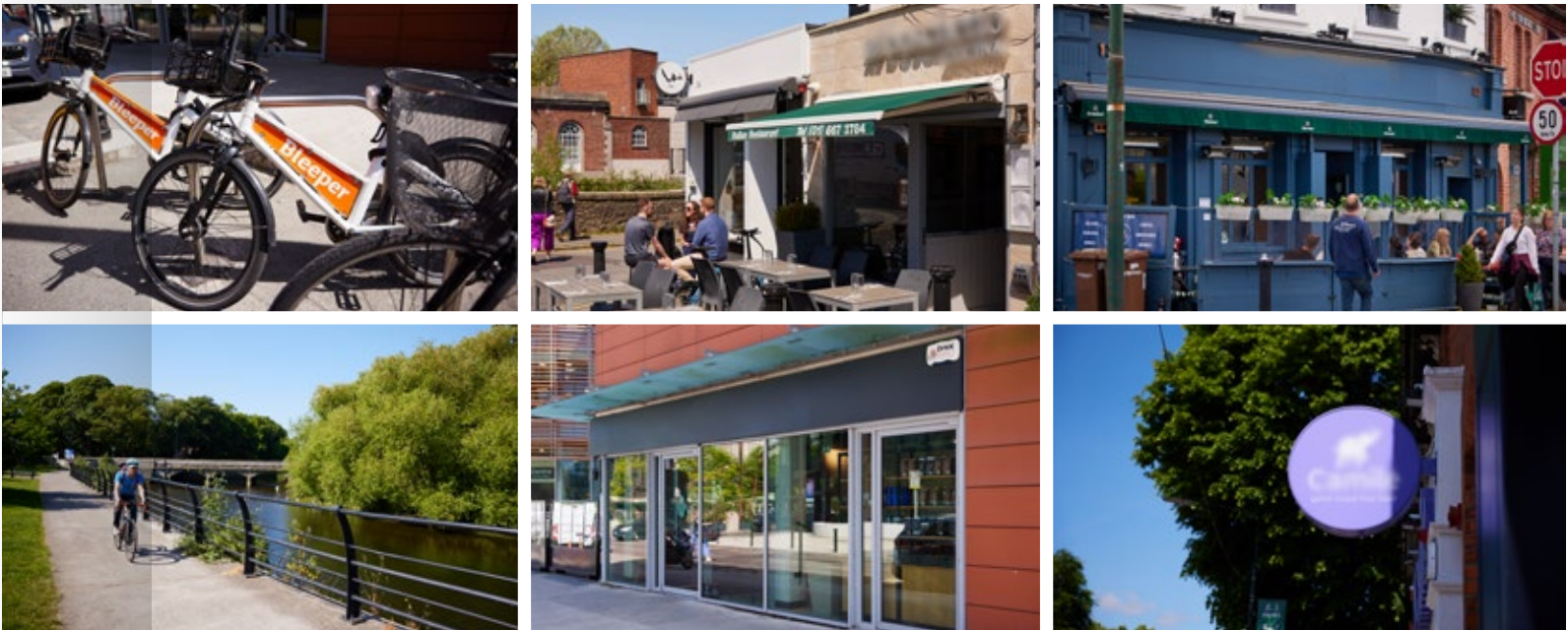
In a world where staff wellness, amenities and health are key drivers for occupiers, this location has it all

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

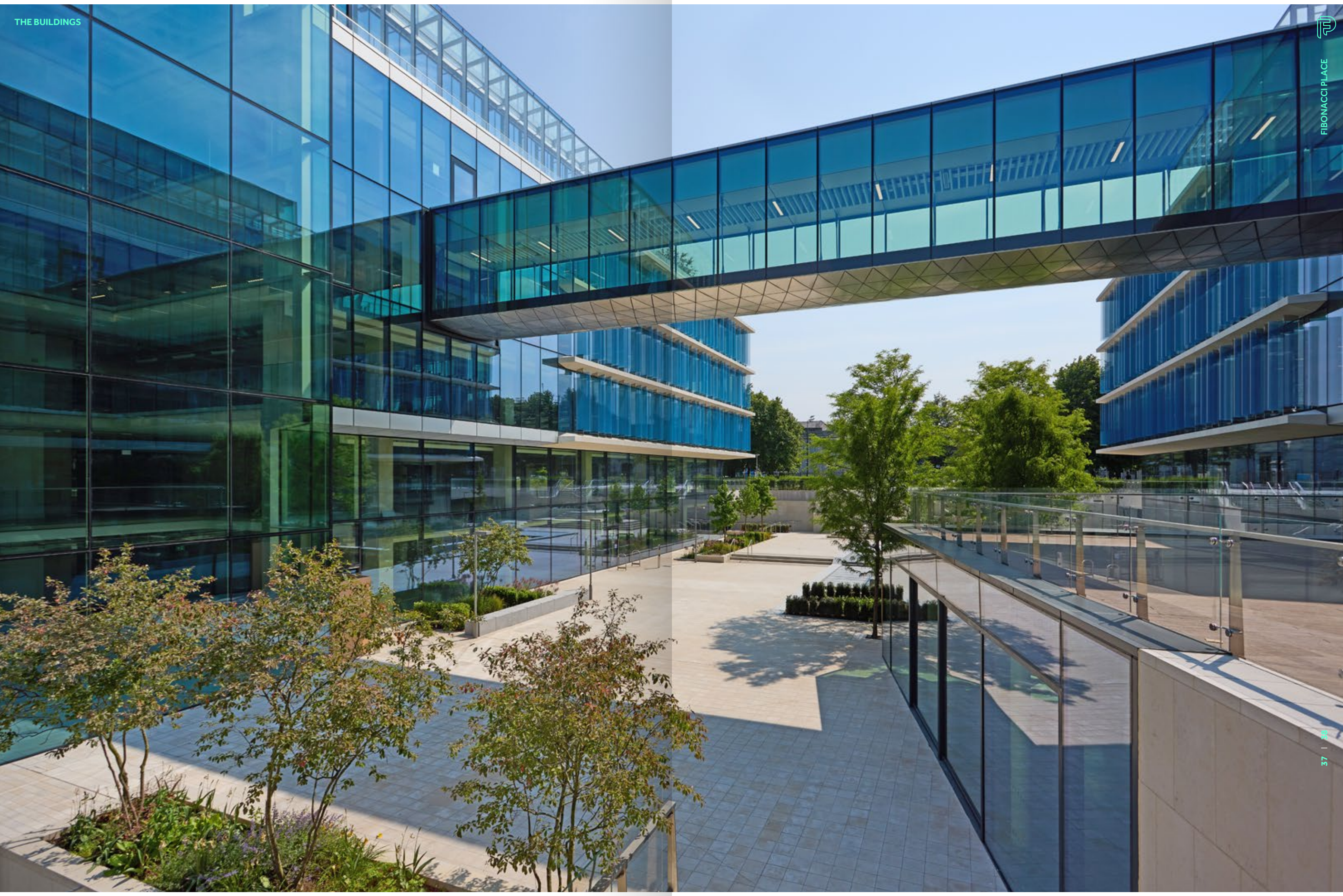


Amenities list

- | | | | | | |
|---|--------------------------------------|----|--|----|---------------------------|
| 1 | Ballsbridge Village (restaurants...) | 10 | Pembroke Wanderers Hockey Club | 19 | Donnybrook Stadium |
| 2 | Aviva Stadium | 11 | YMCA Sports Ground | 20 | Old Belvedere Rugby Club |
| 3 | Lansdowne Tennis Club | 12 | Royal Dublin Society | 21 | Wanderers Football Club |
| 4 | Sandymount Hotel | 13 | Pembroke Cricket Club | 22 | Pembroke Cricket Club |
| 5 | Avoca | 14 | Donnybrook Fair | 23 | Sandymount Green |
| 6 | The French Paradox Restaurant | 15 | Marco Pierre White Courtuyard Restaurant | 24 | Sandymount Beach |
| 7 | Herbert Park | 16 | Dorian Restaurant | 25 | Railway Union Sports Club |
| 8 | Herbert Park Tennis Courts | 17 | Le Comptoir Cafe | 26 | Glass Bottle Site |
| 9 | Herbert Park Bowling Club | 18 | Donnybrook Lawn Tennis Club | 27 | Poolbeg Lighthouse |

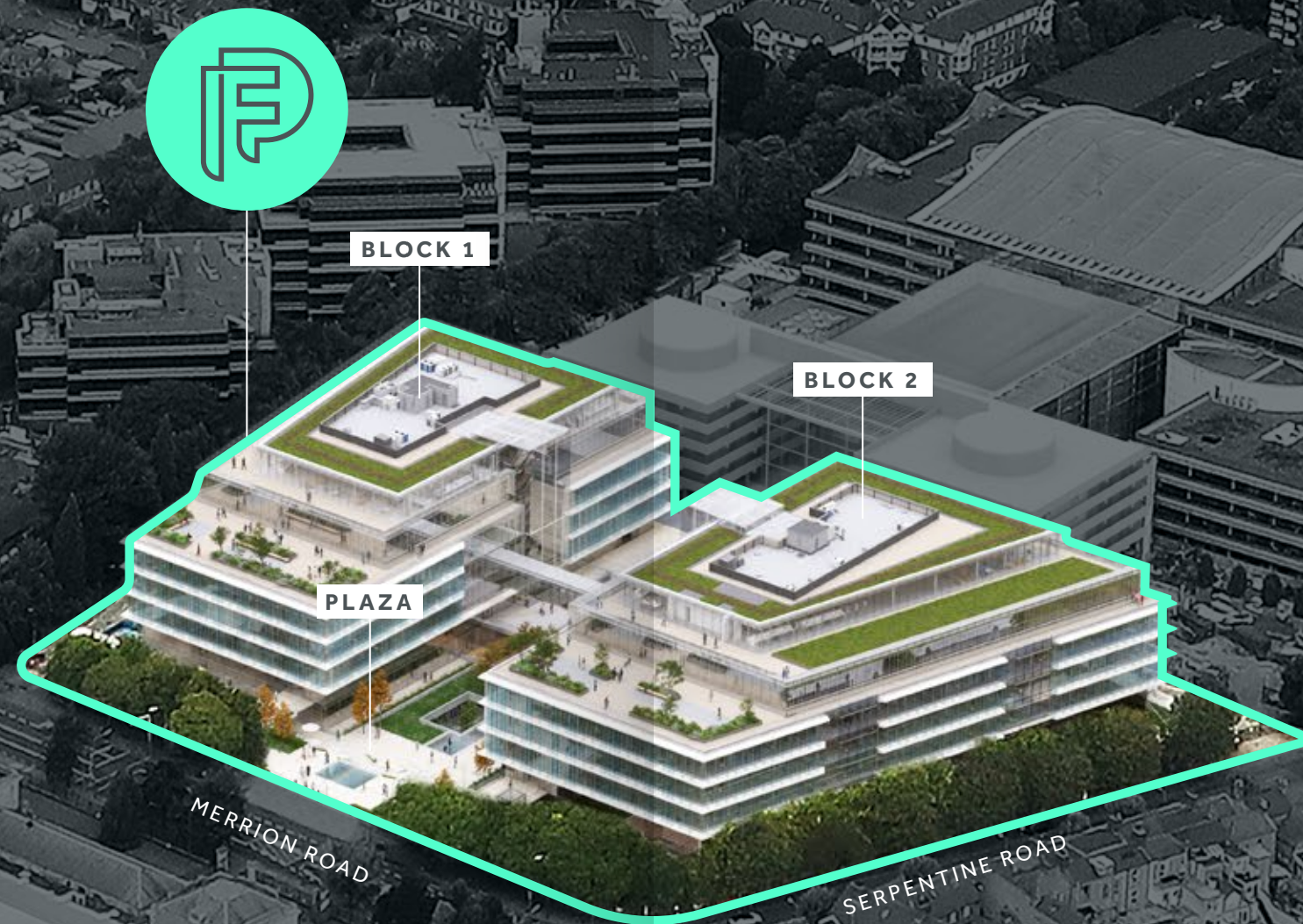


Designed to suit requirements from
approximately **8,000 to 381,742 sq ft.**

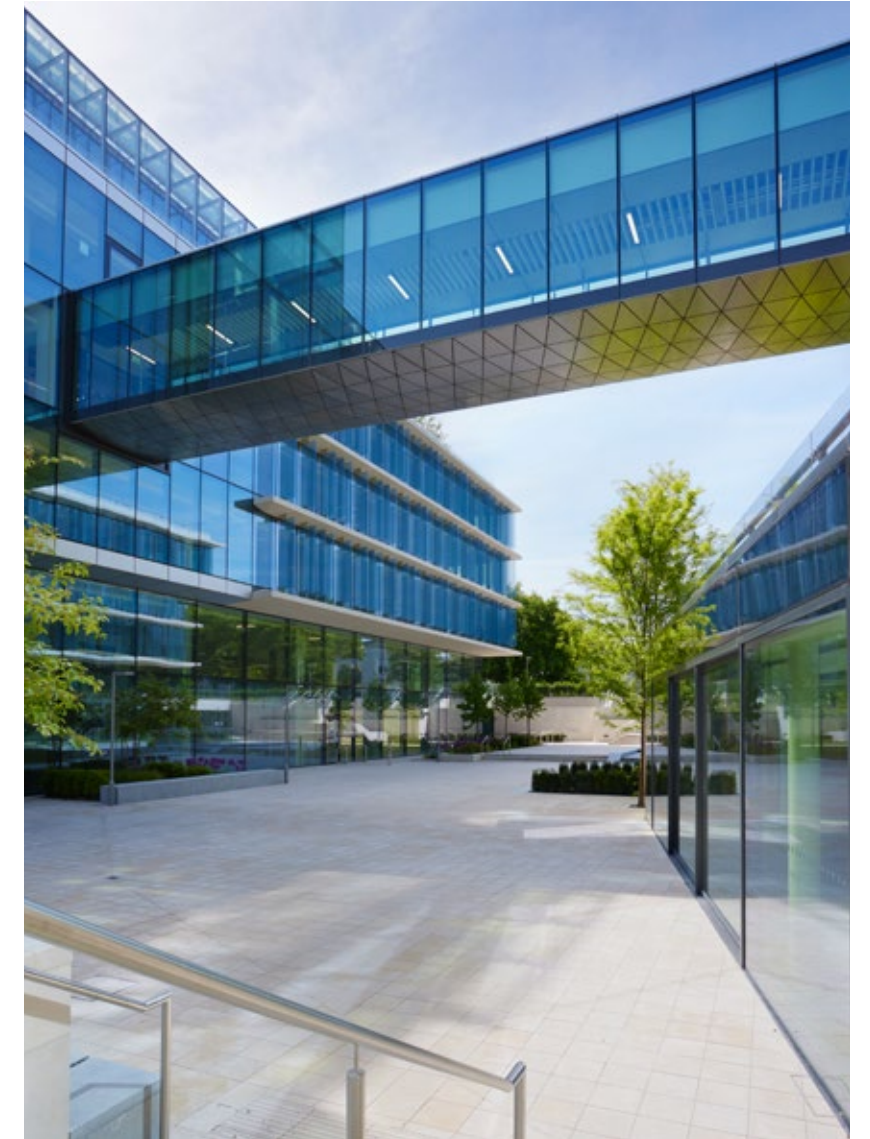


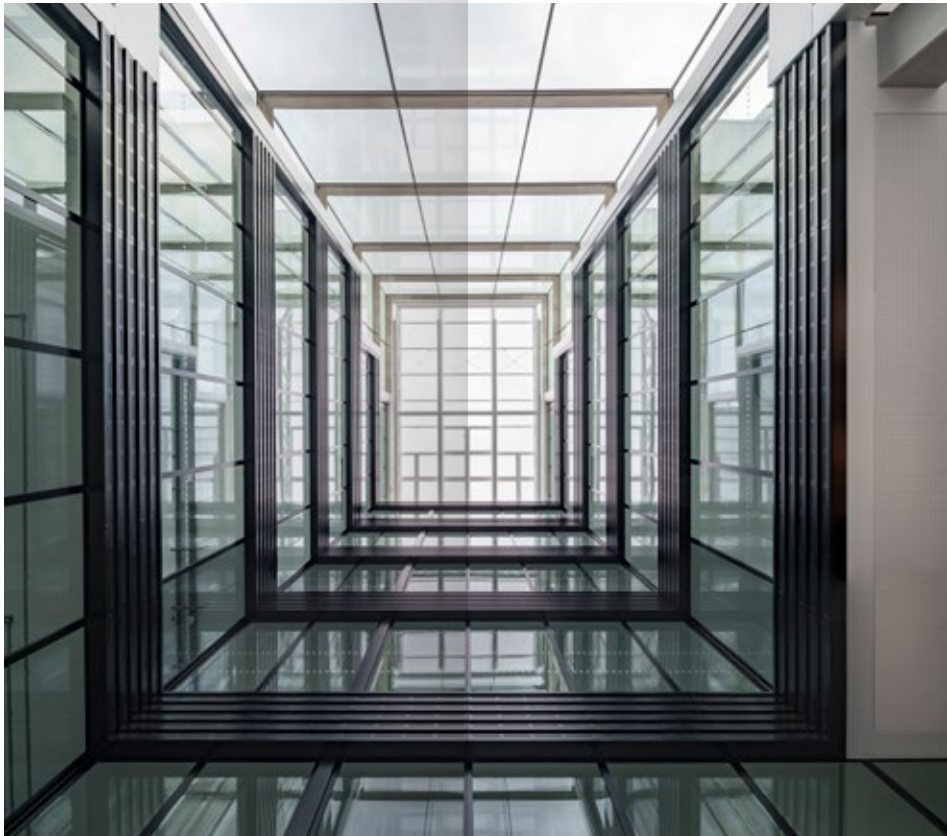
Overview

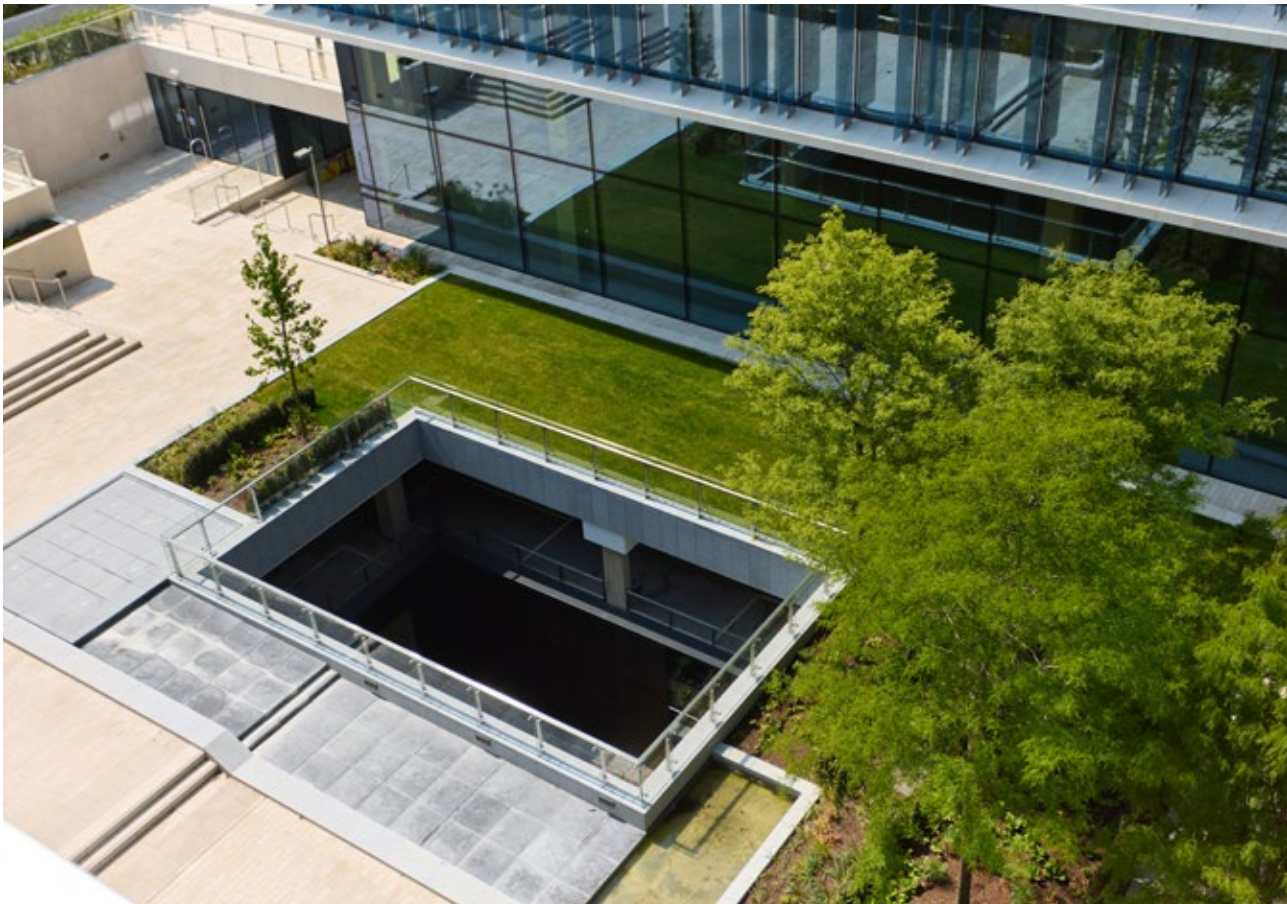
The Fibonacci community comprises two almost identical blocks designed with sustainability and occupier wellbeing at their heart



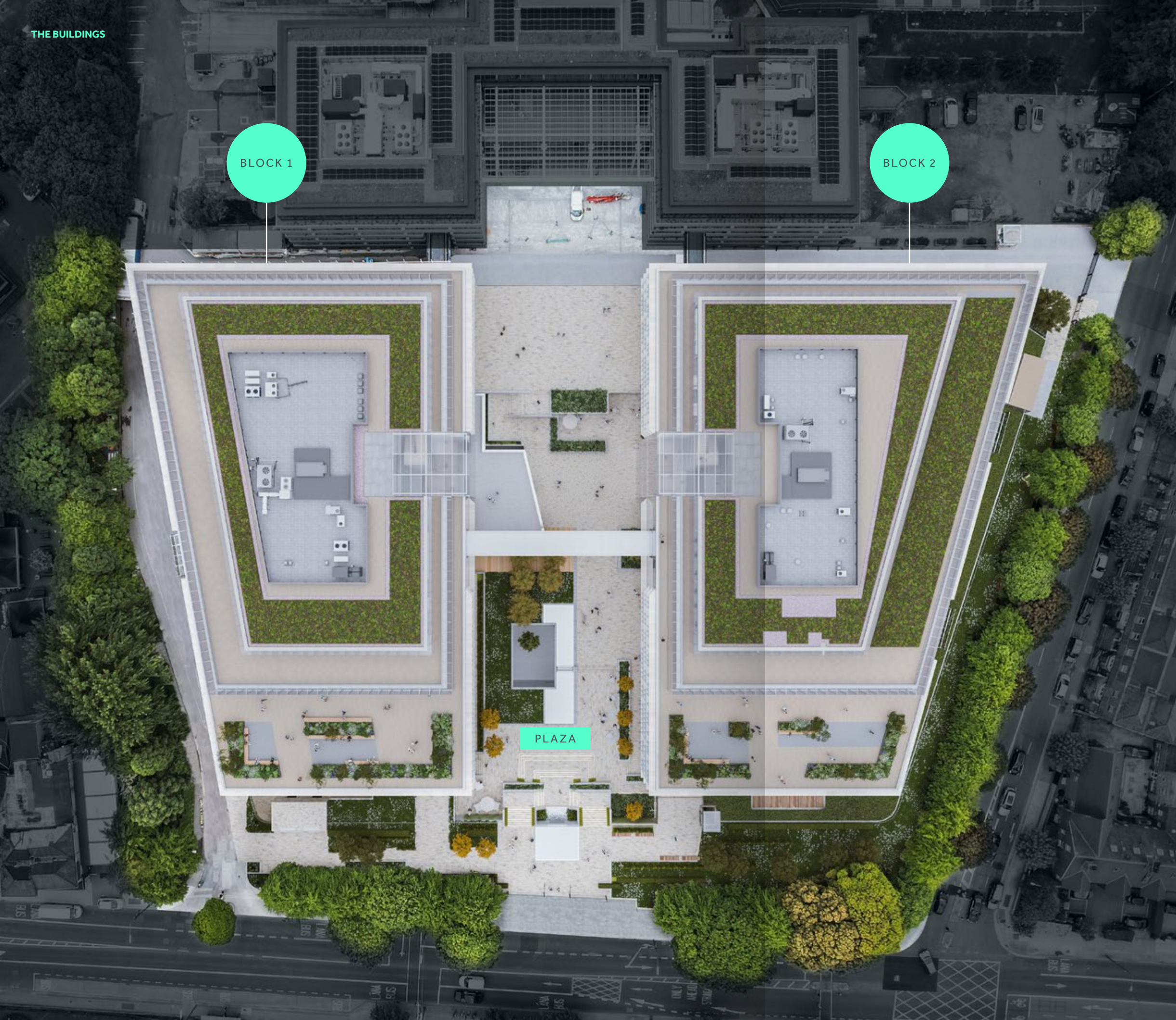
**Bright spacious
office boasting
an impressive
floor-to-ceiling
height**







Beautiful & expansive landscaped biodiverse roof terraces

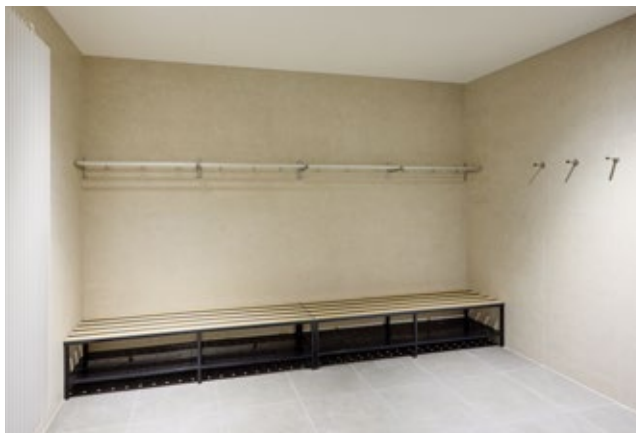
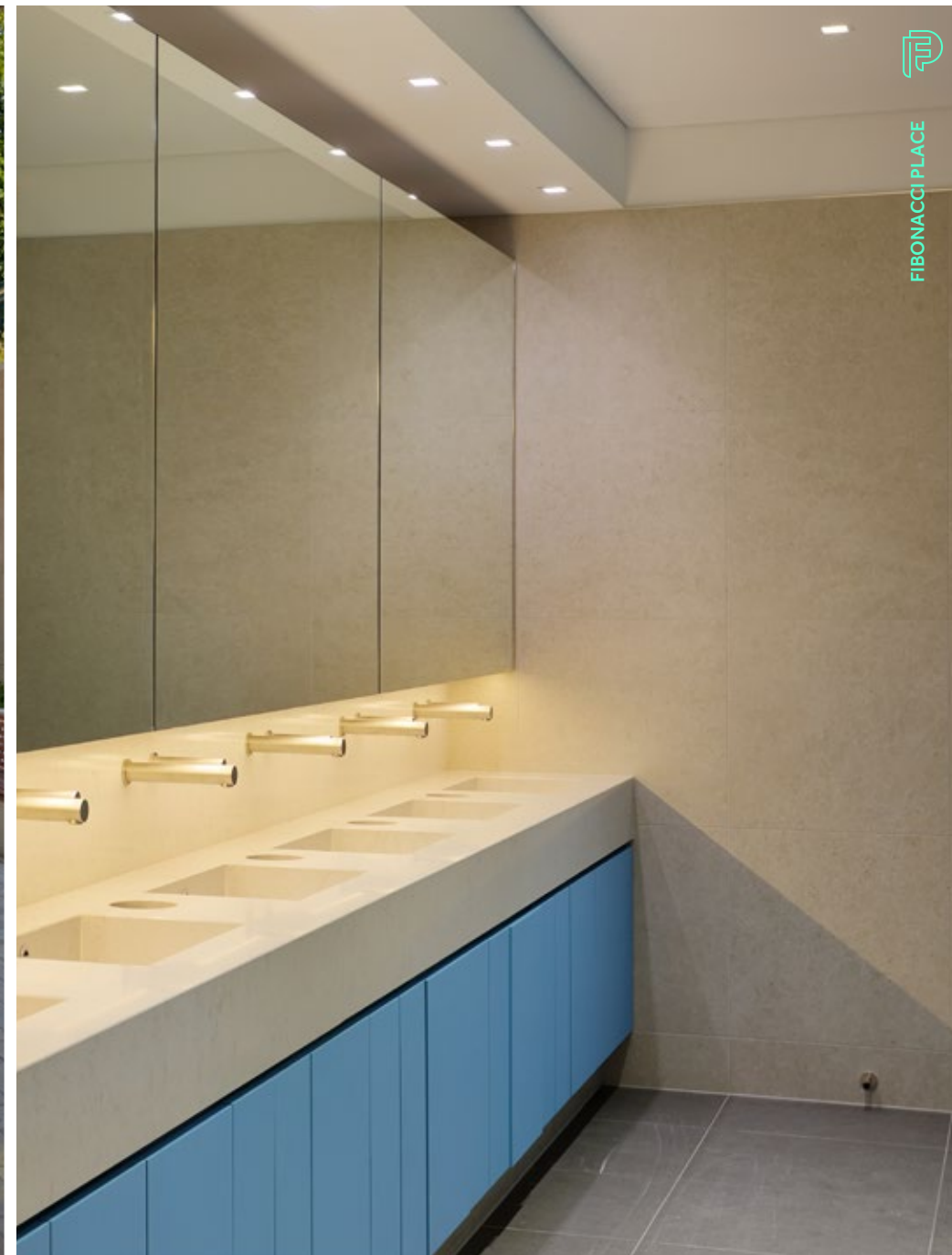
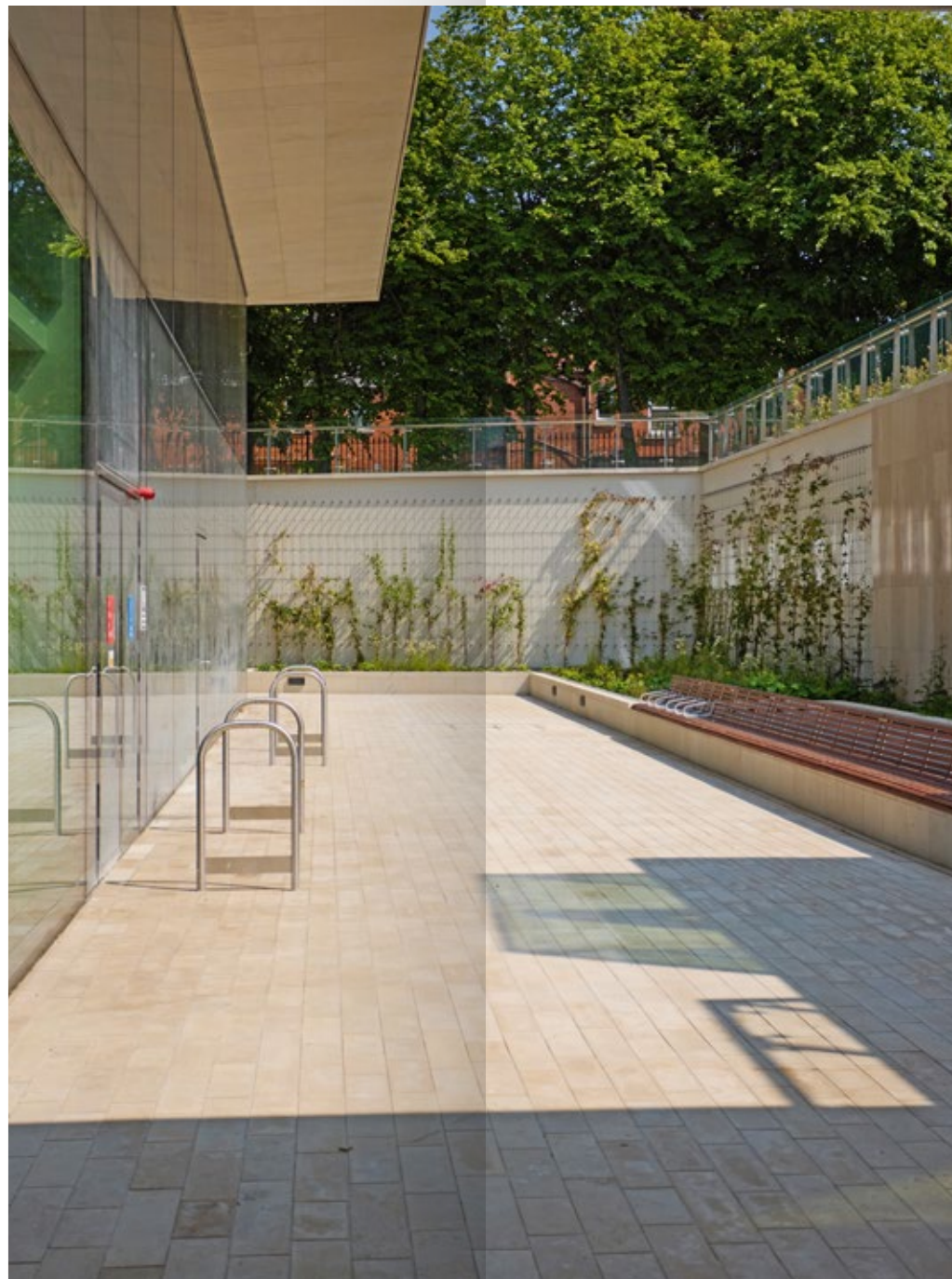


Fibonacci Place

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 35,465 sq. m (381,742 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 1,080 sq. m (11,635 sq. ft)* 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.

*Subject to final measurement.



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	1,080 SQ. M (11,635 SQ. FT)* GYM FACILITIES
		
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	TARGET CERTIFICATIONS LEED PLATINUM, NZEB, BER A3	

*Subject to final measurement.





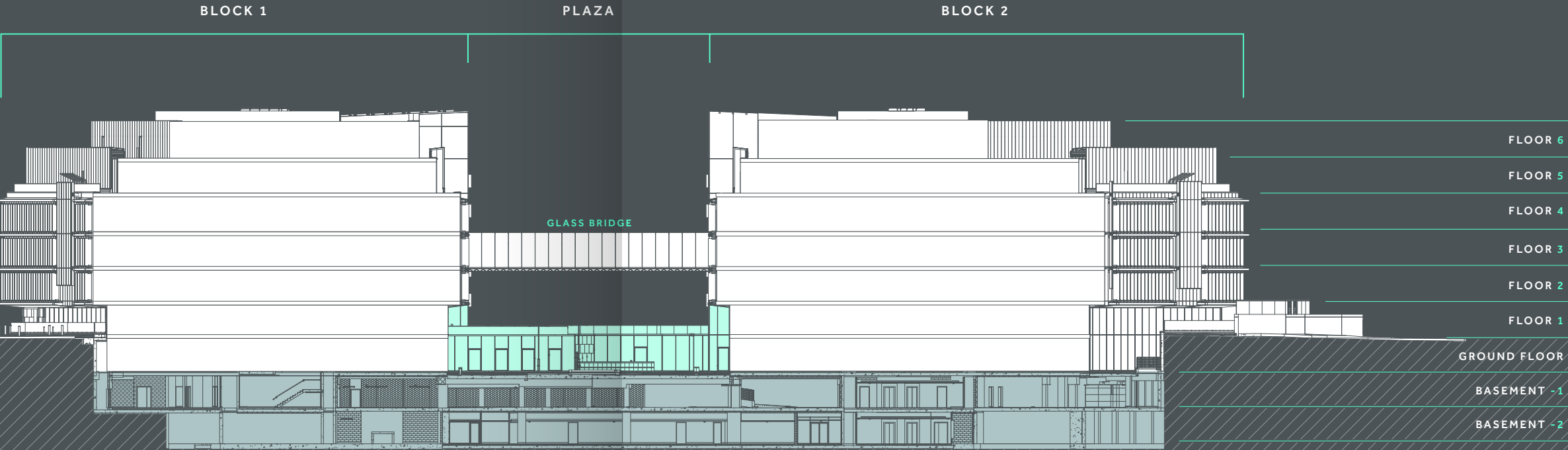
Area Schedule (NIA)*

	sq. m	sq. ft	BLOCK 1		BLOCK 2	
			sq. m	sq. ft	sq. m	sq. ft
NIA						
LINK BRIDGES FROM B1 TO B2	100.4	1,076	-	-	-	-
FLOOR 6	-	-	1,236	13,302	1,183	12,731
FLOOR 5	-	-	1,795	19,319	1,944	20,926
FLOOR 4	-	-	2,804	30,184	3,055	32,883
FLOOR 3	-	-	2,791	30,047	3,046	32,788
FLOOR 2	-	-	2,794	30,073	3,049	32,815
FLOOR 1	-	-	1,804	19,419	2,452	26,395
GROUND FLOOR	-	-	1,679	18,068	2,159	23,231
RECEPTION	-	-	515	5,547	515	5,547
B1 & B2 - STORAGE	939	10,107	-	-	-	-
B1 & B2 - GYM	1,080	11,625	-	-	-	-
TOTAL NIA	2,119.4	22,808	15,418	165,959	17,402	187,316

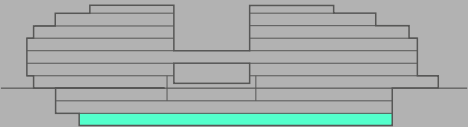
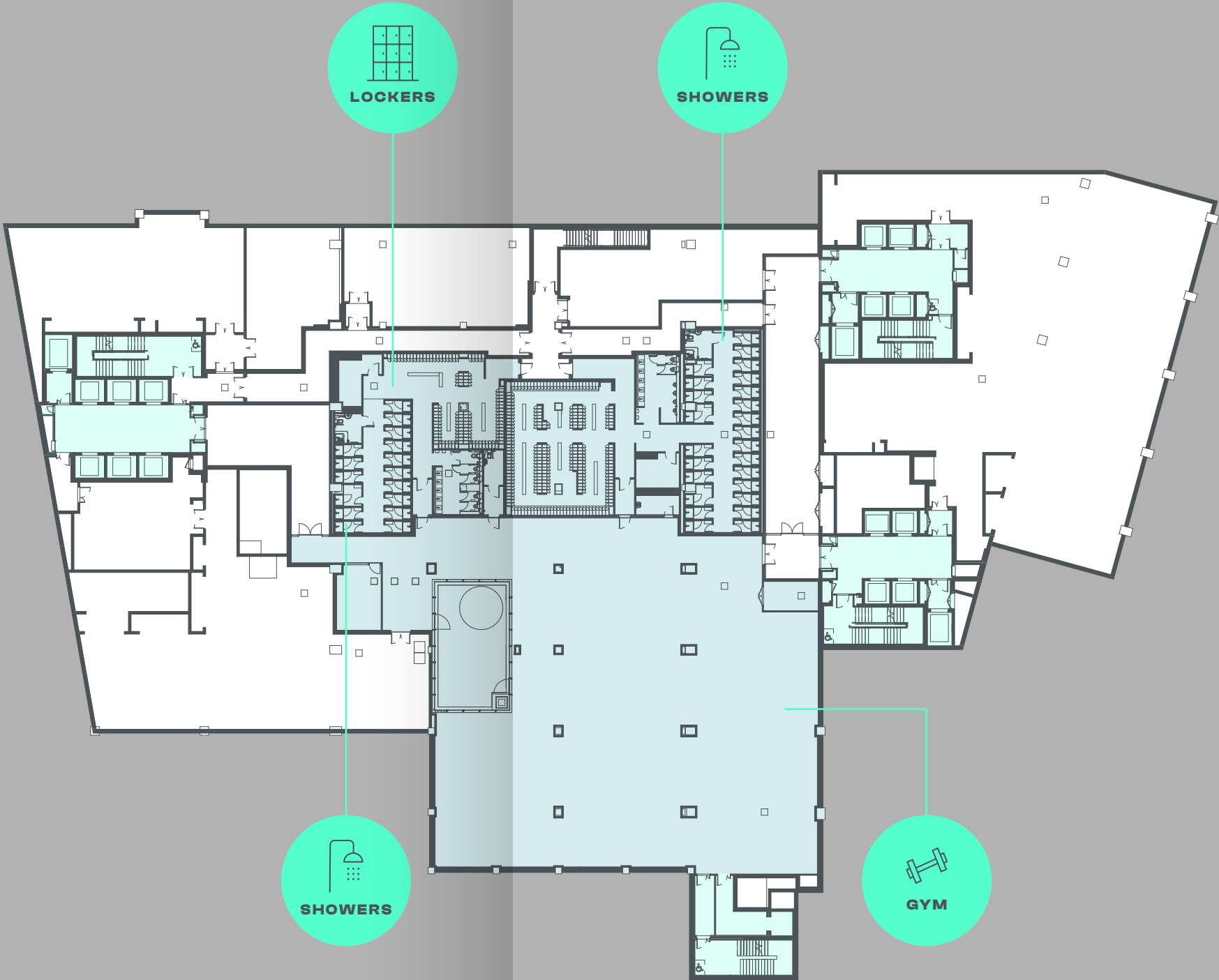
PARKING SPACES	164 spaces
CYCLE SPACES	700 spaces

*Subject to final measurement.

TO TAKE A VIRTUAL TOUR



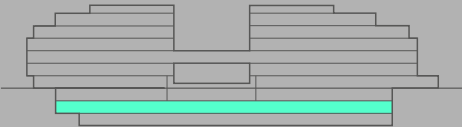
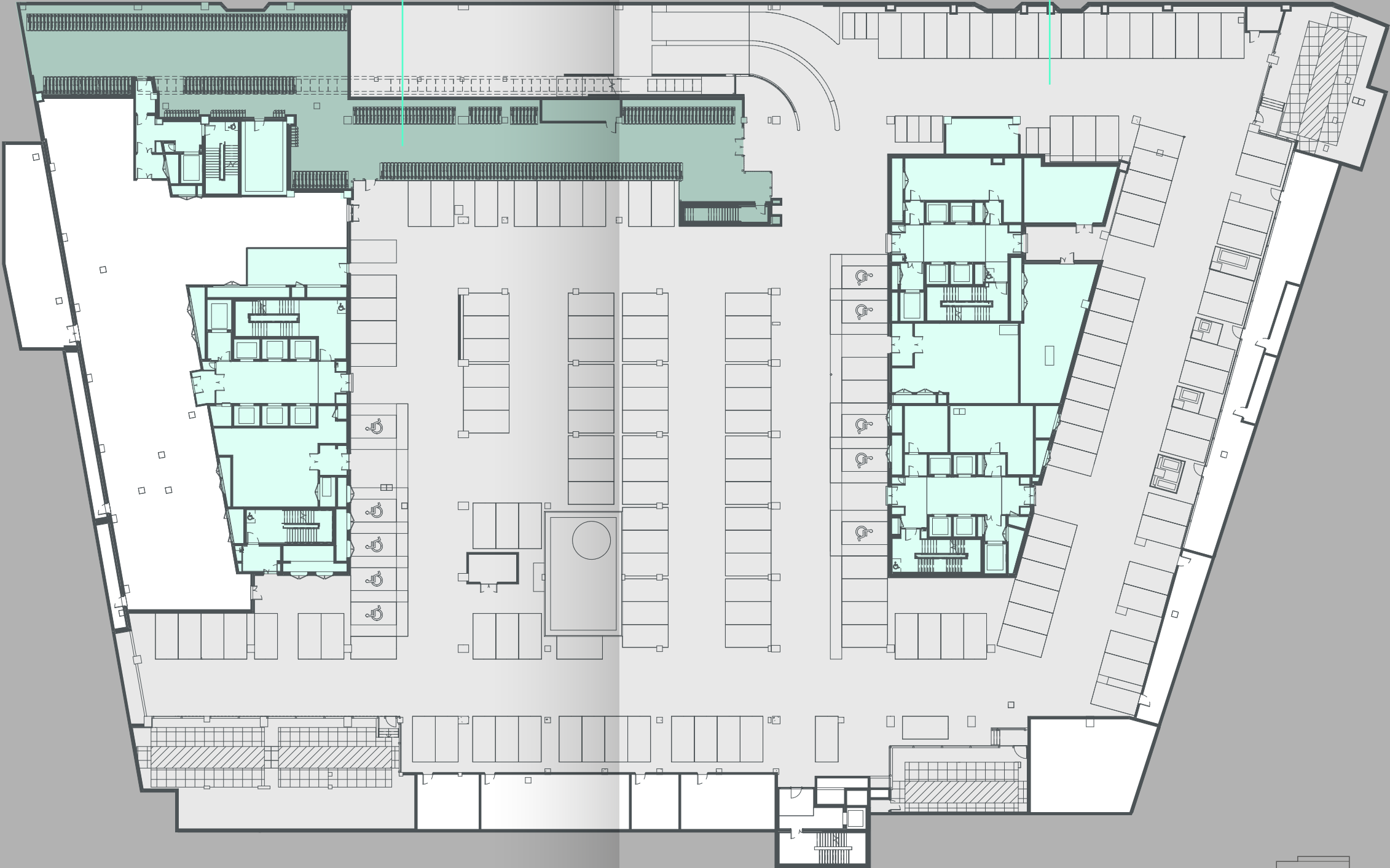
Sub-basement



Basement


BIKE
STORAGE


CAR PARK
SPACES

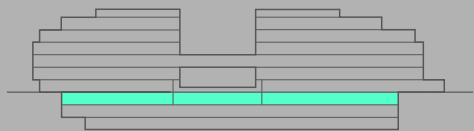
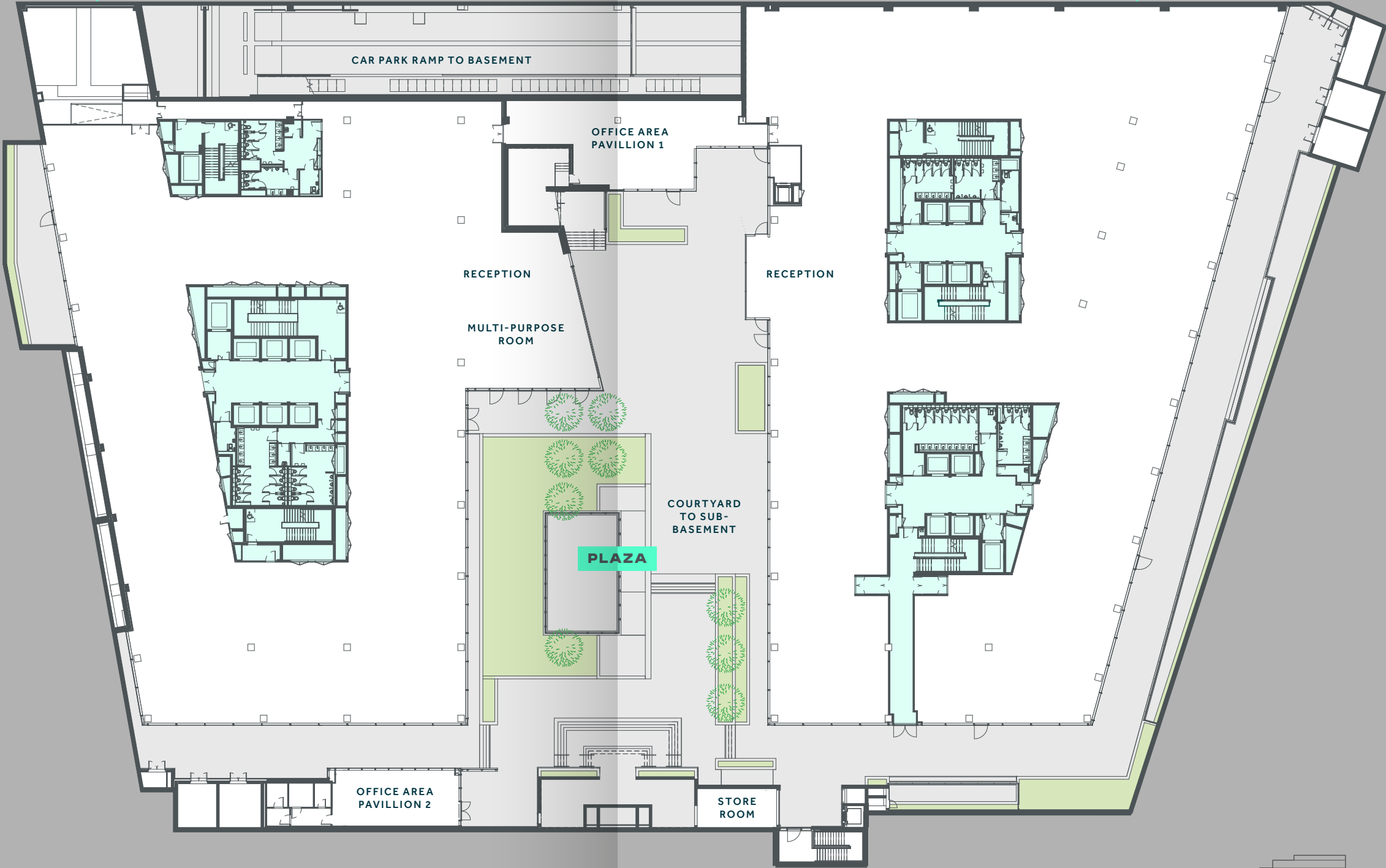


Ground Floor

5,129 sq.m.
(55,208 sq.ft.)

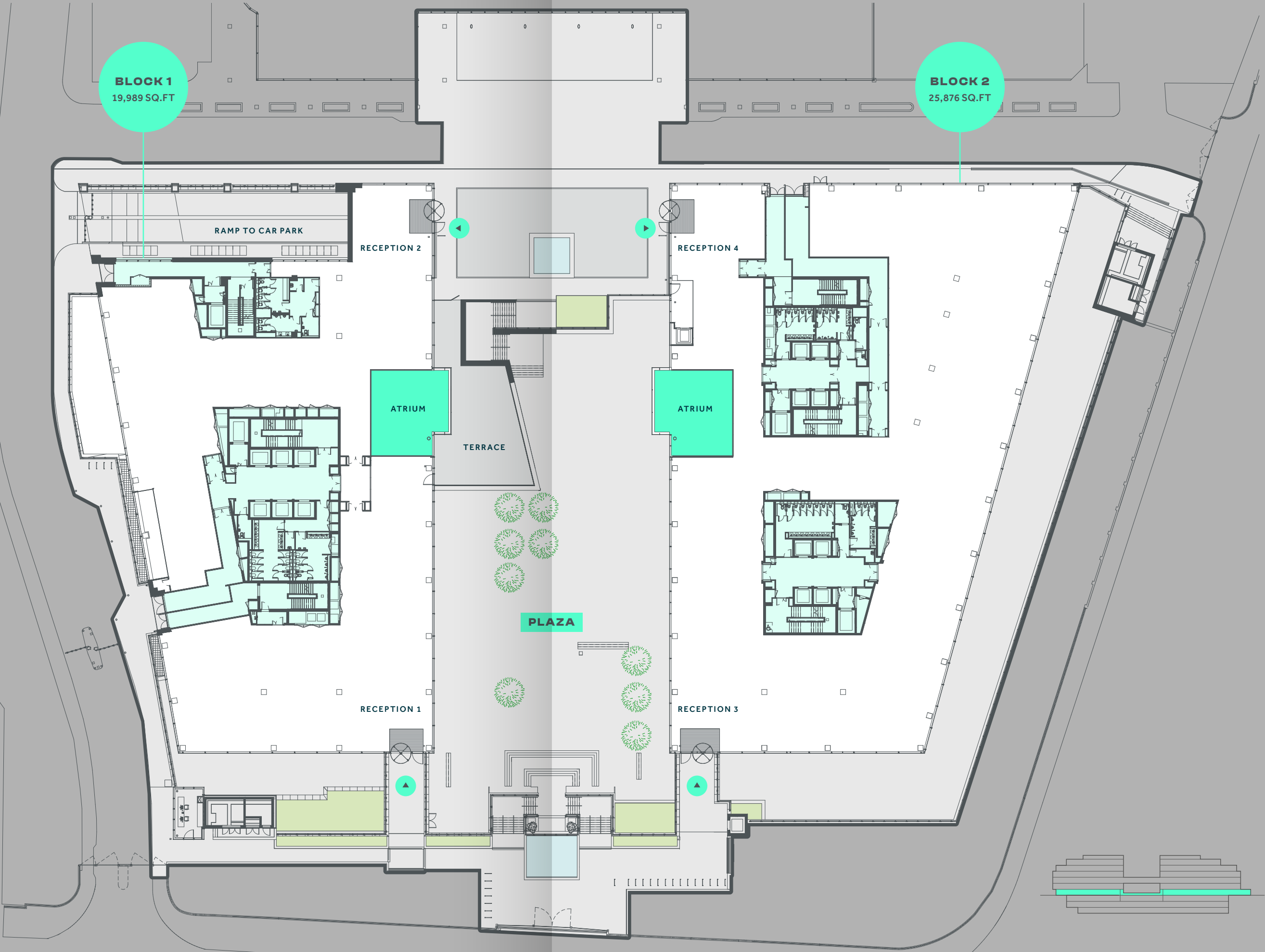
BLOCK 1
26,275 SQ.FT

BLOCK 2
28,933 SQ.FT



First Floor

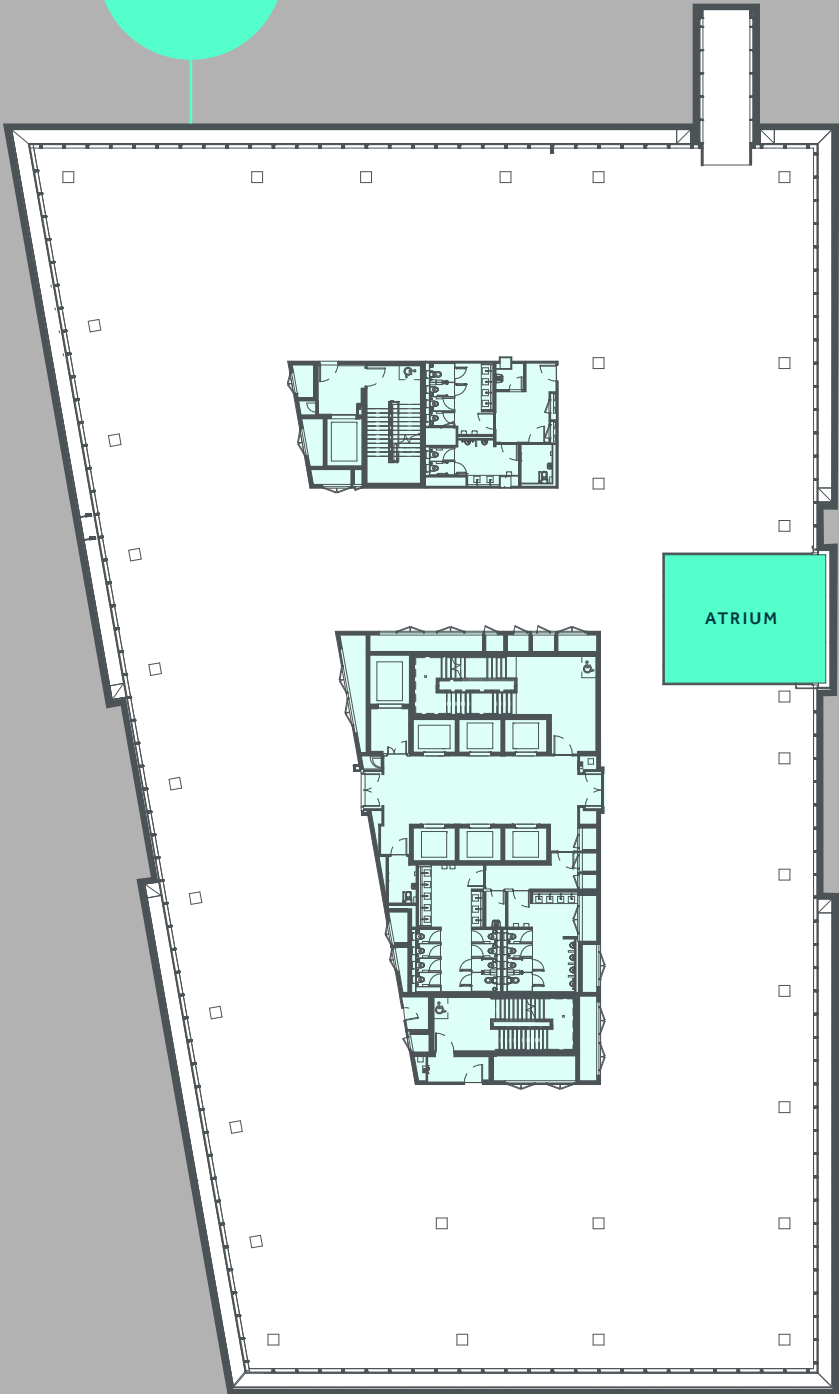
4,261 sq.m.
(45,865 sq.ft.)



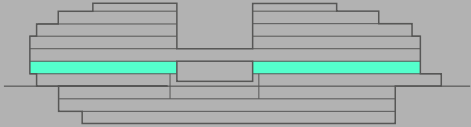
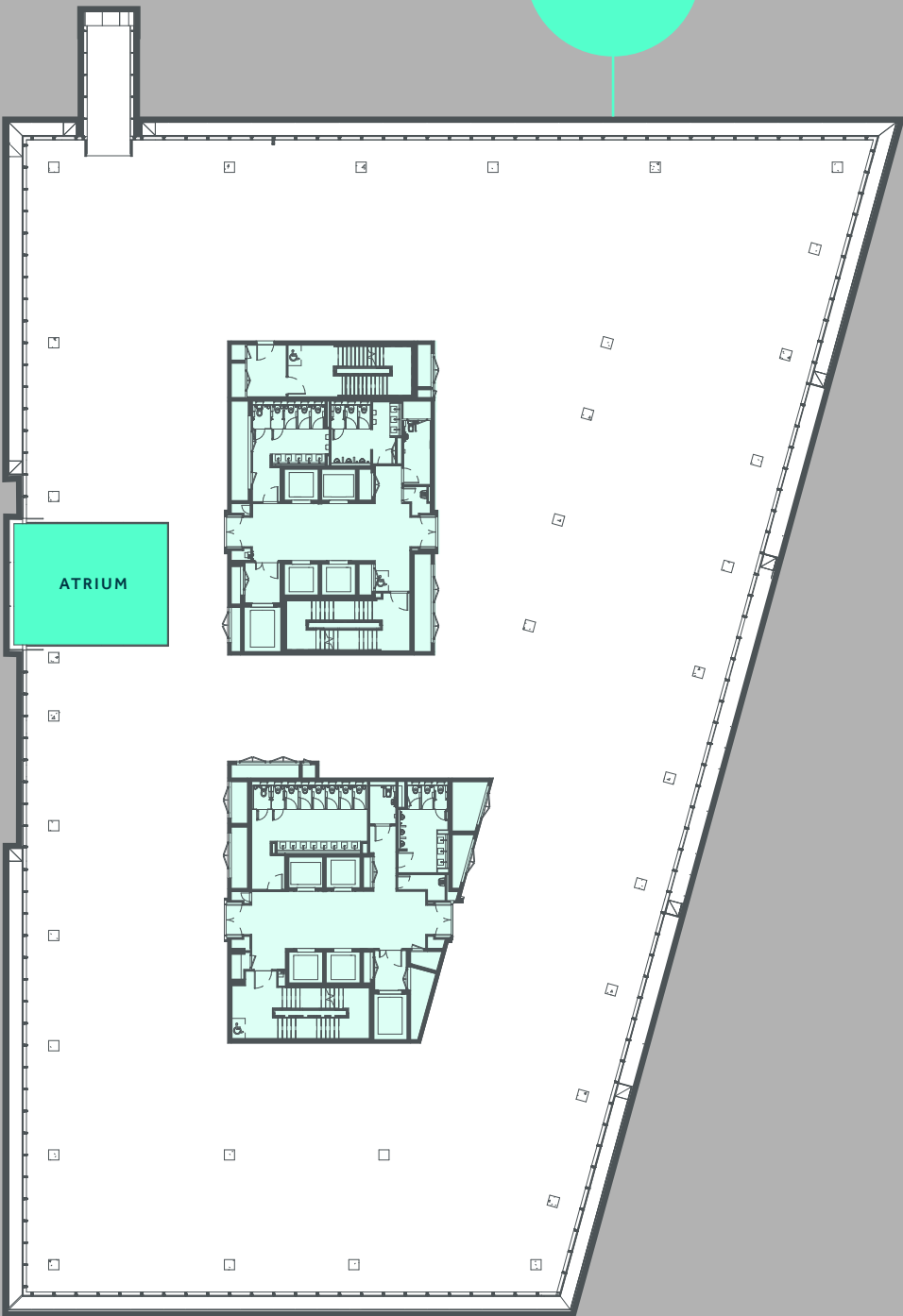
Second Floor

5,792 sq.m.
(62,345 sq.ft.)

BLOCK 1
29,934 SQ.FT

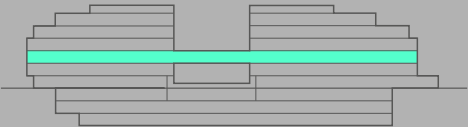
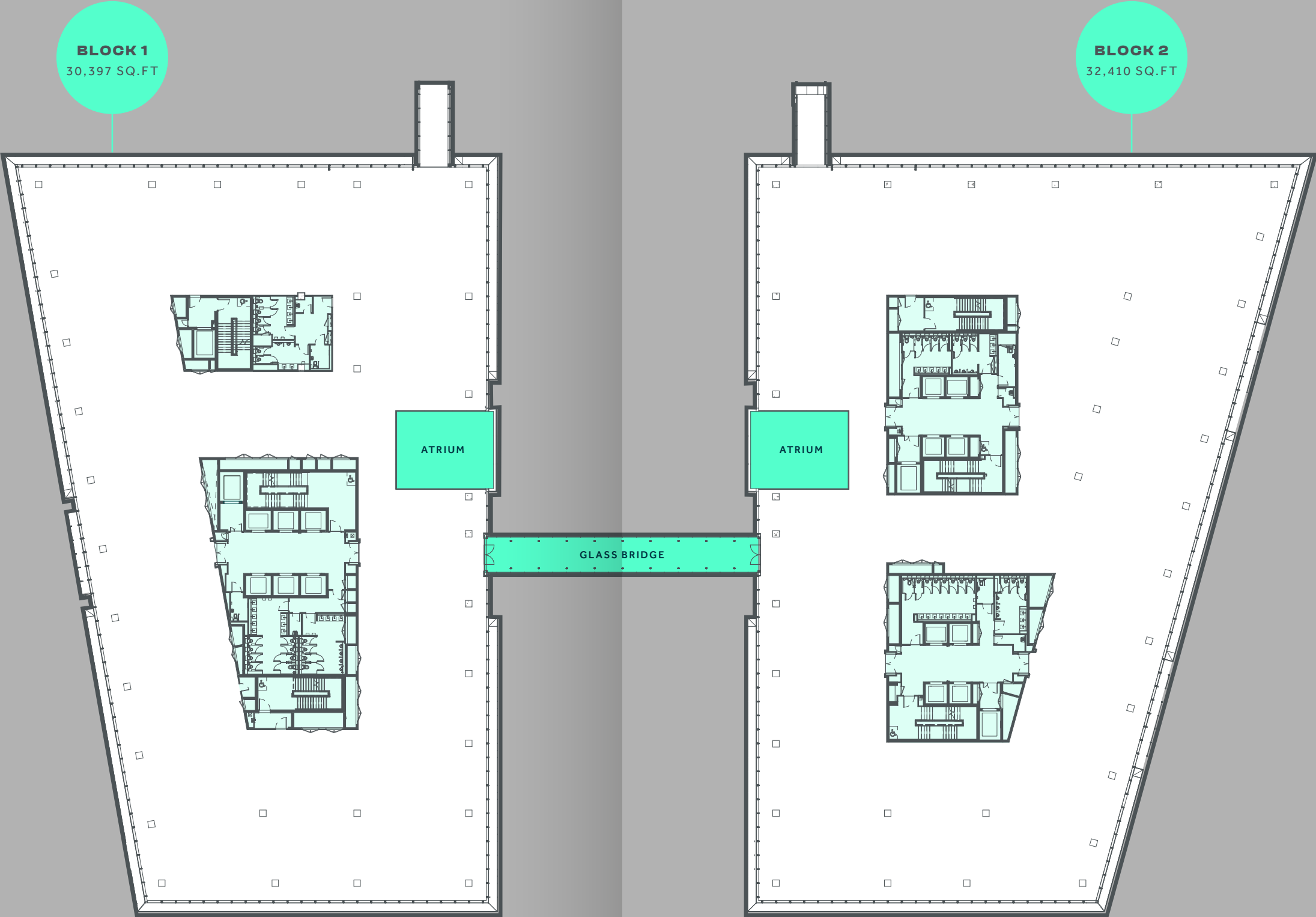


BLOCK 2
32,410 SQ.FT



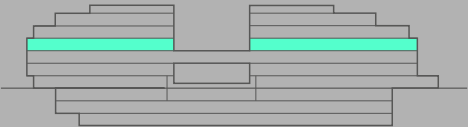
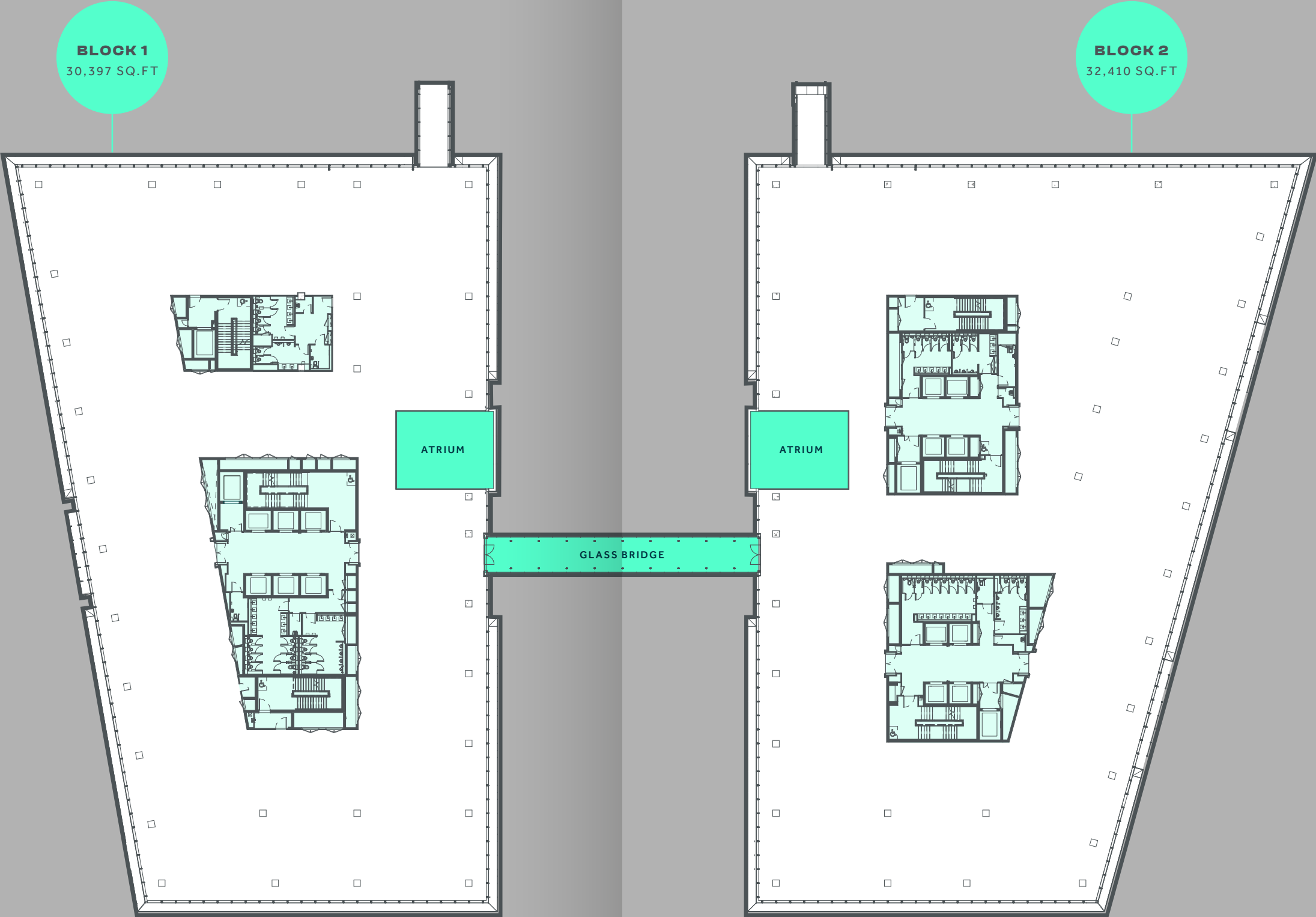
Third Floor

5,835 sq.m.
(62,807 sq.ft.)



Fourth Floor

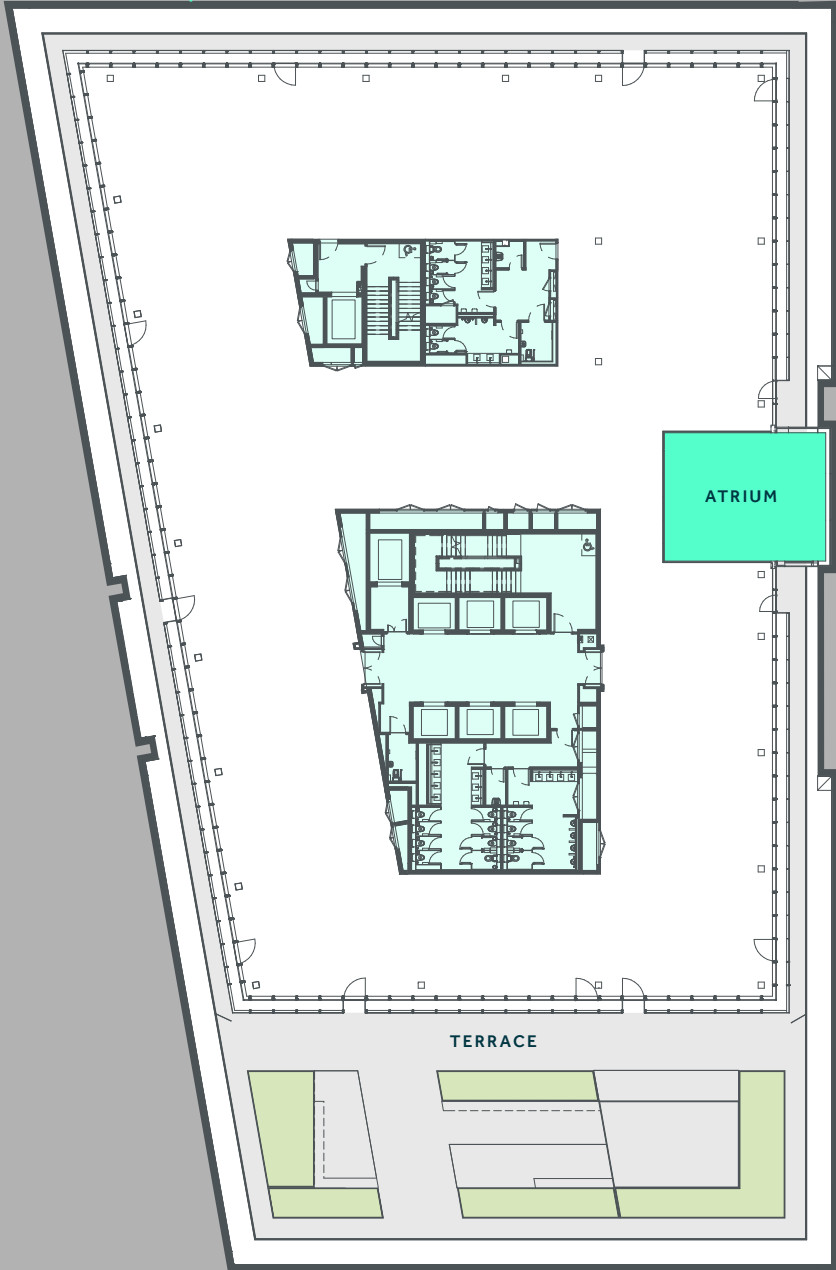
5,835 sq.m.
(62,807 sq.ft.)



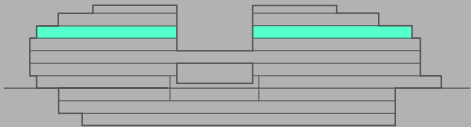
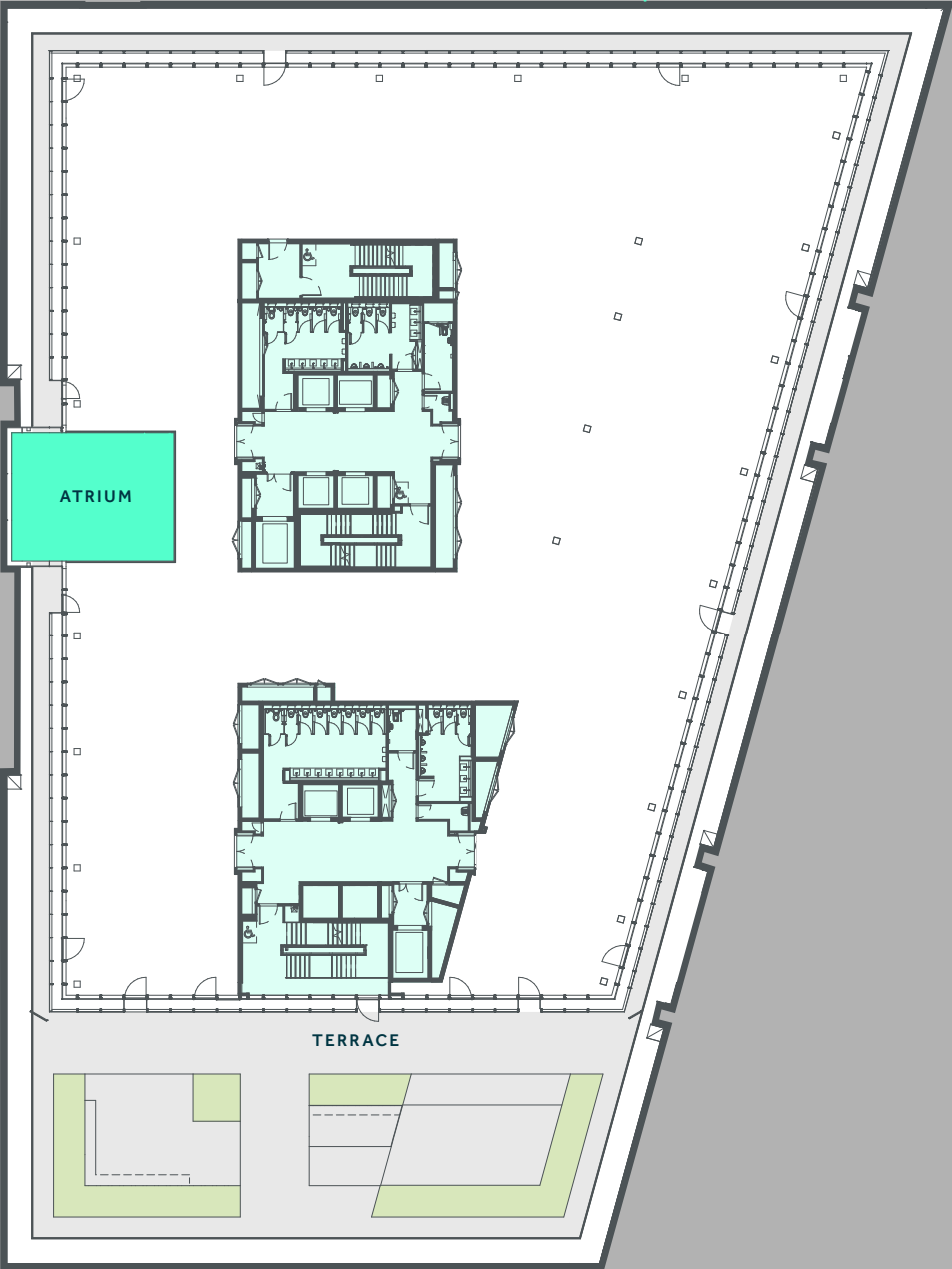
Fifth Floor

3,800 sq.m.
(40,903 sq.ft.)

BLOCK 1
20,064 SQ.FT



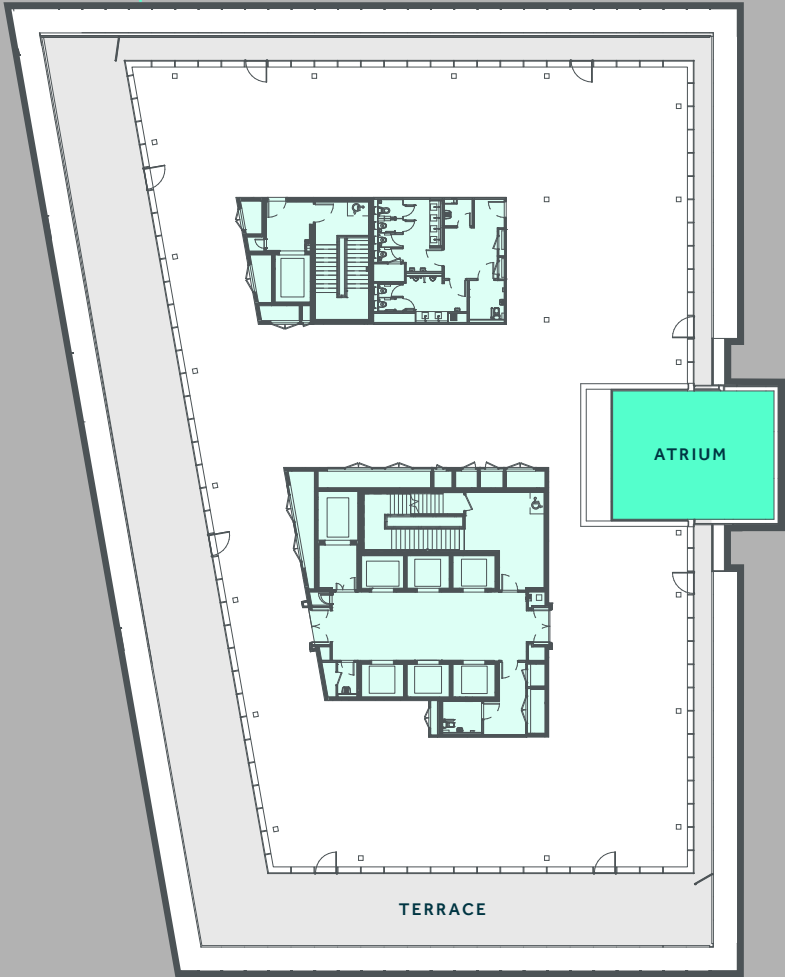
BLOCK 2
20,839 SQ.FT



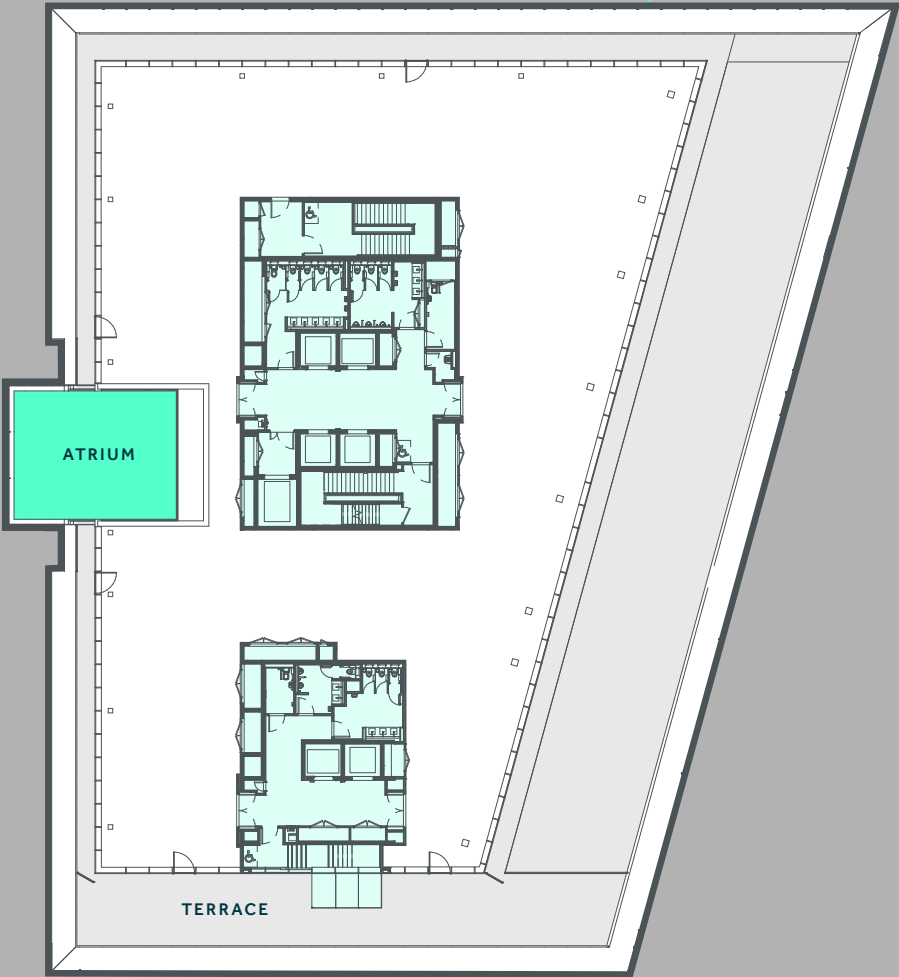
Sixth Floor

2,372 sq.m.
(25,532 sq.ft.)

BLOCK 1
13,433 SQ.FT



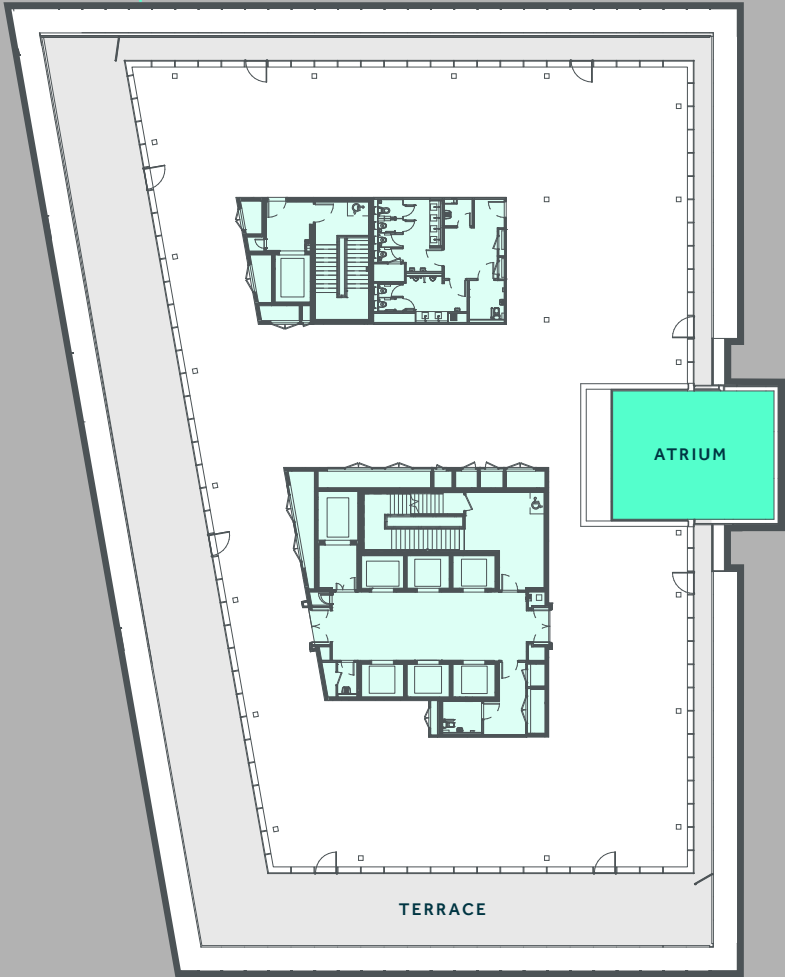
BLOCK 2
12,099 SQ.FT



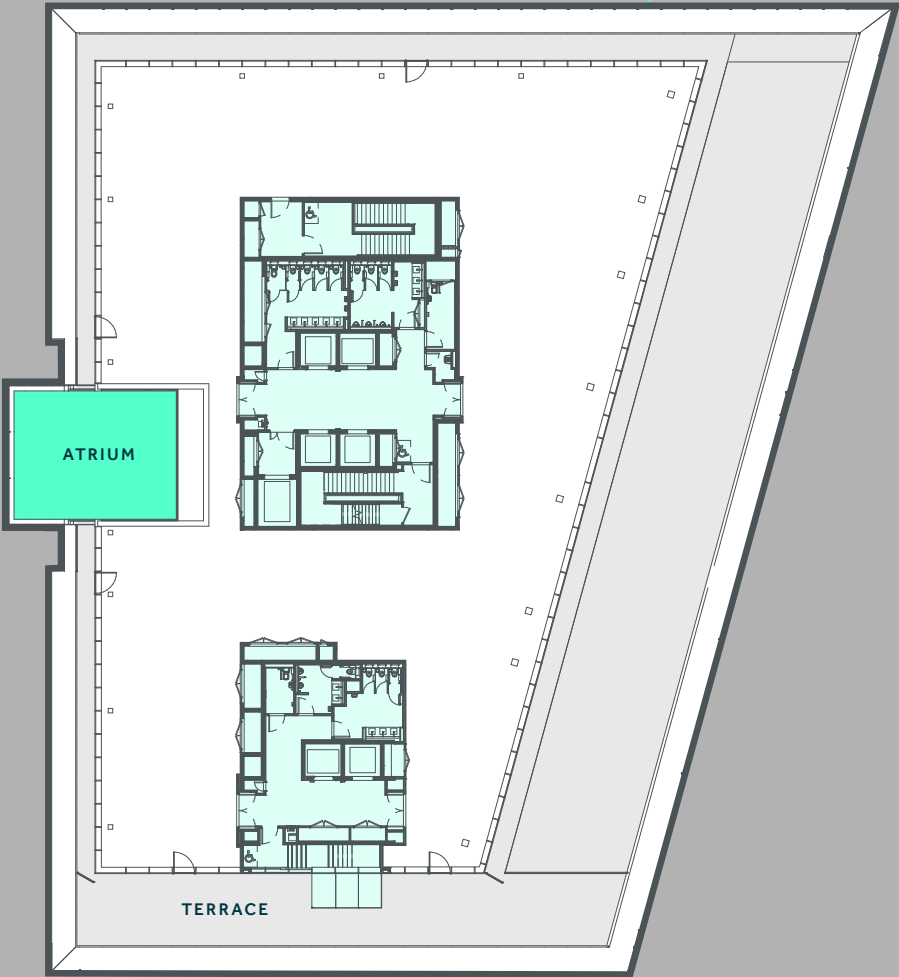
Sixth Floor

2,372 sq.m.
(25,532 sq.ft.)

BLOCK 1
13,433 SQ.FT



BLOCK 2
12,099 SQ.FT



Contacts

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