



THE
HIVE
SANDYFORD

THE
HIVE
SANDYFORD

**A COMPLETE
TRANSFORMATION**

Welcome to The Hive, a new landmark HQ office building in the heart of Sandyford, Dublin 18. Extensively refurbished and re-imagined to the highest 'Grade A' standards, The Hive comprises 73,000 sq ft GIA over 4 levels and enjoys a prominent corner profile on Ballymoss Road in Sandyford, Dublin's premier south suburban office location.

The Hive brings together the highest quality specifications, amenities and unrivalled connectivity. The iconic new look extends from a striking new glazed façade and double height reception to an enclosed central Atrium providing a 'Third Space' setting and volumes of natural light onto each floor.

NEW FULL GLAZING FAÇADE AND ENTRANCE





SANDYFORD, DUBLIN 18 THE IDEAL SOUTH DUBLIN LOCATION

Sandyford is Dublin's premier suburban office zone and the location of choice for many leading international occupiers such as Google, Microsoft, Salesforce and Vodafone.



The Hive is prominently located on Carmanhall Road in the heart of the Sandyford Business District. Commuting couldn't be easier whether by car, bus, bike or on foot with the LUAS service immediately adjacent providing a rapid commute of around 20 minutes to Dublin City Centre.



BEACON HOTEL

BEACON HOSPITAL

BANK OF IRELAND

BEACON SOUTH QUARTER

THE
HIVE
SANDYFORD

ROCKBROOK

STILLORGAN LUAS STOP

LUAS



DUBLIN BUS QBC

Stigh Lorgan
Stillorgan



DUNDRUM

CITY CENTRE

STILLORGAN

SANDYFORD LUAS STATION

CLAYTON HOTEL
LEOPARDSTOWN

CENTRAL PARK

CENTRAL PARK
LUAS STATION

THE
HIVE
SANDYFORD

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11

12

M50

M50

M50

M50

6



JOIN SOME OF THE WORLD'S BIGGEST BRANDS AND BLUE CHIP COMPANIES

1. BEACON HOTEL
2. BEACON HOSPITAL
3. GOOGLE
4. ROCKBROOK
5. GOOGLE
6. SALESFORCE
7. VERIZON
8. VANTAGE APARTMENTS
9. AIB
10. ULSTER BANK
11. BANK OF AMERICA
12. VODAFONE
13. ARDAGH GROUP
14. MSD
15. SSE AIRTRICITY

The Hive is located at the heart of the Sandyford Business District (SBD) which is a dedicated SMART Region with occupiers benefiting from a highly educated workforce, technology infrastructure and transport networks. The SBD includes Sandyford, Central Park and South County Business Park with over 25,000 employees from a range of big international and Irish companies.

In addition to world class office buildings the SBD includes shopping, hotel and healthcare facilities at Beacon South Quarter and a range of childcare facilities, coffee shops and a choice of over 15 gym and fitness centres in the immediate vicinity. In addition, the local authority Dún Laoghaire-Rathdown County Council (DLR) have launched the first stationless 'Smart' bike sharing scheme in Ireland, to be available across 12 different south Dublin locations including Sandyford.

“ With its readily-accessible location, highly-educated workforce and proven track record for key industry sectors, the Sandyford Business District is the prime location for SMEs and multinational companies alike.

Sandyford's award winning infrastructure and amenities cater to every business or personal need. With more than 1,000 companies and 25,000 people working in Sandyford, the diverse and vibrant atmosphere around the District is immediately apparent, making Sandyford the place to work and live.



BICYCLES
96 NO. BIKE SPACES ON SITE



BY CAR
5 MINUTES DRIVE TO
THE M50 AND N11 WITH 117
CAR SPACES ON SITE



BUS
FIVE DUBLIN BUS ROUTES
SERVE THE LOCATION;
11, 47, 75, 116 & 114 FEEDER
BUS TO BLACKROCK
DART STATION. AIRCOACH
SERVICE TO DUBLIN
AIRPORT



LUAS
GREEN LUAS AT STILLORGAN
IS A 2-MINUTE WALK FROM
THE HIVE



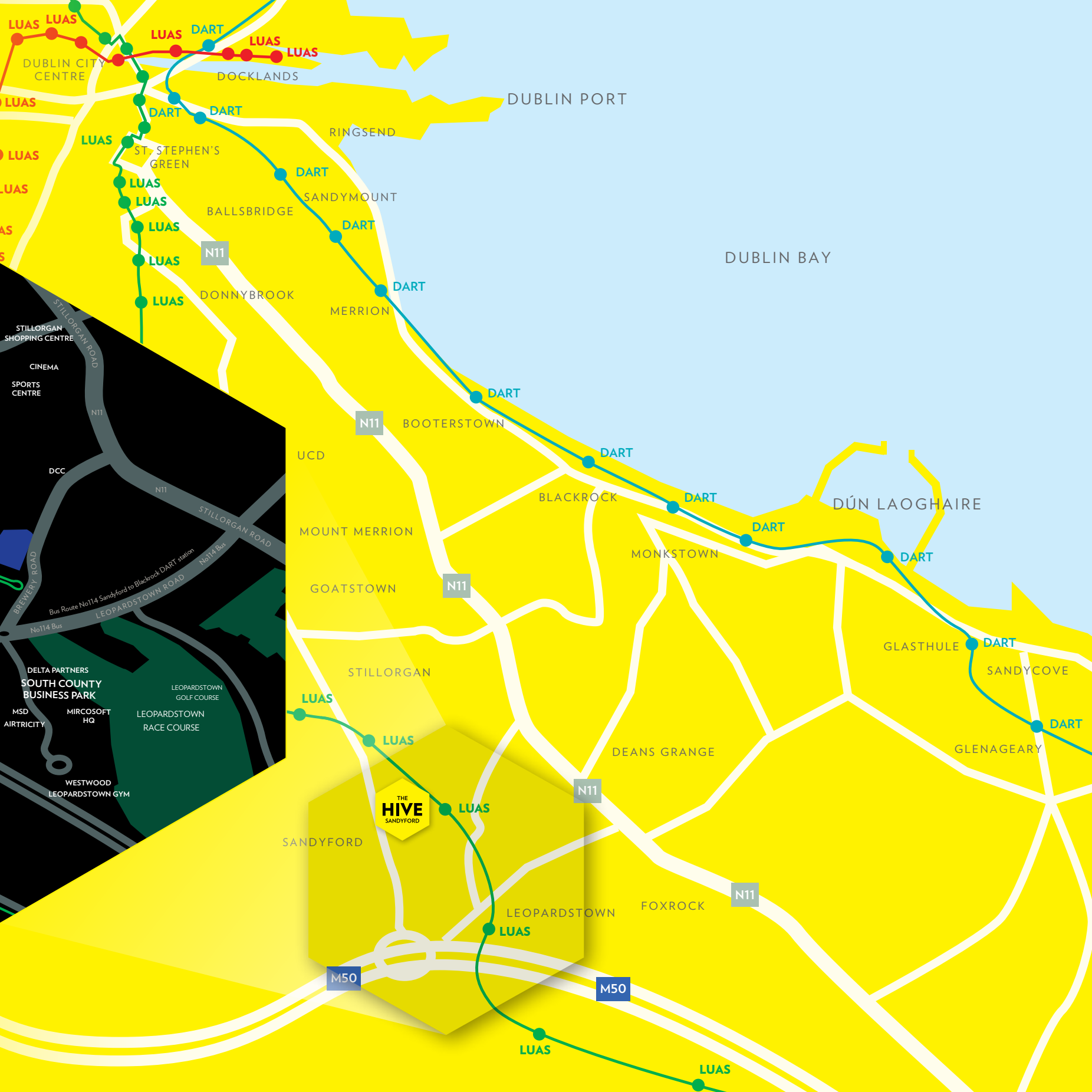
DART FEEDER BUS
NO.114 TO THE DART
AT BLACKROCK



DUBLIN AIRPORT
25 MINS DRIVE



**AN UNRIVALLED LOCATION AT THE
CENTRE OF ONE OF DUBLIN'S BEST
CONNECTED BUSINESS DISTRICTS**



WHETHER AT WORK OR AT PLAY, A HOST OF LEISURE AND LIFESTYLE DESTINATIONS ARE ON OFFER

The Hive is a short walk from the Beacon South Quarter retail district with multiple retail, food & beverage, banking and leisure facilities all within easy reach. Well known names such as Dunnes Stores, Starbucks, Pizza Hut, Ben Dunne Gym and Bank of Ireland all provide excellent facilities for local occupiers. The Hive is also only two stops on the LUAS line to Ireland's most popular shopping destination at Dundrum Town Centre with over 1.5m sq ft of international retail brands on your doorstep.



Shopping, Food and Entertainment in Dundrum Shopping Centre



Westwood Gym



Mountain Biking, Killiney Hill



Swimming in The Forty Foot



Leopardstown Golf



Leopardstown Racing



Microsoft HQ, South County



Ben Dunne Gym Sandyford



Beacon Hotel



Dun Laoghaire dining



Shopping in Beacon South Quarter



NEW FEATURE ENTRANCE AND LANDSCAPED GROUNDS





BUILDING HIGHLIGHTS

- 73,000 SQ FT GIA OVER 4 FLOORS
- NEW GLAZED FAÇADE WITH DOUBLE HEIGHT RECEPTION
- LARGE UNIFORM FLOOR PLATES WITH EXCELLENT NATURAL LIGHT IDEAL FOR OPEN PLAN AND CELLULAR FIT-OUTS
- INTERNAL GLAZED ATRIUM FOR TENANT SOCIAL AND EVENT SPACE, REMOTE WORKING AND BARISTA FACILITY
- 117 CAR SPACES INCLUDING 12 E-CHARGE AND 6 WHEELCHAIR ACCESSIBLE SPACES
- 96 SECURE BIKE PARKING SPACES PLUS 6 MOTORBIKE SPACES
- TARGETING LEED GOLD AND BER A3. HIGHEST WIRED CERTIFICATION ACHIEVED (PLATINUM)
- TENANT AMENITIES AT BASEMENT LEVEL INCLUDING 8 SHOWERS WITH DRYING ROOM, LOCKERS AND WCS
- NEW CORES THROUGHOUT WITH 3 X 13 PERSON PASSENGER LIFTS AND HIGH QUALITY WCS
- 2.7M WORKING HEIGHT IN OFFICE AREAS WITH 400MM CEILING ZONE & 200MM RAF ZONE
- SUSPENDED PERFORATED METAL CEILING TILE 1200 X 300MM WITH LED LIGHT FITTINGS
- VRF AIR CONDITIONING
- STANDBY GENERATOR FOR BUILDING LIFE SAFETY SYSTEMS WITH SPACE FOR ADDITIONAL TENANT PLANT



DOUBLE HEIGHT RECEPTION





1. OCCUPANT NAME
2. OCCUPANT NAME
3. OCCUPANT NAME
4. OCCUPANT NAME

**INTERNAL GLAZED ATRIUM
FOR SOCIAL AND EVENT
SPACE, REMOTE WORKING
AND BARISTA FACILITY**





THE
HIVE
SANDYBORD

CROSS SECTION OF OFFICE FLOORS AND ATRIUM





LARGE UNIFORM FLOOR PLATES
WITH EXCELLENT NATURAL LIGHT
IDEAL FOR OPEN PLAN AND
CELLULAR FIT-OUTS





AMENITIES AT THE HIVE



96 SECURE BIKE SPACES
AND BIKE SHARE SCHEME



SHOWER FACILITIES



117 CAR SPACES INCLUDING
12 E-CHARGE CAR SPACES
AND 6 MOTORBIKE SPACES



DRYING ROOM
AND LOCKERS



STUNNING ATRIUM SPACE



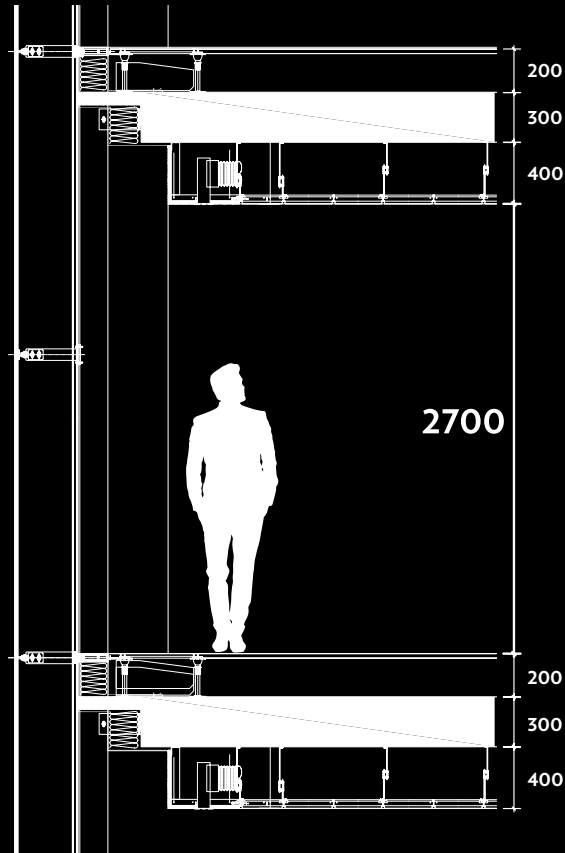
BARISTA FACILITY





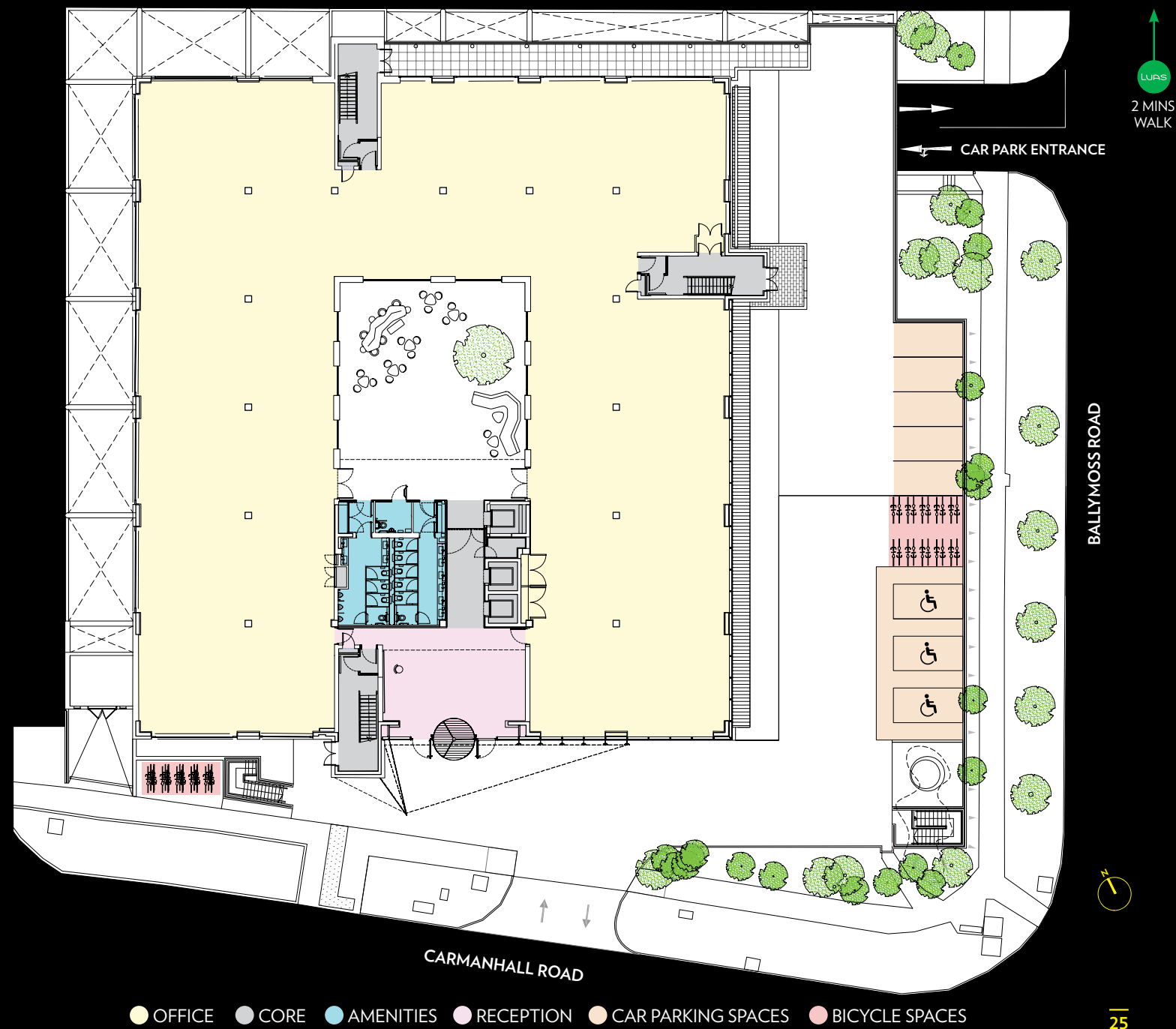
FLOOR AREA SCHEDULE

GROSS INTERNAL AREA	SQ M	SQ FT
THIRD	1,609	17,319
SECOND	1,683	18,116
FIRST	1,626	17,502
GROUND	1,841	19,817
TOTAL	6,759	72,754
BASEMENT AMENITY	177	1,905
117 Car parking spaces including 12 E-Charge spaces, 6 green vehicle spaces, 3 wheelchair accessible spaces, 6 motorcycle spaces and 96 bicycle spaces		



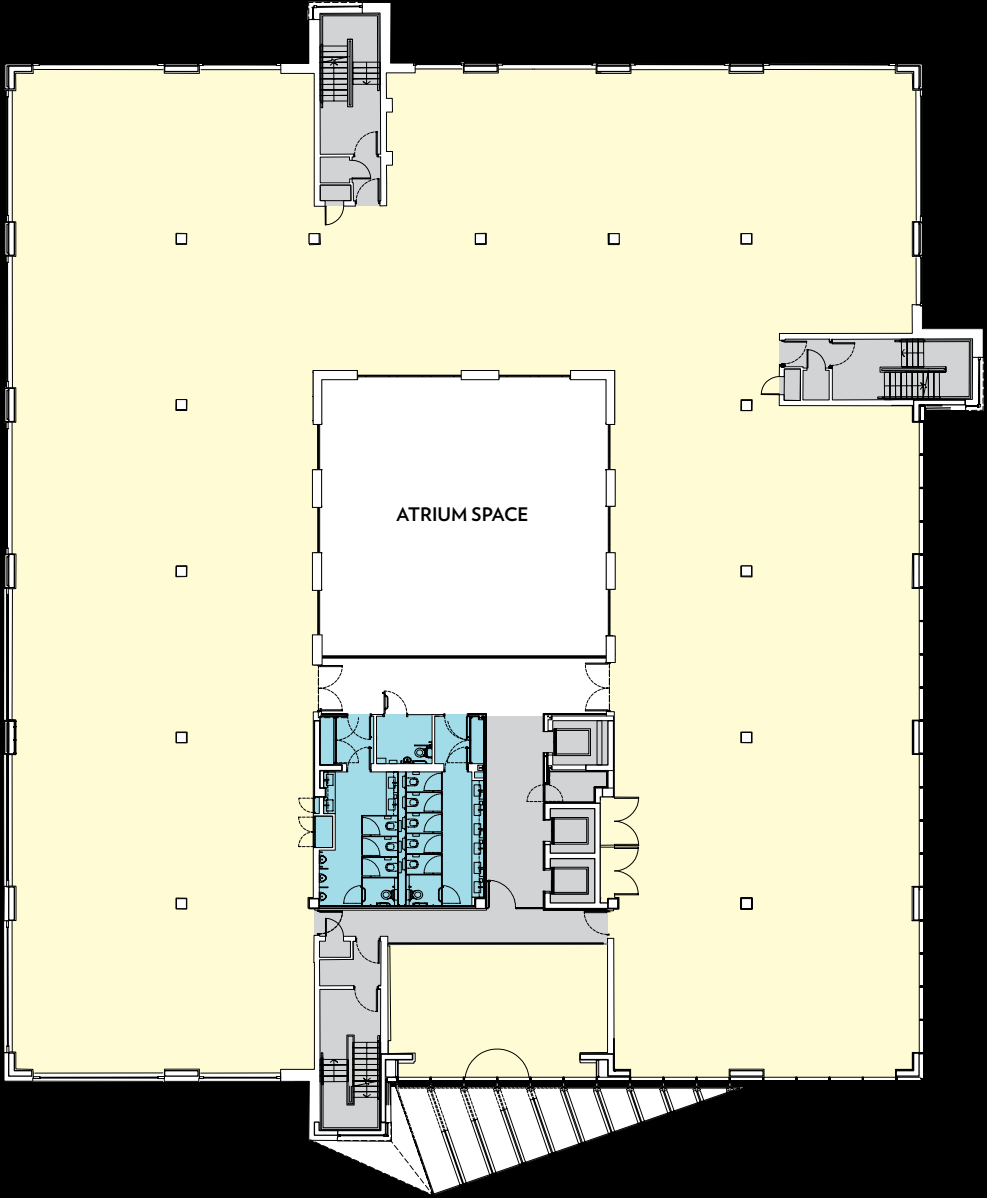
GROUND FLOOR

	SQ M	SQ FT
THIRD FLOOR	1,609	17,319
SECOND FLOOR	1,683	18,116
FIRST FLOOR	1,626	17,502
GROUND FLOOR	1,841	19,817



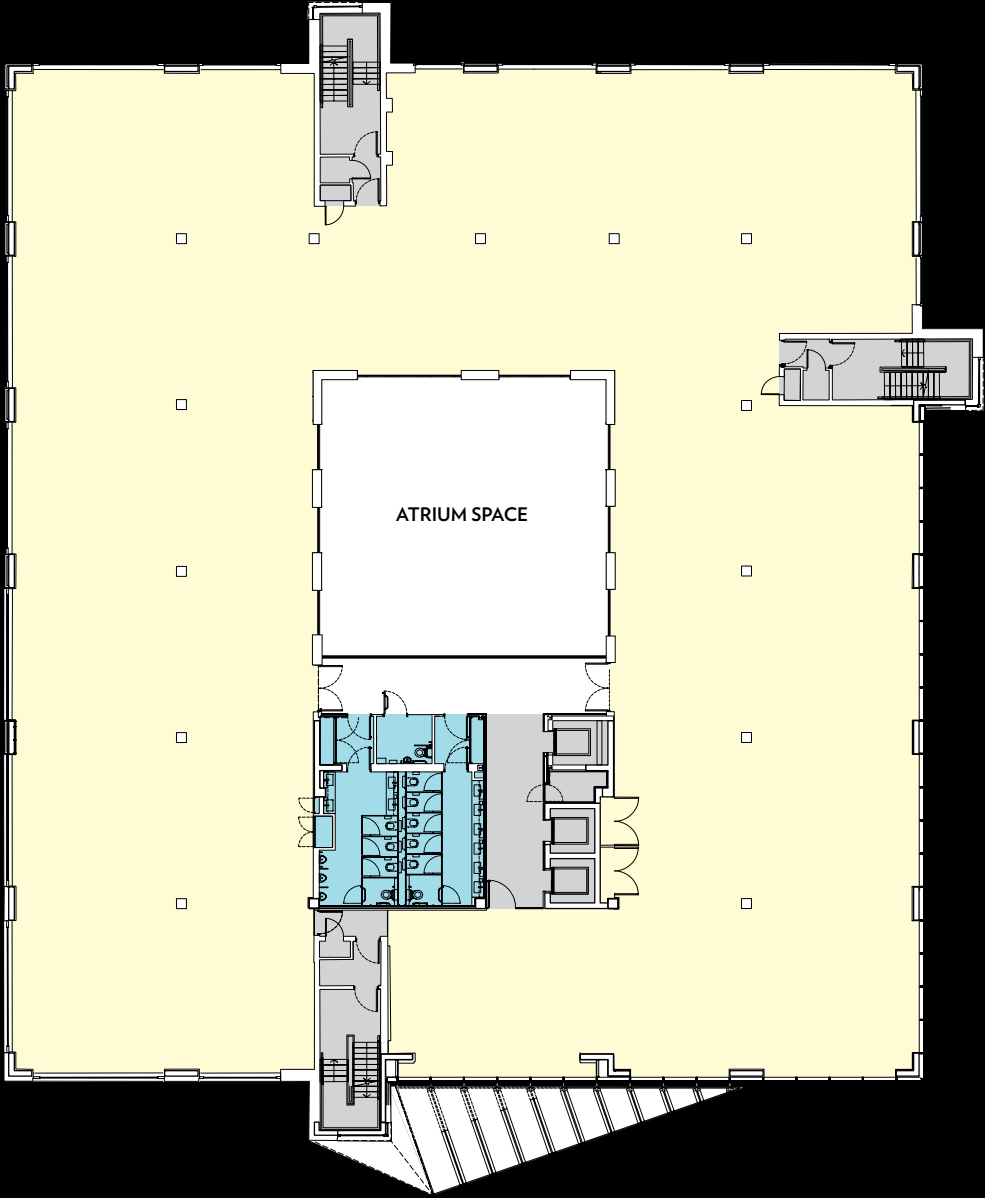
FIRST FLOOR

	SQ M	SQ FT
THIRD FLOOR	1,609	17,319
SECOND FLOOR	1,683	18,116
FIRST FLOOR	1,626	17,502
GROUND FLOOR	1,841	19,817



SECOND FLOOR

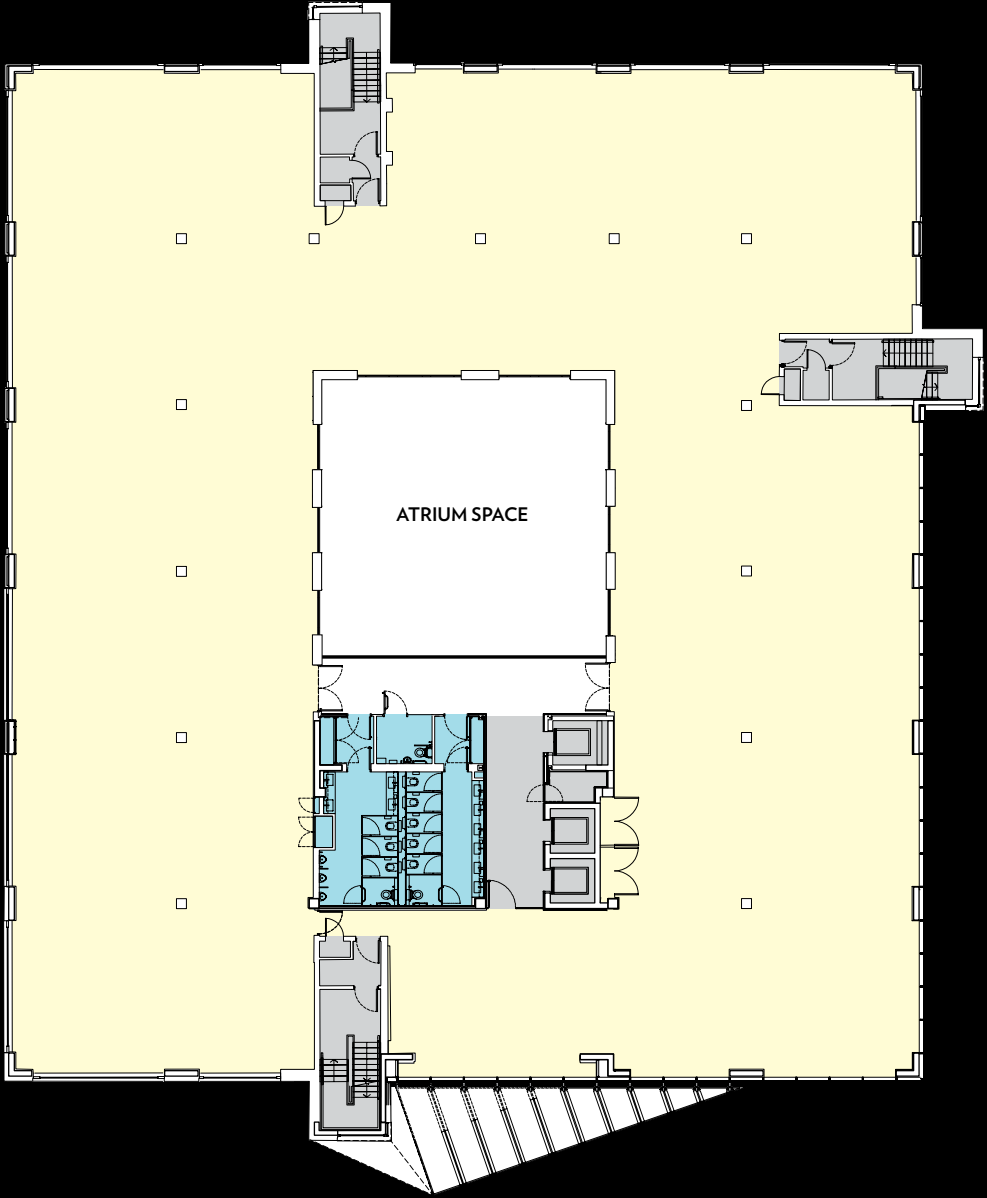
	SQ M	SQ FT
THIRD FLOOR	1,609	17,319
SECOND FLOOR	1,683	18,116
FIRST FLOOR	1,626	17,502
GROUND FLOOR	1,841	19,817



● OFFICE ● CORE ● AMENITIES

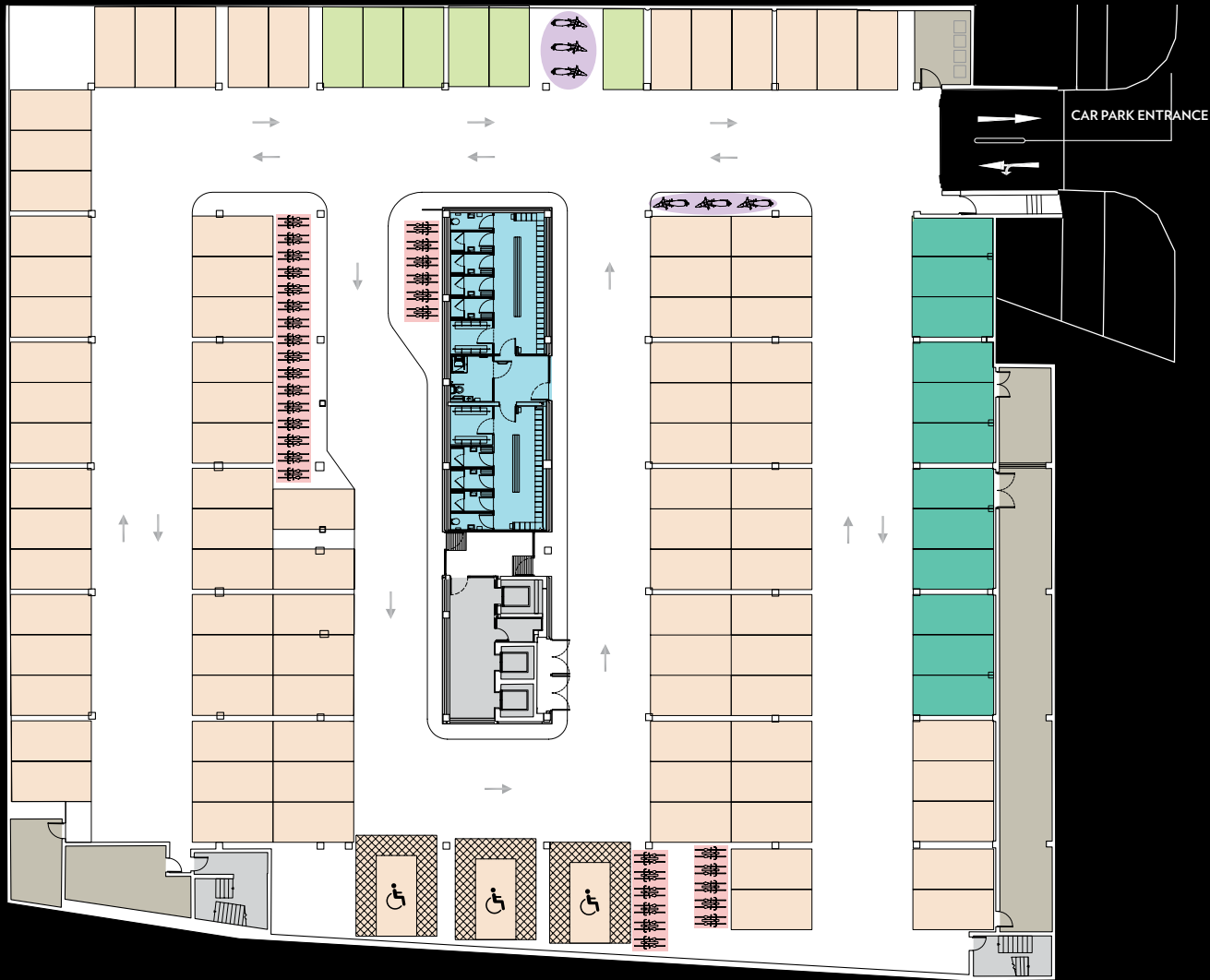
THIRD FLOOR

	SQ M	SQ FT
THIRD FLOOR	1,609	17,319
SECOND FLOOR	1,683	18,116
FIRST FLOOR	1,626	17,502
GROUND FLOOR	1,841	19,817



BASEMENT

AMENITY	177 SQ M	1,905 SQ FT
CAR PARKING	TOTAL SPACES 117 (109 IN BASEMENT)	
MOTORCYCLE	6 SPACES	
BICYCLE	TOTAL SPACES 96 (66 IN BASEMENT)	
SHOWERS	8 SHOWER ROOMS	



- CORE
- AMENITIES
- PLANT ROOM
- E-CAR SPACES
- GREEN VEHICLE SPACES
- CAR PARKING SPACES
- MOTORCYCLE SPACES
- BICYCLE SPACES

FINANCIAL LAYOUT

DENSITY: 8 SQ M PER PERSON
TOTAL STAFF: 210

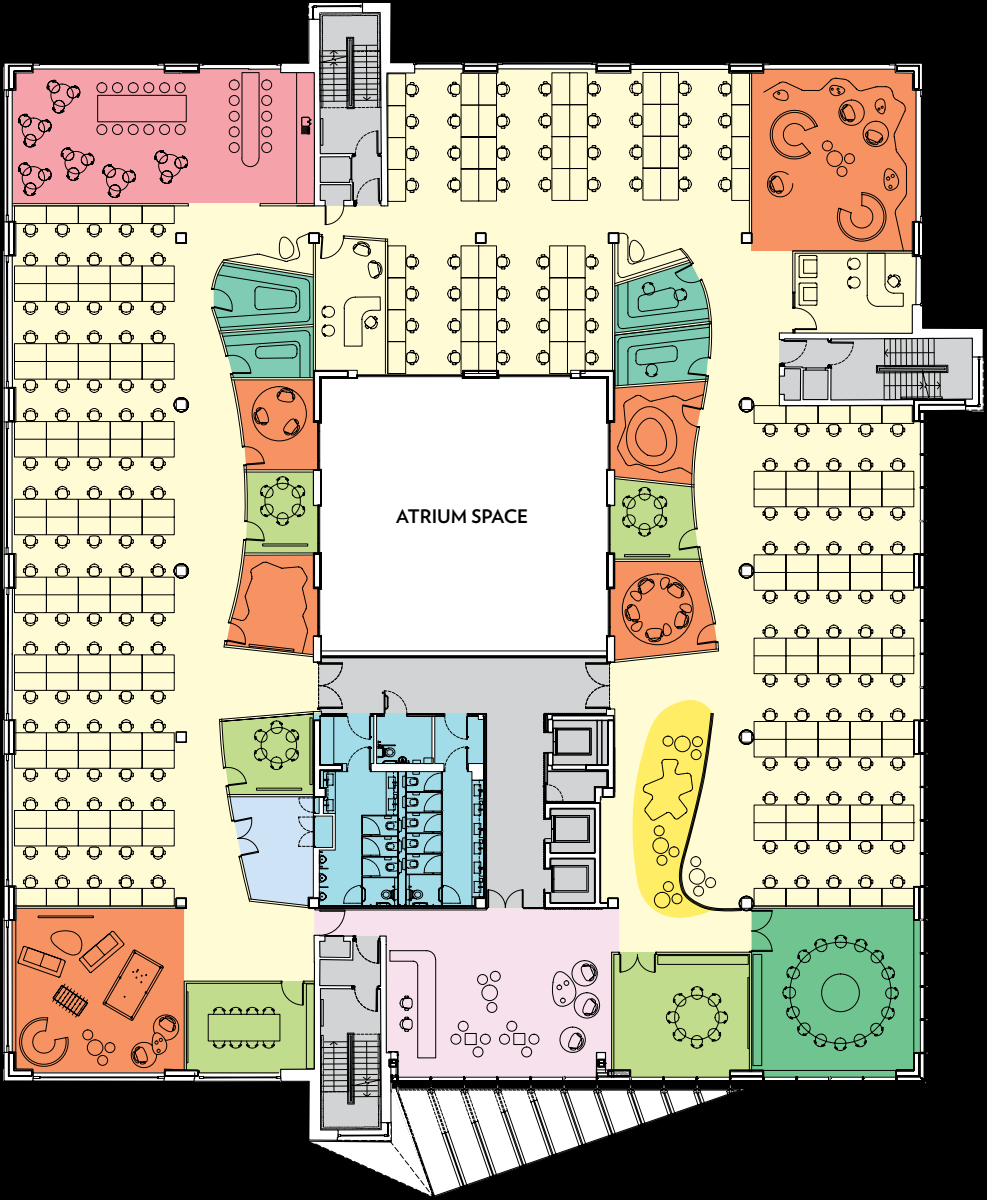
TYPICAL FLOOR	1,683 SQ M	18,116 SQ FT
WORK STATIONS		165
OFFICES		8
MEETING ROOMS		7



TECHNOLOGY LAYOUT

DENSITY: 8 SQ M PER PERSON
TOTAL STAFF: 210

TYPICAL FLOOR	1,683 SQ M	18,116 SQ FT
WORK STATIONS	153	
OFFICES	2	
MEETING ROOMS	5	



- OFFICE ● CORE ● AMENITIES ● RECEPTION ● COMMS ROOM ● MEETING ROOM
- CANTEEN ● BREAK-OUT AREA ● BOARDROOM ● PHONE BOOTHS ● COFFEE DOCK



BUILDING SPECIFICATIONS

THE HIVE

- Impressive double height glazed Entrance with natural stone tile finish in reception
- 3 No. 13 person high speed passenger lifts serving all levels
- 117 car spaces including 12 E-charge, 6 green vehicle spaces and 6 wheelchair accessible spaces
- 96 secure bike spaces and 6 motorbike spaces
- Tenant amenity space at ground level with glazed monopitch roof and underfloor heating
- High quality showers and changing area in the basement with 8 showers (incl. 2 disabled) with drying room, lockers and WCs

OFFICE FLOORS

- Highly efficient floor plates to suit open plan or cellular layouts
- Typical structural grid of 6.0m and 7.5m with planning grid of 1.5m x 1.5m
- Designed for 1:8 sq m base occupancy
- Suspended perforated metal tile ceilings 1200 x 300mm
- VRF air conditioning with ceiling mounted grilles
- Floor to ceiling heights of 2.7m with 400mm ceiling zone, 200mm RAF zone and 3.6m slab to slab height.
- High quality WC facilities on each office floor
- Flexible core design and BMS to allow multi occupancy on floors
- Standby generator for Life Safety systems with capacity for tenant installed backup generator.
- Two separate communications rooms with duct networks for diverse connections

SUSTAINABILITY

- Targeting LEED Gold and BER A3
- WiredScore Certified Platinum
- 96 bike spaces
- Communal bike sharing facilities for The Hive's occupants



ARCHITECTURAL SPECIFICATION

1. PUBLIC SPACE

The exterior areas will be landscaped to provide an attractive working environment and finished with a mix of stone paving, grasscrete, and soft landscaping with attractive seating, planting, signage and selected artwork.

2. BUILDING PLAN

Window to atrium generally 13.5m
Window to core 7.5m

3. BUILDING OCCUPANCY

Means of escape	1 person per 6 sq m
Internal climate	1 person per 8 sq m
Sanitary provisions	1 person per 10 sq m

4. DESIGN FLOOR LOADINGS

Office floors	4.0kn per sq m
Lift lobby and cores	4.0kn per sq m
Plant rooms (new)	7.5kn per sq m

5. DESIGN CRITERIA

Winter Temperature

Outside	-3°C Db saturated
Internal Office:	21°C +/- 2°C
Toilets:	20°C
Reception:	21°C +/- 2°C

Summer Temperature

Outside	26°C db 19.5°C wb
Internal Office:	22°C +/- 2°C
Toilets	22°C +/- 2°C
Reception:	22°C +/- 2°C

Fresh Air Supply

Offices: 10 litres / sec / person at 1 per 10 sq m
Toilets: 10 air change / hr / extract plus make up air

6. FLOOR HEIGHTS

Office slab to slab	3600mm
Office floor to ceiling	2700mm
RAF zone	200mm
Ceiling zone	400mm
Slab	300mm

7. EXTERNAL FINISHES

New façade on south-east and south-west elevation replaced with full curtain walling glazed system. Vertical full height glazed 'Brise soleil' system.

New feature entrance canopy with frameless glass revolving door access.

Glazed monopitch roof for enclosed Atrium space with full height glazing to office floors.

8. RECEPTION

Double height reception lobby with bespoke concierge desk and natural stone tiled flooring.

Bespoke furniture for client waiting area and informal meeting space.

Fully glazed entrance with revolving door and enlarged access to Atrium space.

Communal tenant space at ground level for remote working, barista style coffee and informal meetings.

9. LIFTS

3 No. 13 person passenger lifts serving all levels with an average waiting time of 25 secs.

Internal finish of natural tiled stone.

Average waiting time sub 25 secs.

10. WC CORES

New high-quality male and female WCs on all levels with typical 6 female / 4 male cubicles.

Walls: Large format terrazzo tiles.

Floors: Large format terrazzo tiles.

Doors: Timber doors sets.

Cubicles: High quality full height system.

Vanity Units: Bespoke units with integrated basins and flush mounted mirror.

11. TENANT AMENITY BLOCK

8 No. self-contained shower / changing rooms at basement level.

Drying room, lockers and WC facilities will also be provided.

12. SAFETY, SECURITY AND TECHNOLOGY SYSTEMS

BUILDING MANAGEMENT SYSTEM

The BMS will control all primary M&E plant and Environmental systems on each floor.

PROTECTIVE INSTALLATIONS

Fire protection and Alarm system in accordance with IS 3218 with individual loops to each tenant floor.

IP based CCTV system to monitor external areas and entrance foyer.

COMMUNICATIONS

Two incoming telecommunication rooms served by 2 different duct networks to allow diverse connections to the building. Each comms room has 3 spare ducts in addition to the telecom service to the street for future connection to other providers.

M&E SPECIFICATION

1. HEATING SYSTEM

The building heating load shall be covered by a gas fired low NOx condensing boilers with each boiler capable of operating at 60% of design load.

Natural gas is the fuel source for the building.

2. HEATING /COOLING SYSTEM TO OFFICE SPACE

A VRF Air Conditioning system throughout the office space consisting of above ceiling VRF terminal units with insulated supply air ductwork to ceiling mounted grilles. The fresh air requirements for occupants shall be provided from roof mounted AHUs through supply air ductwork to the rear of the VRF units. The return air path shall be through the office perimeter to the atrium space and extracted at the roof level of the atrium.

3. AIR CONDITIONING SYSTEM

The air handling units shall be provided with a high efficiency, thermal wheel heat recovery device to preheat the incoming ventilation air in the winter.

The building in general shall be air conditioned VRF units.

Fresh air will be provided through a central air handling unit(s) located on the roof. Supply air shall be distributed via sheet metal ductwork from the AHU and penetrate the space at high-level at a number of locations complete with fire dampers and volume control dampers. The air will be ducted into the ceiling voids adjacent to the local cooling unit. The temperature of the air delivered to each zone will be controlled to deliver adequate cooling or heating to the space.

The atrium shall be designed to be naturally ventilated and provided with underfloor heating consisting of Polyethylene pipes cast into the concrete floor topping. The room temperature shall be controlled by wall mounted thermostats and floor temperature sensors, which will control the flow of water to the slab on an on/off basis.

4. ELECTRICAL SERVICES DESIGN STATEMENT

The design will provide a pleasant, attractive working environment for all users and visitors. The system will be flexible, durable and energy efficient and the lighting system shall be controlled through a DALI lighting management system. The electrical design solution shall include the following:

- Lighting management system to control lighting at preset levels between 10% and 100% of the full design level.
- An automatic dimming function on the lighting system for switching of lights to save energy when daylight is available.
- Automatic presence/absence detection of lights in areas which are intermittently occupied.
 - High efficiency LED lighting installation.

BUILDING SPECIFICATIONS

5. INCOMING POWER SUPPLY

The supply to the building will be at LV rate for Multi Tenancy use.

The low voltage switchroom will be designed to accommodate a main distribution board suitable for multi tenancy metering, provision for power factor and surge protection.

Power factor correction shall be provided by the Landlord to ensure a minimum corrected value of 0.95 exists on all phases.

6. DISTRIBUTION BOARDS

The Main Distribution Board shall be of Form 4 construction and shall serve the 2 No. Tenant sub distribution boards on each floor located in the Electrical risers. Each tenant sub distribution board shall be of Form 2 construction and shall be provided with 20% spare capacity.

7. WORKSTATION

Typical workstation based on one per 8 sq m (subject to tenant fit-out M&E review) to be provided with an electrical floor box with the following services:

- 2 No. twin sockets c/w RCBO protection.
- 4 gang data outlet plate (space provision only).

Each floor box shall be powered via underfloor busbar module units fed from the local tenant sub distribution board.

8. GENERAL AND EMERGENCY LIGHTING

Luminaire specification and location within the facility is critical so as to achieve wall and ceiling light reflectance. The majority of light fittings shall be LED fittings suitable for dimming. Lighting levels and glare indices will be in accordance with ISEN 12464 light and lighting, Lighting at work (all parts). The light fittings selected will be suitable for use in a computer environment and shall be capable of illuminating all surfaces.

Emergency lighting shall comply with IS 3217. Emergency lighting shall be provided via 3-hour battery packs contained within the fittings.

An emergency lighting central test unit shall be installed.

A lighting control system will be included in the design incorporating presence sensors and an ability to incorporate daylight control by the Tenant which will automatically dim lights and save energy when daylight available.

AGENTS



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PROFESSIONAL TEAM

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Structural and Civil Engineer Consultants	O'Connor Sutton Cronin
Quantity Surveyors	Carron + Walsh
Mechanical and Electrical Consultants	J.V. Tierney & Co.
Landscape Architects	Bernard Seymour Landscape Architects
Fire Engineering Consultants	Jeremy Gardner Associates Ireland Ltd.
Assigned Certifier	i3PT Certification
Façade Consultants	Murphy Façade Studio Ltd.
Project Supervisor Design Process	OLM Consultancy
Project Management	KRA Visionary Project Partners
Planning Consultant	IMG Planning

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Donnybrook House



Amazon, Burlington Road, Dublin 4



U+I is a specialist regeneration and property developer recognised for creative vision and entrepreneurial flair. We have a £7 billion+ portfolio of complex, mixed-use, community-focused regeneration projects in the London, Manchester and Dublin city regions, including a £140m investment portfolio.

We were born in 2015, following the merger of two companies - Development Securities PLC and Cathedral Group. From day one, we've focused on unlocking urban sites bristling with individuality, hidden history and untapped potential.

By engaging with local communities to understand their unique backgrounds, hopes and connections to an area, we get to know our sites intimately. The public private partnerships (PPP) that we then establish help us to create places that put a community's needs and aspirations centre stage. This leaves a legacy of long-lasting social and economic change for the communities in which we build, and sustainable value for our shareholders.

We are not the same as other companies in our sector. We challenge conventions to find better solutions and leave a legacy to be proud of. Our ambition is to be the best property regeneration company in the industry.

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Colony Capital, Inc. (NYSE: CLNY) combines a world class portfolio of real assets, bought wisely and managed prudently, with a global real estate investment manager.

We focus on generating attractive risk-adjusted returns and creating long-term value for our shareholders and investors through our significant global scale and operating platform, capital markets access, and ability to invest throughout the capital stack.

With 18 locations worldwide, our reach is global while our teams are local, seasoned veterans of their respective markets with long-standing relationships and valuable insight, giving us access to compelling, and often proprietary, real estate investment opportunities while understanding risk and navigating changing market climates.



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