





## A COMPLETE TRANSFORMATION

Welcome to The HIVE! A new landmark building re-imagined to the highest 'Grade A' specifications in Dublin's premier suburban office location. New design features include an iconic glazed façade, double height reception, enclosed Atrium 'Third Space' and statement art piece prominently located at the junction of Ballymoss and Carmanhall Road.

With bright and efficient floor plates, The HIVE brings together the highest quality specifications, amenities and unrivalled connectivity in the heart of Sandyford Business District, Dublin 18.



# BUILDING HIGHLIGHTS

- Impressive double height reception with 'front of house' personnel and security access controls (allowing 24/7 access)
- Large uniform floor plates with excellent natural light ideal for open plan and cellular fitouts (capable of subdivision)
- New cores throughout with 3 x 13 person lifts and high quality WCs on each level
- Open walkways overlooking internal Atrium space for social/event use, remote working and barista facilities
- 2.7M working height in office areas with 400mm ceiling void and 200mm Raised Access Floor void
- Suspended perforated metal ceiling tiles (1200 x 300mm) with LED light fittings and VRF Air Conditioning
- 96 Secure bike & 6 Motorbike spaces
- Tenant amenities at basement level including 8 showers with drying room, WC and locker facilities



## ACCOMMODATION SCHEDULE

GROSS INTERNAL AREA	SQ M	SQ FT
THIRD	1,611	17,346
SECOND	1,703	18,332
FIRST	1,638	17,631
GROUND	1,553	16,716
RECEPTION/ATRIUM	320	3,448
TOTAL	6,825	73,473

117 spaces (including 12 e-charge and 6 wheelchair accessible spaces)





WE KNOW THAT EARLY INPUT ON SPACE PLANNING CAN MAKE LIFE EASIER FOR OCCUPIERS, SO TO HELP YOU PLAN AHEAD WE ASKED LEADING FIT OUT ADVISORS MAC GROUP TO TAKE A CLOSER LOOK.

### SAMPLE LAYOUT 1:8 SQ M

TOTAL STAFF IS 210

TYPICAL FLOOR	
OPEN PLAN	210
PRIVATE OFFICE	3
MEETING ROOMS	3
2-4 PERSON PODS	6

- PRIVATE OFFICE
- COMMS / IT ROOM
- RECEPTION
- INFORMAL MEETING SPACE
- MEETING PODS / PHONE BOOTH
- COLLABORATION SPACE
- BOARDROOM
- MEETING ROOMS
- TOWN HALL AND AV ROOM
- KITCHENETTE
- RELAXATION ROOM
- CANTEEN



## SAMPLE LAYOUT 1:10 SQ M

TOTAL STAFF IS 164

### TYPICAL FLOOR

OPEN PLAN	164
PRIVATE OFFICE	2
MEETING ROOMS	5
2-4 PERSON PODS	6

- PRIVATE OFFICE
- COMMS / IT ROOM
- RECEPTION
- INFORMAL MEETING SPACE
- MEETING PODS / PHONE BOOTH
- COLLABORATION SPACE

- BOARDROOM
- MEETING ROOMS
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*It is an exciting time for the future of office design with increasing focus on balancing function with staff wellness, collaboration and innovation. Our approach in The HIVE was to develop genuine design constructs around the base infrastructure and services whilst maximizing natural light from the inner Atrium. These samples demonstrate great versatility for both team and open plan working solutions whilst maintaining healthy capacity levels and feature spaces.*

Barbara Dooley Mac Group



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

### OCCUPIERS

- 1 Google
- 2 Facebook
- 3 AIB
- 4 Microsoft
- 5 Verizon
- 6 Sales Force
- 7 Google
- 8 Mastercard

### HOTELS

- 9 The Beacon Hotel
- 10 Clayton Hotel




### FOOD & BEVERAGE

- 11 Woodfire & Green
- 12 Baristas Café
- 13 Berman & Wallace
- 14 Freshi
- 15 Square One Cafe
- 16 Chopped
- 17 Baan Thai
- 18 China Sichuan

- 19 La Dolce Vita
- 20 Insomnia
- 21 Green Mango
- 22 Michie Sushi
- 23 Urban Fox Brasserie & Bar

### FITNESS

- 24 CrossFit Sandyford
- 25 Westwood Gym
- 26 Ben Dunne Gym
- 27 Skillzone
- 28 Be Fit For Life
- 29 Jump Zone
- 30 F45 Training
- 31 Raw Gyms
- 32 The Institute of Physical Training
- 33 The Wall Climbing Gym
- 34 Curves Sandyford
- 35 Motivation Weight Management
- 36 Optimum Performance

-  Dublin Bus Five routes serve the location; 11, 47, 75, 116 & 114
-  Aircoach to Dublin Airport
-  Luas Green Line 2 min walk to Stillorgan Stop

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