



THE  
**SHARP**  
BUILDING

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HOGAN PLACE, DUBLIN 2



**GEORGE SHARP, R.H.A.**  
(1802–1877)

*The building name was inspired by George Sharp, a portrait and figure painter who resided at Hogan Place during the early 19th century. The surrounding area was rich in heritage and popular amongst architects, sculptors and artists.*

THE  
**SHARP**  
BUILDING

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HOGAN PLACE, DUBLIN 2

*Designed to revolutionise the historic heart of Dublin 2,  
The Sharp Building is a spectacular example of modern commercial  
architecture that will undoubtedly address and exceed the aspirations  
of any global organisation.*

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## THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

This exceptional landmark statement by the McGarrell Reilly Group will comprise of 4,157 sq m of modern Grade A office space set over seven floors, transforming the streetscape of Hogan Place.



# THE VISION TO DESIGN A UNIQUE BUILDING

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"The proposed development occupies a prominent corner site in the city. The corner is expressed as a fully glazed three dimensional quadrilateral, which is sculpted to define the entrance and to articulate the corner. The glass form is contrasted by a solid French limestone cubic facade which terminates the terrace. Both forms are bookended and cradled by brick recessed elements which reflect the urban context on the city."

**GARY O'HARE**  
**DIRECTOR**  
**KMD ARCHITECTURE**



**THE SHARP BUILDING**

HOGAN PLACE, DUBLIN 2



# MAKE AN ENTRANCE

*The location connects the vibrant commercial and cultural hubs of Dublin's South Docklands and traditional grand squares of Dublin 2.*



## THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

The Sharp Building will be centrally located in a thriving business community which includes an impressive list of global corporations, such as Google, Facebook, Twitter, Stripe, BT, Accenture, HSBC, and State Street as well as many major law firms including Matheson, McCann FitzGerald, William Fry and Beauchamps.



- 1 Bord Gáis Energy
- 2 Government Buildings
- 3 Accenture
- 4 National Treasury Management Agency
- 5 Stripe
- 6 Google
- 7 Mason Hayes & Curran
- 8 Twitter
- 9 KBC
- 10 Airbnb
- 11 Chartered Accountants Ireland
- 12 HSBC
- 13 Capita
- 14 William Fry
- 15 Facebook
- 16 Grant Thornton
- 17 Three
- 18 McCann FitzGerald
- 19 Beauchamps
- 20 Matheson
- 21 Citi
- 22 State Street

# TO A STUNNING RECEPTION

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*Extending to 113 sq m, the reception combines intelligent design and functionality to complement the unique and striking building façade, forming a lasting impression.*



## THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2



The architect's vision to create a 'light and corporate' profile is translated through the use of a set-back revolving entrance, off Hogan Place, with a double-height void section on the corner profile of the building.

# ENJOY PREMIUM SPACE

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*The Sharp Building provides 4,157 sq m (44,746 sq ft)  
of Grade A office accommodation over seven floors.  
The fourth and fifth floors also offer terraced areas with  
exceptional views across the Dublin skyline.*



# THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

The building provides best-in-class specification with considered design to facilitate a single HQ style occupier or multi-tenancy arrangement. Typical floors of approx. 800 sq m provide bright open plan floor plates for an efficient working environment.

- M&E designed to accommodate occupation capacity of 1:8 sq m.
- Low Energy, concealed ceiling four-pipe fan coil units coupled with fresh air handling throughout.
- Full LED lighting.
- Raised access floors with Grommets 1: 10 sq m.
- Wi-Fi points within the ceilings for full connectivity.
- Building Energy Management System (BEMS).
- Floor by floor metering.
- High specification access system and turnstiles.
- Three 13 person passenger lifts.
- CCTV systems to monitor interior and exterior entrances and car park.
- Life safety systems including fire alarm and LED emergency lighting.

**WITHOUT LIMITS**

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**THE SHARP BUILDING**

HOGAN PLACE, DUBLIN 2



# GREEN CREDENTIALS

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*The Sharp Building provides LEED Gold Certification  
and incorporates a broad spectrum of sustainable  
principles to achieve an A3 BER rating.*

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High Efficiency Condensing Boilers

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Solar Shading on Top Floor

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Air Conditioning and Energy Monitoring  
Zoned Per Floor

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Energy Efficient Four-Pipe Fan Coil  
System

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Water Efficient Automated Appliances

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Enhanced Access Control  
Energy Efficient Passenger Lifts

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Floor-to-Ceiling Glazing Providing  
Enhanced Natural Light

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Energy Efficient LED Lighting to Façade  
and Reception / Core Areas

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Variable Speed Drives on Fans  
and Pumps

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High Performance Façade

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Sub-Metering of Main Energy  
Consumption

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Heat Recovery Ventilation

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Intelligent Lighting Controls

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Bespoke Solar Shading Trellis System

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Rain Water Harvesting

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Energy Targeting and Monitoring

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Electric Vehicle Charging Point

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**BER** **A3**

## QUALITY AMENITIES

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*The building amenity areas are conveniently located at basement level to include 5 male and 5 female, self-contained shower suites including toilets, changing and drying room facilities. The suites are finished to the highest modern standards which include porcelain floor and wall tiles, timber veneered doors, high quality lockers and hardwood benches.*



The basement also accommodates 41 car parking, 56 secure bicycle spaces and 56 lockers in the shower areas.



THE SHARP BUILDING  
HOGAN PLACE, DUBLIN 2

6 MINS WALK

12 MINS WALK

18 MINS WALK

- MAP KEY
- DUBLIN BIKES
  - DART / INTERCITY
  - LUAS GREEN LINE
  - LUAS RED LINE
  - LUAS CROSS CITY CONNECTOR
  - DUBLIN BUS / QBC

# IN AN AREA CONNECTED THROUGH SUPERB INFRASTRUCTURE

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The Sharp Building benefits from excellent transport links in the immediate vicinity. Situated between two DART stations (Pearse Street and Grand Canal Dock) and just a few minutes walk to the Quality Bus Corridor on Lower Mount Street, the Sharp Building provides commuters with an array of transportation possibilities.

**PLACES OF NOTE**

- 1 Bord Gáis Energy Theatre
- 2 Aviva Stadium
- 3 Shelbourne Park
- 4 Trinity College
- 5 Merrion Square
- 6 Convention Centre
- 7 The Grand Canal Basin

**HOTELS**

- 8 The Marker
- 9 The Clayton
- 10 The School House Hotel
- 11 Jurys Hotel
- 12 The Spencer Hotel
- 13 The Dylan
- 14 The Alexander
- 15 The Davenport
- 16 The Mont Clare
- 17 Grand Canal Hotel

**RESTAURANTS/CAFÉS**

- 18 Herb Street
- 19 Fresh
- 20 Il Valentino
- 21 KC Peaches
- 22 Cafe Sol
- 23 Osteria Lucio
- 24 3fe
- 25 The Chop House
- 26 Science Gallery Cafe
- 27 Il Caffe Di Napoli
- 28 Blackboard Bistro
- 29 The Pigs Ear
- 30 Pearse Brasserie
- 31 Mamma Mia
- 32 Dobbins
- 33 The Art of Coffee
- 34 Pig & Heifer

**BARS**

- 35 The Gingerman
- 36 The Lincoln's Inn
- 37 The Ferryman
- 38 HQ
- 39 Café Bar H
- 40 Slattery's
- 41 The Bath
- 42 Howl at the Moon

**GYMS**

- 43 Flyefit
- 44 EducoGym
- 45 CrossFit
- 46 Trinity College Sports Centre
- 47 Andy Kenny Fitness

**SOUTH DOCKS**

**GRAND CANAL DOCK**

**DUBLIN'S MOST DYNAMIC QUARTER**

**IFSC**



**BALLSBRIDGE**

**BAGGOT STREET**

THE  
**SHARP**  
BUILDING  
HOGAN PLACE, DUBLIN 2

**TO GRAFTON STREET**



41

40 25

17

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## CENTRAL TO CONTEMPORARY BUSINESS LIFE

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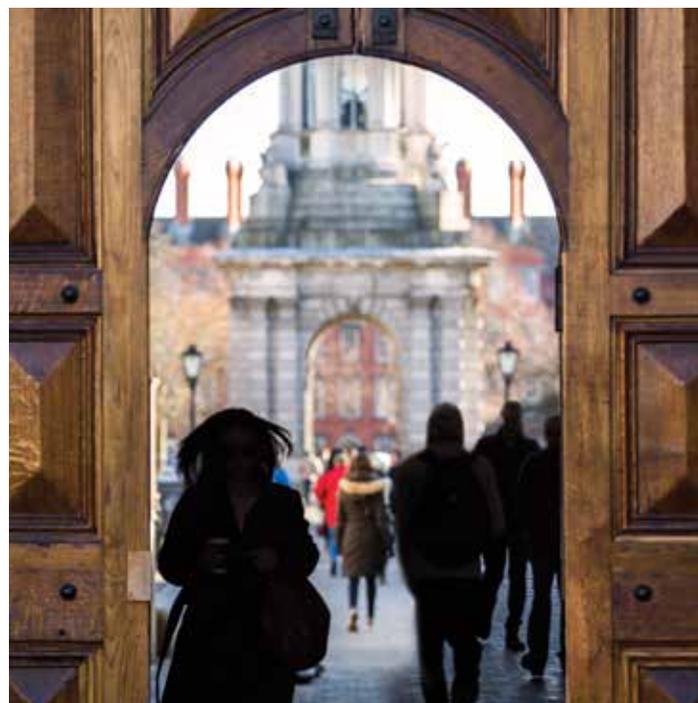
# THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2



# HISTORIC GEORGIAN DUBLIN AND THE GRAND CANAL

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## THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2



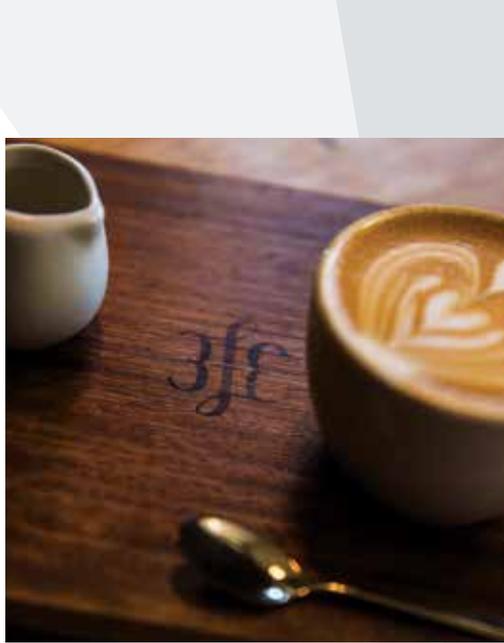
# CLOSE TO THE FINEST CAFES, RESTAURANTS AND BARS

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# THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

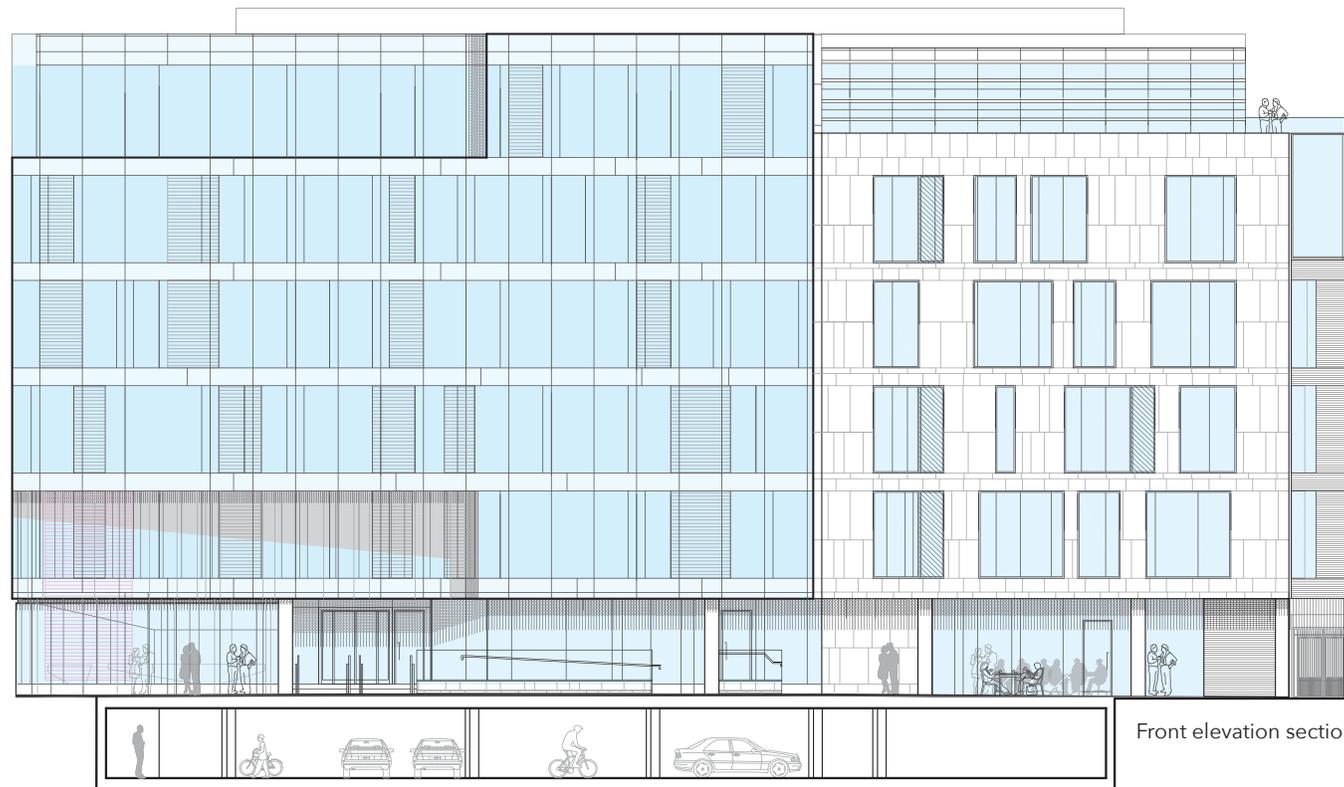




UNDERSTANDING THE  
DETAILS OF DESIGN  
EXCELLENCE

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# LARGE AND EFFICIENT FLOOR PLATES ON EVERY LEVEL



## SCHEDULE OF AREAS (SQ M)

	OFFICE	AMENITY AREA	TERRACE	RETAIL
Fifth	654	-	40	-
Fourth	747	-	24	-
Third	804	-	-	-
Second	804	-	-	-
First	754	-	-	-
Ground	394	-	-	210
Lower Ground	-	222	-	-
<b>Total</b>	<b>4,157 (Net)</b>	<b>222</b>	<b>64</b>	<b>210</b>

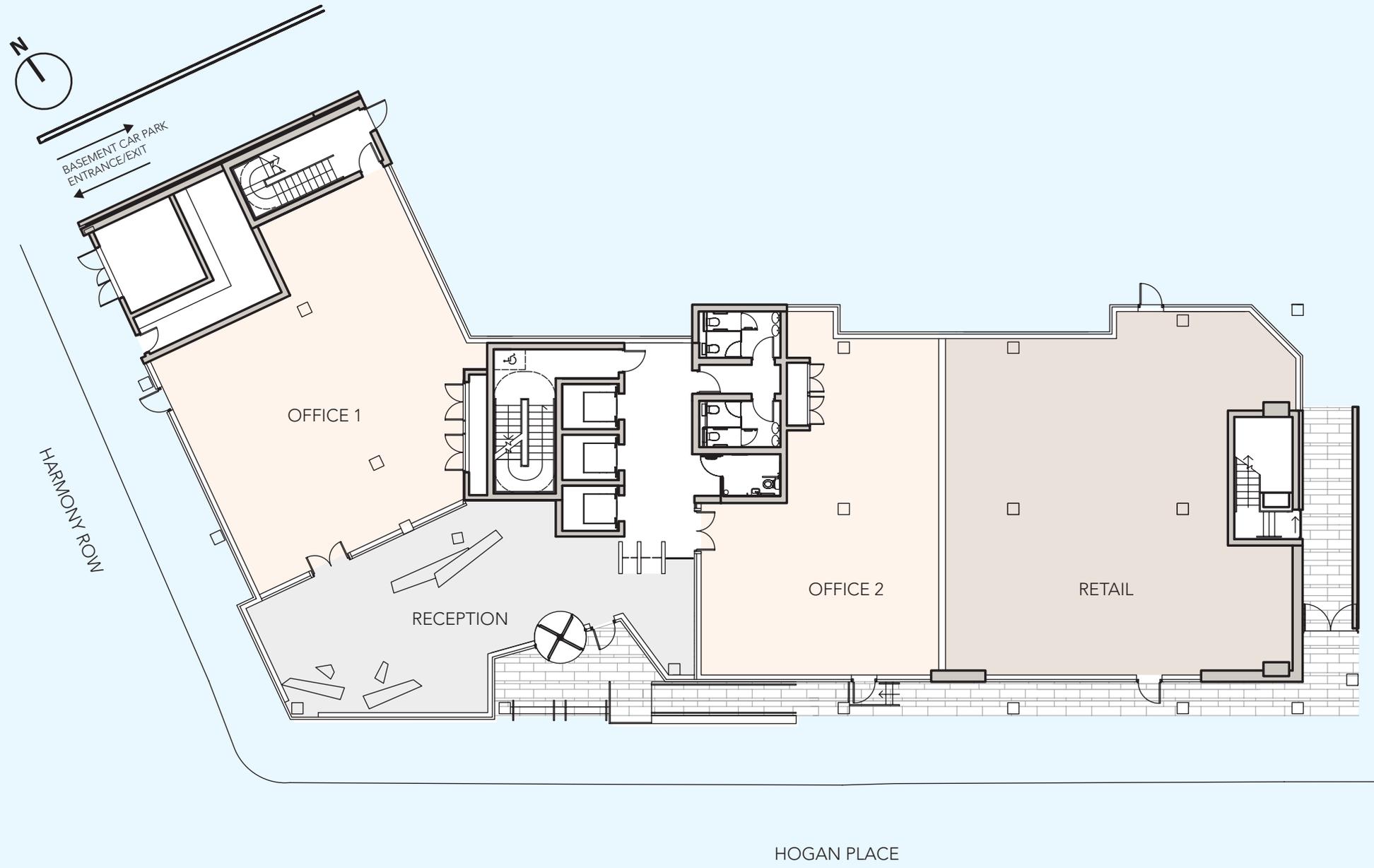
## BASEMENT

41 car parking spaces

56 bicycle spaces

56 lockers in secure lock up area (lockers are located in shower area)

## GROUND FLOOR



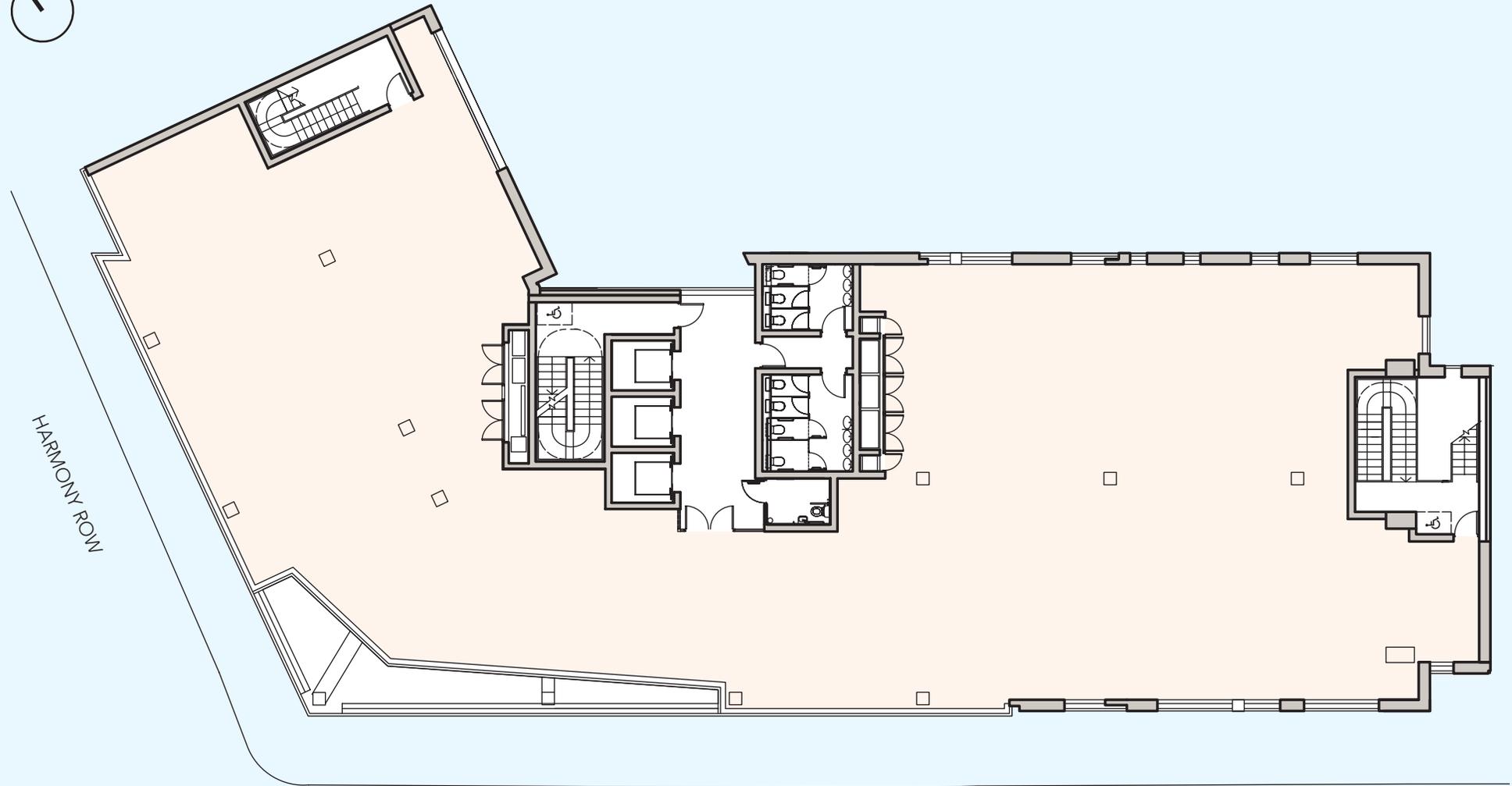
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Reception	1,216	113
Office 1	1,690	157
Office 2	1,335	124
<b>Total</b>	<b>4,241</b>	<b>394</b>
Retail	2,260	210

# THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

## FIRST FLOOR

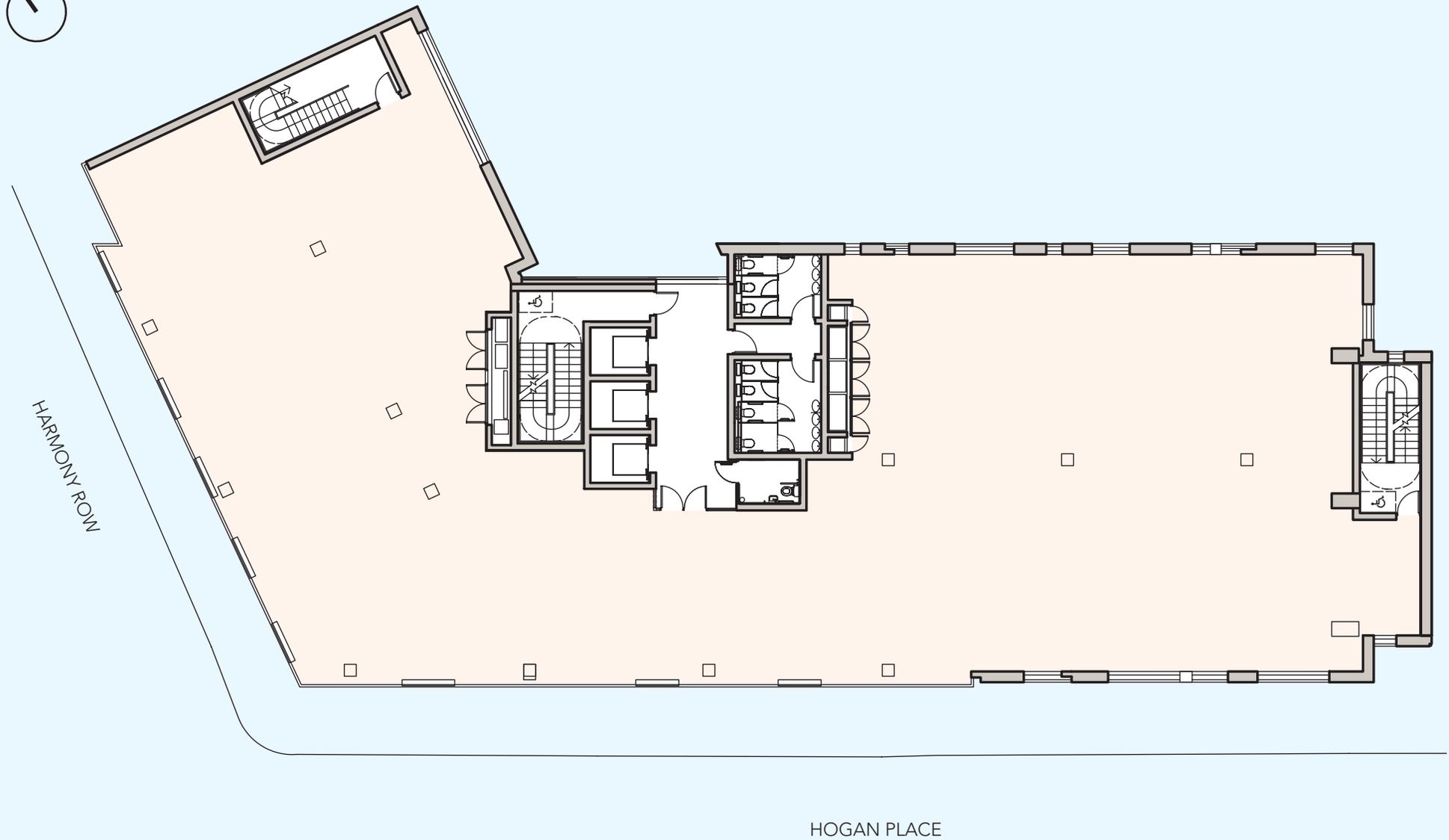


HOGAN PLACE

## SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
First	8,116	754

## SECOND FLOOR



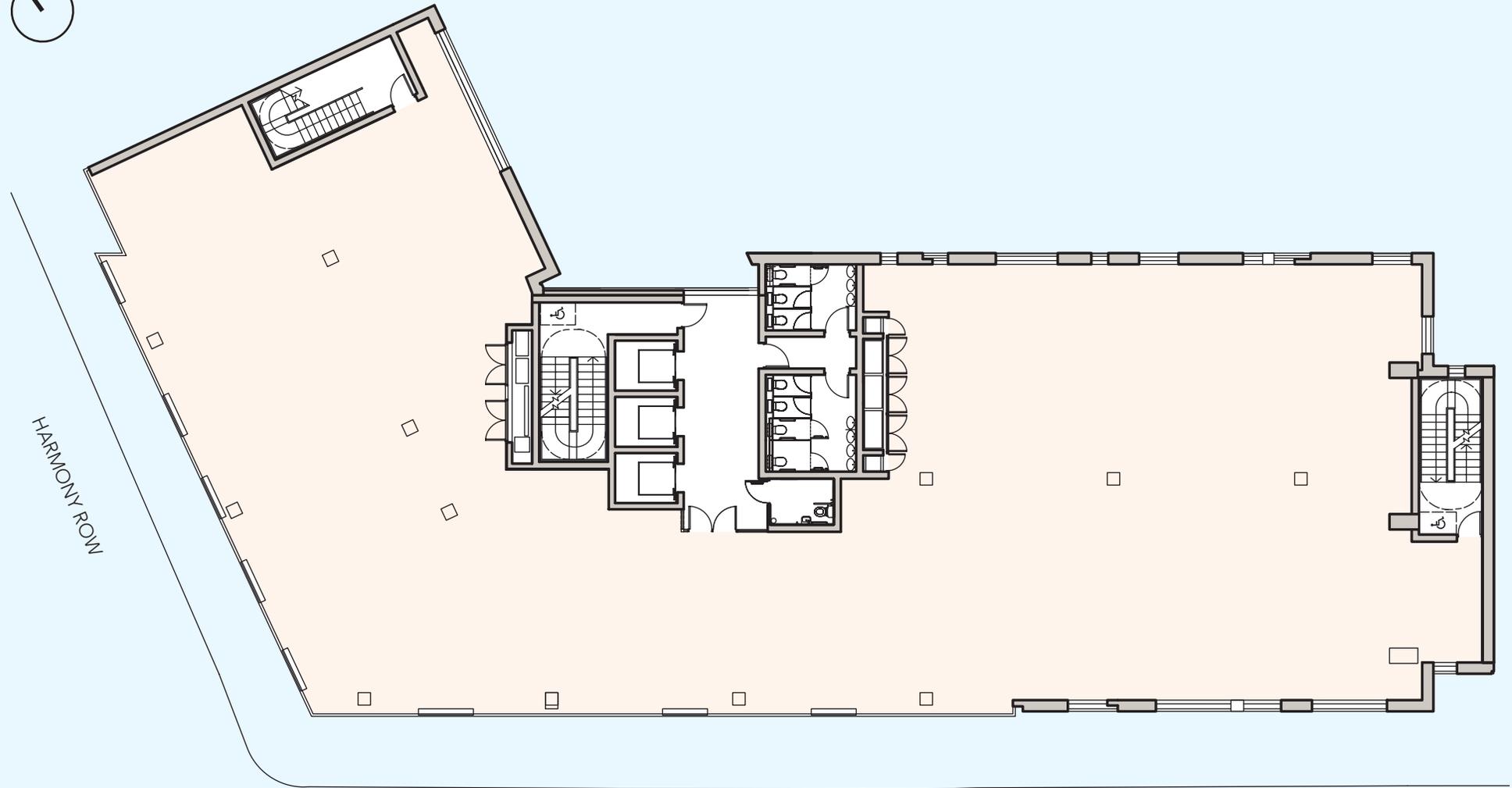
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Second	8,654	804

# THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

## THIRD FLOOR

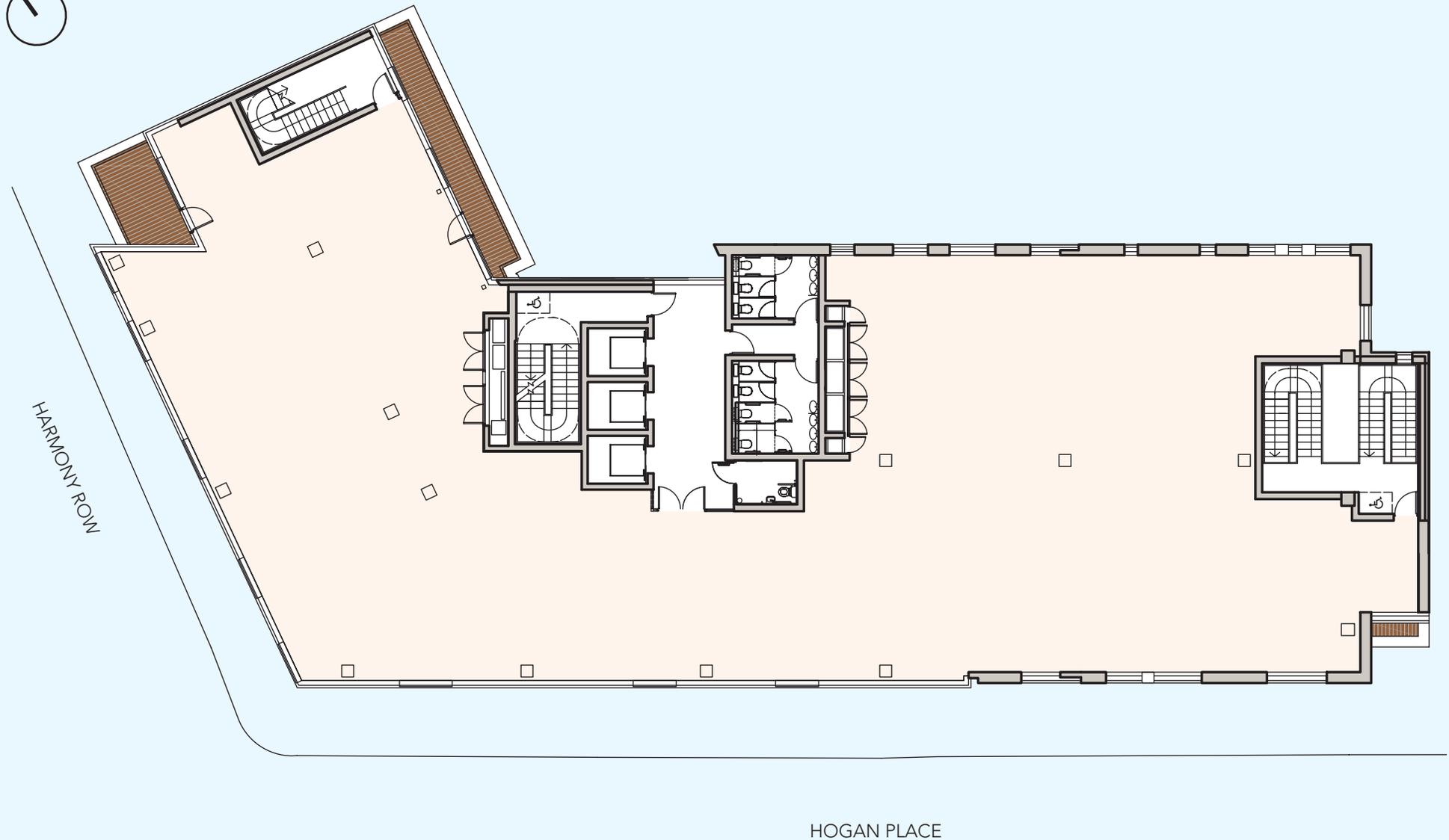


HOGAN PLACE

### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Third	8,654	804

## FOURTH FLOOR



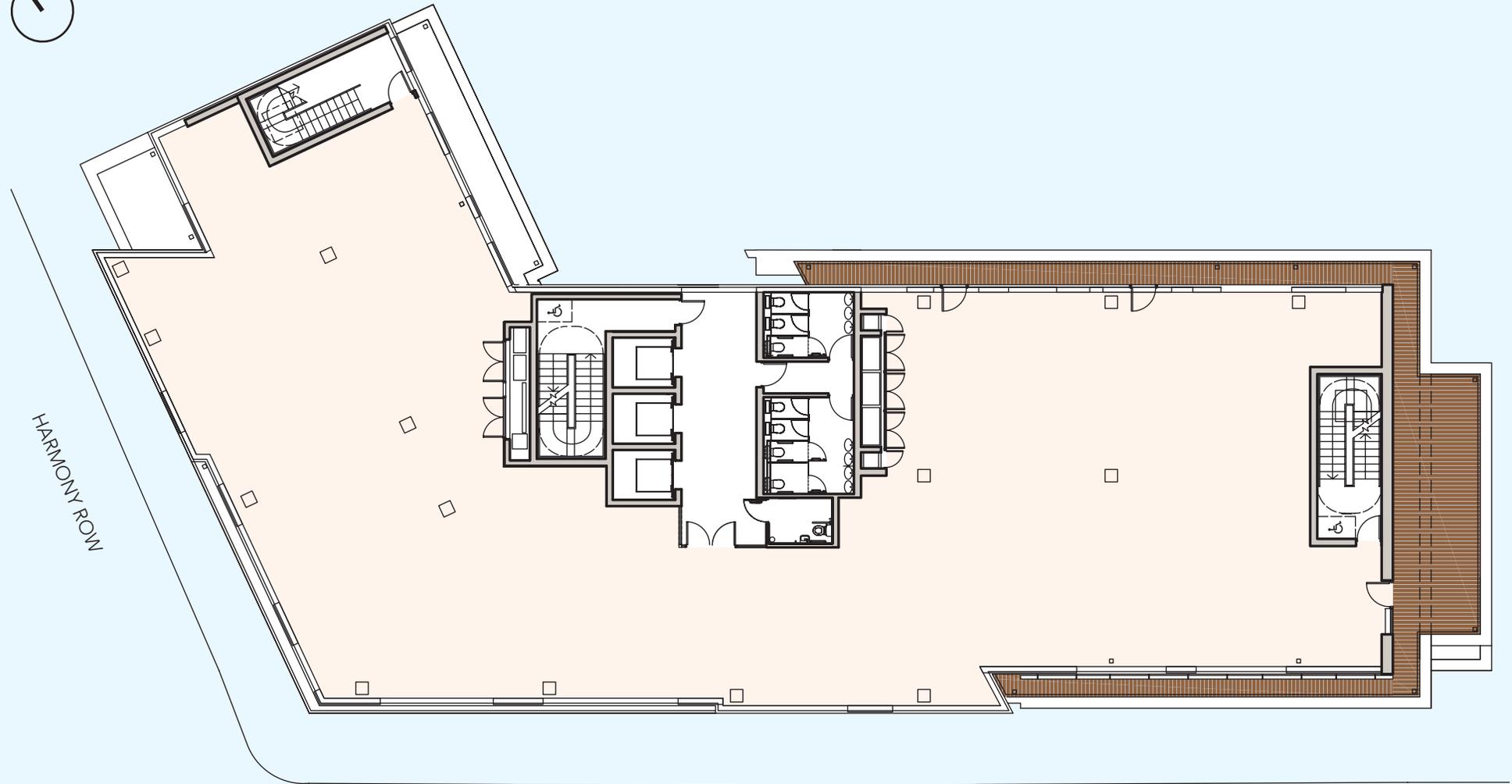
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Fourth	8,041	747

# THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

## FIFTH FLOOR

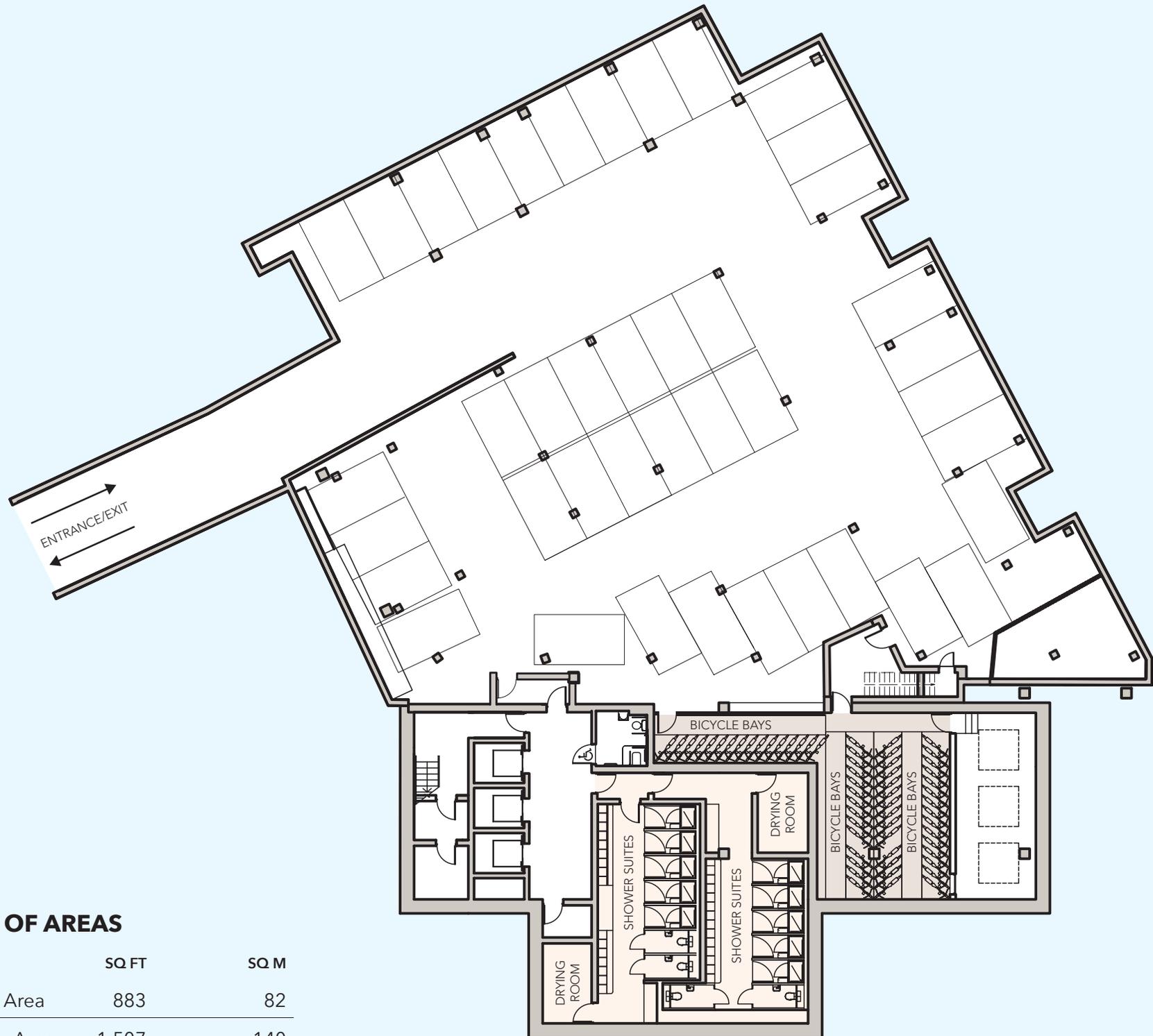


HOGAN PLACE

### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Fifth	7,040	654

## LOWER GROUND FLOOR



### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
Secure Bicycle Area	883	82
Tenant Amenity Area	1,507	140
<b>Total</b>	<b>2,390</b>	<b>222</b>

41 car parking spaces

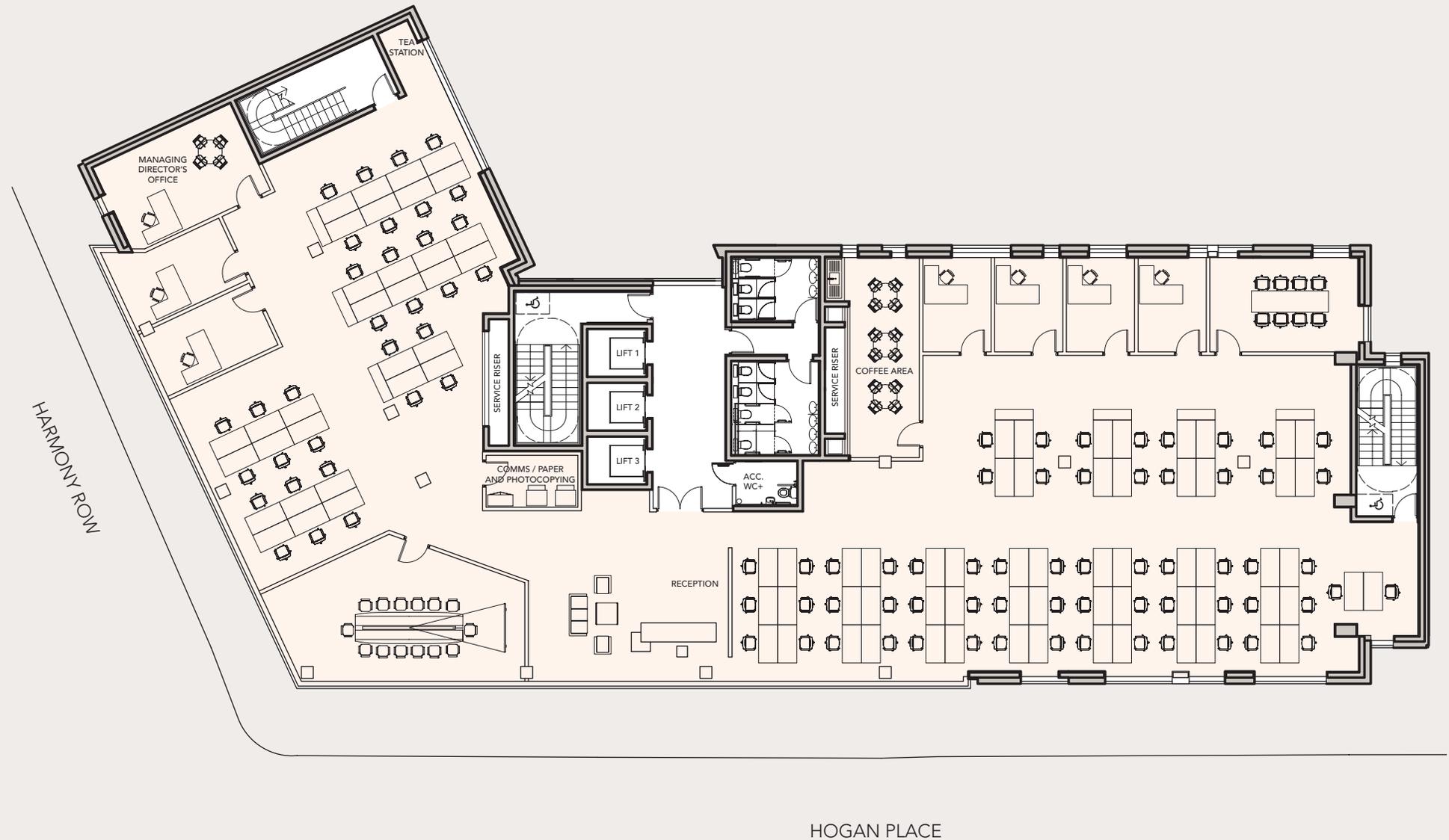
56 bicycle spaces

56 lockers in secure lock up area (lockers are located in shower area)

# THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

## SAMPLE FINANCIAL SPACE PLAN



### SCHEDULE OF AREAS

Density: 8 sq m per person

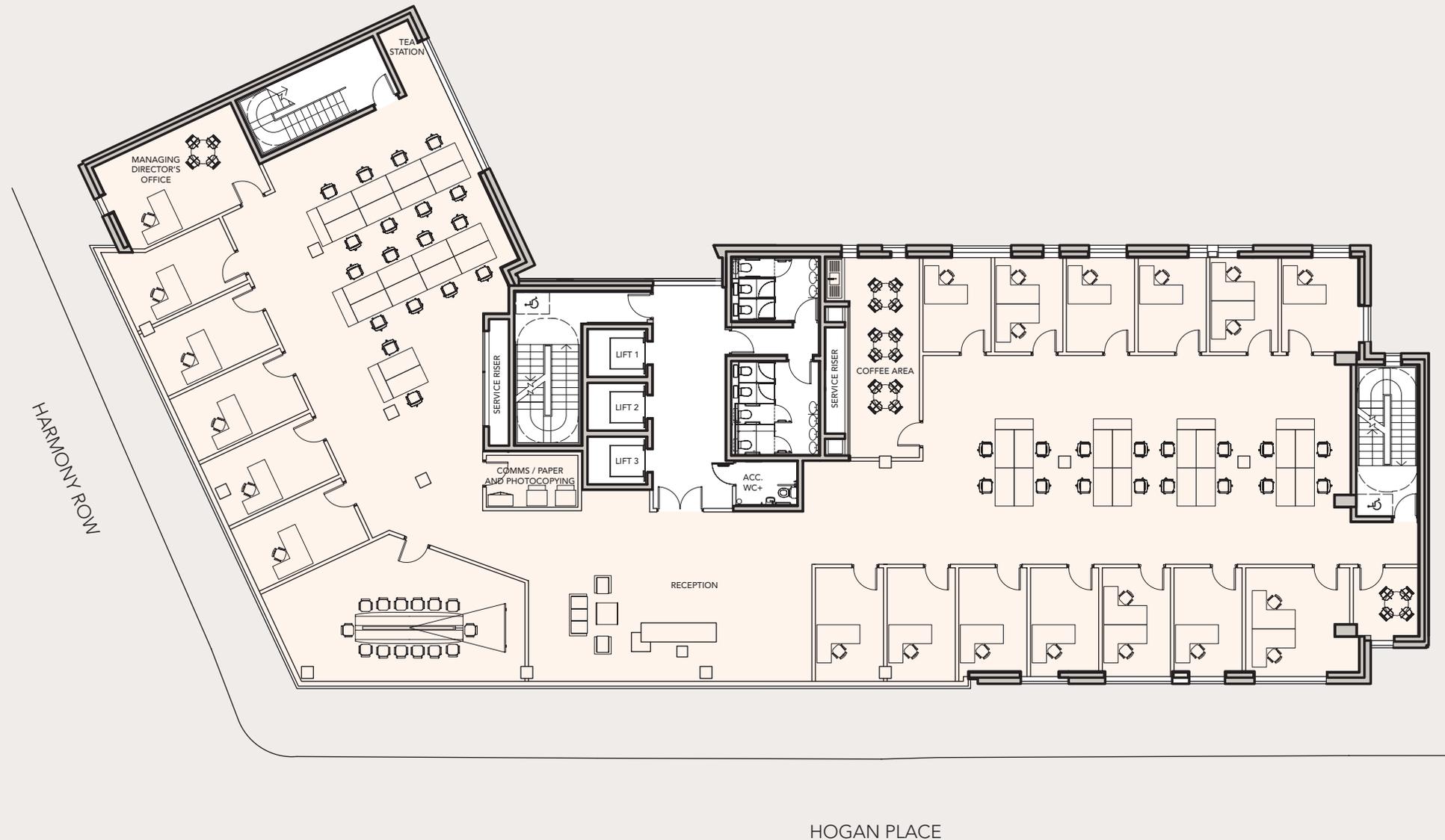
Meeting Rooms: 2

Cellular Offices: 7

Open Plan Workstations: 92

SAMPLE  
**PROFESSIONAL  
SPACE PLAN**

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**SCHEDULE OF AREAS**

Density: 14.5 sq m per person

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Meeting Rooms: 2

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Cellular Office Spaces: 19

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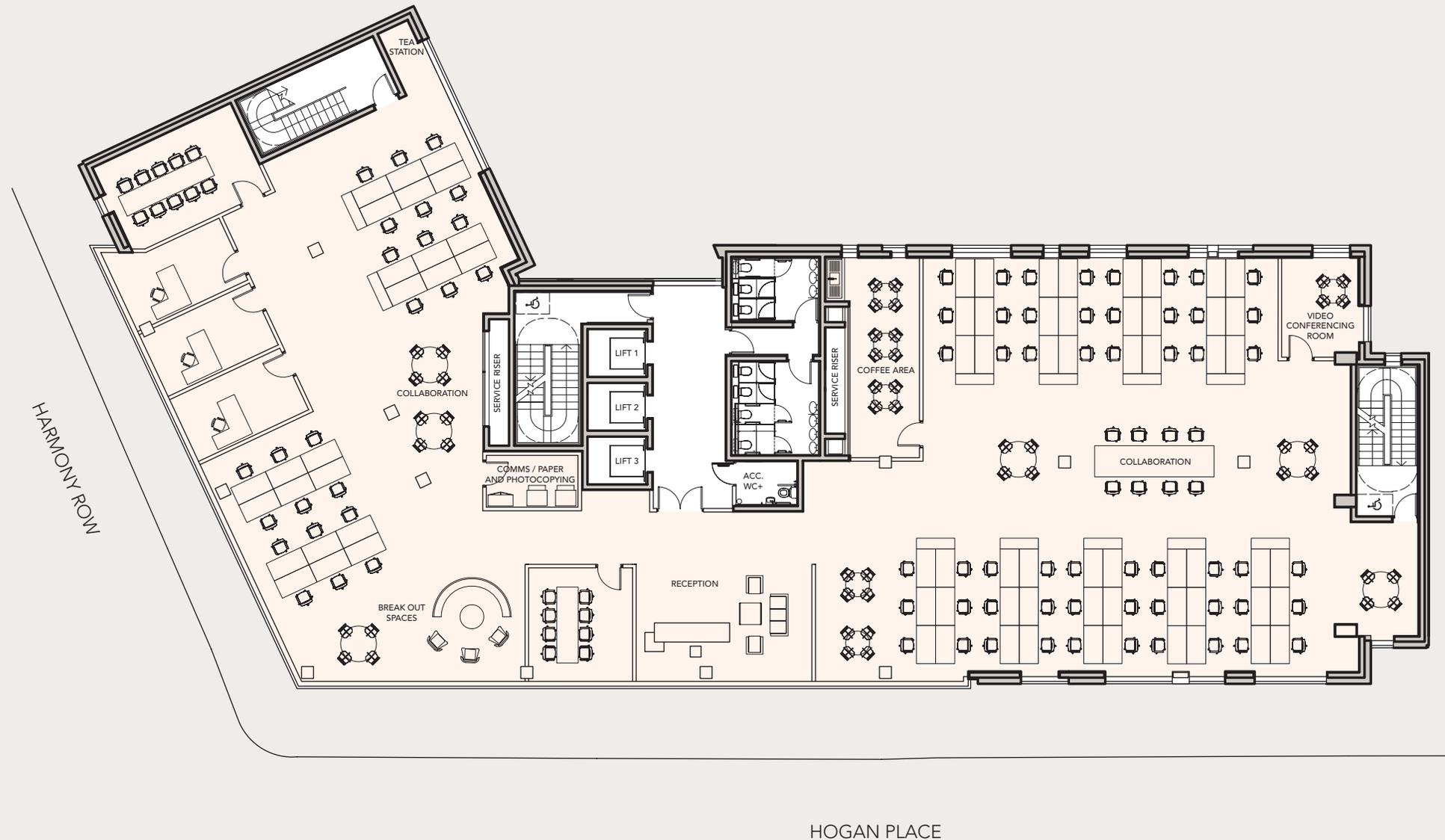
Open Plan Workstations: 34

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# THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

## SAMPLE TECHNOLOGY SPACE PLAN



### SCHEDULE OF AREAS

Density: 10 sq m per person

Meeting Rooms: 3

Cellular Offices: 3

Open Plan Workstations: 78

# OVERLOOKING THE CITY SKYLINE

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CONVENTION  
CENTRE

BORD GÁIS  
ENERGY THEATRE

MILLENNIUM  
TOWER



THE SHARP BUILDING

HOGAN PLACE, DUBLIN 2

BOLAND'S QUAY

GOOGLE



## DETAILED SPECIFICATIONS

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### Occupancy:

#### Means of escape:

1 person per 5 sq m [Fire escape widths and capacity]

#### Lift Provision:

1 person per 8 sq m

### Floor Loadings:

#### Office Floors:

5kN/ sq m

#### Plant Rooms:

7.5kN/ sq m

### Floor Heights [Approximate]:

#### Reception floor to ceiling:

2.9m to lift lobbies and entrance foyer with 6.8m double height space over waiting area

#### Office slab to slab:

3.4m

#### Office floor to ceiling:

2.8m

#### Office floor to floor:

3.7m

#### Raised access floor zone:

100mm [Excluding 50mm floor zone]

#### Structural slab depth:

300mm typically

#### Ceiling service zone:

400mm [Excluding 50mm ceiling zone]

### Planning Module:

1.5m square typically throughout

### Structural Grid:

7.5m x 7.5m grid typically

### Structure:

The structure is concrete frame with lateral stability provided with the central concrete core. Columns are generally on a 7.5 meter grid. The floor plates are typically 300mm deep, flat concrete slabs. The frame steps back at 4th and 5th floor to allow for generous terraces to the perimeter of the building.

### Elevation Treatment:

#### ENTRANCE

The main entrance is defined by a double height void addressing Hogan Place with expressed concrete columns. At ground floor level the entrance and steps are set back to form a porch at street level with disabled access provided by a ramp.

The building is entered up steps to an external porch area and into a stone and translucent clad atrium lobby. A fully glazed screen contains an entrance door and a semi-structurally glazed motorised revolving door.

#### WALLS

The stone elements of the building are finished in bush light colour limestone. The stone is to be 30mm / 40mm subject to detailed engineering analysis of suitability. The stone, in most part, will be supported on a rail system. The stone will be capped in a solid (tapered to inside) stone coping.

The brick elements of the building will be variegated natural clay with random patterned windows.

#### GLAZING

All the building will use a single curtain walling cap system to form a singular large area of curtain walling and linear windows. The glazing is to be double glazing, high performance and clear in nature. It will be high performance Low E with an approximate G Value of 0.4. The solid elements and caps in the system will be manufactured from high grade polyester powder-coated aluminium. All junctions of elements will be dry fixed and gasketed with hidden glazing beads and silicone seals behind.

Shadow box spandrel panels are utilised at slab levels. They will be glazed and detailed in a similar specification to typical windows and will incorporate insulated and systemised twin skin infill panels and be designed to accommodate heat gain within the void (ventilated internally). These shadow box zones are designed to achieve a visual continuity of the transparent glazing across the cladding of the floor slab. There are no opening sections in the glazed screens as the building is fully air conditioned.

The colour / finish will be a selected grey polyester powder-coat. The inside and outside of the building may be different colours.

### External Finishes:

#### EXTERNAL 4TH AND 5TH FLOOR BALCONIES AND TERRACES:

Selected composite decking and proprietary planter boxes.

### Internal Office Finishes:

#### Walls:

Emulsion painted dry lined

#### Floors:

600mm x 600mm raised access flooring medium duty screwed down to adjustable pedestals

#### Columns:

Emulsion painted plasterboard encasement

#### Ceiling:

Metal suspending ceiling system with lay in acoustic fleece. Perforated ceiling tiles with plasterboard lining margins. System to incorporate light fittings, diffusers, smoke detectors and illuminated signage. Plasterboard margins to include slot diffusers and down lighting

#### Louvre Screens:

Feature hardwood timber louvre screen to external façade

#### Floor Grommets:

Grommets provided to 1 per 10 sq m

### Reception:

#### Floor Finish:

Large format tile natural Portland / limestone look floor finish

#### Wall Finishes:

Internal reception walls and lift lobbies to be clad in laminated / toughened opaque glass with feature stone element

#### Ceiling and Lighting Finishes:

Plasterboard feature ceiling with Pelmet edge treatment and integrated LED lighting throughout ground floor reception, waiting area and lift lobbies

#### Reception desk:

Bespoke reception desk clad in back painted glass, all trims to be marine grade stainless steel

#### Access Control System:

Stainless steel and structural glass turnstiles. Access control on all doors off lift lobbies

#### Door finishes:

American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel

**Lift Lobbies:**

**Feature Wall:**

Feature structural glass clad lift shaft to first lift lobby

**Walls:**

Large format natural stone effect wall cladding to the lift core walls

**Floors:**

Large format tile natural stone floor finish to match reception area

**Ceiling:**

Plasterboard ceiling with illuminated recess detail

**Doors:**

American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel

**Toilets:**

**Walls:**

Large format porcelain tile with feature tiled walls

**Floors:**

Large format porcelain tiled floor

**Ceilings:**

Plasterboard feature ceiling with recessed LED downlights

**Doors:**

American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel

**WC Cubicles:**

Full height effect. High quality American walnut laminate on solid core substrate with stainless steel ironmongery and pedestal legs

**Vanity Units:**

Natural stone counter top with inset white wash-hand basins and integrated stainless steel taps and soap dispensers. Full height mirror over

**Sanitary Ware:**

Including steel frame, wall hung WC pans with concealed cisterns on demountable back wall system in American walnut laminate finish

**Air Changes:**

8 air changes per hour

**Shower and Changing Facilities:**

- 5 no. male and 5 no. female self-contained showers and changing rooms
- Full height effect cubicles. High quality, American walnut laminate on solid core substrate with stainless steel ironmongery and pedestal legs
- Hardwood seating in front of lockers
- Floors and walls finished in large format porcelain tiles
- Changing area to include secure lockers
- Separate drying rooms for male and female areas
- WCs in shower areas

**Passenger Lifts:**

**Lifts:**

3 no. 13 person enhanced access controlled energy efficient passenger lifts

**Internal Finishes:**

Full height rear mirror, back painted glass clad walls and full height signalisation console

**Floors:**

Natural stone / vinyl floor

**Contact Speed:**

1.6m per second

**Waiting time:**

Interval time is less than 30 seconds

**Internal Lift Finish:**

Coloured back painted glass walled interior with mirrored rear wall and tiled floor to match lobbies. Brushed stainless steel lift car doors with full height effect. Control to be finished steel

Lifts serve all floors from basement to fifth floor. Within the building the primary core lift wall will be clad in stone at all levels, a limestone finish to match the exterior stone.

**Common Parts:**

- 56 bicycle spaces in secure compound
- 56 lockers

**Sustainability Target:**

- BER Target is A3
- LEED Gold

**Services:**

**MECHANICAL SERVICES**

The mechanical services to the office development shall comprise of a roof top heating plantroom with modern highly efficient condensing boilers, external chiller and air handling plant. The air handling plant shall provide tempered fresh air to the office space, coupled with low energy concealed ceiling four pipe fan coil units. Boosted hot and cold water shall be distributed throughout the building to all sinks and wash-hand basins. Rain water harvesting technology shall be utilised, which shall collect rainwater from the building roof and distributed to all WCs. A Building Energy Management System (BEMS) shall be implemented to control and monitor all mechanical and electrical services to optimise building performance and utilise an energy metering system to monitor utility costs and carbon footprint.

**ELECTRICAL SERVICES**

The building's superior electrical facilities to high specification includes:

- Full LED lighting installation, feature lighting in the Reception
- Flexible power and data layout for desks through the raised access floor
- Power track and grommets and conduits for data and power to desk locations
- Wi-Fi points provision within the ceilings for full connectivity
- Provision for door access system and turnstile gates on main entrance lobby along with high end security systems and CCTV

Provision is made for the subdivision of electrical utility metering for light and power. Landlord energy bills for heating and cooling can be subdivided from the energy metering on the BEMS. Life safety systems such as fire alarm and LED emergency lighting are provided.

**COMMUNICATIONS**

There are 2 no. comms rooms that provide the data communication to the building. Each comms room will have 4 no. ducts leading from the main Eir/Communications Infrastructure outside on the main road. Appropriate phone lines and data/fibre connections can be made at this point to facilitate the most basic user up to the most high-end business user. The back bone of the system will be provided to the user levels in the service risers via cable tray. Distribution throughout the floors is via power track contained within the raised floor. The system can be adapted or expanded with minimal disruption to the building or end user.

## DEVELOPER

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### A reputation that counts

McGarrell Reilly Group is a privately owned property group that has created some of the highest quality developments in Ireland, the UK and Germany. This group prides itself on the quality of their portfolio and constantly strives to add value to each of their projects.

Successfully operating for over 35 years, some of McGarrell Reilly Group's best-known developments / refurbishments / investments include: Iveagh Court Complex, Dublin 2; The Watermarque Building, Dublin 4; P6 in East Point Business Park; 25-28 Adelaide Road, Dublin 2; Malahide Marina, Co. Dublin; CityNorth Business Campus on the M1 Motorway outside Dublin; and Spitalerhof in Hamburg.

Over the past 35 years, McGarrell Reilly Group has successfully worked with top blue chip companies to design and build office properties to suit their specific local requirements while meeting their worldwide standards of excellence. McGarrell Reilly Group are proud to count several leading international companies and institutions as clients: Marsh, Mercer, Pfizer, State Street, Cisco, Airbnb, Betfair, Aon, Office of Public Works (Irish Government), Central Bank of Ireland, various embassies, Jack & Jones and New Yorker to name but a few.

[www.mcgarrellreilly.ie](http://www.mcgarrellreilly.ie)

**"McGarrell Reilly demonstrated their flexibility and experience in working closely with our professional team to design and build our Irish Headquarters at Iveagh Court. The building was tailored to meet the high international occupational requirements and specific local requirements of our business. The office exceeded our expectations and has served the continued success of our business for the past 15 years."**

Tom Geraghty, Chairman of MMC  
(Marsh & McLennan Companies) in Ireland



## DEVELOPMENT TEAM

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Architect	<b>KMD Architecture</b>
Engineer	<b>Hanley Pepper</b>
M&E Consultant	<b>Semple McKillop Consulting Engineers</b>
Main Contractor	<b>Fajon Construction Ltd, part of McGarrell Reilly Group</b>
Sustainability Consultant	<b>OCSC</b>
Fire Safety Consultant	<b>John A McCarthy Fire Safety Consultant</b>
Quantity Surveyor	<b>Buildcost Chartered Quantity Surveyors Ltd</b>

## FOR FURTHER INFORMATION PLEASE CONTACT

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