Lake Drive

At the heart of Citywest

Key Figures

115,872	331	1:8
total size of both buildings, including link, in square feet	car park spaces for both buildings	base occupancy (person/sq.m.)

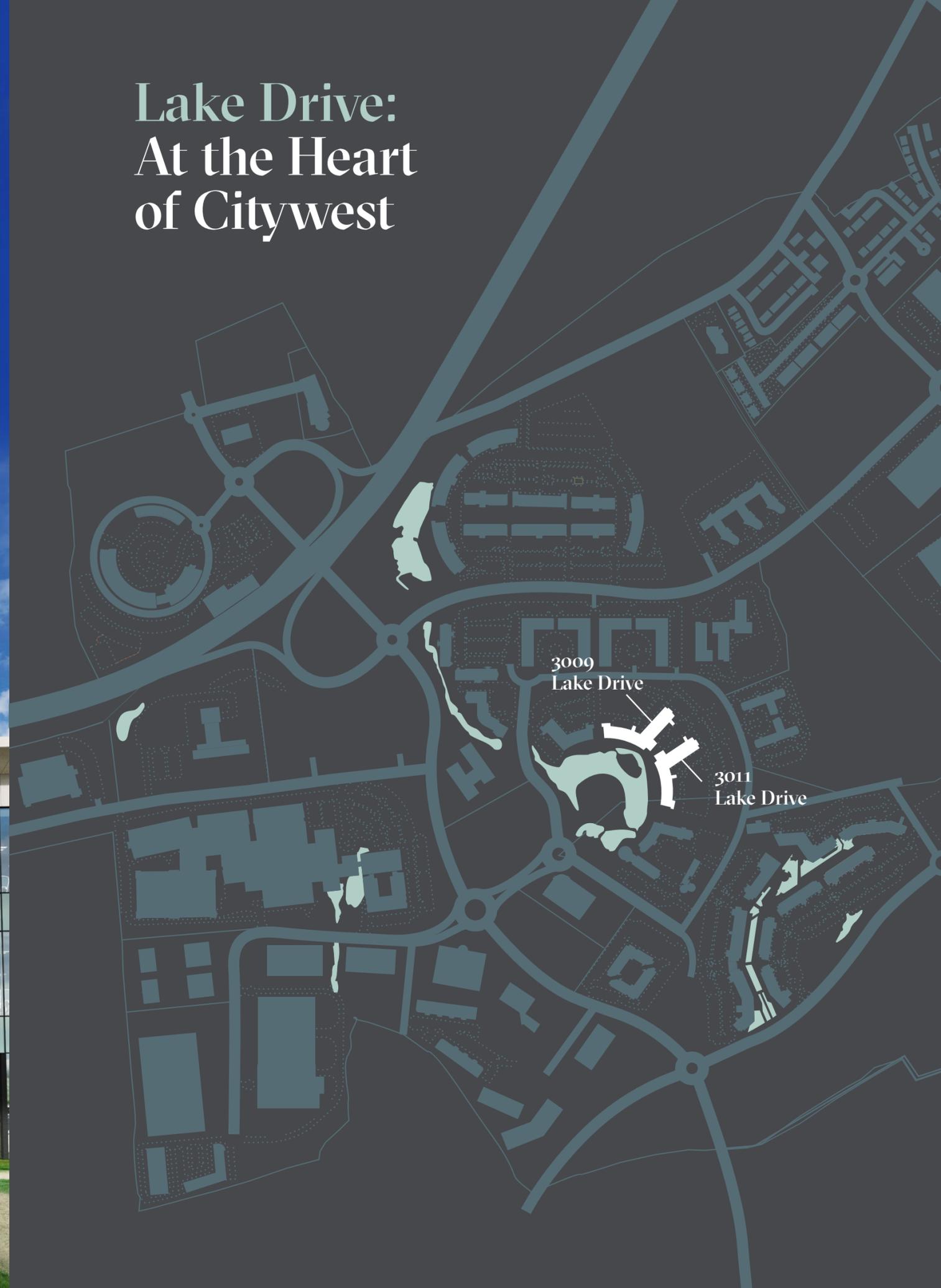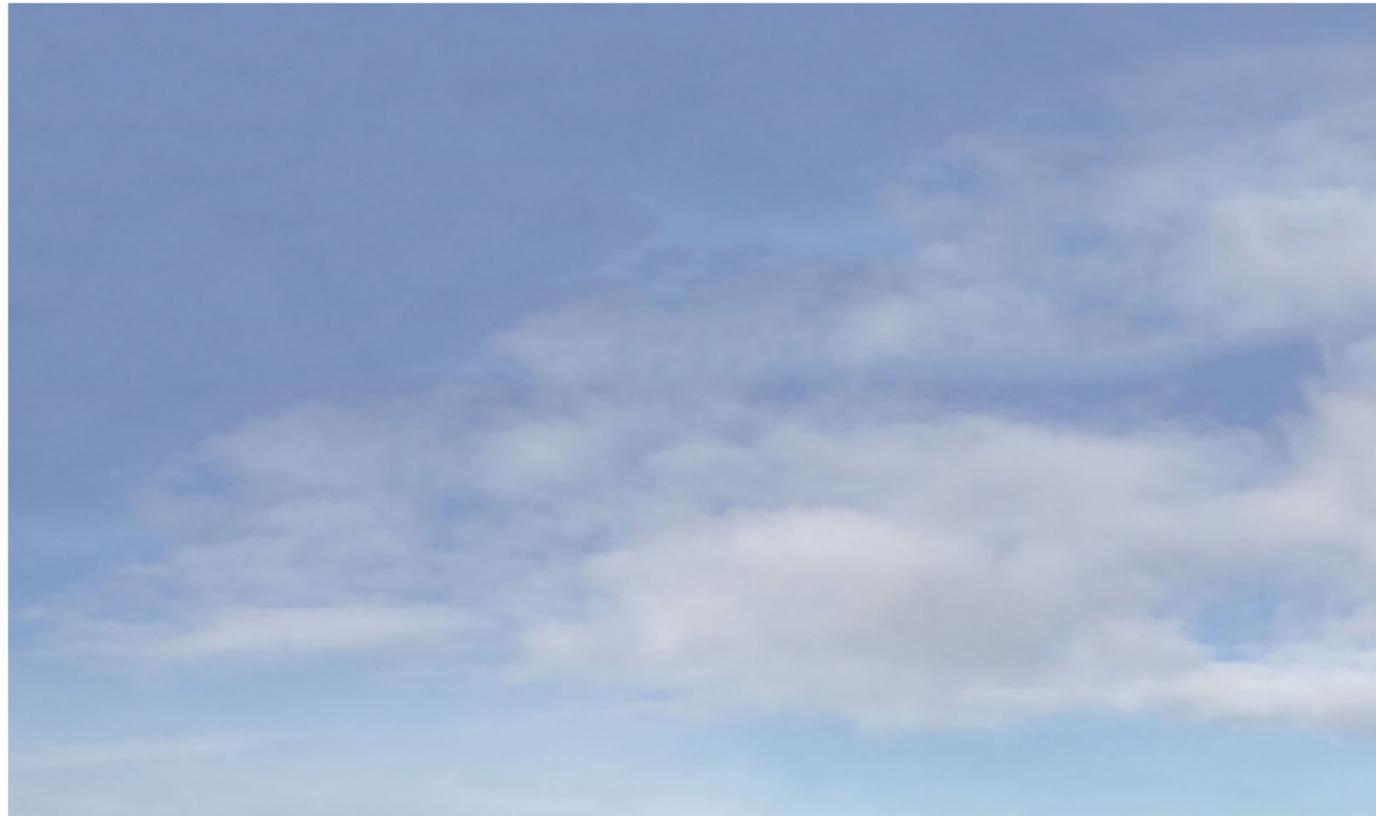| 3.2m	4	Gold
floor-to-ceiling height on ground floor	pipe fancoil units, Liquid Cooled chillers and dry Air Coolers provide Air Conditioning	LEED rating

Lake Drive: At the Heart of Citywest

3009 Lake Drive

3011 Lake Drive

Welcome to
Lake Drive

Lake Drive is a prestigious new office development that truly lies at the heart of Citywest's busy, ever-expanding campus.

Lake Drive is the latest office development on the campus, planned in two blocks totalling over 115,000 sq.ft. that overlook the iconic Pool of Tara lake. There is approval in place to link these two blocks together, if required. Davy Hickey have a proven track record of working with tenants to accommodate the current and future needs of their business.

These corporate headquarters are well designed to create a sense of space, with spectacular views of the renowned campus landscaping and beyond, and offer maximum flexibility with a central core finished to the highest specifications, offering state of the art facilities for its new occupier. These offices have both a LEED Gold and BER A3 rating.

Being at the heart of Citywest means there is an array of amenities right outside Lake Drive's front door.
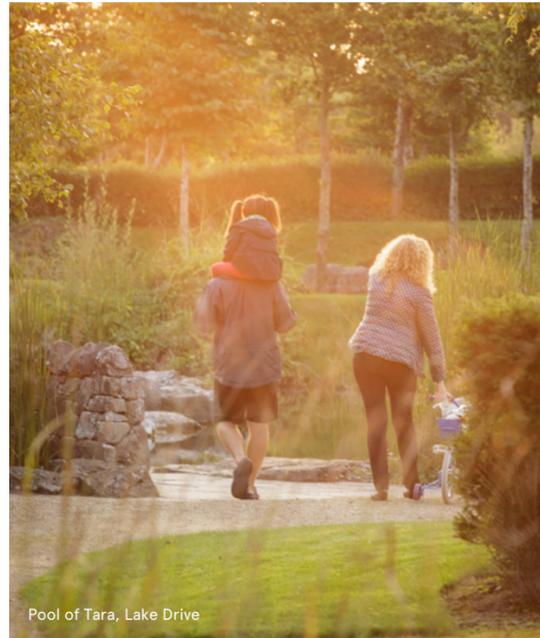
Riverwalk

Citywest Shopping Centre

Amenities at Riverwalk

Amenities at Riverwalk
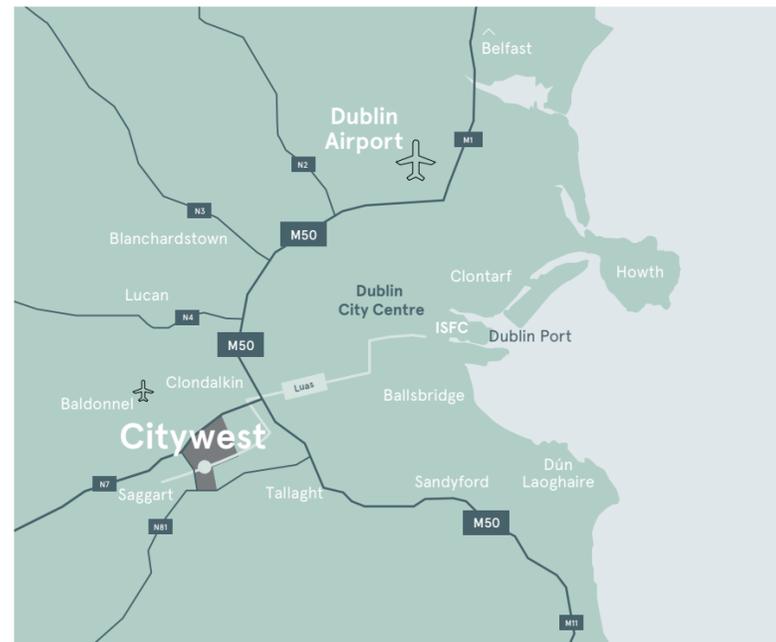
Riverwalk

Pool of Tara, Lake Drive

Riverwalk

Lake Drive:
At the Heart of Citywest

An Urban Atmosphere, Close to the City & the World

Accessibility was a priority for Citywest from the start, so there has always been ample parking for as many people as ever might need it.

The campus has multiple access points and is strategically located on the high–profile Naas Road (N7), which provides immediate access to the rest of the country via a well–developed road network. Dublin's orbital motorway, the M50, is only a few minutes' drive away providing easy access to Dublin Airport.

Dublin Bus Stop

Luas Stop

GoCar

3009 Lake Drive

3011 Lake Drive

Lake Drive

Waterside

Kingswood Avenue

Kingswood Road

Outer Ring Road R136

To M50

To N7/N4

To N81

N7 Naas Dual Carriageway

< To Naas

Bianconi Avenue

Lake Drive

Lake Drive

Riverwalk

Cheeverstown

Orchard Avenue

Citywest Road

Citywest Avenue

Citywest Campus

Citywest Village

Citywest Drive

To Tallaght >

Scoil Aoife

Saggart

< To Saggart

Fortunestown

Citywest Shopping Centre

Citywest Road

To N81 >

Scoil Aoife

Magna Drive

Magna Avenue

Belfast

Dublin Airport

M1

N2

N3

Blanchardstown

Lucan

N4

M50

M50

Clontarf

Dublin City Centre

ISFC

Dublin Port

Howth

Baldonnel

Clondalkin

Luas

Ballsbridge

Citywest

N7

Saggart

N81

Tallaght

Sandyford

Dún Laoghaire

M50

M11

By Bus

65, 65B, 69, 77A

By Car

M50, N7, N81, R136

By Luas Red Line

Citywest

The high profile N7 and M50 motorway give ready access to the rest of the country.

Citywest also hosts the National Digital Park, the landing point for the transatlantic fibre cable.

Multiple Telecom providers operate within the campus on the resilient basis, to provide choice and enhanced connectivity for tenants. The buildings on Lake Drive have access to a 24-way telecommunication ducting system, as well as on campus connectivity to the T50 and transatlantic fibre network.

Campas Gnó Iarthar na Cathrach
Citywest Campus

Citywest is a genuine transport hub for commuters. Connectivity to commuter locations is provided by the many bus routes that pass or terminate at the campus. In addition, the Luas tram line – which connects directly to the IFSC - was recently extended to Citywest, thanks to Davy Hickey's own investment.

A complimentary shuttle bus service runs from the Luas stop around the campus during peak hours.

Campus Management is also active in continuing to improve accessibility with ongoing car and bike initiatives.

The importance of providing a secure and safe environment for occupiers is evident by the 24-hour security presence and extensive CCTV network throughout the campus.

The Luas tram system takes you from the heart of Citywest to the heart of Dublin city.

3009 Lake Drive

3011 Lake Drive

A Place Where Many Businesses Meet

Citywest has attracted a dynamic mix of over 150 companies that range in size, nationality and business sector – healthcare/ pharmaceutical companies, telecoms providers, web hosting centres, finance houses, IT & software companies, publishing plants and many more have made Citywest their home.

The result is a truly unique, vibrant community – hyper-connected and self-contained. Here, people can work happily and businesses can flourish, in the comfort of a secure, thriving and attentively-managed environment.

Please note: this list is a selection and represents the key occupiers on campus.

Pharmaceutical/ Medical/Healthcare

1. Pfizer
2. Shire Pharmaceuticals
3. GSK
4. AbbVie
5. Sanofi
6. Roche
7. Reckitt Benckiser
8. UniPhar
9. UDG
10. Astellas
11. Clanwilliam Group
12. Valeant

Financial & IT Software

13. Fidelity (x2)
14. SAP (x2)
15. Adobe
16. Xilinx
17. Infosys
18. Tech Mahindra

Telecommunications

19. BT
20. Eir (x2)
21. Orange
22. Meteor
23. Keppel
24. Telecity (Equinix)

Electronics

25. Sony
26. FAAC
27. Miele
28. KAL

Food

29. Nestle
30. Unilever

31. Glanbia (x2)
32. Birds Eye

Media/Newspapers

33. Independent Newspapers
34. Irish Times
35. Nielsen

Other Sectors

36. Colgate Palmolive
37. Spicers
38. UPS
39. Honda
40. Neopost
41. JTI
42. Lufthansa
43. Ideal Standards
44. Inland Fisheries (x2)

Amenities

A. Serviced Offices
B. Spar + ATM
C. Café ToGo
D. Bridge Street Deli
E. Lean Bean
F. Lake View Café
G. Citywest Shopping Centre
H. McDonalds
I. Topaz (x2)
J. Creche
K. School
L. Avoca
M. Citywest Hotel, Conference Centre & Golf Course

Citywest Village:
A Living, Growing Community

The Citywest story is about to reach an exciting new chapter. From the very beginning, Davy Hickey's masterplan for Citywest included a significant residential development. And now, Citywest Village is underway.

Access to affordable and quality residential accomodation has become an increasingly important consideration for companies in selecting locations for their business operations.

Located just a few minutes' walk from Lake Drive, the new Citywest Village development will provide quality housing for those working at Citywest campus and local businesses. It will continue to develop Citywest as a living, growing community for generations to come.

The first phase will provide 397 units – mostly 3 and 4 bedroom houses, as well as apartments. Their design has taken inspiration from the Old Dublin villages of Sandymount and Ranelagh – with traditional Victorian/Edwardian style houses and a central village green. Houses will be built to a high standard with red brick facades, granite cills and slate roofs.
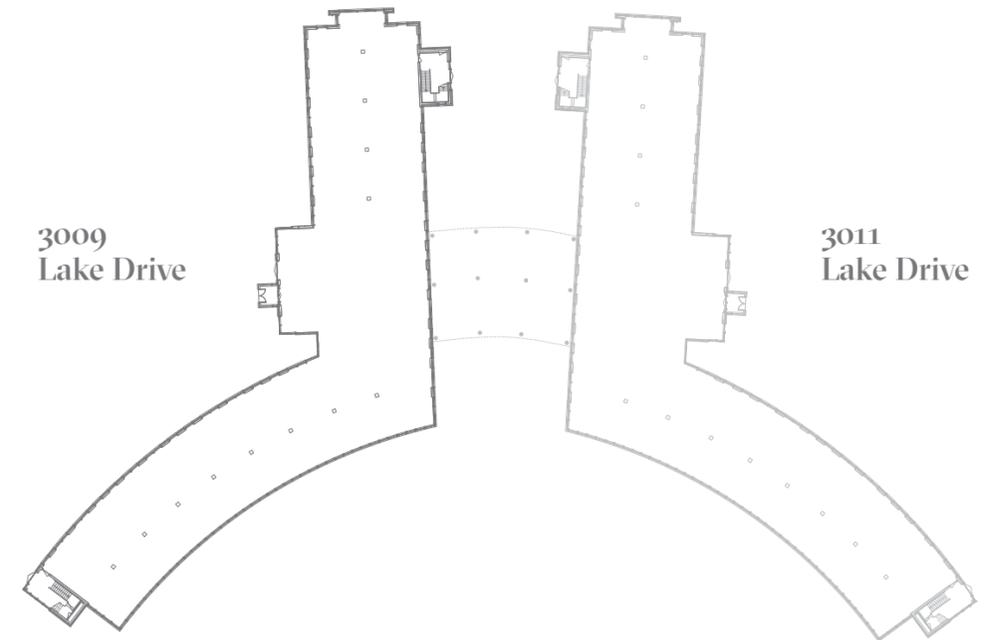
Lake Drive: Take a Look Inside

Citywest is home to many leading businesses. Is yours ready to join them?

Schedule of
Accommodation

3009
Lake Drive

3011
Lake Drive

3009 Lake Drive (available 2017)

Floor	Sq m	Sq ft
Ground Floor	1,587	17,082
First Floor	1,671	17,986
Second Floor	1,646	17,717
Total	4,904	52,785

3011 Lake Drive (full planning permission)

Floor	Sq m	Sq ft
Ground Floor	1,587	17,082
First Floor	1,671	17,986
Second Floor	1,646	17,717
Total	4,904	52,785

Link (full planning permission) – Optional

Floor	Sq m	Sq ft
Ground Floor	319	3,434
First Floor	319	3,434
Second Floor	319	3,434
Total	957	10,302

Total Area

	Sq m	Sq ft
Entire	10,765	115,872

*All areas are on a Gross Internal Basis

Ground Floor

Total Area

1587 Sq.M

17,082 Sq.Ft
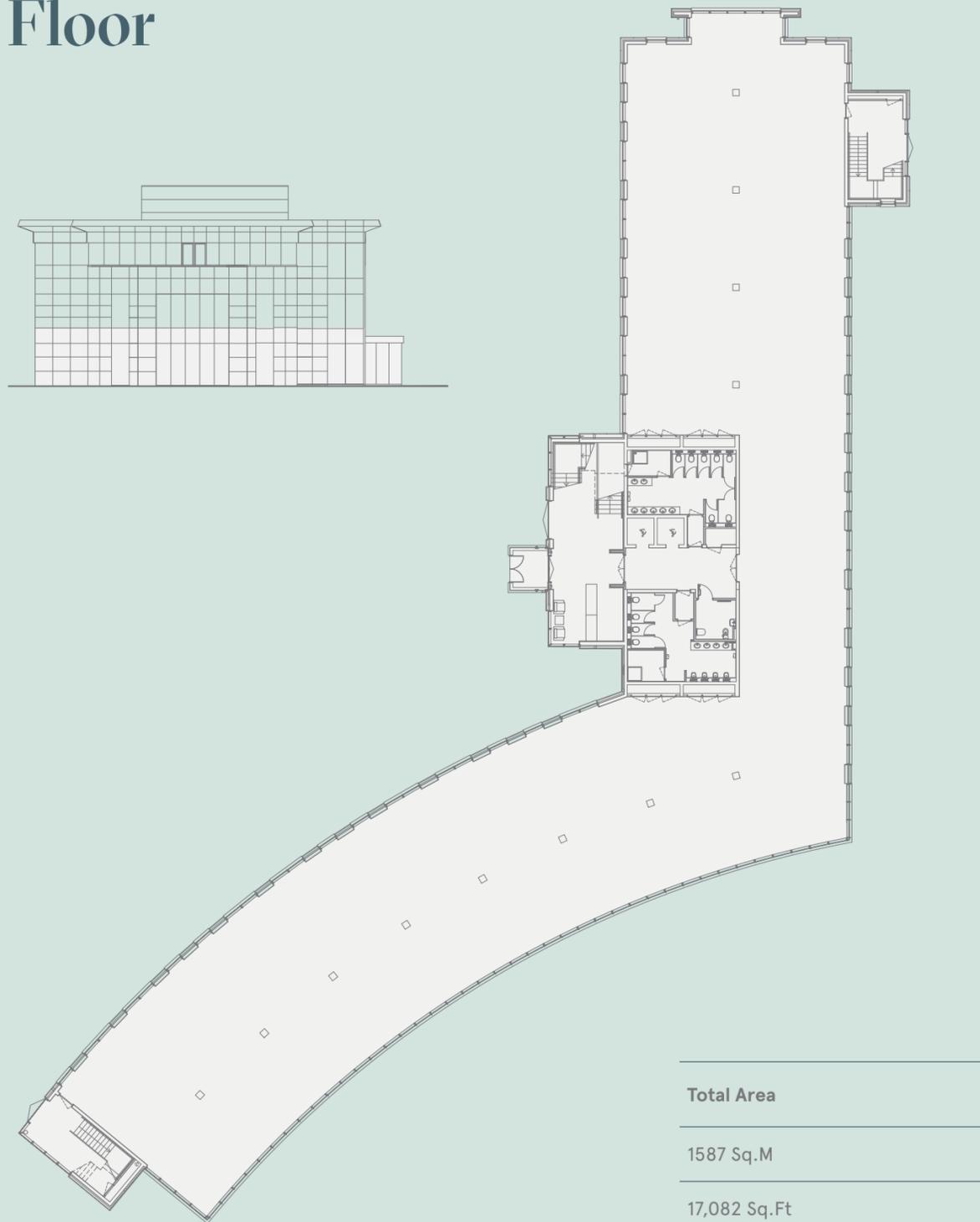
*All areas are on a Gross Internal Basis

Typical Upper Floor

Typical Area

1671 Sq.M

17,986 Sq.Ft
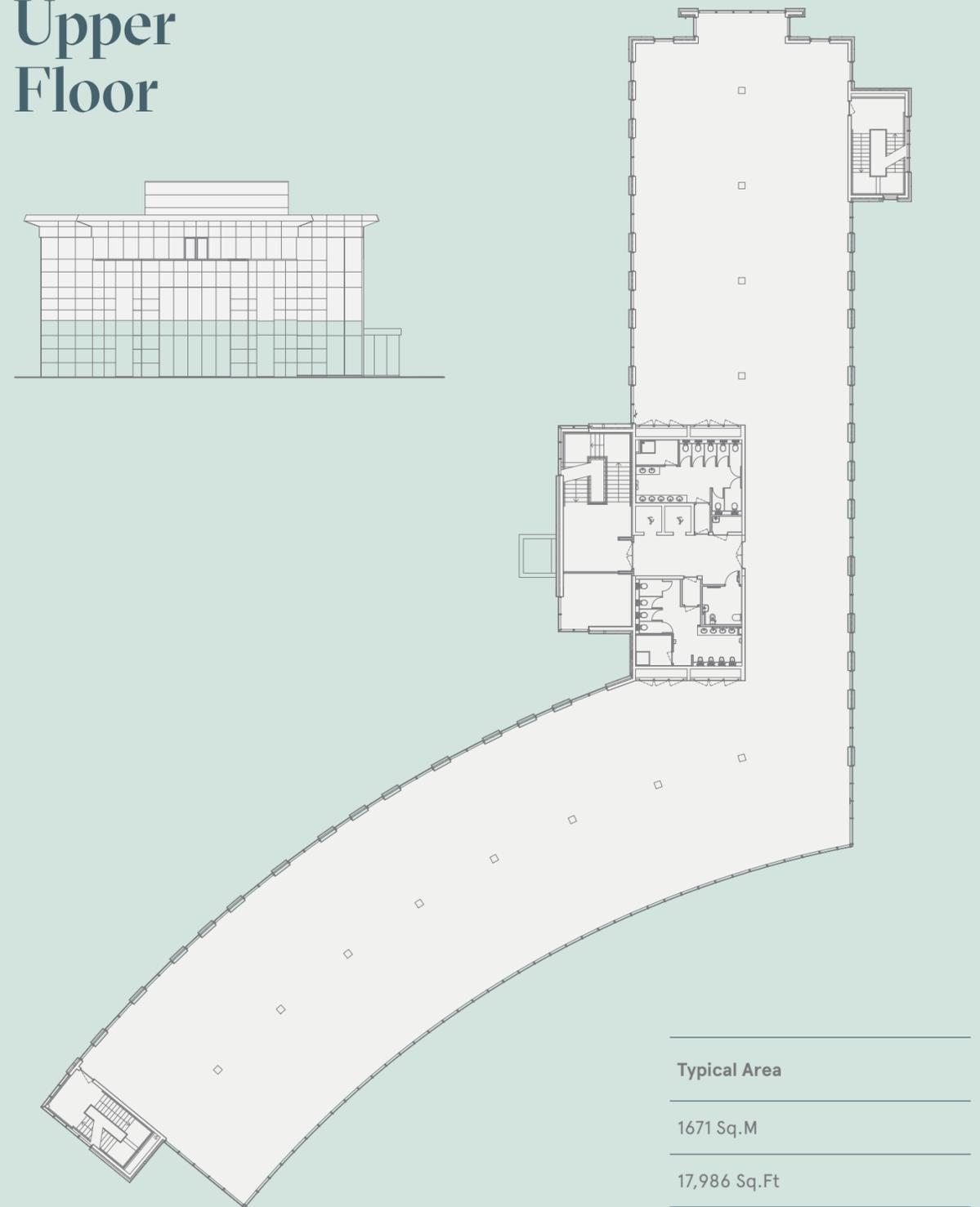
*All areas are on a Gross Internal Basis

Specifications

Summary Specification

- LEED GOLD
- BER A3
- 4 pipe fan coil air conditioning
- 165 car spaces per block
- 1:320 sq.ft. car parking ratio
- Natural stone and curtain wall glazing facades
- 1:8 base occupancy (person/sq.m.)
- 3.2m floor-to-ceiling height on ground floor

- 2.8m floor-to-ceiling on upper floors
- 4.0 (+1) kN/sq.m. office floor loading
- 9 no. shower rooms per block
- 2No. 8 person lifts per block
- Bicycle parking 24No. per block
- Connected to 24-way teleco network

Floor Height

Ground floor Office area floor to ceiling (clear)	3.2m
First floor Office area floor to ceiling (clear)	2.8m
Second floor Office area floor to ceiling (clear)	2.8m
Raised access floor zone	225mm
Ceiling services zone	500mm

Floor Width

Ground floor	
Curved section office	13.430m.
Straight section office	14.970m.
First & Second floors	
Curved section office	15.200m.
Straight section office	14.970m

Occupancy

Means of escape	1 per 5sqm
Internal Climate	1 per 8sqm
Lift provision	1 per 8sqm
Sanitary provision	BS 6465 – 1 person per 10sqm net for normal offices
Toilet ratio	BS 6465 – Ratio 60% male + 60% female

Structural Grid

7.5m x 6.75m generally

Floor Loadings

Office floors	4.0kN per sqm plus (1kN per sqm partitions)
Lift lobby & toilets areas	4.0 kN per sqm
Plant room	7.5 kN per sqm
Areas of roof outside plant area	1.5 kN per sqm

Structure

- Three storey Reinforced Concrete (RC) framed building with a plantroom at roof level.
- Insitu reinforced concrete pad and strip foundations.
- RC Columns and load bearing RC core walls
- Roof slab is an RC flat slab with top surface laid to falls

External Finishes

- Roof finish: Paralon membrane on Insulation
- Stone Cladding Jura beige natural lime stone
- Curtain wall system Wicona Wictec 50SG-HI
- Glazing: Sunguard Neutral SN 70/35
- Roof facia and soffit panels – Kingspan Optimo Panels

Internal Open Plan Offices Finishes

Walls	Painted finish to selected colour
Floors	Medium grade Raised access floor (225mm overall) Carpet Tile finish
Ceiling	600 x 600mm perforated metal tile in recessed suspended grid with plasterboard bands

Reception Area

Floors	Tiling to ground floor entrance area
Internal walls	Feature walls to have a mixture of back painted glass & timber panelling
Ceilings	Painted Plasterboard with bulkheds
Stairs	Carpet finish to stairs and landings with stair nosings

Lift Core Lobbies

Walls	Feature walls to have timber panelling
Floors	Ground Floor lobby tiling as per reception carpet at upper levels
Ceiling	Gypsum gyproc m/f suspended plaster board ceiling with plaster bands.
Doors	Solid core flush doors – Cherry finish

Toilets

Walls	300mm x 600mm x 11mm Ceramic tiles
Floors	Tiling to floor areas to match reception floor tile
Ceiling	Gypsum gyproc m/f suspended plaster board ceiling
Doors	Glazed and solid veneer doors
WC Cubicles	Selected cublicle systems with IPS panels to ducting
Vanity Units	Corian countertop
Sanitaryware	All sanitaryware fittings supplied by Ideal Standard

Showers

- 3 male showers 1 per floor
- 3 female showers 1 per floor
- 3 Wheelchair accessable showers 1 per floor

Passenger Lifts

Size	2 No. 8 person Lifts
Speed	1.0m per second
Finishes	Back painted glass
	Mirrored rear wall
	Flooring tiled finish

Mechanical Installations

Design Parameter

Winter Temperature

Outside	-3°c, 60% RH
Internal Office	22°c, +/- 1°c
Toilets	22°c (winter)
Reception	22°c, +/-, 1°c

Summer Temperature

Outside	28°c, RH @ 100%
Internal Office	22°c, +/- 1°c
Toilets	22°c
Reception	22°c, +/- 1°c

Fresh Air Supply

Offfices	10 Litres per second per person at 1 person per 8 sqm
Toilets	10 Air changes per hour / Extract plus make up Air

Acoustics Level

Office Open plan	NR 40
Toilets	NR 40
Staircores	NR 40
Reception Area	NR 40

Water Services

24 hour Cold Water storage	
Booster pump	
Chilled Water	6°c Flow & 12°c Return
LPHW	80°c Flow & 60°c Return

Air conditioning

4 pipe fancoil units
Liquid Cooled chillers and dry Air Coolers

Electrical Installations

The building has a dedicated ESB Substation and provision for a single tenant or multi-tenant power supply 520 kVA (6No Tenancies @ 55 kVN each and 190 kVA for landlord services)

Design Criteria
One person per 8 sqm

Lighting	8 W/m²
Small Power	25 W/m²

Misc. Small Power	15 W/m²
Mechanical Plant	12 W/m²

Lighting
Energy Efficient LED fittings throughout the building

Offices	400/450 Lux
Reception	200 Lux
Toilets/Circulation areas	200 Lux

Lighting Control
Office Areas Automatic lighting control with presence detection and daylight sensing

Floor Boxes
One floor box per 10 m² incorporating 4No 13A socket outlets and space for 4No Data sockets. Floor boxes are connected to underfloor Power Busbar located in the raised floor void.

Standby Power
Space provision for tenant generator

Building Management System

The building management system (Cylon) consists of one or more self contained computer based outstation controllers which use configurable control routines to manage energy plant/equipment and to monitor and report on the plants performance. BMS outstations are strategically located and networked to control and monitor all building services plant.

Protective Installations

Fire Alarm
L3x addressable Fire Alarm System

Security System
Infrastructure for future tenant door access control & interface with fire alarm. Entry / Exit points to the building shall be provided with Intruder Alarm systems infrastructure

Communication
Diverse telecoms routes into building. Access to 24-way telecom ducting network with multiple providers

Renewable Energy

Utilisation of roof mounted PV panels

Accessibility

Accessible entrance provided with accessible WC's and showers provided on each floor.

Car & Bicycle Parking

Car Parking spaces	165 car spaces per block
Bicycle spaces	24 Spaces per block

LEED & BER

The building is targeting LEED Gold and a BER A-3 rating.

Sample Layouts

Ground Floor

Workspace

Total Workstations: 168

Office: 3

Meeting Space

Project Room: 1

Interview Room: 2

Informal Meeting Area

Break Out Lounge: 2
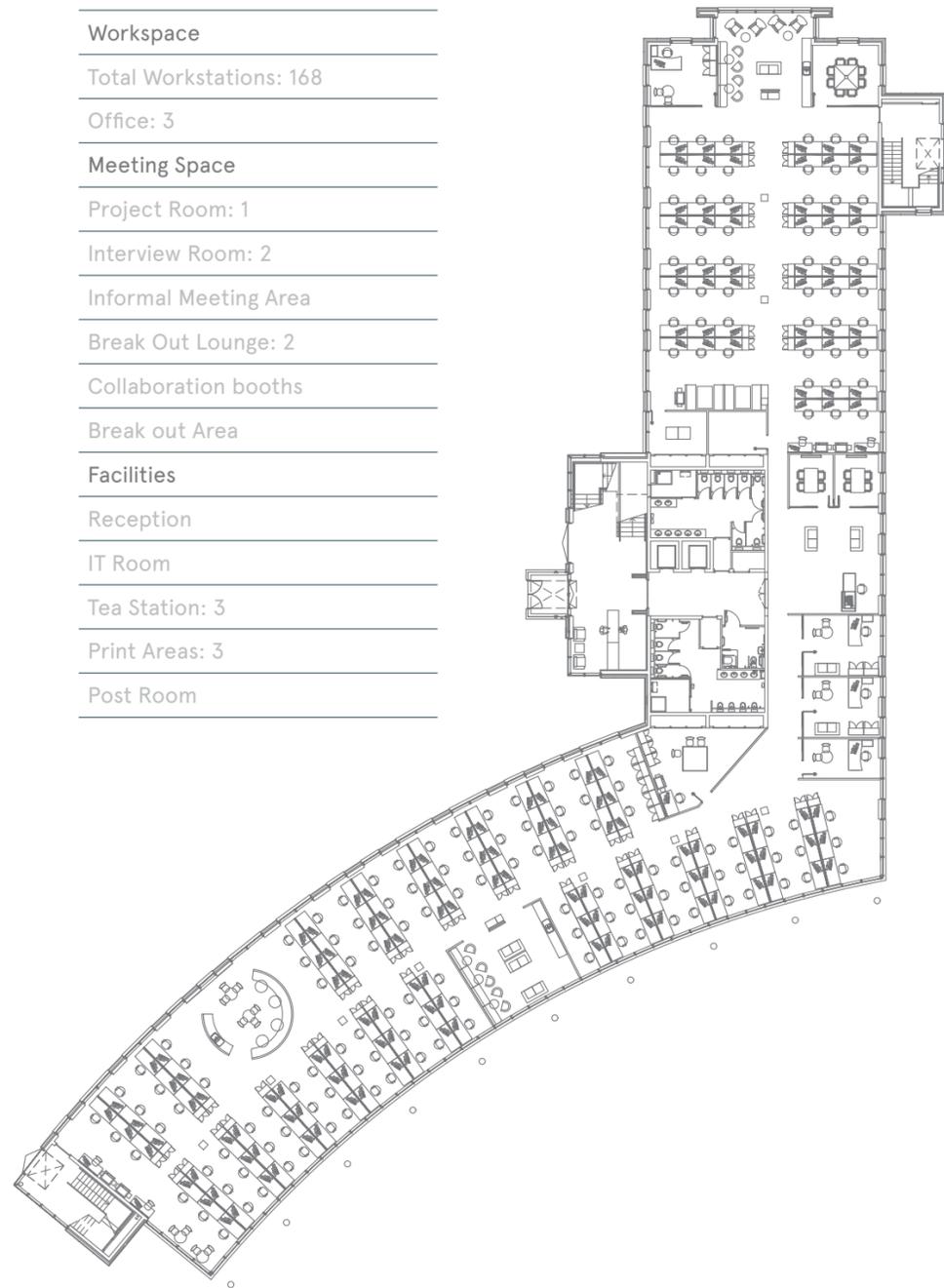
Collaboration booths

Break out Area

Facilities

Reception

IT Room

Tea Station: 3

Print Areas: 3

Post Room

First Floor

Workspace

Total Workstations: 168

Office: 1

Meeting Space

Meeting Room: 2

Collaboration / Project Lounge
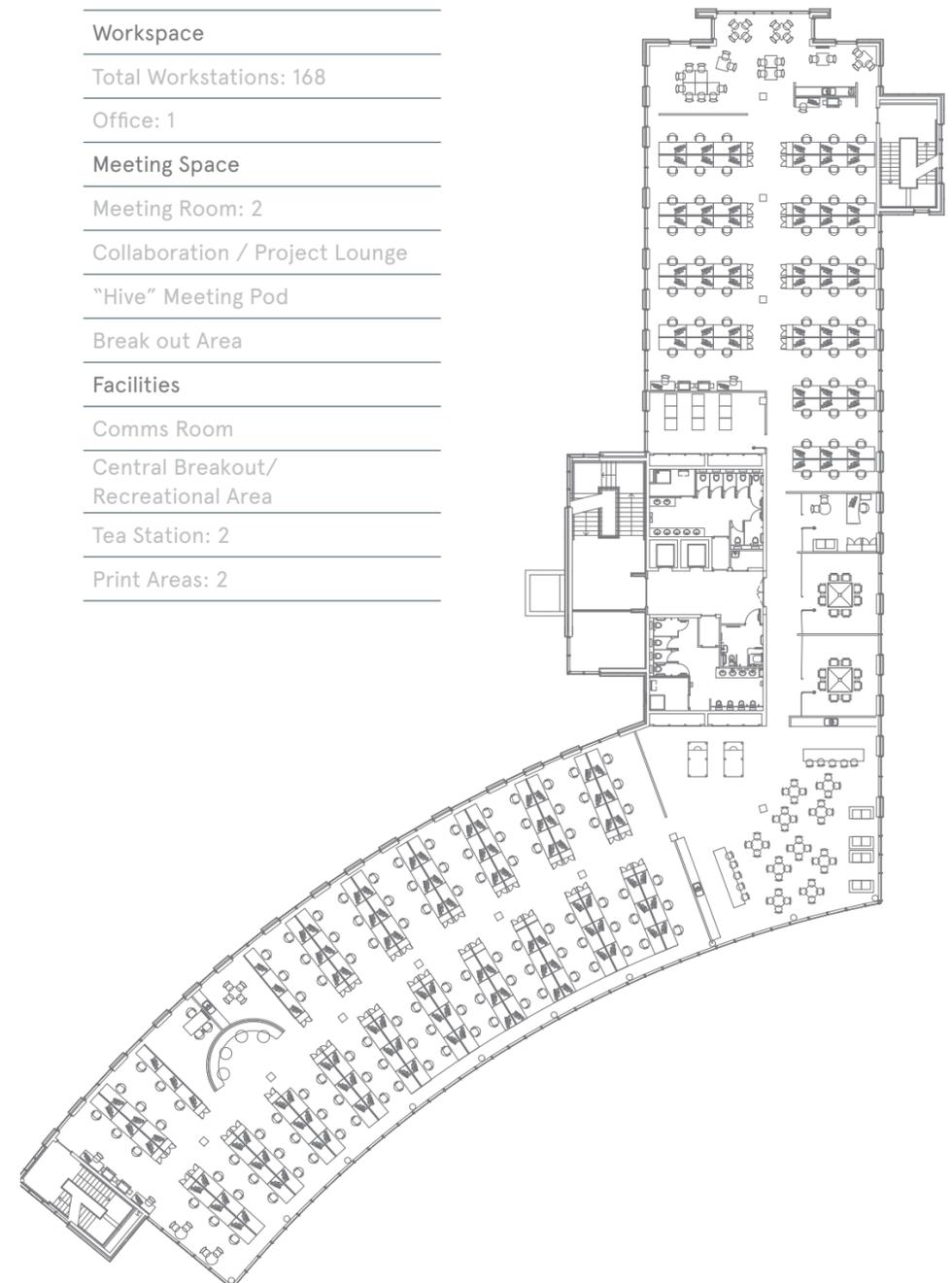
"Hive" Meeting Pod

Break out Area

Facilities

Comms Room

Central Breakout/
Recreational Area

Tea Station: 2

Print Areas: 2

Second Floor

Workspace	
Total Workstations: 165	
Office: 3	
Meeting Space	
Board Room	
Meeting Room	
Presentation Area	
Hot Desking / Event Area	
Collaboration Booths: 4	
Break Out Lounge	
"Hive" Meeting Pods: 3	
Facilities	
IT Room	
Store Room	
Tea Station: 3	
Coat Storage	
Print Areas: 2	
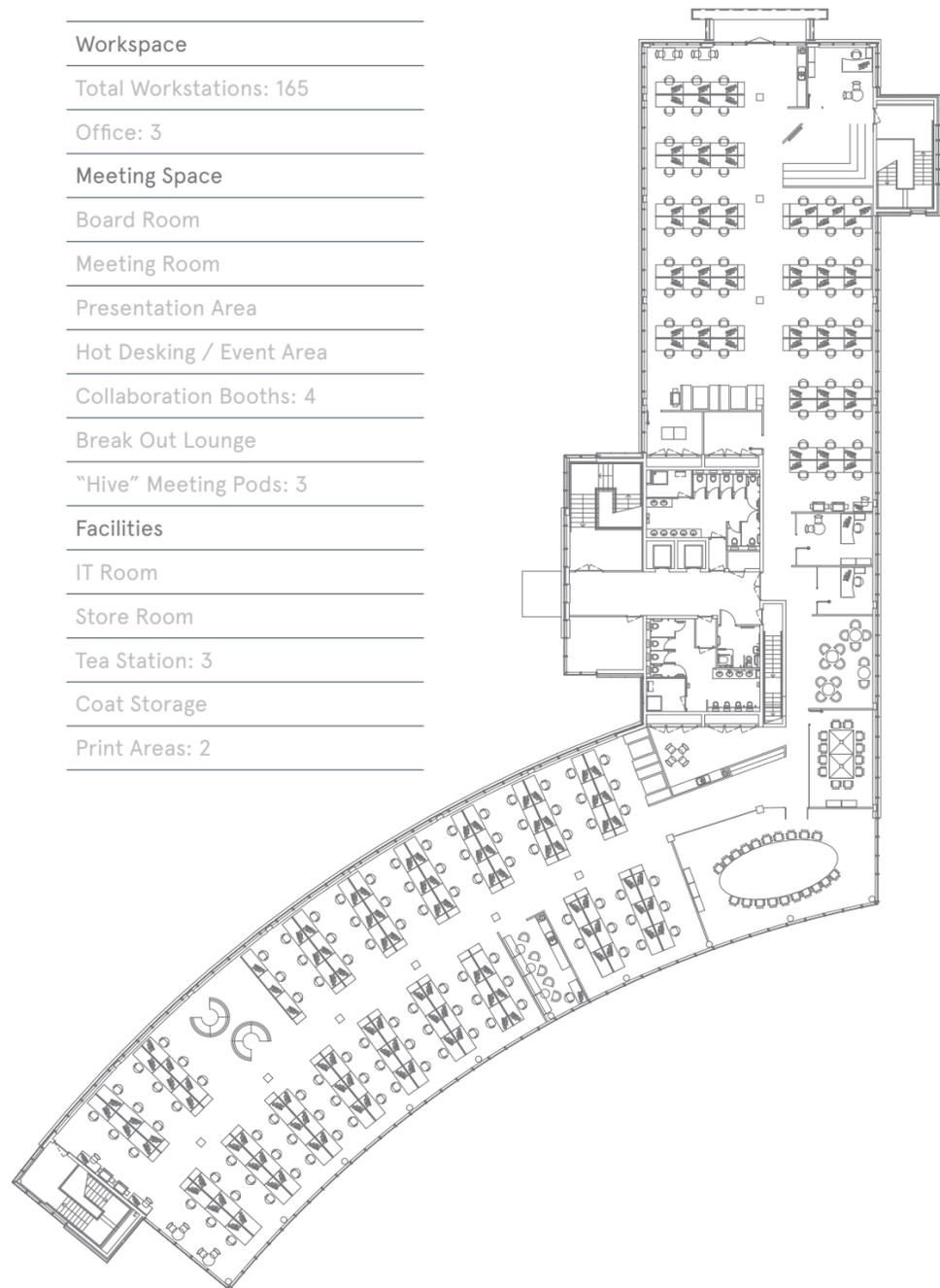
Lake Drive:
Part of Citywest's Continuing Story

Waterside, Citywest

Davy Hickey:
The Vision

Davy Hickey Properties was established in 1990 as a partnership between Davy, leading financial advisories, and developer Brendan Hickey. The company has always operated to a core set of principles centred on creating enduring quality and long-term value for tenants and investors.

Citywest: A Brief History of Ireland's World-Class Business Campus

Davy Hickey properties saw the potential to transform this land into a world-class business campus.

It was a formidable challenge – requiring a significant upfront investment in landscaping, building development and infrastructure. The early campus took shape during Ireland's unprecedented period of growth in the decade around the Millennium, and has progressed steadily since then into Ireland's most successful campus development.

2017
Lake Drive: latest Citywest office development is launched

2011
Luas Red Line extension opened

2007
Citywest Shopping Centre Opens

2000
Riverwalk Office Development launched

1997
First office buildings developed

1994
First Buildings Completed

1991
Works commenced on all infrastructural elements of the master planned campus

1990
350 acres of Land Purchased for Ireland's first purpose built integrated Business Campus

Professional Team

Property Developer	Davy Hickey Properties
Architect	JSA Architects
Mechanical & Electrical Consultant	Metec Consulting Engineers
Structural & Civil Engineer	T.J.O'Connor & Associates
Quantity Surveyor	Kerrigan Sheanon Newman
PSDP	JSA Architects
LEED Accredited Professional	Meehan Associates
Landscape Architect	Martin Hallinan
Solicitor	Arthur Cox

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Citywest

ireland's world-class business campus