LIMERICK
TWENTY
THIRTY DAC

ONE
OPERA SQUARE

WELL
WiredScore
PLATINUM
NZEB

ONE
OPERA SQUARE

LIMERICK
TWENTY
THIRTY DAC

Just over two years ago our first major build project, Gardens International, was a motif for the financial crash, standing as a half-built skeletal scar on our city centre. Today, the completed, fully-let and multi award-winning Gardens International is a representation of what Limerick Twenty Thirty is about – delivering transformative developments for our city and region that meet the highest standards in sustainability.

Limerick Twenty Thirty is about raising the bar, for our city, for our people, for our environment.

With Gardens International firmly under our belt and significant master planning and formal planning underway/achieved on other sites, Limerick Twenty Thirty is now moving onto a new, elevated level of activity that will change the economic, social and visual landscape of Limerick city.

The Opera Square project is the centrepiece in that move. It is Gardens International on a much grander scale as we take a four acre block, a problem site from the financial collapse of the noughties and turn it into the singularly most transformational commercial property project undertaken for Limerick city centre and outside of the capital.

As this 555,000 sq ft development emerges into the Limerick skyline, over the next five years, key performance indicators of our city will also soar. Our economic, social and sustainability profile will rise to new levels, as will the city's status nationally and internationally.

Work has commenced on Opera Square; and work will soon be underway at our 10acre Cleeves Riverside Quarter project, also in the city centre but just across the River Shannon on its northern bank. Less than a ten-minute commute away, our major residential project - the 850-unit Mungret Park that will supplement city centre regeneration of Georgian Limerick and other disused accommodation - will be delivering on the parallel housing needs of a growing city. In the meantime, we will also look to other projects, including partnerships to unlock the true potential of this largely untapped urban resource.

The collective will be game-changing for Limerick, fulfilling our vision of a modern, vibrant, young city; a sustainable city, a city of cultural diversity yet mutuality as to how we live and lead for the future.

For enquiries regarding our key strategic sites or One Opera Square specifically, please contact the Limerick Twenty Thirty team on: **info@limerick2030.ie** or **opera@limerick2030.ie**

David Conway
CEO
Limerick Twenty Thirty
Strategic Development DAC

LIMERICK
TWENTY
THIRTY DAC

Limerick Twenty Thirty Strategic Development DAC (LTT) was established by Limerick City and County Council (LCCC). LTT is a 100% uniquely owned special purpose vehicle of LCCC. Established in September 2016 it is tasked to plan and develop key strategic sites in Limerick City and County that will act as anchors for enterprise and investment development across Limerick and the Midwest Region.

At Limerick Twenty Thirty we are passionate about delivering projects which embody the companies Vision, Mission and Values.

Limerick Twenty Thirty DAC Vision

To be recognised internationally as an exemplar for delivering the most innovative region, reinventing Limerick as a vibrant modern and dynamic place to live, learn, work, and grow up in.

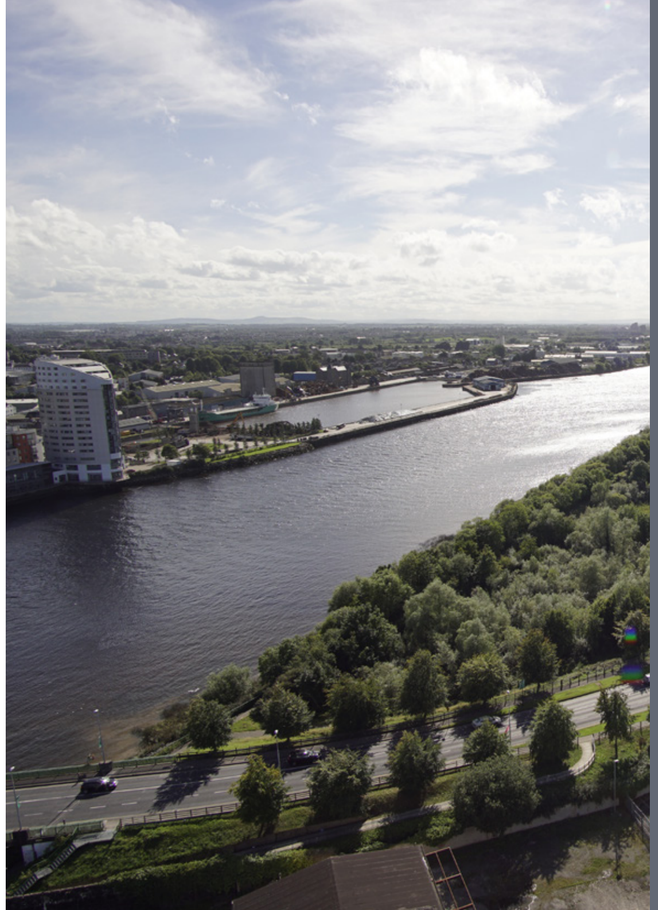
Limerick Twenty Thirty DAC Mission

Limerick Twenty Thirty reimagines and enables economic development and investment to proactively position the region for the future and improve the quality of life for all of its citizens.

We self-develop and partner with other developers, as well as local and national agencies to transform strategic sites.

Limerick Twenty Thirty DAC Values are

- Ambition
- Innovation
- Dynamism
- Credibility
- Transformative



WHY LIMERICK?

Geographical Significance & Accessibility

Limerick is the mid-west capital and Ireland's third largest city. A vibrant riverside city, Limerick is situated on the majestic river Shannon. Limerick has a natural hinterland of half a million people living within an hour's drive of the city centre.

Limerick's excellent road and rail network reflects the region's accessibility.

Dublin is just a two hour drive by motorway and Cork and Galway are just a 90 minute drive from Limerick. Limerick is equally well served by public transportation connections at just 20mins from the nearest International Airport. Limerick is located just 25 kilometres from Shannon International Airport. Shannon Airport offers daily global air access to the US, UK and mainland Europe and served 1.75m passengers in 2017.

Over 40% of US FDI companies are located within Shannon Airport's catchment, reflecting its importance as a key FDI enabler.

Shannon Estuary - Largest Deep-water Port. Shannon Foynes Port Company (SFPC) is Ireland's largest deep-water port, handling the largest quantity of cargo in the country after Dublin.

ATLANTIC EDGE
LIMERICK
EUROPEAN EMBRACE

LIMERICK
TWENTY
THIRTY

Limerick Twenty Thirty Transforming Limerick

Limerick Twenty Thirty is a dynamic property development company who are developing key strategic sites in our jurisdiction. These sites will act as anchors for enterprise and investment development across Limerick and the Mid-West Region.

We are an enabler and driver of positive change that will advance Limerick's case as a vibrant, modern, and dynamic place to live, learn and grow up in.

Enterprise and Innovation

Limerick is a long established and proven location for international business, it is also Ireland's most future-focussed city, committed to innovation, economic growth and sustainability.

Multinational companies employ over 24,000 staff in the Mid West of Ireland, with a particular emphasis on the Life Sciences, Engineering, Financial Services and Technology sectors.The region's FDI base is concentrated at the National Technology Park adjoining the University of Limerick Campus, at the Raheen Business Park and at locations adjoining Shannon International Airport. Limerick's proximity to the airport and Foynes Port makes it an ideal location to benefit from the post Brexit EU. Furthermore, a commitment to invest in technology and research and development will ensure that Limerick becomes a National and European exemplar city.

Located on the western periphery of Europe, it is one of the most competitive English-speaking city regions in which to do business in the post-Brexit EU.

A gateway city to Europe, it is also a gateway city to the Wild Atlantic Way - one of the world's most captivating tourism trails.

Talented Workforce

Limerick has 3 Third Level Institutions producing 6,000 graduates each year. Limerick has a student population of 24,000 with international students from more than 100 countries. The University of Limerick (UL) has become one of Ireland's most respected centres of learning since becoming a university in 1989. Two other highly regarded third level academic institutions are also located in the city: Limerick Institute of technology (LIT) and Mary Immaculate College (MIC). Students of STEM subjects account for 1/3 of graduates from UL and LIT.

Limerick is continuously changing yet quietly constant and will captivate your senses as you uncover its buzzing social scene, fantastic festivals and its abundance of eclectic shops.

Standard of Living

People living in Limerick enjoy an excellent quality of life combined with low cost living. Limerick has the highest level of disposable income per capita outside of the greater Dublin region. Limerick can therefore offer much greater affordability when compared with other gateway cities.

Limerick housing offers a wide variety of quality property types at prices 26% lower than the national average and has been named the 4th most affordable place to buy a home in an International Housing Affordability Survey of 297 cities across nine countries.

Shopping in Limerick

The bustling food scene of Limerick

LIT Gaelic Grounds, Home to Limerick GAA

History and Heritage

Limerick has a truly authentic culture and identity. It combines its rich past with all the attributes of a modern cosmopolitan city – vibrancy, innovation, diversity, and resilience.

It is recognised far and wide as a sporting mecca, home to the All Ireland Hurling Champions and Munster Rugby, teams that embody the best qualities of its city and its people. It is also boasts the world class Sports Campus at the University of Limerick and The Limerick Racecourse. If history and heritage capture your interest, Limerick's Georgian Quarter, built in the late 18th and early 19th century, defines the city centre to this day. The Hunt Museum consistently attracts praise for its superb collections of art and antiquities housed in one of Limerick's finest Georgian houses. Limerick's medieval past is visible with King Johns Castle, Bunratty Castle and Craggaunowen Heritage Parks amongst the city's many other attractions. It has a buzzing social scene with award winning restaurants and bars, music and arts festivals and an abundance of eclectic shops.

Thomond Park, The Home of Munster Rugby

A vibrant, cosmopolitan, modern city, Limerick overflows with sporting, cultural, recreational and educational opportunities

The Hunt Museum, Former Custom House

Adventures on the River Shannon

Live music in King John's Castle

Festivals in Limerick

WELCOME TO OPERA SQUARE

Project Summary

The 3.7acre Opera Square project will be a landmark commercial development in a regional and national context and one that will reflect Limerick's status as a leading city in sustainability and innovation.

The 1.62hectare project is fully funded, thanks in the main to €170m funding from the European Investment Bank and the Council of Europe Development Bank loans. Project Managers have been appointed and the project is underway, with enabling and demolition works this year, ahead of construction commencing in 2022.

A transformational project for Limerick, the fully developed site will be capable of employing up to 3,000 people across a 450,000 sq ft campus accommodation. Sustainability will be at the heart of Opera Square's design and build, with the project developed to international best practice 'Leadership in Energy and Environmental Design (LEED) Gold' and 'nZEB' standards.

A day-time employment hub, it will transform into a bustling night-time destination complete with restaurants, bars and open entertainment spaces. The design will also be entirely complementary to and protect existing important Georgian architecture.

Opera Square will not just be a modern cutting-edge development for leading national and international companies and organisations, it will be transformational for Limerick city, deliver significant employment opportunities and act as a catalyst for other major city centre investment to follow.

LIMERICK TWENTY THIRTY

ONE OPERA SQUARE

UNIQUE OFFICE SPACE

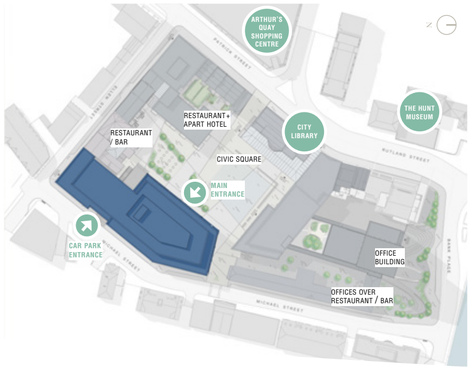
Grade A Office Accommodation

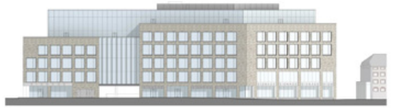
One Opera Square will be a Nearly Zero Energy Building (nZEB) office over five flexible-use floors located at the corner of Michael Street and Ellen Street, just off Limerick city centre.

It provides 12,111m2 of Grade A office space, excluding basement and non-office space at ground level.

The office building is designed to allow flexibility of use and has the largest floor plate of the wider Opera Square scheme.

In addition to its nZEB status, the office building core and shell will be LEED registered and target LEED Gold certification. LEED is a voluntary rating system developed in the US to certify sustainable buildings and neighbourhoods.





Proposed South East Elevation to Michael Street

Proposed North West Elevation to Public Plaza

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SIGNAGE
SIGNAGE

LIMERICK
TWENTY
THIRTY

nZEB

THE BUILDING

One Opera Square offers 13,076m² (140,743ft²) of Grade A office workspace over 5 highly flexible floors. The office building core and shell is LEED registered and targeting LEED Gold certification, WELL Core certification and is undergoing Certification for WiredScore.

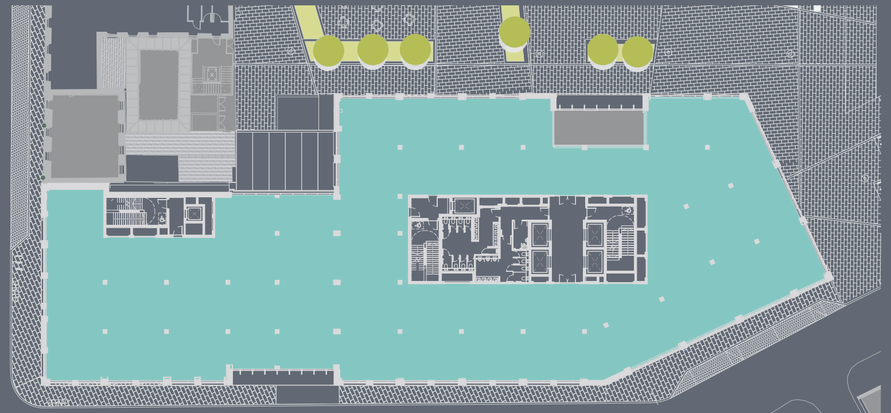
The building has been designed to have a very high energy performance as a Nearly Zero Energy Building (nZEB).

SCHEDULE OF ACCOMODATION

GROUND FLOOR	632m²	6,807ft²
FIRST FLOOR	2,530m²	27,234ft²
SECOND FLOOR	2,580m²	27,774ft²
THIRD FLOOR	2,599m²	27,975 ft²
FOURTH FLOOR	2,329m²	25,068ft²
FIFTH FLOOR	1,836m²	19,760ft²
BASEMENT	2,652m²	28,546 ft²
TOTAL	**15,159m²**	**163,165ft²**

Gross Internal Floor Areas inclusive of standard facilities and shared circulation areas.

TYPICAL OFFICE FLOOR PLAN



FIRST FLOOR

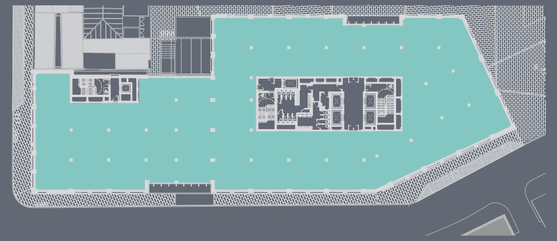
OFFICE SPACE	2,146m²	23,104ft²

IPMS3 based on single occupancy. Floor area includes walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.

ONE OPERA SQUARE

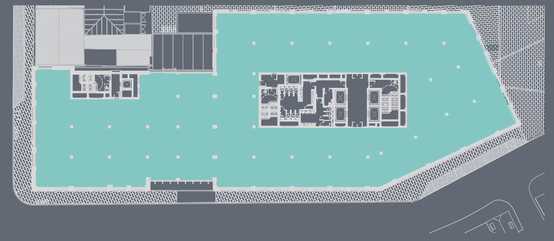
SECOND FLOOR

OFFICE SPACE	2,193m²	23,607ft²



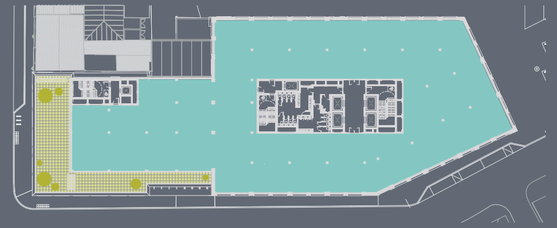
THIRD FLOOR

OFFICE SPACE	2,210m²	23,785ft²



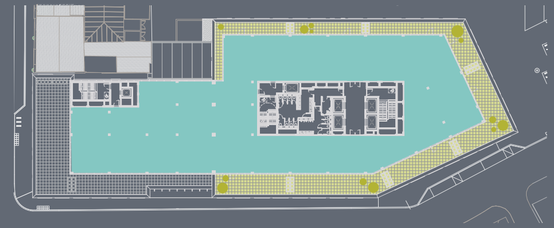
FOURTH FLOOR

OFFICE SPACE	1,942m²	20,903ft²
TERRACE	268m²	2,885ft²



FIFTH FLOOR

OFFICE SPACE	1,443m²	15,532ft²
TERRACE	486m²	5,231ft²



IPMS3 based on single occupancy. Floor area includes walls and columns. Exclusive of outdoor courtyards and terraces. Not to scale. For identification purposes only.

nZEB

THE BUILDING

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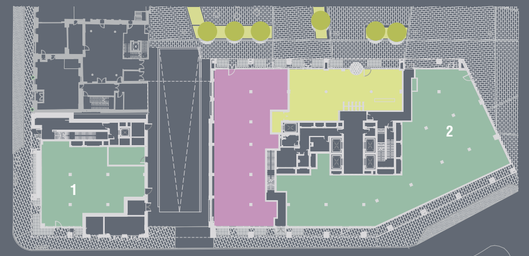
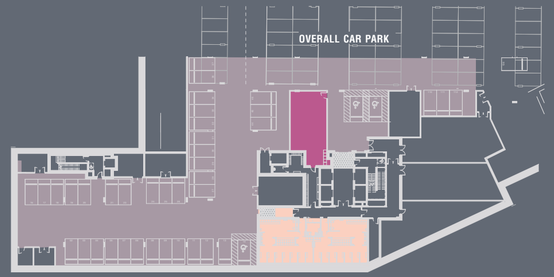
Gross Internal Floor Areas inclusive of standard facilities and shared circulation areas.





GROUND FLOOR

OFFICE RECEPTION	218m²	2,347ft²
RETAIL 1	261m²	2,809ft²
RETAIL 2	663m²	7,136ft²
RESTAURANT	394m²	4,241ft²

BASEMENT

PARKING	1,239m²	13,336ft²
STAFF CHANGING	230m²	2476ft²
BICYCLE STORE	94m²	1012ft²

Includes car parking as part of an overall basement car park for the development, along with plant storage and waste storage areas.

Secure bicycle parking with drying room, male and female showers and changing rooms for occupants are areas provided.

SINGLE TENANT - TECHNOLOGY POST COVID

AREA (NET INTENAL LETTABLE)	2,178m²
DESK COUNT	114
RATIO AGILE WORKING	10 people / 6 desks: 8.2 m²
TOTAL CAPACITY	190 people

Landlord Area	-	
Workstations	144	42x1400mm desk 72x1600mm desk
Large Conference Room	2	1x14 seats 1x18 seats
Medium Meeting Room	2	10 seats
Small Meeting Room	3	4/6 seats
Team Room	1	6 seats
Huddle Rooms	2	3 seats

Phone Rooms	7	1/2 seats
Collab Area/Breakout	7	
Booths	18	16x4 people 2x2 people
Client Lounge/Arrival	1	
Kitchen/Dining	1	
Tea/Coffee Station	1	
Wellness Suite	1	
Training/Games/Wellness	1	
Support Space (BOH)	-	

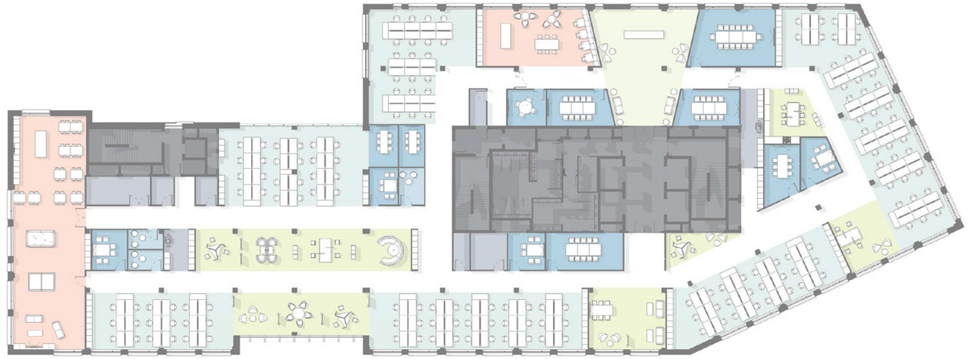
SINGLE TENANT - CORPORATE

AREA (NET INTENAL LETTABLE)	2,240m²
DESK COUNT	268
RATIO	1 person: 8.2 m²

Landlord Area	-	
Workstations	266	1400mm desk
Private Office	2	2000mm desk
Large Conference Room	1	14 seats
Medium Conference Room	3	10 seats
Small Meeting Room	3	4/6 seats
Team Room	3	6 seats

Phone Rooms	3	2 seats
Collaboration Area	5	
Reception/Arrival	1	
Kitchen/Dining	1	72 seats
Micro-Kitchen	1	9 seats
Support Space (BOH)	-	

SINGLE TENANT - TECHNOLOGY

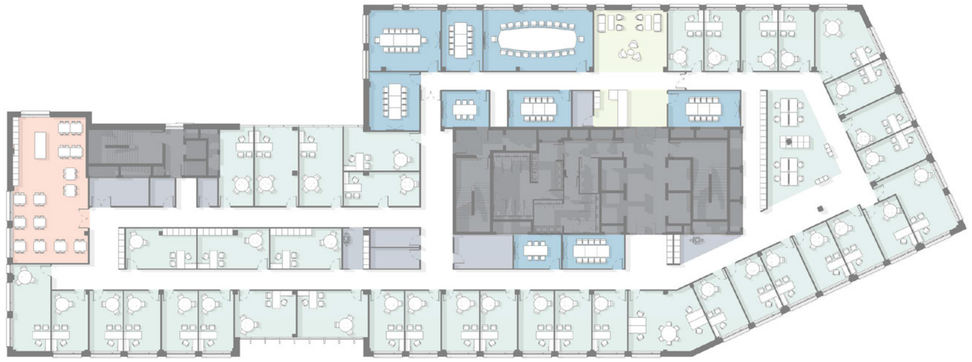


AREA (NET INTENAL LETTABLE)	2,240m²
DESK COUNT	154
RATIO	1 person: 14.3m²

Landlord Area	-	
Workstations	154	1600mm desk
Private Office	-	
Large Conference Room	1	14 seats
Medium Conference Room	3	10 seats
Small Meeting Room	2	4/6 seats
Stand Up	2	4/6 seats
Team Room	4	6 seats

Phone Rooms	4	2 seats
Collaboration Area	5	
Library	1	
Reception/Arrival	1	
Kitchen/Dining	1	40 seats
Tea/Coffee Station	1	20 seats
Games Area	1	
Support Space (BOH)	-	

SINGLE TENANT - LEGAL / FINANCE



AREA (NET INTENAL LETTABLE)	2,240m²
DESK COUNT	50
RATIO	1 person: 44m²

Landlord Area	-		
Workstations	8	1400mm desk	
Private Office	38	2000mm desk	
Shared Office	1	4 occupants	
Board Room	1	22 seats	
Large Conference Room	1	14 seats	

Medium Conf./Meeting Room	4	10 seats
Small Meeting Room	2	6 seats
Reception/Arrival	1	
Kitchen/Dining	1	56 seats
Support Space (BOH)	-	

SPLIT TENANTS - LEGAL / FINANCE & TECHNOLOGY

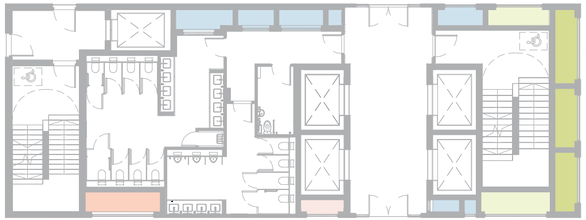
LEGAL / FINANCE	
AREA (NET INTENAL LETTABLE)	1,202m²
DESK COUNT	40
RATIO	1 person: 29.6m²

CORPORATE	
AREA (NET INTENAL LETTABLE)	1,005m²
DESK COUNT	123
RATIO	1 person: 8m²

	LEGAL/FINANCE		CORPORATE	
Landlord Area	-		-	
Workstations	8	1400mm desk	120	1400mm desk
Private Office	32	2000mm desk	3	2000mm desk
Large Conference Room	1	16 seats	1	14 seats
Medium Conference Room	3	10 seats	1	10 seats
Small Meeting Room	1	4 seats	-	

	LEGAL/FINANCE		CORPORATE	
Phone Rooms	2	2 seats	4	1-2 seats
Collaboration Area	2		2	
Reception/Arrival	1		1	
Kitchen/Dining	1	28 seats	1	36 seats
Support Space (BOH)	-		-	

CORE RISERS



PRIMARY CORE

SECONDARY CORE

- Landlord
- Tenant A
- Tenant A Future
- Tenant B
- Tenant B Future

SUMMARY SPECIFICATION

- GRADE A OFFICE SPACE
- 3.5 METRE FLOOR TO CEILING - RECEPTION AREA
- 3.0 METRE FLOOR TO CEILING - OFFICE ACCOMMODATION
- 7.5M X 6M STRUCTURAL GRID GENERALLY
- 1.5M SQUARE PLANNING MODULE GENERALLY
- RAISED ACCESS FLOOR ZONE – 200MM - OFFICES
- RAISED ACCESS FLOOR ZONE – 150MM - RETAIL & RESTAURANT
- CEILING ZONE – 725MM GENERALLY
- 100 SECURE BICYCLE SPACES
- 100 LOCKERS
- 16 SHOWERS
- DRYING ROOM
- DEDICATED GOODS LIFT

BUILDING ACCREDITATIONS

WiredScore

WiredScore PLATINUM

One Opera Square is designed to achieve a WiredScore Platinum rating, the highest rating achievable.

A Wirescore accredited design ensures that the building includes digital infrastructure that not only satisfies the technological requirements of the tenants today but also is future proofed to ensure that it can accommodate evolving technologies. This recognizes that technology is integral to modern and thriving businesses and organisations.

LEED

LEED (Leadership in Energy and Environmental Design) certification is a globally recognized standard for sustainable design and building performance.

LEED-certified buildings on average use 25 percent less energy and cut aggregate operational costs by 19 percent compared to non-certified buildings, according to a survey carried out on 22 representative green buildings from the US General Services Administration's (GSA) national portfolio.

The building design will achieve a Gold Standard LEED Certification.

WELL

The WELL Building Standard is a vehicle for buildings and organizations to deliver more thoughtful and intentional spaces that enhance human health and well-being. WELL includes a set of strategies—backed by the latest scientific research—that aim to enhance human health through design interventions, operational protocols and policies and a commitment to fostering a culture of health and wellness.

nZEB

Nearly Zero Energy Building Standard applies to all new buildings owned and occupied by Public Sector bodies. The definition for Nearly Zero Energy Buildings in the Energy performance in Buildings Directive (EPBD) is "a very high energy performance, as determined in accordance with Annex 1, the nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby".

LIMERICK TWENTY THIRTY DAC PROJECT PORTFOLIO

LIMERICK TWENTY THIRTY DAC

In addition to Opera Square, Limerick Twenty Thirty's current project portfolio includes Cleeves Riverside Quarter, Mungret Park and Living Georgian Housing Project.

LTT have historically shown their credibility and innovation in successfully delivering world class grade A office space in Gardens International and have shown their ambition for an emerging Limerick with Troy Studios Film Studios.

Cleeves Riverside Quarter

Capacity: 10 acres Mixed use
Jobs: Up to 4,000
Project Value: €300 million
Stage: Masterplan

Project Summary

Cleeves Riverside Quarter is a much loved and historic brownfield site on the northern banks of the River Shannon in Limerick City centre. This potential gateway site extends to approximately ten acres overall and has a number of distinct character areas, including the historic Cleeves factory - the site of the famous two-week Limerick Soviet staged by labour unions; the Shipyard site and the Salesian's site.

The site has been in use since the mid-nineteenth century and a number of the stunning original buildings remain and will be respectfully treated and preserved in the redesign of the site. These buildings include the 150ft brick chimney stack and the 4 storey cut-limestone Flaxmill building, both of which are considered landmark Limerick features.

Cleeves Riverside Quarter will embrace the modern 15-minute city concept with its potential for a mixed-use scheme of residential, commercial, educational and cultural accommodation alongside a new riverside public realm for locals and visitors to enjoy.

The Project Team of Designers, Planners and Project Managers were appointed in September 2020 with a Master Plan for Cleeves Riverside Quarter due for completion in Q1 2022.

Mungret Park

Capacity: 60 acre/850 units
Stage: Planning Achieved for 252 Units
Completion: Phase 1,253 units complete by 2025

Project Summary

Playing its part in ensuring Limerick has a residential supply to meet anticipated growth in demand, Limerick Twenty Thirty has taken the first step towards one of the largest residential projects outside the capital by delivering a framework plan and preparing a planning application for residential development on the lands adjacent to Mungret College.

Located less than ten minutes from the city centre, the site, which will have the capacity for up to 850 residential units, will significantly boost Limerick's residential market, supplementing other private and public developments elsewhere in the city.

The 60-acre site is located on the grounds of the former Mungret College and associated buildings.

Living Georgian Housing Project

Limerick Twenty Thirty is Project Managing the Living Georgian Housing Project in collaboration with Limerick City and County Council's Urban Innovation Department. This pilot programme aims to demonstrate how additional residential stock can be delivered in the city centre by adapting Limerick's historic Georgian core into modern, architecturally exciting living spaces.

Under the Urban Regeneration Fund set up by Government, €9 million is to be spent on transforming three properties, on O'Connell Street and Thomas Street, into imaginative, predominantly living spaces.

These city centre sites will be transformed from largely disused spaces into exemplars of best practice in adaptive, sustainable reuse of historic buildings. The project will focus on marrying the special architectural heritage of the properties with modern sustainable living needs.

Gardens International

Capacity: 112,000 sq. ft.
Jobs: 500+
Project Value: €20 million
Stage: Completed, tenants in place

Project Summary

The 0.6 acre Gardens International Office site is a striking example of the new standard of office space that Limerick Twenty Thirty is bringing to market.

A wonderful model of 'old meets new', this project mixes the captivating architecture of the early 19th century Roches Hanging Garden and Mercantile Building, the former General Post Office developed there a century later and a new build structure into an entirely complementary architectural success. One of the most talked-about feats of office architecture in the state today, the 112,000 sq. ft Grade A office accommodation was completed in Q4 2018 after a twelve month build programme.

Limerick's first city centre LEED Gold certified office scheme, it claimed a host of awards across prestigious national architectural awards programmes.

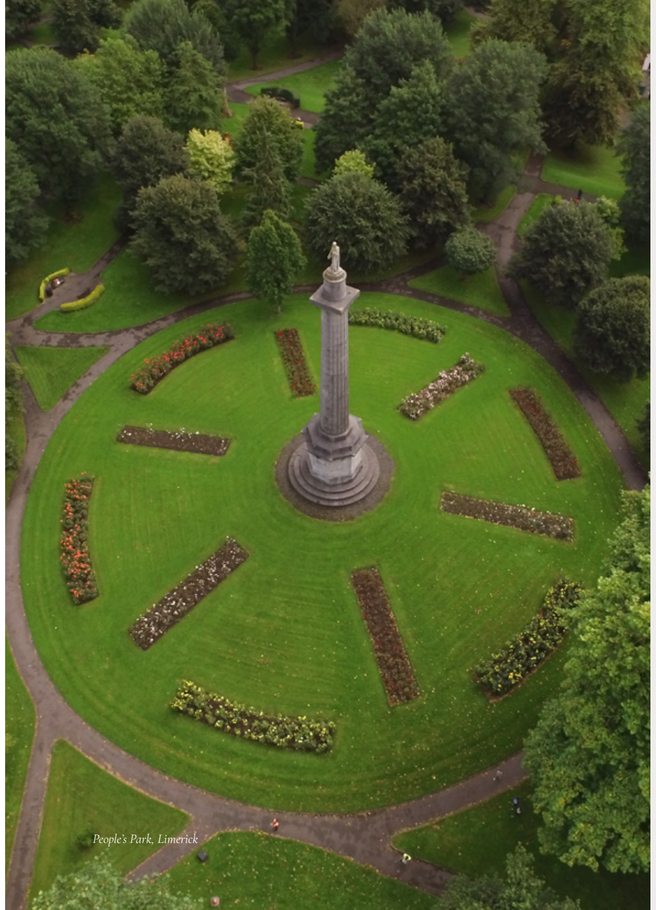
Troy Studios

Capacity: 340,000 sq. ft.
Jobs: 700+ jobs
Stage: Completed and operational

Project Summary

A statement of the ambition of the emerging Limerick, Troy Studios is the first fully let and operational facility in the Limerick Twenty Thirty portfolio. Located in the former Dell Factory on the outskirts of Limerick city, this 340,000 sq. ft. film hub includes 70,000 sq. ft. of sound stages with a 50ft. working height.

Troy Studios' decision to locate in Limerick can be linked to Limerick's hugely successful National City of Culture programme in 2014 when the true potential of this former industrial building was unveiled in its transformation into a 'Culture Factory' which hosted a number of critically acclaimed shows/events during the year-long programme.



People's Park, Limerick

Fireworks at Riverfest

The Treaty Stone

ONE
OPERA SQUARE

LIMERICK
TWENTY
THIRTY DAC

ONE
OPERA SQUARE

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