



2WMIL

WINDMILL QUARTER, SOBO, DUBLIN 2

2WML offers your business an outstanding location at the heart of a reinvigorated Windmill Lane, providing **61,107 sq ft of Grade A workspace** over six floors plus an upscale 12,000 sq ft gym.





WELCOME TO A NEW ERA

Windmill Lane ranks amongst Dublin's most iconic addresses, acclaimed worldwide as a site of artistic teamwork and commercial creativity.

2WML is designed to infuse your business with this same spirit of innovation, to energise your workforce and inspire them to greater heights.

A base here conveys a progressiveness and modernity that distinguishes you. Entering 2WML, its double-height reception, living green wall and handcrafted décor instantly signal that you are in the presence of a forward-thinking firm.



ONE OF A KIND

The reception design draws upon the area's cultural heritage with contemporary sculptural elements and exclusively commissioned street art to create a memorable entrance experience.



61,107 SQ FT
PRIME GRADE A
ACCOMMODATION



5 MINUTE
WALK TO DART & LUAS

**NATURAL
LIGHT
FROM ALL
4 FAÇADES**



**PLATINUM
WIRED
CERTIFICATION**

94



CYCLE BAYS + 110
DUBLINBIKES STANDS



SEVENTEEN
CAR PARKING
SPACES

**NINE
HIGH-END
SHOWERS**



2,000 sq ft

DOUBLE
HEIGHT
RECEPTION



4,822 sq ft 
OUTDOOR TERRACES

12,000 SQ FT



AWARD
WINNING
GYM

**CAT A
FITOUT**

OR CONTRIBUTION

BE PART OF A BIGGER VISION

400,000 sq ft
Net Office Space

7,500 sq ft
Café/Bar/Retail

10,000 sq ft
Coworking Space

12,000 sq ft
Crossfit Gym

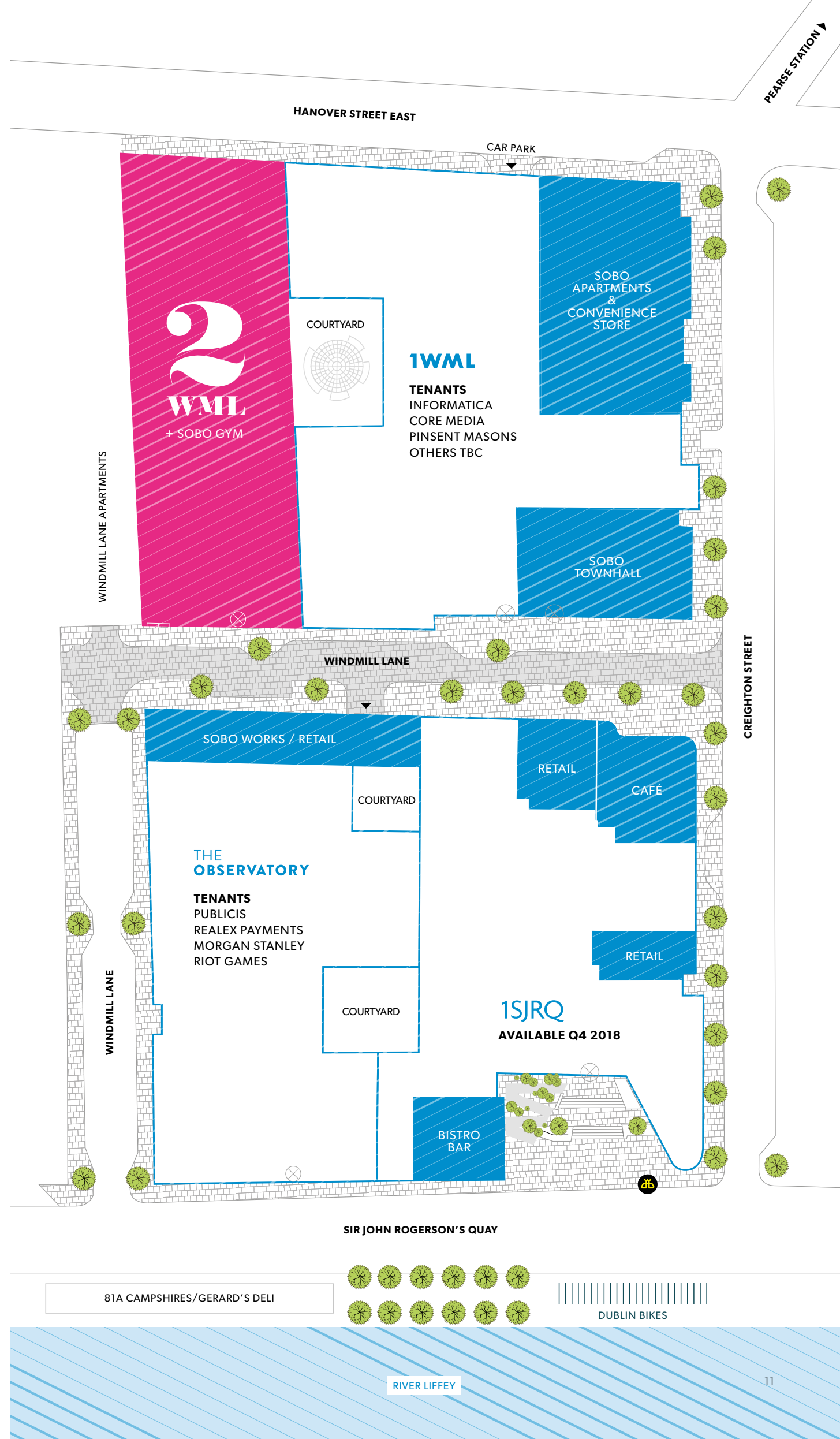
14 Luxury
Apartments

Inviting New
Public Realm

2WML is located within the Windmill Quarter of SOBO where the Docklands, IFSC and city centre converge. Owned and managed by Hibernia REIT plc, this visionary business estate is masterplanned to provide everything that a modern company needs to thrive.

A quartet of Grade A buildings spanning a 3.4 acre city block work in unison to cater for a 5,000-strong office population, providing superior spaces in which to work, dine and mingle. A superb new public realm delineates the site and creates the ultimate natural breakout zone.









Here in this pedestrian-and-cyclist-friendly quarter, you enjoy an evolved style of working environment that promotes wellbeing, inspires collaboration and supports your lifestyle in equal measure.

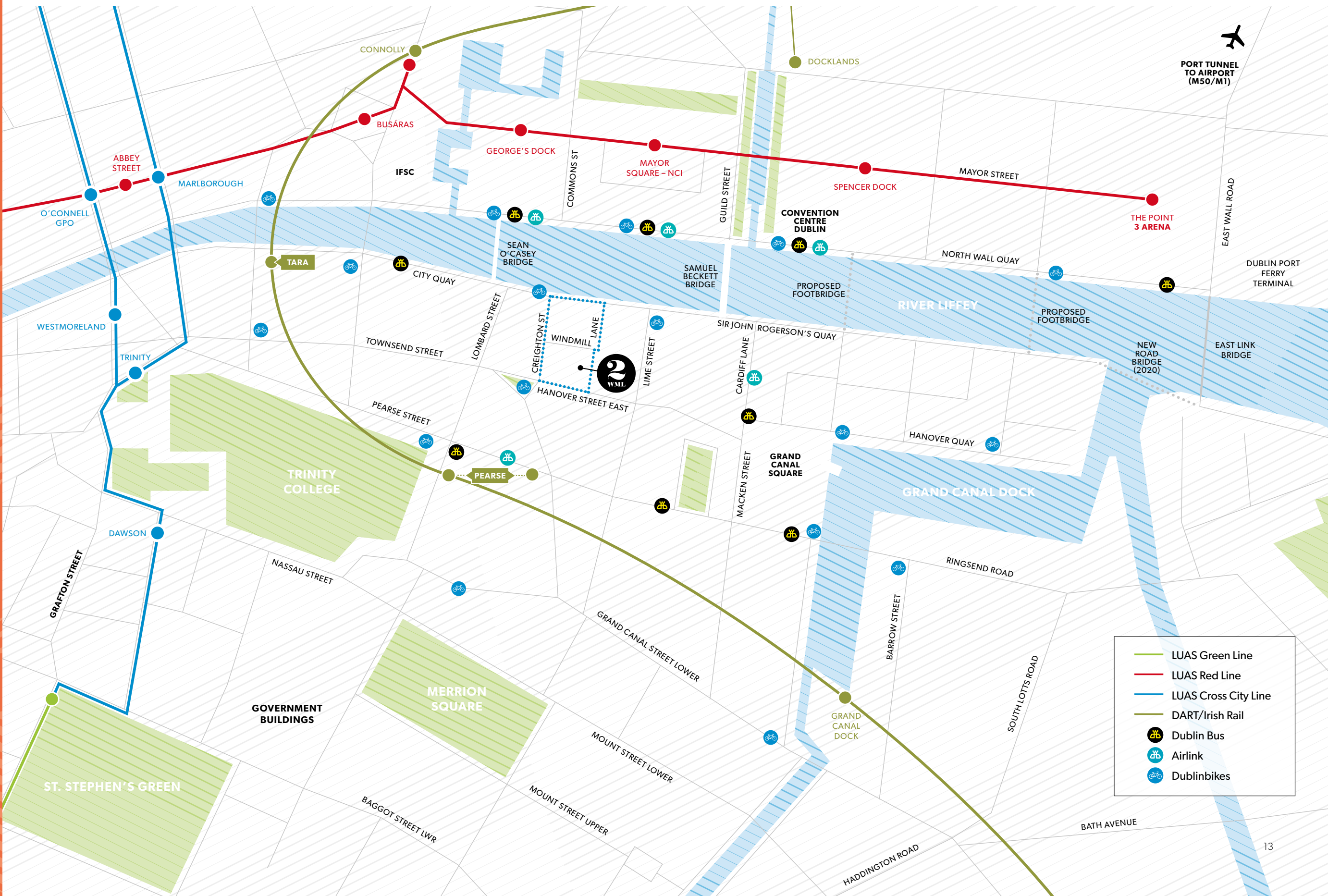









ACCESS ALL AREAS

2WML positions your business at the confluence of Dublin's main transport interchanges in one of the city's most accessible locations. Whatever your preferred mode of transport be it bike or bus, train or tram, you can get here

easily. Motorists enjoy a fast-track route to the airport and motorways via the Port Tunnel. Short scenic strolls take you into town via the river walkway or the grounds of Trinity College.

	DUBLINBIKES	1 MIN WALK
	PEARSE STATION	3 MIN WALK
	LUAS GEORGE'S DOCK	5 MIN WALK
	GRAND CANAL SQUARE	5 MIN WALK
	DOCKLANDS STATION	11 MIN WALK
	CONNOLLY STATION	14 MIN WALK
	PORT TUNNEL	8 MIN DRIVE
	DUBLIN AIRPORT VIA TUNNEL	20 MIN DRIVE

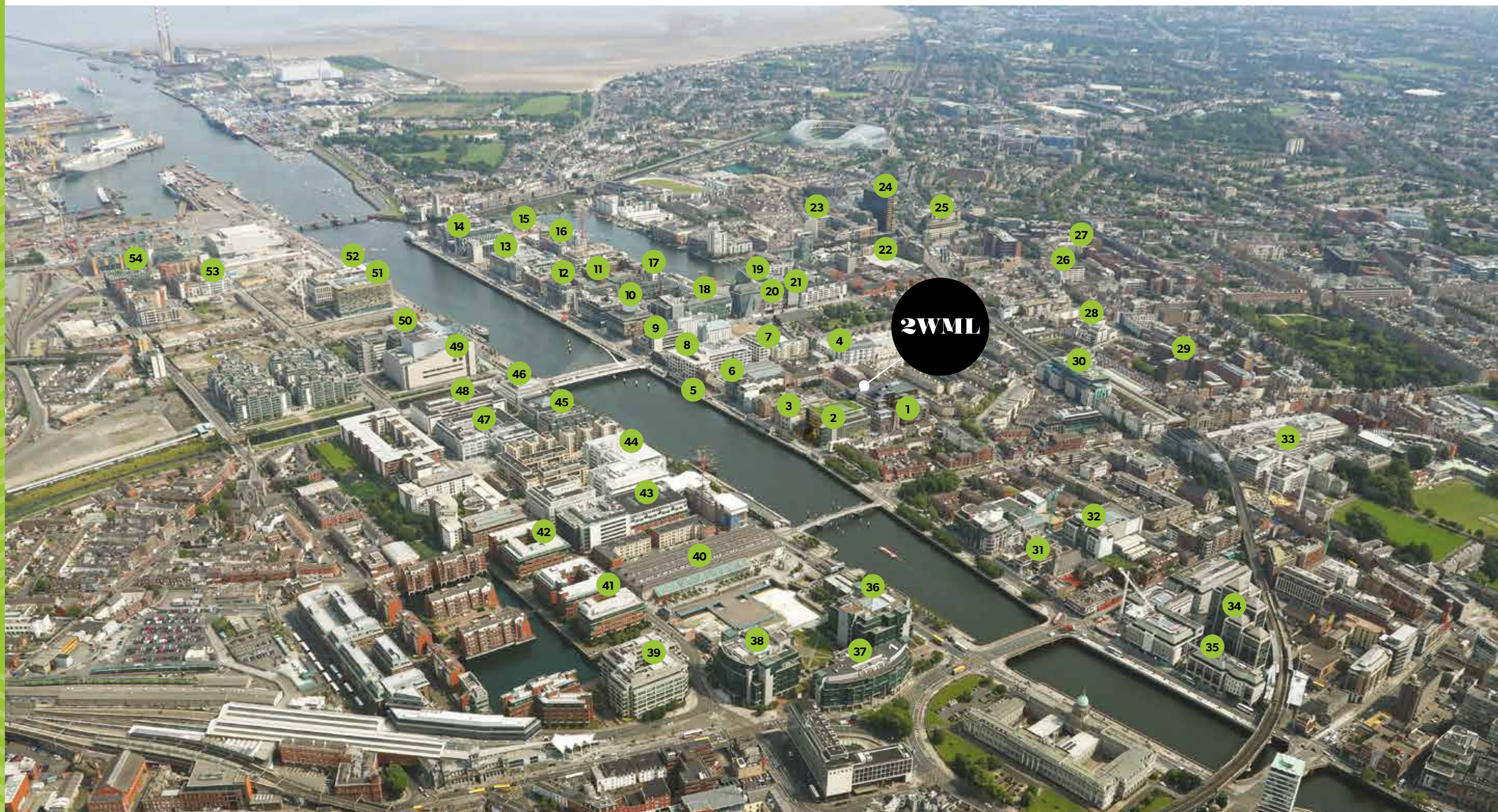


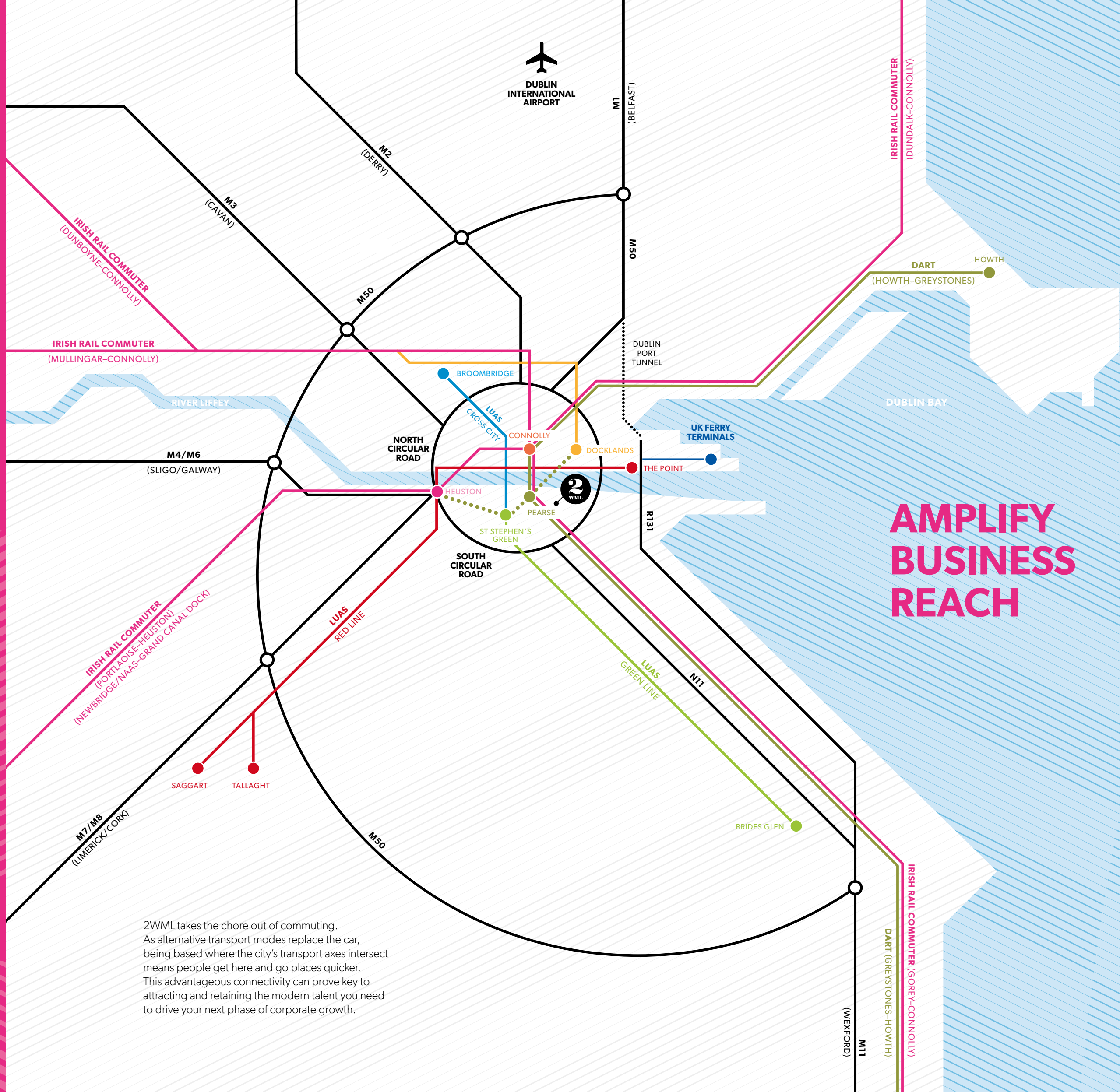
	LUAS Green Line
	LUAS Red Line
	LUAS Cross City Line
	DART/Irish Rail
	Dublin Bus
	Airlink
	Dublinbikes

JOIN AN A-LIST COMMUNITY

Operating from 2WML secures you a standout position in Dublin's international business heartland. Here where Docklands and IFSC converge, you form part of a cluster of companies that are reshaping global commerce.

- | | | | | | | | | | | | |
|---|---|----|-------------------|----|----------------------------|----|--|----|-----------------------------|----|--------------------------|
| 1 | Informatica, Core Media, Pinsent Masons | 7 | ESRI | 18 | Facebook | 28 | KBC Bank | 38 | Zurich | 49 | Convention Centre Dublin |
| 2 | 1SJRQ | 8 | Three Ireland | 19 | HSBC, Accenture | 29 | Twitter, MTT, DocuSign | 39 | KPMG | 50 | PwC |
| 3 | Publicis, Realex Payments, Morgan Stanley, Riot Games | 9 | Dillon Eustace | 20 | William Fry | 30 | HMH Riverdeep | 40 | Dogpatch Labs/CHQ | 51 | Central Bank of Ireland |
| 4 | Verizon | 10 | McCann Fitzgerald | 21 | Capita | 31 | Grant Thornton HQ | 41 | JP Morgan | 52 | NTMA |
| 5 | Tenable | 11 | LogMeIn | 22 | Zalando | 32 | Northern Trust | 42 | BNP Paribas | 53 | Fenergo |
| 6 | Bloomberg | 12 | TripAdvisor | 23 | Mason Hayes & Curran | 33 | Trinity College | 43 | Depfa Bank | 54 | Yahoo!, Voxpro |
| | | 13 | Matheson | 24 | Google EMEA HQ | 34 | Pioneer Investment, Fidelity International | 44 | Citi Group | | |
| | | 14 | State Street | 25 | Accenture, BT, BNP Paribas | 35 | Ulster Bank HQ | 45 | A&L Goodbody | | |
| | | 15 | Airbnb | 26 | Stripe, Udemy, Rapid7 | 36 | SMBC, Scotiabank | 46 | AIG | | |
| | | 16 | Accenture | 27 | Asavie | 37 | SIG | 47 | National College of Ireland | | |
| | | 17 | Hibernia REIT plc | | | | | 48 | HubSpot, ComReg | | |





**AMPLIFY
BUSINESS
REACH**

2WML takes the chore out of commuting. As alternative transport modes replace the car, being based where the city's transport axes intersect means people get here and go places quicker. This advantageous connectivity can prove key to attracting and retaining the modern talent you need to drive your next phase of corporate growth.



**A CHOICE
LOCATION**



IT'S ALL HERE

Working in SOBO's Windmill Quarter, you are within footsteps of a first-class range of amenities.

The campus caters for every need, from morning workouts and lunchtime lattes to after-work aperitifs and late evening grocery runs. SOBO's outstanding Townhall space is yours to hire for corporate events and the coworking space at SOBO Works is a hotbed of local entrepreneurial talent.



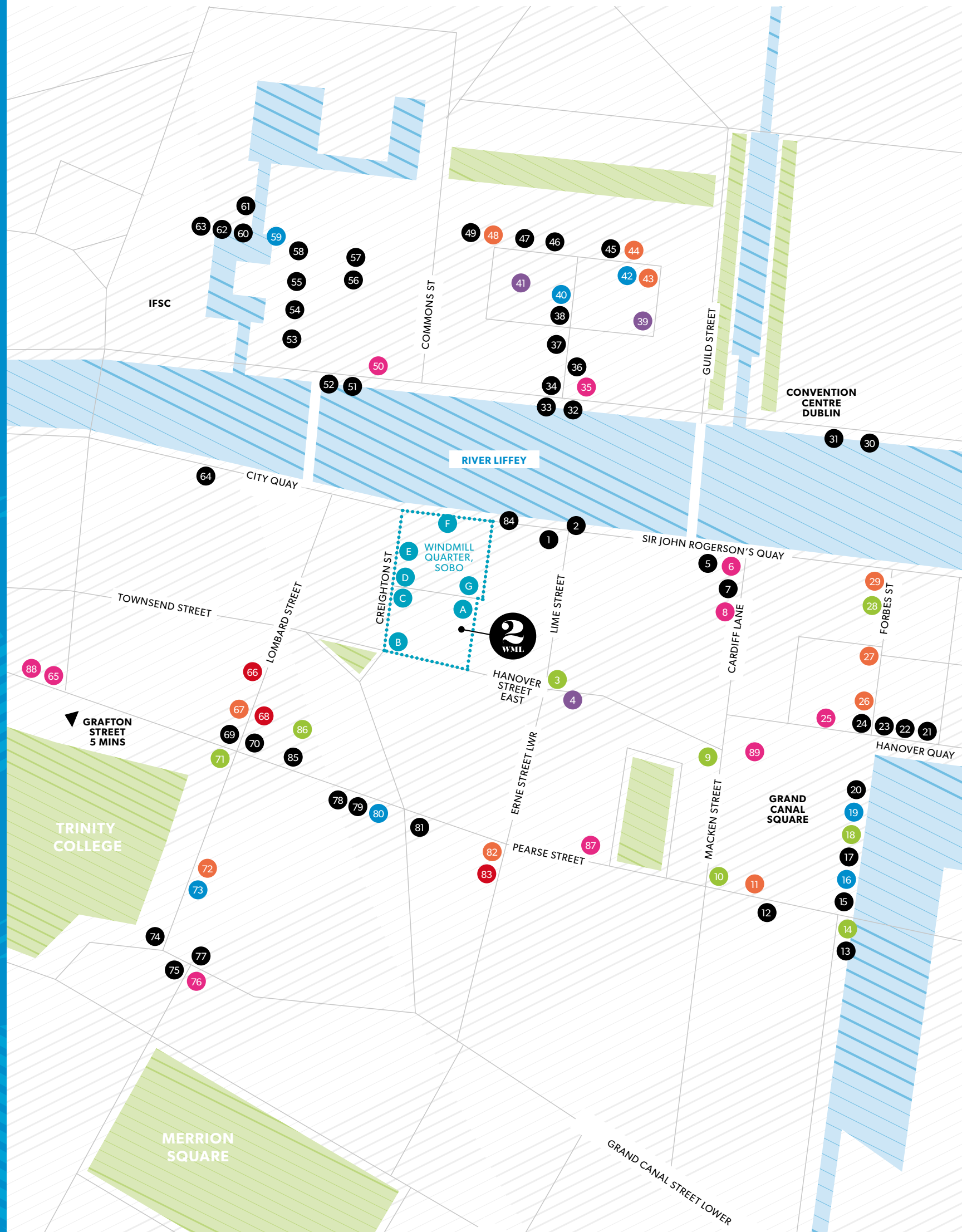


EXPERIENCE A DYNAMIC NEW DUBLIN

This is the modern city: effervescent with ideas, constantly evolving and broadening your choice of contemporary amenities.

Upgrade your standard lunch, host clients in a 5-Star hotel, take in a West End musical, or simply soak up the waterside atmosphere. Everyday life is a more exciting proposition here.





AT YOUR SERVICE

WINDMILL QUARTER

- A SOBO Gym by Perpetua
- B Eurospar
- C SOBO Townhall
- D SOBO Café
- E SOBO Retail
- F SOBO Bistro/Bar
- G SOBO Works

SHOPPING/CONVENIENCE

- 16 Donnybrook Fair
- 19 Fresh
- 40 Marks & Spencer
- 42 Fresh
- 59 Spar
- 73 Centra
- 80 Tesco Express

HOTELS/ENTERTAINMENT

- 8 Clayton Hotel
- 6 The Ferryman Townhouse & Bar
- 25 The Marker Hotel
- 35 The Spencer Hotel
- 50 Hilton Garden Inn
- 76 O'Callaghan Davenport Hotel
- 65 O'Neills Victorian Townhouse
- 87 Maldron Hotel
- 88 Trinity City Hotel
- 89 Bord Gáis Energy Theatre

HEALTH, FITNESS & BEAUTY

- 3 Perpetua Crossfit Gym
- 9 FLYEfit Gym
- 10 EducoGym
- 14 Grand Barbers
- 18 Grafton Barber
- 28 Roller Blow Bar
- 71 Trinity College Sports Centre
- 86 Greenaer (electric bikes)

MEDICAL

- 11 Gallery Quay Pharmacy
- 26 Smiles Dental Clinic
- 27 Life Pharmacy
- 29 Redmond Molloy Dental Clinic
- 43 Docklands Dental
- 44 Remedi Pharmacy
- 48 Custom House Sq Medical Centre
- 67 Lombard Pharmacy
- 72 Trinity Pharmacy
- 82 Conefrey's Pharmacy

BUSINESS SERVICES

- 66 Europcar
- 68 Mail Boxes Etc
- 83 Erne Street Upper Post Office

EATING/COFFEE

- 1 Caffè Parigi
- 2 Sprout & Co
- 5 Munchies Sandwich Bar
- 6 The Ferryman Townhouse & Bar
- 7 Starbucks
- 12 KC Peaches Café
- 13 The Art of Coffee
- 15 Il Valentino Artisan Bakery
- 17 Crystal Boat Restaurant
- 20 Café Bar H
- 21 Boojum
- 22 Herbstreet Brasserie
- 23 HQ Gastro Bar
- 24 Lolly & Cooks Café
- 30 MV Cill Airne Boat Restaurant & Bar
- 31 Coffeeangel
- 32 Rocket's
- 33 J2 Grill & Sushi
- 34 Milano
- 36 East Restaurant
- 37 Caffè Nero
- 38 Borlottie
- 45 Il Fornaio
- 46 The Natural Bakery
- 47 Burritos & Blues
- 49 Insomnia
- 51 Corte Del Caffè
- 52 Coffeeangel
- 53 J2 Sushi & Tea
- 54 Freshii
- 55 Ely Bar & Brasserie
- 56 Toss'd Noodles & Salads
- 57 Bakehouse
- 58 Starbucks
- 60 Michie Sushi
- 61 Harbourmaster Restaurant & Bar
- 62 Bear Market Coffee
- 63 Munchies Sandwich Bar
- 64 The Pig & Heifer Café
- 69 Camile Thai Restaurant
- 70 The Lombard Pub & Townhouse
- 74 Kennedy's Bar
- 75 Café Sol
- 77 The Ginger Man
- 78 Subway
- 79 Coffee House
- 81 The Pig & Heifer Café
- 84 Gerard's
- 85 Honey Truffle

CHILDCARE

- 4 Safari Childcare Crèche
- 39 Giraffe Childcare NCI
- 41 Giraffe Childcare IFSC





**12,940 SQ FT TYPICAL
FLOOR PLATES OFFER
OPTIMUM FLEXIBILITY**



SPACE TO EXPAND



2WML is collaborative office architecture that works to keep teams in proximity whilst preserving personal space.

Bright, open interiors ranging from 8,471 to 13,000 sq ft are built to comfortably accommodate workforce growth.

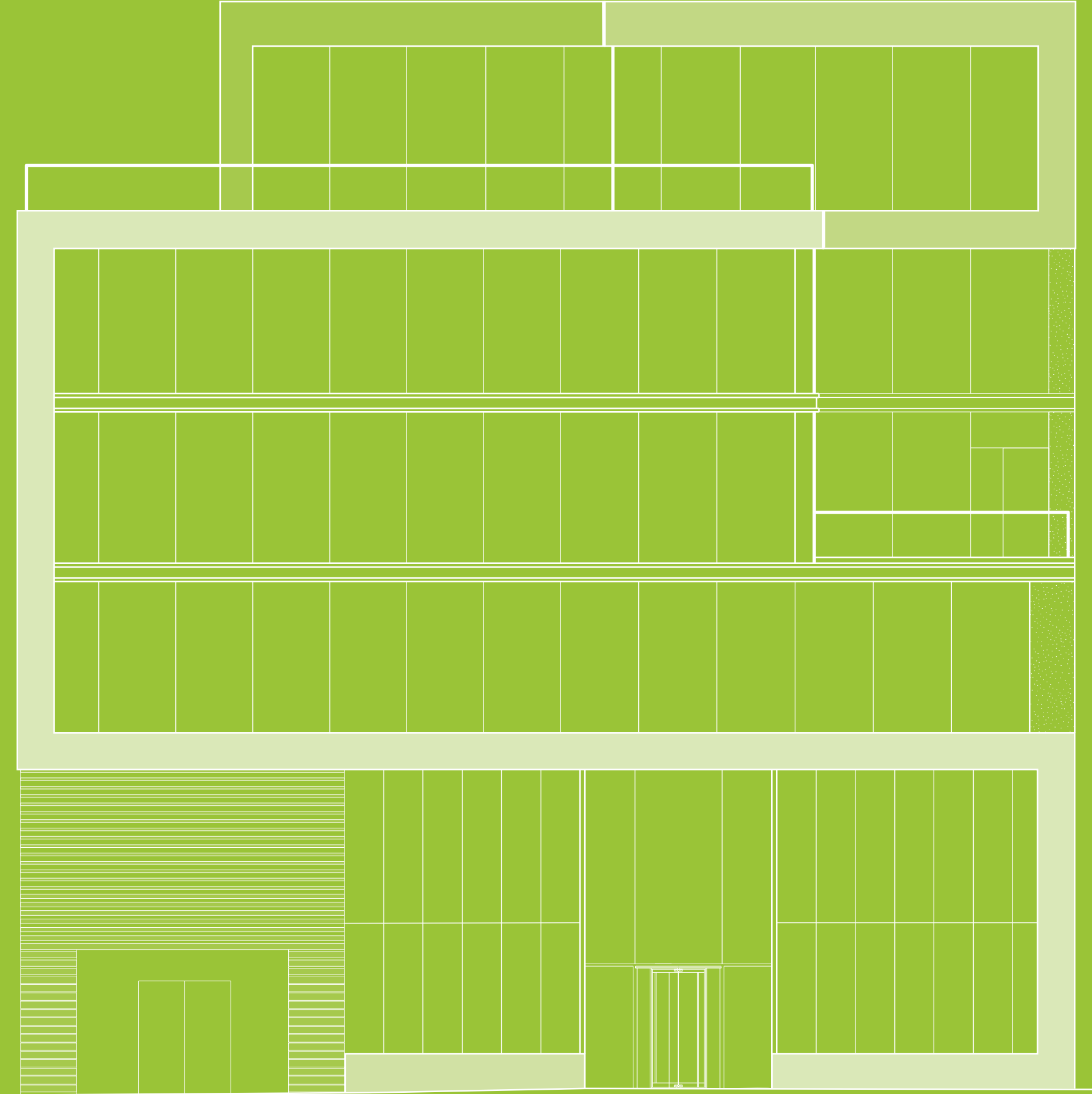
A full-height feature glass wall creates a striking new focal point on all floors, drawing in extra light and animation from 1WML's verdant central courtyard.

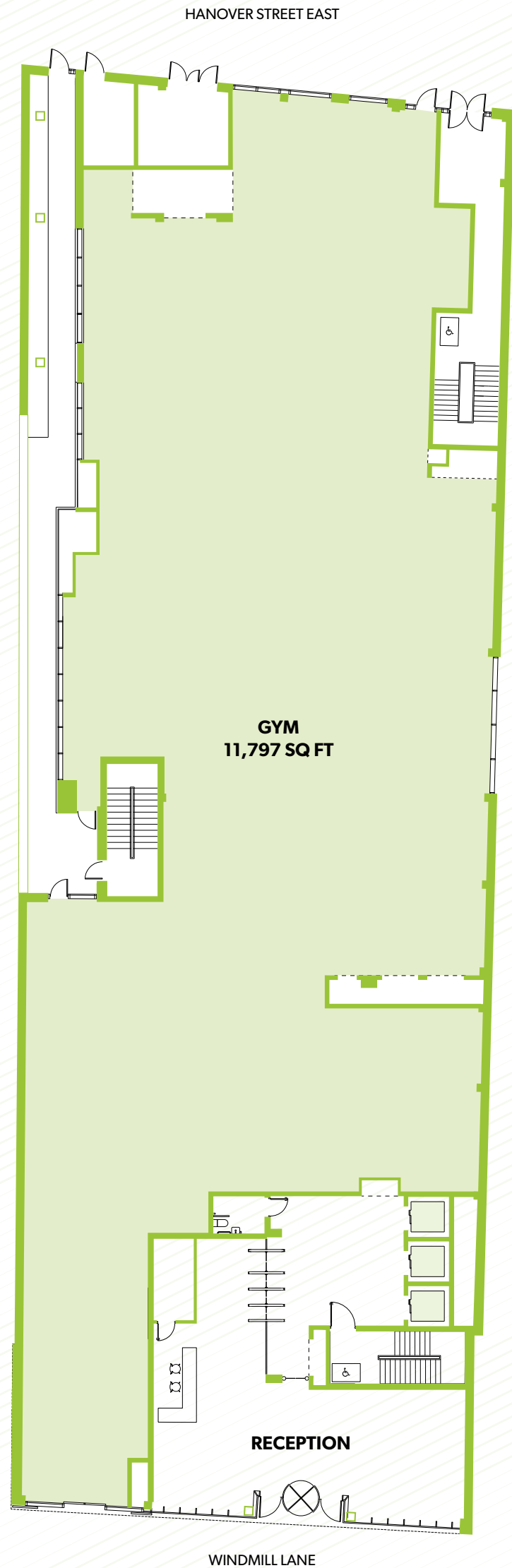
Topping the building and flanked by terraces on three sides, a high-ceilinged columnless penthouse floor offers premium positioning and exclusive views.

FLOORPLANS

ACCOMMODATION (IPMS3)	SQ FT	SQ M
Ground Floor (Reception)	1,991	185
First Floor	12,422	1,154
Second Floor	12,938	1,202
Third Floor	12,852	1,194
Fourth Floor	12,292	1,142
Fifth Floor	8,471	787
Basement Store	140	13
TOTAL OFFICES	61,107	5,677
Outdoor terraces on four floors total	4,822	448

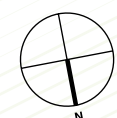
2WML provides Grade A workspace totalling 61,107 sq ft including a brand new 8,471 sq ft **penthouse floor**. An additional 12,000 sq ft ground floor gym and 4,822 sq ft series of terraces complete the transformation of this dynamic headquarters building.





GROUND FLOOR

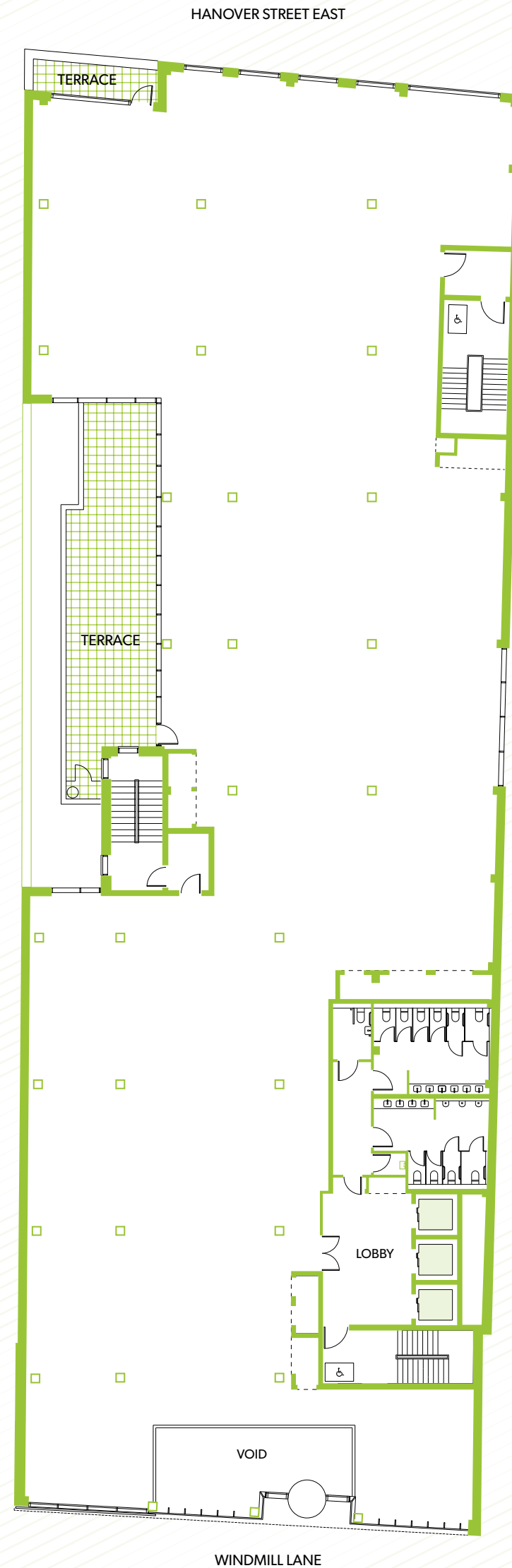
Reception
1,991 SQ FT
185 SQ M



* Not to scale. For identification purposes only

* IPMS3 Office The floor area available on an exclusive basis to an occupier, but excluding standard facilities and shared circulation areas, and calculated on an occupier-by-occupier or floor-by-floor basis for each building. The extents are measured to the Internal Dominant Face.

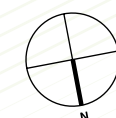
WINDMILL LANE



FIRST FLOOR

12,422 SQ FT
1,154 SQ M

+ TERRACES
807 SQ FT
75 SQ M

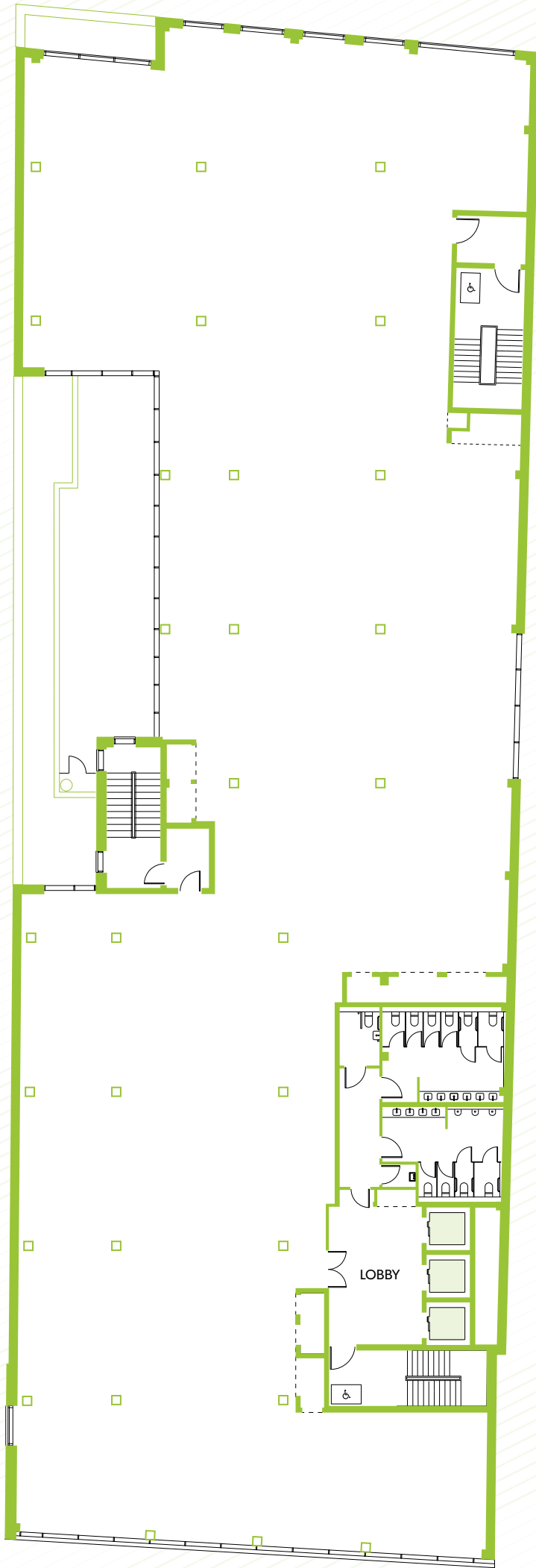


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WINDMILL LANE

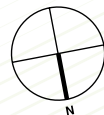
HANOVER STREET EAST



WINDMILL LANE

SECOND FLOOR

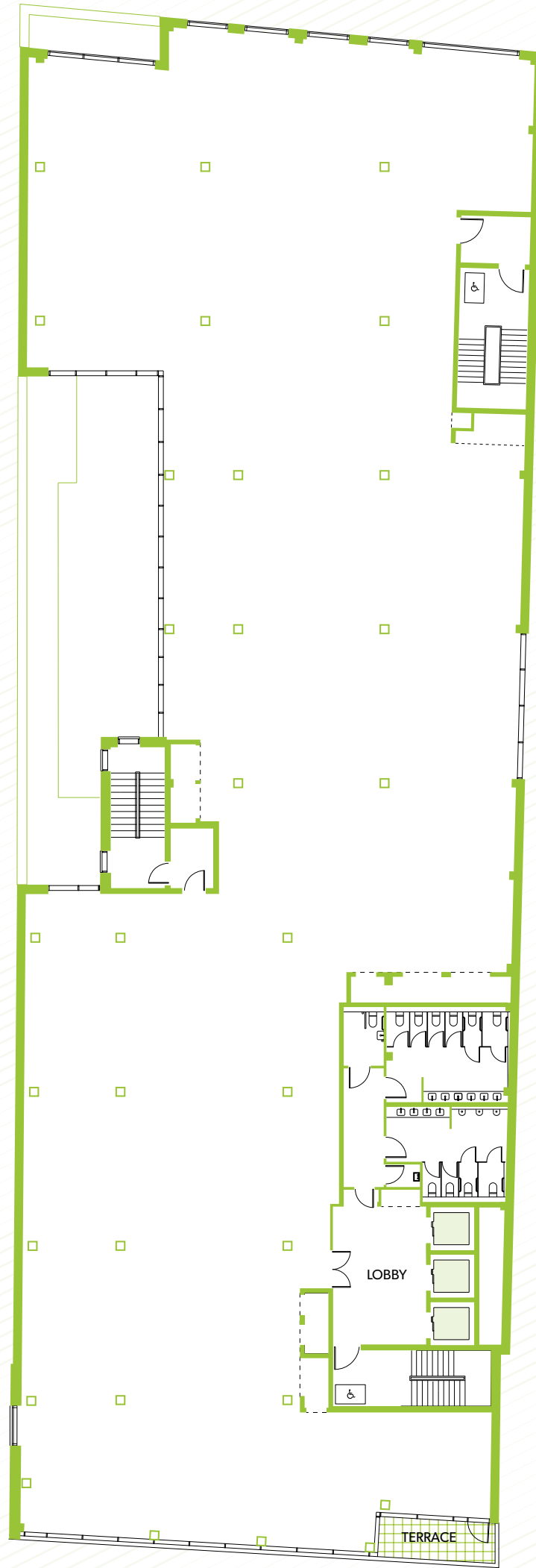
12,938 SQ FT
1,202 SQ M



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HANOVER STREET EAST



WINDMILL LANE

THIRD FLOOR

12,852 SQ FT
1,194 SQ M

+ TERRACE

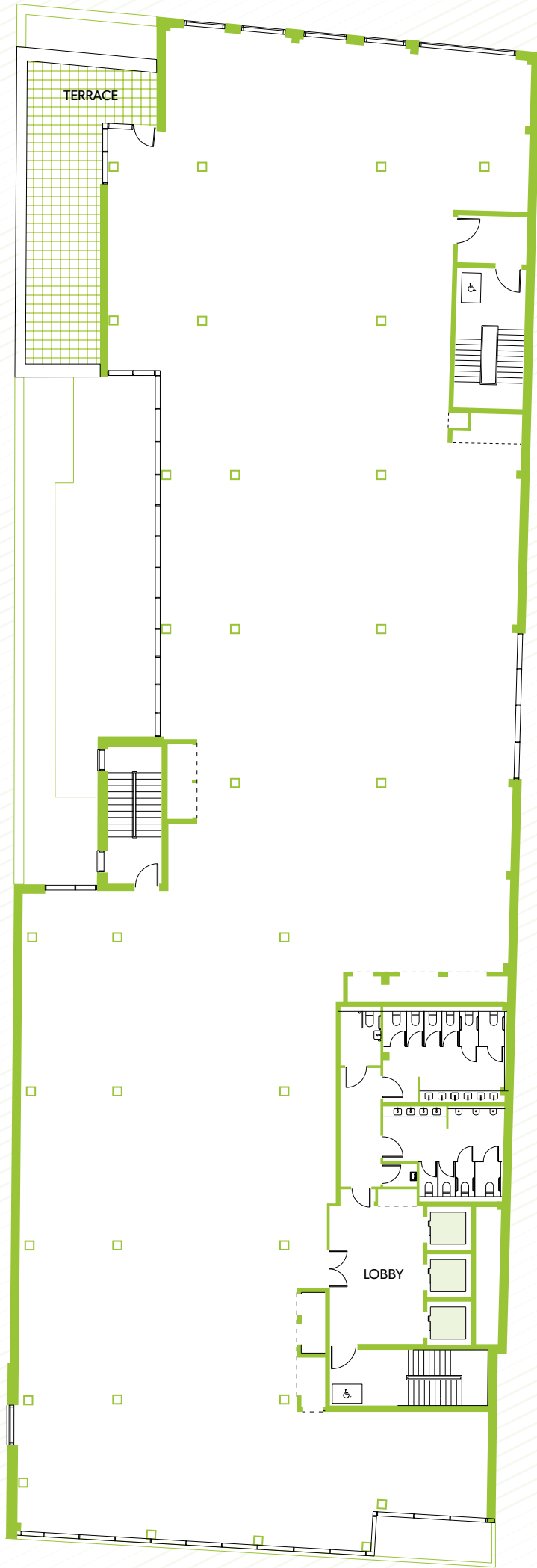
75 SQ FT
7 SQ M



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HANOVER STREET EAST



FOURTH FLOOR

12,292 SQ FT
1,142 SQ M

+ TERRACE
570 SQ FT
53 SQ M

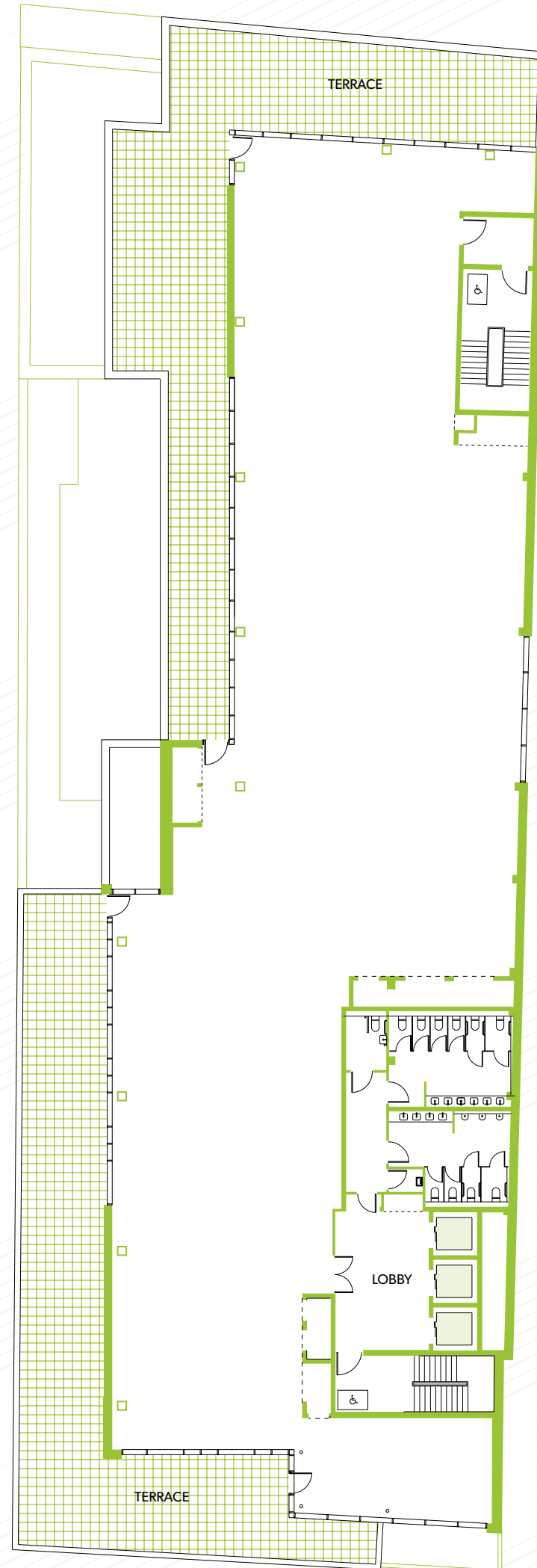


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WINDMILL LANE

HANOVER STREET EAST

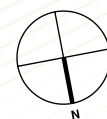


FIFTH FLOOR

Penthouse

8,471 SQ FT
787 SQ M

+ TERRACES
3,369 SQ FT
313 SQ M

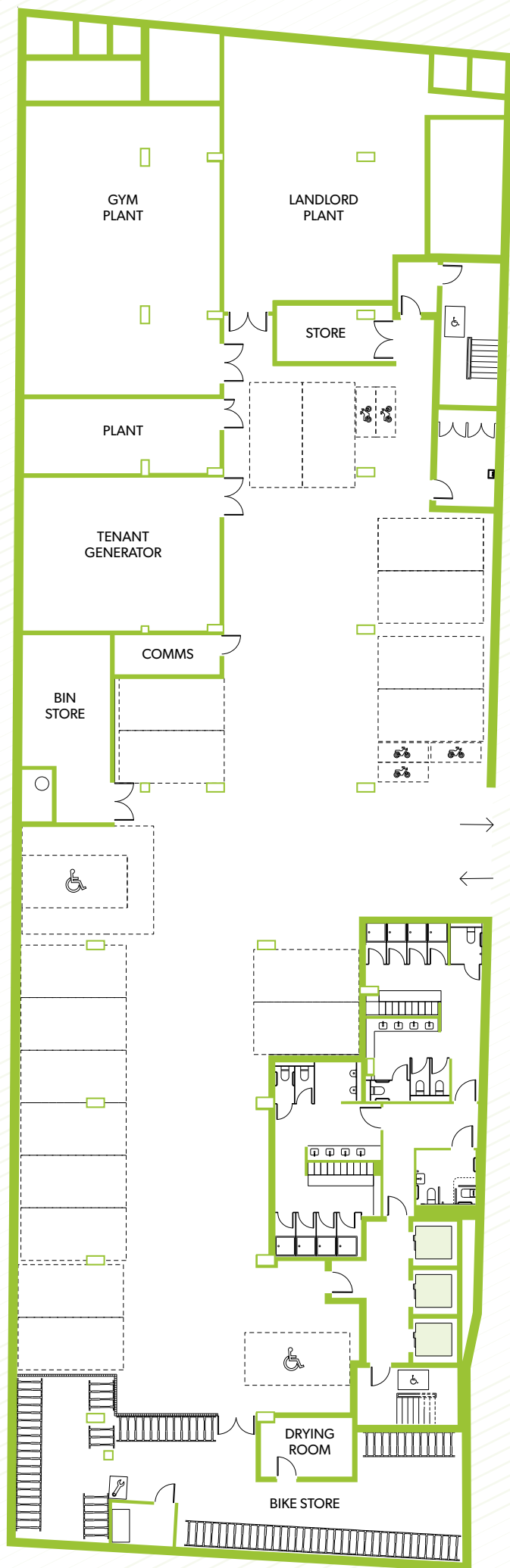


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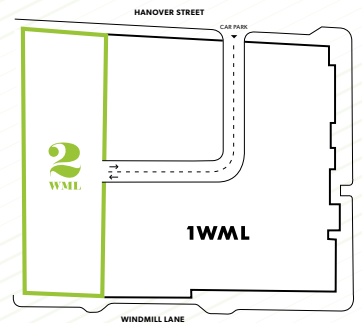
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WINDMILL LANE

HANOVER STREET EAST



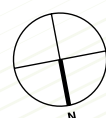
WINDMILL LANE



BASEMENT

INFRASTRUCTURE

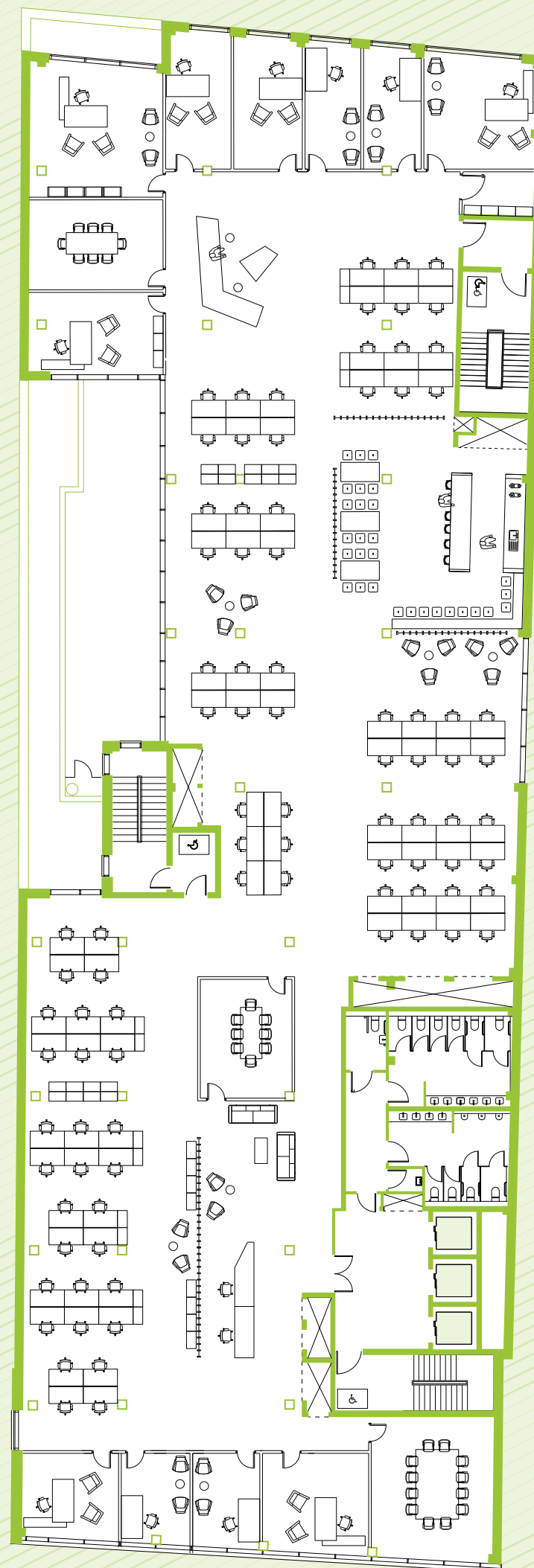
- 17 car parking spaces
- 5 motorcycle bays
- 94 cycle bays
- Bike repair station
- Drying room
- M/F Changing rooms
- 9 showers (4M/4F/1 Uni)
- 40 Z Type lockers (20M/20F)
- 3 destination control lifts to offices
- Basement enabled for electric car charging



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HANOVER STREET EAST



WINDMILL LANE

PROFESSIONAL LAYOUT

SINGLE TENANCY
(1:12 SQ M RATIO)

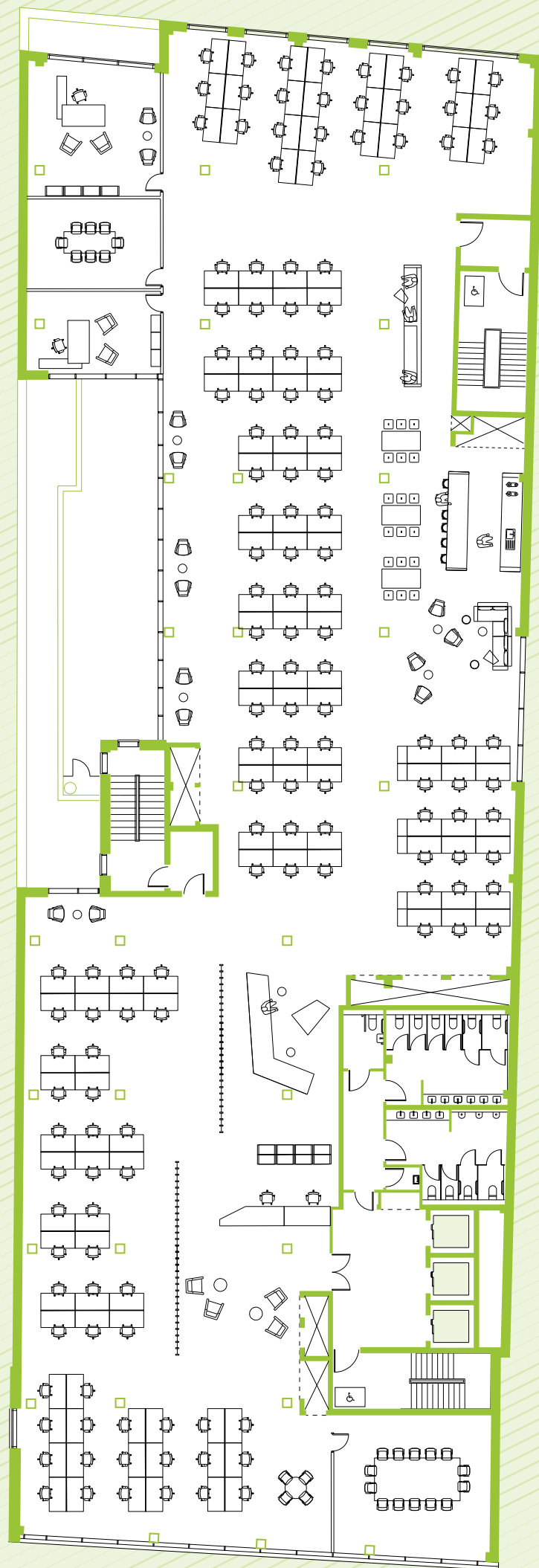
INFRASTRUCTURE

- 90 Workstations
- 11 1-2 Person offices
- 1 Conference room
- 2 Meeting rooms
- 1 Reception area
- 2 Casual meeting/breakout areas
- 1 Kitchen/canteen



* Based on second floor
* Not to scale. For identification purposes only

HANOVER STREET EAST



WINDMILL LANE

TECH LAYOUT

SINGLE TENANCY
(1:8 SQ M RATIO)

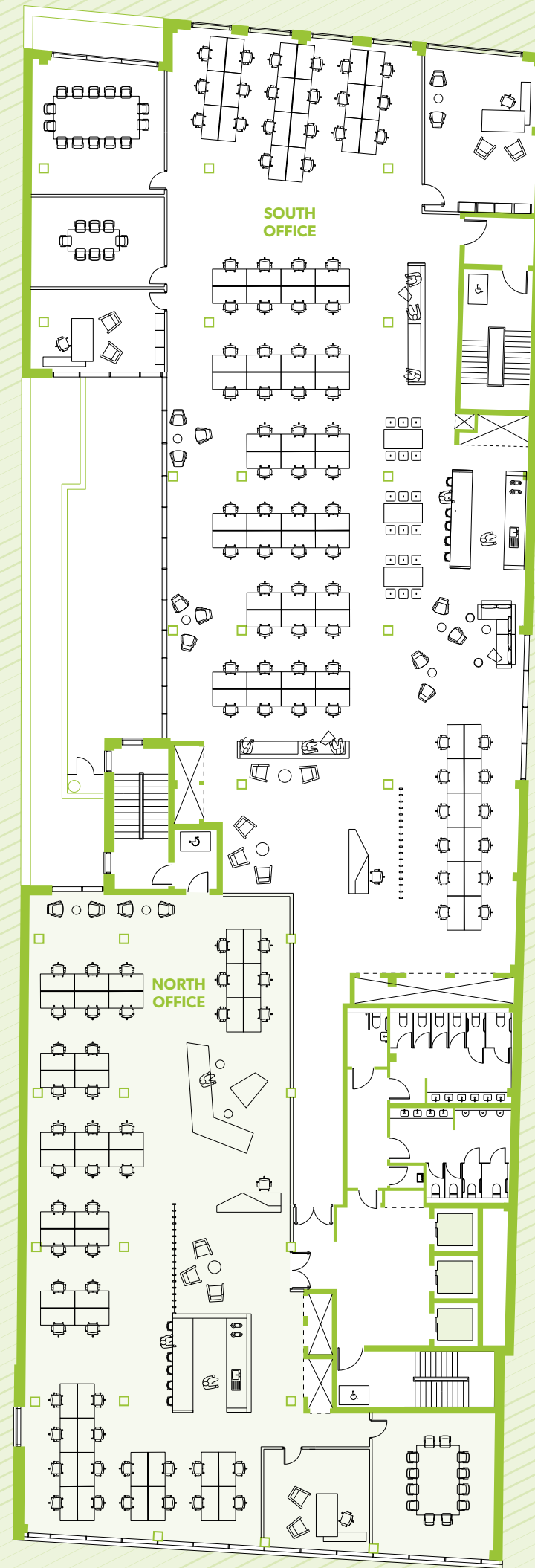
INFRASTRUCTURE

- 142 Workstations
- 2 1-2 person offices
- 1 Conference room
- 1 Meeting room
- 1 Reception area
- 6 Casual meeting/breakout areas
- 1 Kitchen/canteen



* Based on second floor
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HANOVER STREET EAST



WINDMILL LANE

TECH LAYOUT

DUAL TENANCY
(1:9.6 SQ M RATIO)

NORTH OFFICE

- 46 Workstations
- 1 Conference room
- 1 1-2 Person offices
- 1 Reception area
- 1 Casual meeting/breakout areas
- 1 Kitchen/canteen

SOUTH OFFICE

- 76 Workstations
- 2 1-2 person offices
- 1 Conference room
- 1 Meeting room
- 1 Reception area
- 4 Casual meeting/breakout areas
- 1 Kitchen/canteen

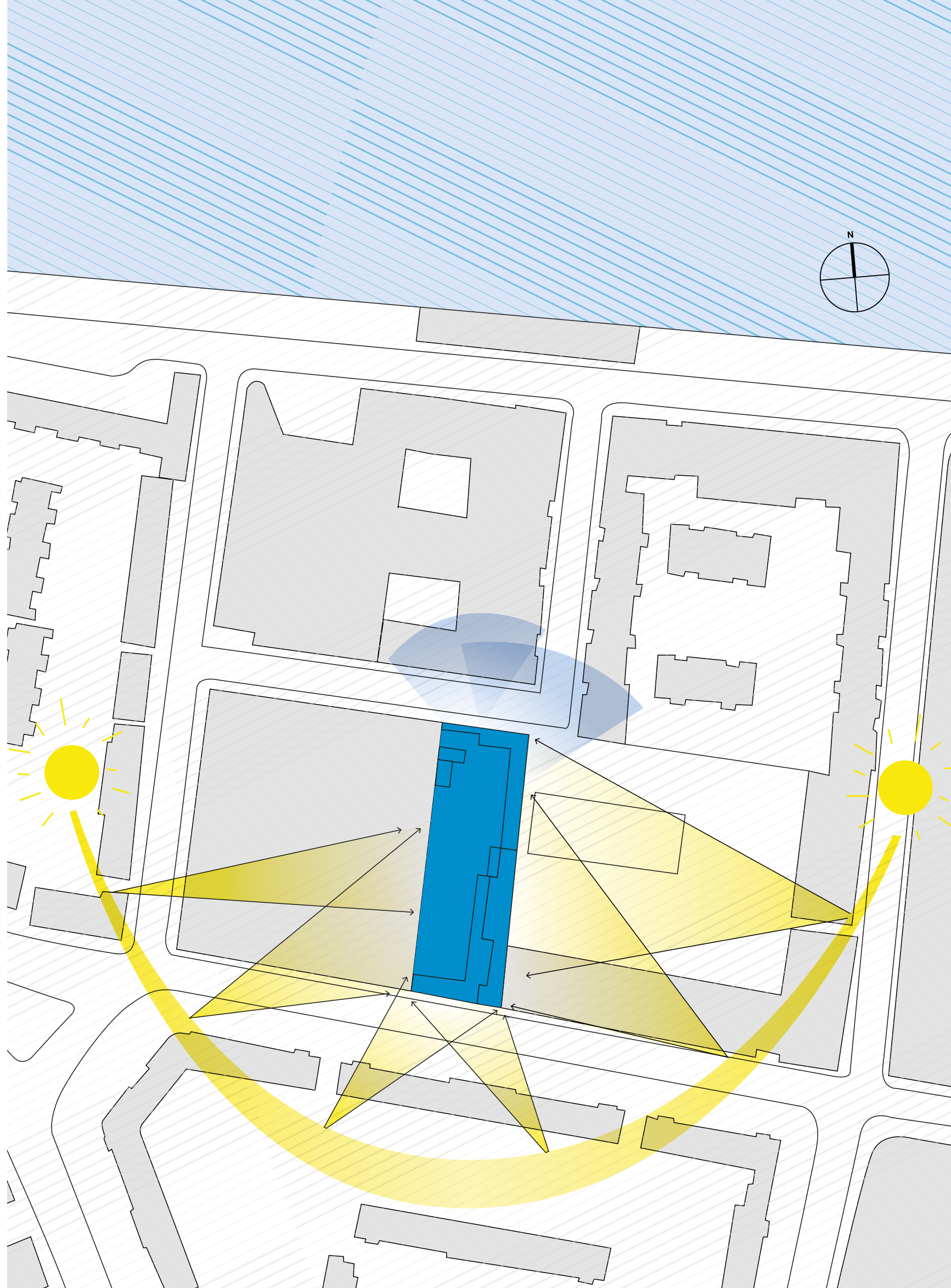


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BRIGHT DESIGN

From sunrise to sunset, 2WML draws daylight deep into your office floors. The eastern elevation maximises morning light to ensure a bright start to your working day. As the sun circles your building, extensive south-facing glazing means you take advantage of the day's best light. Mid-floor, a run of full-height windows bring extra brightness from the building's central courtyard right through to the evening. Throughout the day, your penthouse floor bathes in all this light plus more thanks to its significant glazing.

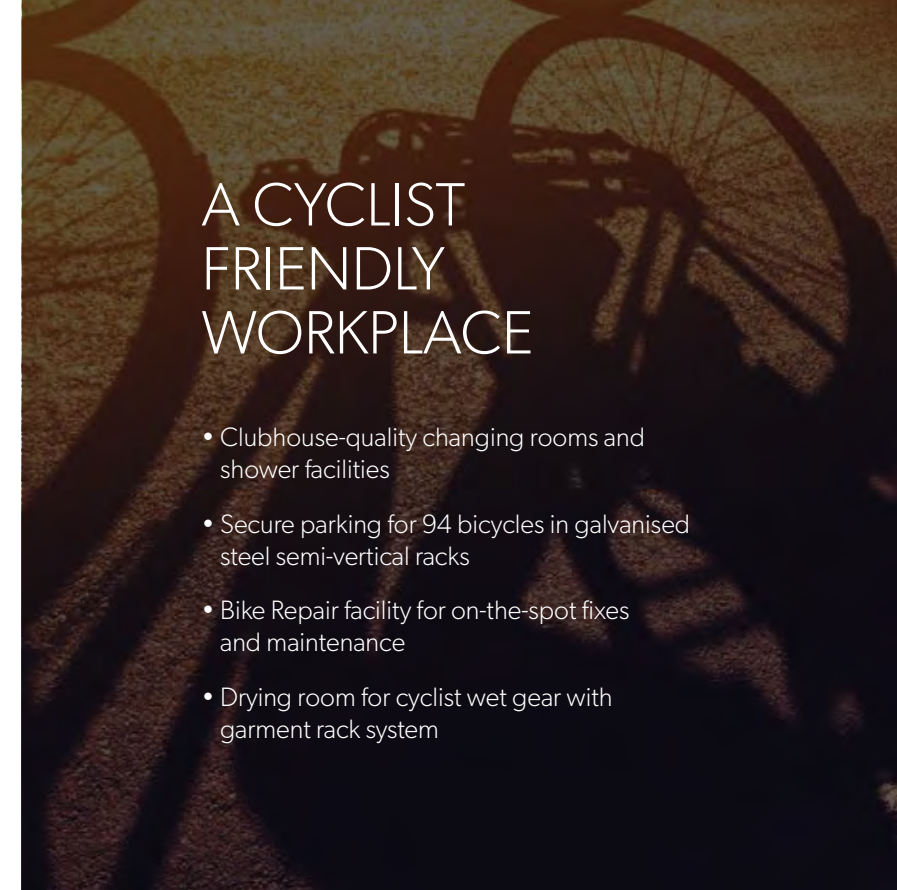
Attractive views from all faces of the building maintain 2WML's connection with nature and the city, providing staff with a varied backdrop of urban, waterfront, courtyard and mountain vistas.





NEW HORIZONS

Outdoor terraces on four floors maintain teams' connection with the buzz of the city and provide animated breakout areas with inspiring views.



A CYCLIST FRIENDLY WORKPLACE

- Clubhouse-quality changing rooms and shower facilities
- Secure parking for 94 bicycles in galvanised steel semi-vertical racks
- Bike Repair facility for on-the-spot fixes and maintenance
- Drying room for cyclist wet gear with garment rack system

SPECIFICATION

STRUCTURE

- 7.2 x 7.8m structural grid with minimal columns
- 3.675m slab-to-slab office floor heights. 2.7m clear ceiling from FFL
- Flat slab 275mm reinforced concrete floors with no downstand beams
- 6.8m wide full-height feature glazing overlooking 14m deep central courtyard on all floors

EXTERNAL & INTERNAL WALLS

- Honed basalt cladding to external walls
- Powdercoated aluminium louvered vents
- External insulated wall system to portions of East Elevation
- Insulated metal stud partition systems to internal walls; plasterboard and skim finish to concrete walls
- Metal stud partitions, fire-rated as necessary
- Steel curtain walling internal glazed screen system with fire-rated 30min glass to double-height foyer space

EXTERNAL FAÇADE SYSTEMS

- Structural glazing fins with stainless steel thermally-broken curtain walling
- Revolving entrance door; two side doors (one power-assisted automatic)

MAIN OFFICE FAÇADES

- Structural silicone thermally-broken glazing system (North)
- Powdercoated aluminium thermally-broken pressure cap glazing system; treated red cedar latted cladding to ESB doors and pedestrian side gate (South)
- Powdercoated aluminium thermally-broken window system (East)

ENTRANCE LOBBY

- Large format stone flooring
- Ribbed timber wall cladding to lift lobby wall
- Feature bespoke joinery reception desk and stylish contemporary furniture
- Turnstile security system
- Full-height Green Wall planting installation: climbing species of flora supported by copper-clad wire grid structure; concrete plinth wall with irrigation system.

CEILING FINISHES

- 600 x 600mm suspended ceiling system to office areas
- Feature plaster ceilings/bulkheads

FLOOR SURFACES

- 600 x 600mm raised access floor system to office areas
- Large format porcelain/stone tiles to lift lobby areas and toilets
- Matching tiling within lift cars

INTERNAL DOORS

- Solid core doors laminated both faces with hardwood edge trim, fire-rated as necessary
- 2.4m high hardwood office lobby doors with veneer finish and fire-rated glass where required
- Ironmongery wired for access control where required

WELFARE FACILITIES

- High quality ceramic sanitary fittings
- Floating cubicle systems with high-pressure laminate finish
- Modern Z Type changing room lockers
- Warm-air hand driers in all toilet areas

PASSENGER LIFTS

- 3 x machine-room-less electric traction passenger lifts (800kg) rated at 1.75m/s serve all floors within 2WML
- Lifts comply with Part M of Building Regulations & European Lift Standards EN-81

STAIR COMPLETIONS

- Stainless steel balustrades and hardwood handrail to main stairs
- Painted mild steel balustrades to escape stairs
- Ceramic tile treads to main core stairs from foyer; vinyl sheeting with Gradus nosings or similar to escape stairs

ROOF FINISHES

- High performance membrane finish to flat roof areas with light-coloured upper surface for LEED rating
- Fall-arrest safety railing system to roof

BASEMENT

- Single-storey basement with perimeter secant piles, inner reinforced concrete walls, drainage system and plant
- 17 car and 5 motorbike parking spaces with epoxy paint floor finish



WIRED CERTIFICATION

Digital connectivity is a critical success factor for the modern tenant. In recognition, 2WML has been officially assessed and provisionally certified Platinum for best-in-class connectivity and digital infrastructure. Working in a tech-forward building with first-rate internet and telecoms capabilities guarantees your business a sustainable edge.



MECHANICAL SERVICES

Mechanical systems are developed on a 'shell and core' scheme basis at 1:8 sq m net occupancy ratio with facilities provided for energy sub-metering

VENTILATION/ AIR CONDITIONING

- Fresh air is supplied at a constant year-round temperature at 10L/sec per person
- Office space is air conditioned by heat recovery 3-Pipe VRF fan coil units mounted within ceiling void with off-coil temperature control
- Each tenancy is supplied with a dedicated VRF system for maximum reliability
- VRF fan coil units are provided on a 1:40 sq m net floor area basis to maximise future cellularisation flexibility
- Each VRF fan coil connects to a series of high-induction swirl diffusers in ceiling grid with perimeter areas served by linear slot diffusers
- Landlord areas, e.g. reception and lift lobbies, are fully ventilated and air conditioned

WATER SERVICES

- High-efficiency, low NOx gas-fired water heating system in duty/assist configuration generates boosted hot water services
- Boosted mains water, cold and hot water services distributed vertically through the riser in each tenancy with valved connections for future tenant use
- Boosted mains and cold water services are sub-metered at each tenancy to ensure accurate consumption monitoring

DRAINAGE

- Each tenancy service riser has high-and-low-level capped connections for future needs (e.g. tea station)
- Cat A fitout includes uPVC gravity-based condensate drainage system serving VRF FCU units throughout office space

FIRE SERVICES

- 2WML is protected by a fully automated, analogue addressable, open protocol Fire Detection & Alarm System that complies fully with IS 3218
- All structural elements are designed for 2-hour fire resistance
- Wall-mounted general purpose portable fire extinguishers are provided in compliance with IS 291:1986

BUILDING MANAGEMENT SYSTEM

- Landlord BMS has capacity to cater for expansion of base system to serve fitout areas as required by tenants

ELECTRICAL SERVICES

Electrical services design is on a 'shell and core' scheme basis at 1:8 sq m net occupancy ratio providing general and emergency lighting, fire alarm and provision for a future in-floor LV power busbar system

- Cat A fitout includes automatic control of lighting systems, flexible power distribution arrangements and LV power provision on 1:8 sq m net occupancy basis
- ESB transformer supplies a main LV distribution board serving landlord areas and tenant distribution boards
- Main board and metering facilitate up to two tenants per office floor with flexibility for single or multi-tenant configurations
- Underfloor busbar power modules and floor grommets within floor void provide for flexible distribution of small power throughout tenant floors
- 700 kVA back-up generator supports all building safety systems with substantial spare capacity for tenant load requirements
- Surge Protection Devices are installed in incoming sections of distribution boards
- Capacity for electric car charging points

LIGHTING

- High-efficiency LED lighting in tenant areas comply with EN and CIBSE standards
- Low-energy LED lighting in reception, core and circulation areas
- All supplied fittings come complete with DALI ballasts; all lighting control is via a lighting control system
- Lighting control system provides presence/absence detection
- Emergency lighting installation in accordance with IS 3217

SECURITY SYSTEM

- Proximity card access control system to building entrance
- Intruder alarm system monitors the building perimeter
- CCTV cameras monitor reception entrances, external access routes and access-controlled perimeter doors

ICT SERVICES

- ICT purpose containment within electrical risers provides a dedicated IT vertical cable containment network linking basement Comms Room with tenant floors

SUSTAINABILITY TARGETS FOR SHELL AND CORE DEVELOPMENT



BER A3



One Dockland Central



Cumberland House

SHARE SUCCESS

Listed on the Irish and London Stock Exchanges, Hibernia REIT plc is a Dublin-focused Real Estate Investment Trust which owns and develops properties that maximise value for clients, investors and business occupiers.

Established in 2013, Hibernia now manages a portfolio valued at over €1 billion that includes more than 1 million sq ft of Dublin city centre office space.

Since our foundation we have built relationships with Ireland's top construction experts and assembled a consummate professional team capable of bringing best-in-class commercial properties to market. Buildings like Cumberland House, 1WML, One & Two Dockland Central, 1SJRQ and now 2WML.



1WML



1SJRQ



Two Dockland Central



PROFESSIONAL TEAM

Developer
Hibernia REIT plc

Architect
MOLA Architecture

Quantity Surveyors
Mulcahy McDonagh & Partners

Structural & Civil Engineers
Casey O'Rourke Associates

Mechanical & Electrical Engineers
ARUP

Assigned Certifier
ProCert

Planning Consultant
John Spain Associates

Façade Consultant
Murphy Façade Studio

Sustainability/LEED Consultants
Meehan Green

Fire & Access Consultants
Maurice Johnson & Partners

PSDP Health & Safety
Garland Consultancy

Wired Certification
Wired Score UK

Creative Direction Consultants
Chalk Creative Agency

Architectural Visualisation
D3D

Branding & Marketing
Originate

A development by

hibernia
— REIT —

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2WML.IE

A development by Hibernia REIT plc