



# ONE OPERA SQ.

**NEW LANDMARK  
HQ IN THE HEART  
OF LIMERICK CITY**

LEADING THE WAY TO NET ZERO CARBON



**OPERA SQUARE,  
LIMERICK, IRELAND**



# ONE INSPIRING DEVELOPMENT ONE VIBRANT CITY

Welcome to One Opera Square,  
an exceptional 121,029 sq. ft.  
headquarter office building in  
Ireland's most future focused city.

INTRODUCTION

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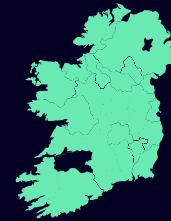
ONE OPERA SQUARE

ONE  
OPERA  
SQ.



# IT ALL HAPPENS HERE

A Top 10 City To Invest In Europe  
with tens of thousands of university  
and college students and 50% of  
the population under 35.



IRELAND'S  
**THIRD  
LARGEST  
CITY**

OVER ONE  
**MILLION PEOPLE**

within a 90 min  
radius



Limerick ranked first for FDI  
Strategy in the Micro European  
Cities of the Future category\*

**50%**  
GROWTH



Limerick is one of Ireland's  
fastest growing cities. It's  
population is set to  
increase by 50% by 2040.

**20**  
MINUTES

to Shannon  
International  
Airport



**EASY  
ACCESS TO  
THREE  
INTERNATIONAL  
AIRPORTS**

**3** MAJOR  
HIGHER  
EDUCATION  
INSTITUTIONS

**34,000**  
STUDENT  
population in  
Limerick



\*Source: <https://www.limerick.ie/council/newsroom/news/limerick-retain-top-spot-in-european-city-of-the-future-rankings>

# DIRECT FLIGHTS TO OVER 262 DESTINATIONS GLOBALLY



## GMT TIME ZONE

Conducive to business  
in Asia, Europe  
and the USA

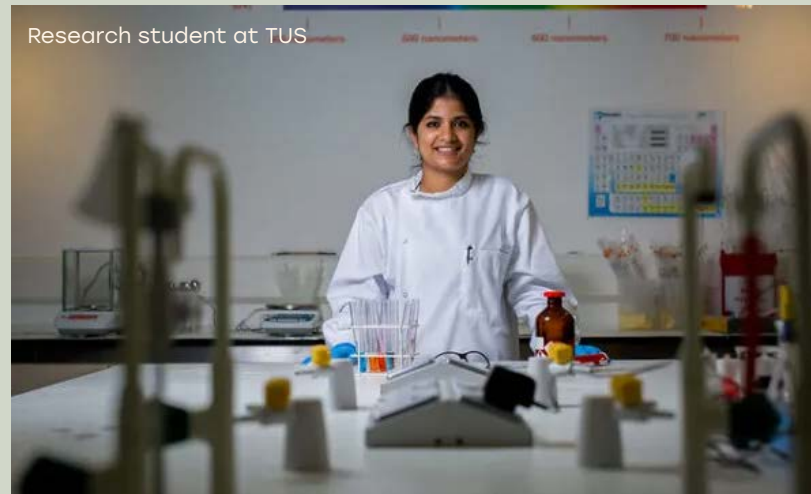
## THREE AIRPORTS

<b>Shannon</b>	20 mins
<b>Cork</b>	90 mins
<b>Dublin</b>	140 mins



# A YOUNG VIBRANT EDUCATED CITY

Limerick has an exciting pool of young, highly educated talent. UNESCO recognises Limerick as a City of Learning and the cutting-edge work of our third level institutions continue to contribute to it's reputation.



**3** MAJOR  
HIGHER  
EDUCATION  
INSTITUTIONS

Students from over  
**100**  
COUNTRIES

**10,000**  
GRADUATES  
every year within  
a 90 min radius



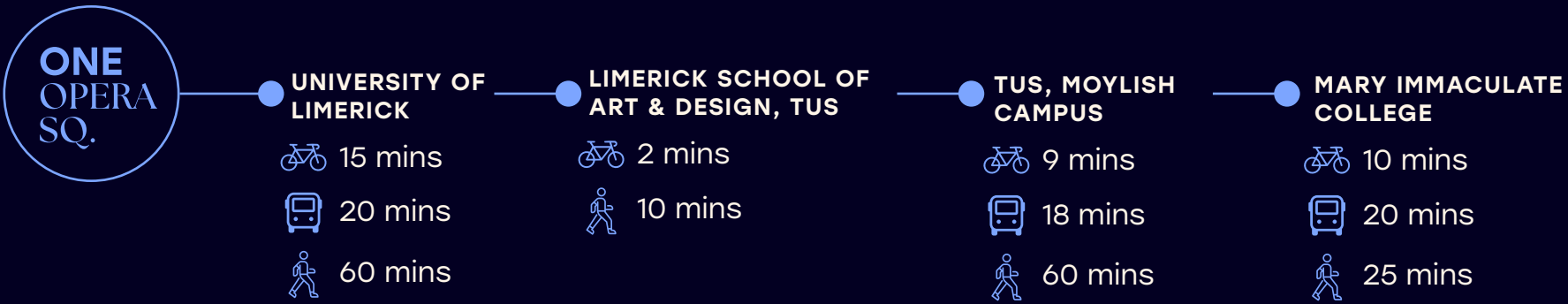


# ACCESSIBLE CONNECTED & SKILLED

Limerick is home to three renowned educational institutions - The University of Limerick (UL), Technological University of the Shannon (TUS) and Mary Immaculate College (MIC).

Together their strengths in engineering, applied sciences, business, technology and creative media, as well as education and liberal arts position Limerick as a hub for diverse academic excellence and innovation.

Situated in the heart of Limerick city, One Opera Square is centrally located ensuring easy connectivity to all campuses.





# FOLLOW THE LEADERS

With its unique location and strong emphasis on innovation, Limerick has become a proven destination for global FDI leaders, attracting numerous EMEA headquarters.



Verizon's new city centre office

**verizon**✓

**84,300** sq ft

Verizon signs deal for 84,300 sq ft office space in Limerick city centre



**1,400**

Northern Trust established offices in Limerick in 2007 and is home to 1,400 employees

**DELL**

**1991**

The Dell Limerick Campus was opened in 1991 by Michael Dell. It is home to over 1,000 team members

**Uber**

**2016**

Opened its first Centre of Excellence outside of the United States in Limerick City Centre in 2016

# IN GOOD COMPANY

The Mid-West of Ireland has welcomed investment from 150+ world-leading companies, employing 27,000 people.\*

BUSINESS

## Content & Business Services



## Financial



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## Technology



## Life Sciences



## Engineering



\*Source: <https://www.idaireland.com/getmedia/349292fd-aecf-43a8-8733-1c22b65b135a/IDA-Annual-Report-2023-PDF.pdf>



# EXCEPTIONAL QUALITY OF LIFE

Limerick is an attractive place to live and work, thanks to lower costs and higher disposable incomes.

## FOURTH MOST AFFORDABLE CITY

in an international survey of 297 cities

## 2ND HIGHEST INCOME



Limerick workforce have the 2nd highest level of disposable income in Ireland

## 24 MINUTES



average commute time

## 10,000 NEW HOMES

with planning within the Mid West region



Kayaking on the River Shannon



Limerick's Greenway





# LIMERICK AWAITS



Concerts at King John's Castle



Limerick City Gallery



Cliffs of Moher

LIMERICK



Adare Manor



Pegasus at Limerick's Riverfest



Ballyhoura

10

Limerick is a vibrant city where culture thrives at every turn. From colourful street art to the soulful sounds of live music, it pulses with creativity and diversity.

# 100 FESTIVALS

celebrating arts,  
culture, and music



**WILD ATLANTIC WAY**  
SLÍ AN ATLANTAIGH FHIÁIN  
**GATEWAY  
CITY**

## RICH HISTORY

Dating back to the Vikings  
(and a charter older than London),  
Limerick promises so much.



**ONE  
OPERA  
SQ.**



# EVERYTHING WITHIN REACH

Limerick is a walkable city with amenities within a 15 minute walk of Opera Square.

## MUSEUMS & ATTRACTIONS

- 1 - The Hunt Museum
- 2 - International Rugby Experience
- 3 - Limerick Museum
- 4 - Belltable Arts Centre
- 5 - Ormston House
- 6 - The Limerick City Art Gallery
- 7 - The Peoples Museum of Limerick

## HOTELS

- 1 - The George
- 2 - The Savoy
- 3 - The Strand
- 4 - No1 Pery Hotel
- 5 - The Old Quarter Townhouse Hotel
- 6 - Bedford Row Hotel

## 3<sup>RD</sup> LEVEL INSTITUTES

- 1 - Technological University of Shannon (TUS)
- 2 - University of Limerick (UL)
- 3 - Limerick School of Art and Design, TUS
- 4 - Mary Immaculate College
- 5 - University of Limerick City Centre Campus

## CAFES, BARS & RESTAURANTS



- 1 - The Locke Bar
- 2 - Treaty City Brewery
- 3 - The Cornstore
- 4 - Angel Dust
- 5 - Klaud 9 Coffee
- 6 - Rift Coffee
- 7 - Canteen
- 8 - Fika Coffee
- 9 - Aura
- 10 - GUJI coffee
- 11 - OAHU
- 12 - House Limerick
- 13 - Tom Collins
- 14 - The Commercial
- 15 - Mickey Martins
- 16 - Doh Pizza
- 17 - Mother Macs Pub
- 18 - Sodalicious
- 19 - The White House Bar
- 20 - Texas Steakhouse
- 21 - MIA
- 22 - Milanoes
- 23 - Sptijacks
- 24 - The Buttery
- 25 - Bedford Row Cafe
- 26 - Cafe Nero
- 27 - Wickham Way Market
- 28 - Crew Brewery
- 29 - Rossis
- 30 - The Nook
- 31 - Abbey Coffee
- 32 - Katy Dalys

**TUS**  
10 mins drive  
12 mins cycle

**UL**  
13 mins drive  
17 mins cycle

**THOMOND PARK**  
8 mins drive  
10 mins cycle

**MARY I COLLEGE**  
8 mins drive  
9 mins cycle

 Bike Share Station  Bus Stops



LOCATION

11

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# INTRODUCING OPERA SQUARE



Opera Square Central Plaza

Opera Square includes the largest new civic space to be created in Limerick City Centre in over 100 years.

The project blends new next generation structures with 16 carefully preserved heritage buildings.

Set around a large pedestrianised square, it includes library, hotel and leisure spaces, and places to live and work.

OPERA SQUARE

12

**3.7** ACRE  
MIXED  
USE  
PROJECT

**16**  
RESTORED  
HERITAGE  
BUILDINGS

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# OPERA SQUARE SUSTAINABLY TRANSFORMING LIMERICK





TRANSFORMATIONAL.  
SUSTAINABLE.  
REMARKABLE.



Central library interior



Granary Building

14



Integrated restored buildings

This thoughtfully designed development, centrally located and just moments from the River Shannon, further signals Limerick's ambition to be a destination for international business and FDI.



# PRESENTING **ONE OPERA SQUARE**

One Opera Square is a monument of first-class architecture, featuring five storeys of light-filled, highly flexible workspace in a pivotal location in Limerick City Centre.



ONE OPERA SQUARE

15



# ONE OPERA SQUARE

## HOW IT ALL ADDS UP



**100%**  
electric building



**100** bike spaces  
with 15 folding  
bike lockers

**58**

car  
spaces



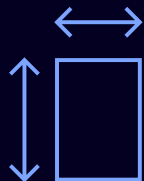
**6**

electric car  
charging  
stations



**5**

storeys of Grade  
A office space



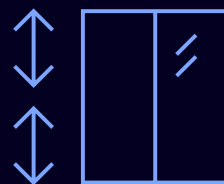
**15,500-  
23,680** sq.ft  
floorplates

**3m**

floor  
to ceiling  
height



**7,480** sq.ft  
of private  
terraces



double height  
entrance lobby



# AN EXCEPTIONAL FIRST IMPRESSION

The spacious corporate reception area features a double height ceiling to create an air of openness and welcome. Natural light floods through towering windows which provide stunning views of the extensive public realm.





# A BEACON OF SUSTAINABLE INNOVATION

LEED Platinum status reflects the highest standard of green building excellence. One Opera Square not only helps your company to achieve it's Net Zero Goals, minimising environmental impact but also enhances employee well-being and productivity.

Allow One Opera Square to showcase your organisation's commitment to sustainability.



## REAL RESULTS

Deliver business results through sustainable design



**WELLNESS EXPERIENCE**



**EMPLOYEE PERFORMANCE**



**WORKPLACE FLEXIBILITY**



**OPERATIONAL CARBON**



**OPERATIONAL COSTS**



**ENERGY USAGE**



# NEXT GENERATION SUSTAINABILITY

One Opera Sq is targeting internationally recognised certification of LEED platinum and WELL Platinum making it one of the most sustainable workspaces in the world. This Building is EU Taxonomy Compliant.



LEED certification is a global standard for sustainable buildings, using 25% less energy and reducing costs by 19%. This building will achieve Platinum Standard LEED Certification.



The WELL Building Standard promotes spaces that enhance health and well-being through design, operations and policies. It includes strategies that aim to enhance human health through design interventions, and operational protocols and policies.



One Opera Square aims for a WiredScore Platinum rating, ensuring top-tier digital infrastructure to meet current and future tenant needs. This recognises that technology is integral to modern and thriving businesses and organisations.



The Nearly Zero Energy Building Standard mandates high energy efficiency and significant renewable energy use for new buildings owned by Public Sector bodies.



The Building Energy Rating (BER) scale goes from A to G, with A being the most energy efficient.

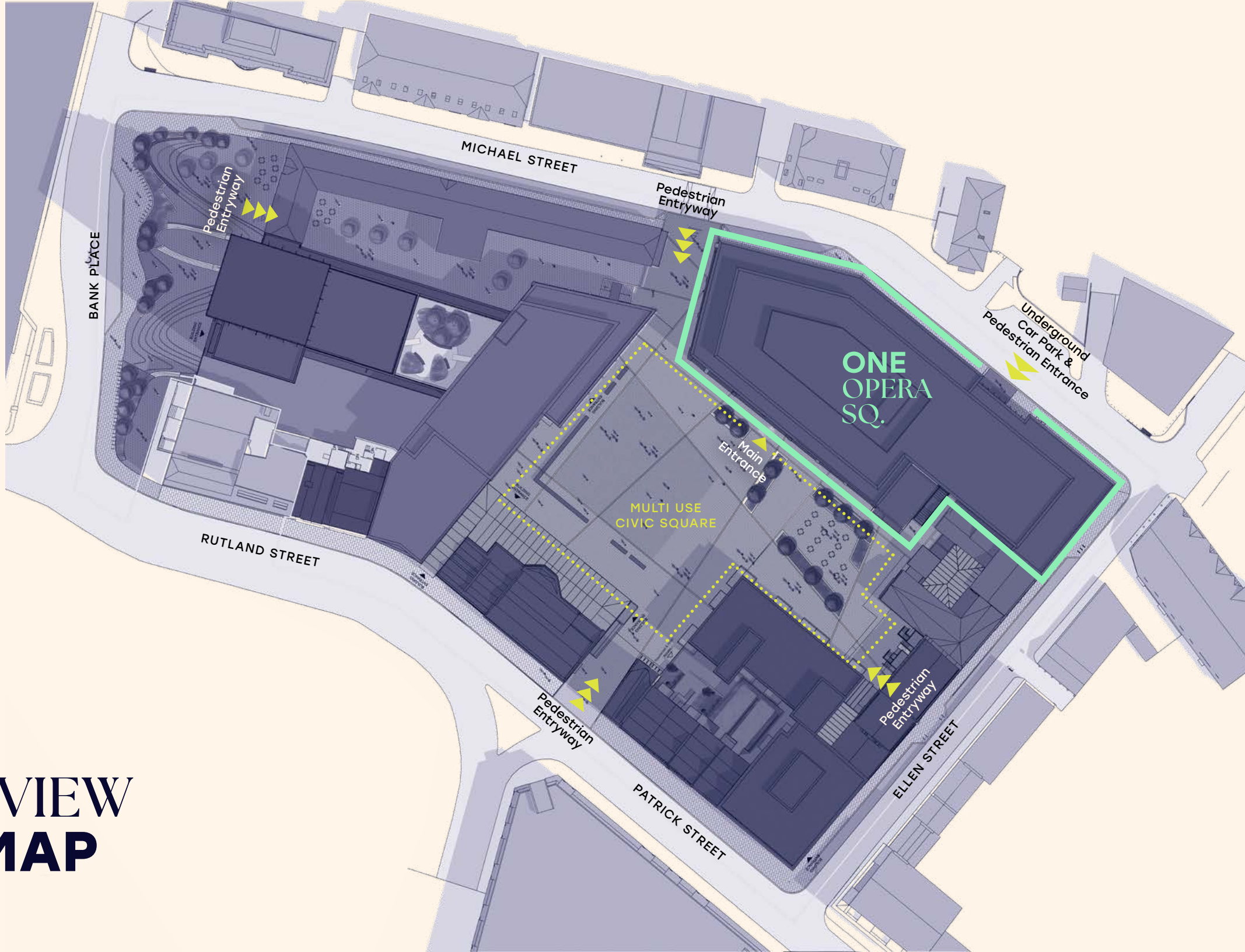


# SCHEDULE OF ACCOMODATION



FLOOR	IPMS 3 (SQ. FT.)
<b>ONE OPERA PLAZA</b>	
Ground Floor - Retail	9,914
Ground Floor - F&B	4,263
First Floor	23,045
Second Floor	23,605
Third Floor	23,767
Fourth Floor	20,904
Fifth Floor	15,532
TOTAL	121,029
Fourth Floor Terrace	2,670
Fifth Floor Terrace	4,811
<b>OFFICE TOTAL AREA</b>	<b>106,853</b>
<b>TERRACE AREA</b>	<b>7,480</b>

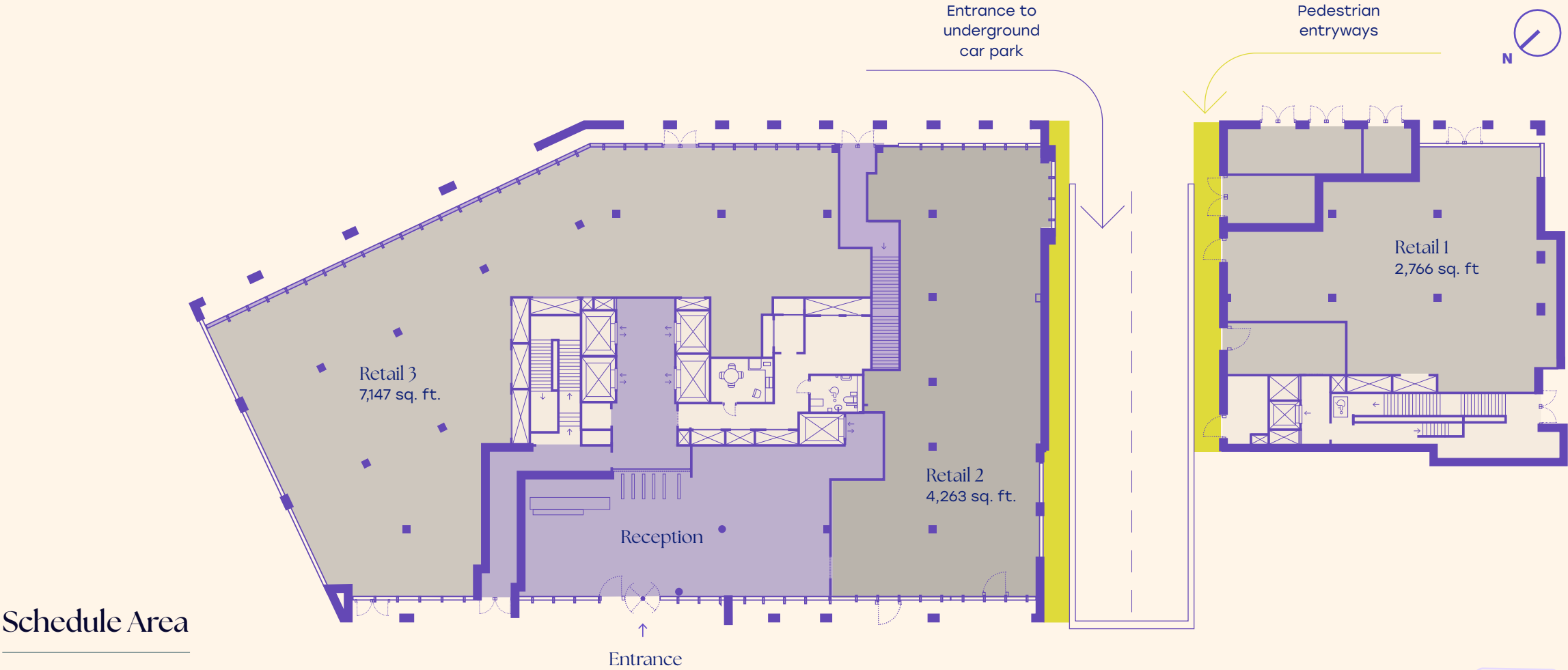




# OVERVIEW SITEMAP



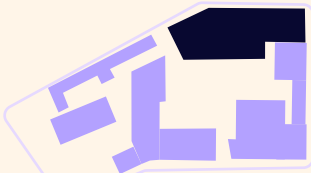
# RECEPTION & RETAIL GROUND FLOOR



## Schedule Area

- Reception:
- Retail Spaces

Floorplans not to scale.



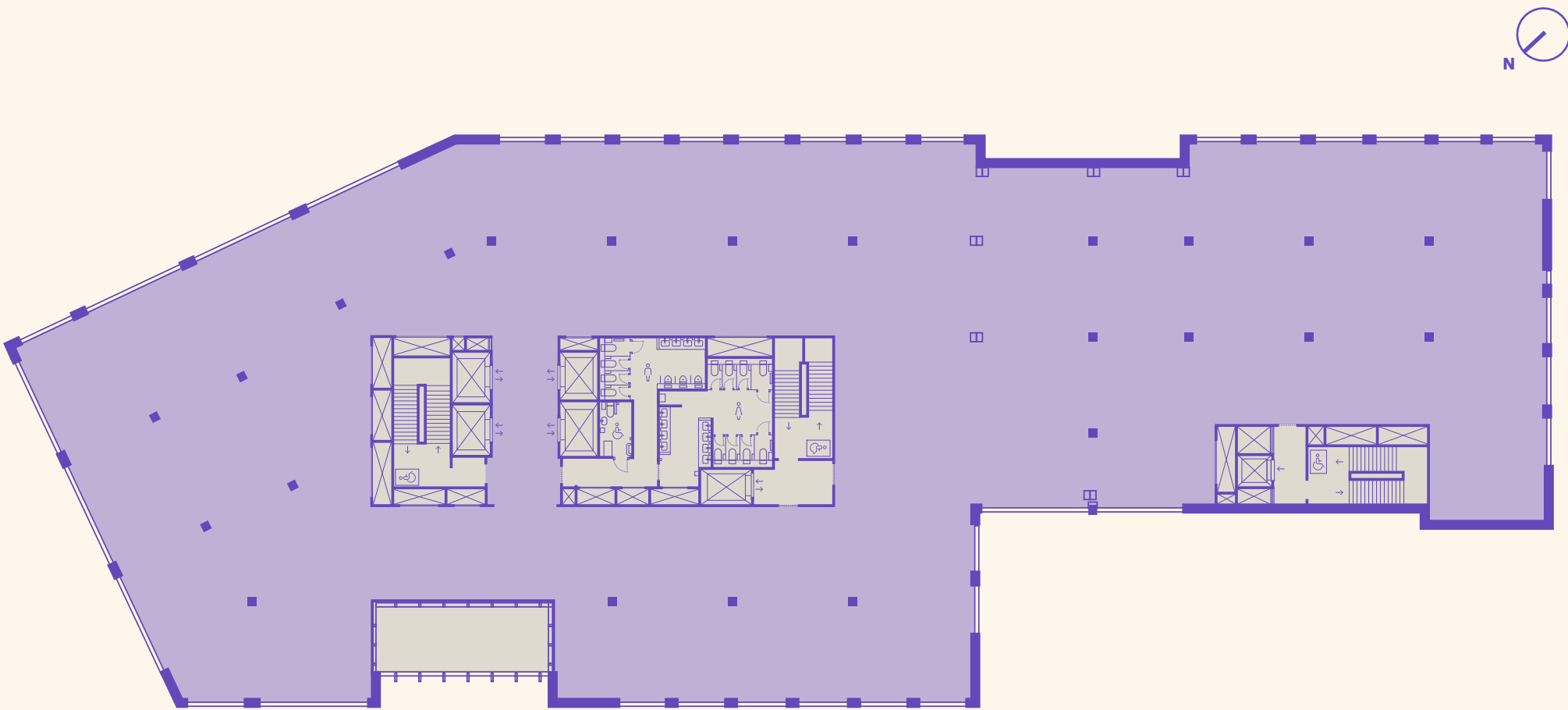
Site Map



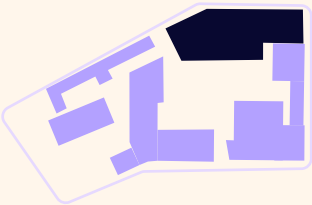
# TYPICAL FLOOR

## FIRST FLOOR

Net area  
23,045 sq. ft.



Floorplans not to scale.

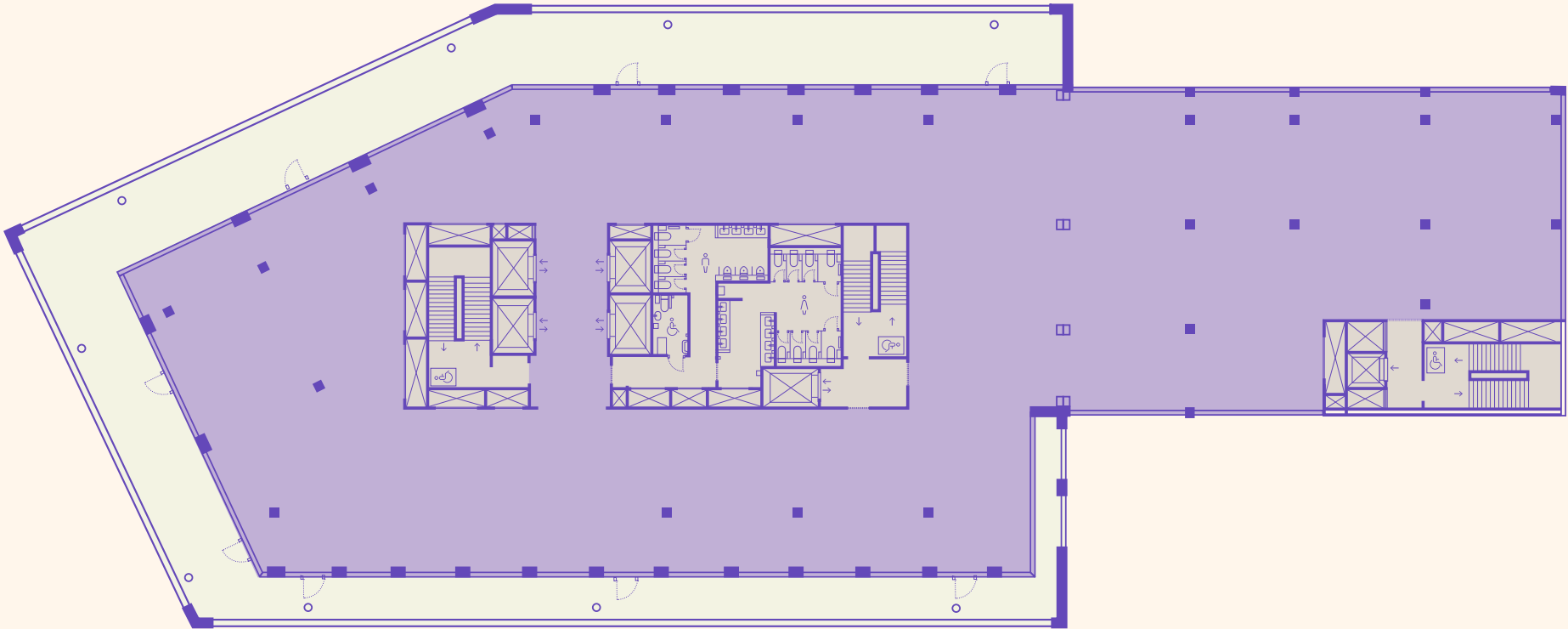


Site Map

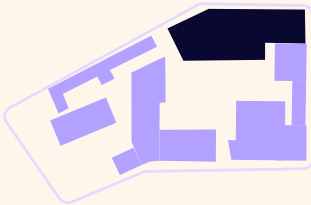


# ROOFTOP FIFTH FLOOR

Net area  
15,532 sq. ft.



Floorplans not to scale.



Site Map

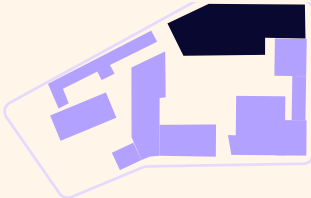


# SINGLE TENANT SAMPLE LAYOUT

Net area  
23,045 sq. ft.

## Schedule Area

- Kitchen/Dining
- Workstations
- Collab Area/Breakout
- Meeting rooms
- Client Lounge/Arrival
- Wellness Suite
- Landlord Area



Site Map



# SPECIFICATIONS & KEY FEATURES

## SUSTAINABILITY & BUILDING CERTIFICATION

One Opera Sq. will operate free of fossil fuels, leading the way in sustainability for developments in the greater Limerick region. Certification of the completed building includes LEED Platinum, WELL Platinum, WiredScore Platinum, nZEB and BER A3.

## LAYOUT

- Generous double height entrance lobby
- The building has a primary central core with 4 lifts, 2 stairs
- Floorplates range from c. 1440- 1940 sq. m.
- ‘End of trip’ cycle facilities and changing rooms are located in the basement.

## BASEMENT

- Changing Rooms
- Cycle Facilities
- 100 no. (double stacked)
- 15 no. folding bicycle lockers and bicycle services area
- Separate drying room with ‘drying cage’ lockers for staff

## PARKING & DELIVERIES

- 58 standard spaces (including 6 no. electrical car charging spaces)
- 3 no. accessible spaces (including 1 no. electrical car charging spaces)

## STRUCTURE

- Reception floor height - 3500mm (with double height void over entrance)
- Office floor to u/s of ceiling 3000mm (785mm ceiling & services zone generally)

## EXTERNAL FINISHES

- **Façade:** Clay brick, curtain walling with powder coated aluminium cills, window reveals & fins, clear & opaque glazing.
- **Roof:** Landscaped roof terraces on 4th & 5th floors. Louvred screened plant enclosure and PV arrays to main roof.
- **Main Entrance:** Power assisted revolving door with adjacent pass door
- **Other Doors:** Glazed with powder coated aluminium frames

## INTERNAL FINISHES

### RECEPTION

- **Walls:** Clay brick to match external envelope
- Painted plasterboard & hardwood timber linings
- **Floors:** Large format stone effect ceramic tiles
- **Ceilings:** Perforated metal acoustic tiles with feature plasterboard trims
- **Reception Desk:** Quartz worktop with hardwood and anodised stainless facings

### LIFT LOBBIES

- **Walls:** Large format ceramic tiles. Hardwood timber linings
- Anodised stainless lift reveals and full height overhead panels
- **Floors:** Large format ceramic tiles
- **Ceilings:** Perforated metal acoustic tiles

### TOILETS

- **Walls:** Ceramic tiles
- Solid surface lining to match vanity units
- **Floors:** Ceramic tiles
- **Ceilings:** Painted plasterboard
- **Doors:** Hardwood finished solid core doors
- **Partition:** Full height high pressure laminate IPS panelling system
- **Sanitaryware:** Wall hung pans with concealed cisterns
- **Vanity units:** Solid surface with countertop basins and mirrors

### BASEMENT CHANGING ROOMS

- **Walls:** Ceramic tiles. Solid surface lining to match vanity units
- **Floors:** Ceramic tiles
- **Ceilings:** Painted plasterboard
- **Doors:** Hardwood finished solid core doors
- **Partitions:** Full height high pressure laminate IPS panelling system
- **Sanitaryware:** Wall hung pans with concealed cisterns
- **Vanity units:** Solid surface with countertop basins and mirrors
- **Fittings:** Changing benches, lockers, hand dryers, towel & ironing station

### LIFTS

- 4 No. 21 person passenger lifts in Mam Building Core. traveling from Basement Level to 5th Floor
- 1 No 8 person lift in Core 2 also traveling from Basement Level to 5th Floor.
- The Main Core is also fitted with a 1600kg Goods Lift traveling from Basement Level to 5th Floor.

## MECHANICAL INSTALLATIONS

### ENERGY CENTRE

- The primary energy source to heat and cool the building is from multifunction air to water heat pumps.

### ABOVE GROUND SOILS AND WASTES

- The above ground soils and waste installation is a primary ventilated Type I system.

### RAINWATER HARVESTING/ IRRIGATION

- A rainwater harvesting system is included and consists of a network of uPVC pipework.

### MAINS WATER

- Mains is provided from the incoming mains which runs to the basement of the site.

### AIR CONDITIONING AND VENTILATION SERVICES

- Fresh air will be supplied at a rate of 12 litres per second per person and at an occupancy of 1 person per am• to the general office spaces with a 10% design margin to allow for future meeting rooms I conference rooms etc.
- Supply and Return air insulated ductwork runs to each floor delivering fresh air to the rear of the FCU's and removing stale air via a return air ceiling plenum with return air grilles in the ceiling grid.
- 4-pipe FCU's provide heating and cooling to the offices facilitating optimum zoning and comfort conditions outlined in this report. The average ratio of FCU's would be circa. 1/45m².
- A separate roof mounted AHU provides supply and extract air for all landlord areas including toilets & back of house facilities.

### FIRE PROTECTION SERVICES

- Dry risers are provided at each fire stair core complete with landing valves and twin inlet breeching pieces.
- First a d firefighting appliances are provided as required.
- Fire I smoke rated ductwork is provided as required for basement lift and bin lobbies.
- A smoke extract system by is provided in the fire cores which will comprise of a duty/ standby extract fan system mounted at roof level connected to a fire rated smoke shaft which has motorised dampers and grilles off each lift lobby complete with differential pressure sensors and control panels as required.

## MECHANICAL INSTALLATIONS

- The smoke extract system is to be used by the fire brigade as required.
- Life-safety back-up generator air intake & exhausts and combustion air flue are provided from the life-safety generator in the basement

## ELECTRICAL INSTALLATIONS

### EMERGENCY LIGHTING

- An addressable emergency lighting installation will be provided to all areas to identify emergency escape routes in the event of loss of mains power. The system will operate for a 3-hour period. The emergency lighting installation will be designed to comply with the IS3217:2013 Standard for Emergency Lighting.
- Emergency lighting will be provided by a fully addressable system comprising self-contained LED luminaires incorporating battery packs, and self-contained exit signage as appropriate and required

### ACCESS CONTROL SYSTEM

- The system will be designed and shall be installed to provide cover to the main core, main entrances, basement car park, tenant main entrance doors to floor space and entrance points to the building at ground floor level only the office building.

### CCTV SYSTEM

- The system will be designed and shall be installed to provide cover to all main cores, main entrances, car park and entrance points to each building at ground level.

### ICT SYSTEM

- The installation of a structured ICT cabling system will be carried out by individual tenants within their demise. Cable containment systems will be provided in the vertical risers to link each tenant floor to the basement comms room.

## UTILITIES

### ESB SERVICES

- A new ESB Medium Voltage (MV) Substation will be provided to serve One Opera Square plus the basement car park area.

## MECHANICAL DESIGN CRITERIA

### OCCUPANCY DENSITIES

- **Offices:** 1 person per 8m²
- **Sub-letting frequency:** 2 Tenants per floor (1st to 5th)

## BUILDING MANAGEMENT SYSTEM

- The mechanical services plant and equipment are controlled by a complete system of electronic and electrically operated equipment to provide full environmental control from stand-alone direct digital controllers housed within centrally located control panels located in the plantrooms of the office building. The building is provided with its own front end Building Management System (BMS) with a Graphic User Interface (GUI).

### FIRE SERVICE

- Fire detection and warning system is based upon simultaneous evacuation in line with Building Control requirements and it is proposed to provide an automatic fire detection and alarm system throughout the building, which will achieve an L 1 standard. The fire detection and alarm system will comply with 1.5 3218: 2013: + A 1 2019 Code of practice for fire detection and alarm systems for buildings. This ‘open protocol’ system serves the landlords areas with tenant interface panels to each individual office tenancy.

## PROTECTIVE INSTALLATIONS

### SECURITY SYSTEM

- Central security system with access control on main points of access to the tenant demise. Infrastructure will be in place for tenant to install their own intruder alarm.

### COMMUNICATION INSTALLATION

- Cable trays are provided in risers to all tenant floors. Communications installation by tenant.



# ONE OPERA SQ.

## DEVELOPMENT TEAM



Treaty Stone Partnership DAC, a state-owned development partner between Limerick Twenty Thirty and the Ireland Strategic Investment Fund, is leading the development of One Opera Square. Offering occupiers the benefit and security of a state backed developer. Treaty Stone Partnership is a Social Impact Investor.



## PROFESSIONAL TEAM

PROJECT / COST MANAGEMENT	COGENT ASSOCIATES
ARCHITECTS	COADY ARCHITECTS
CONTRACTOR	SISK
LANDSCAPE ARCHITECTS	MITCHELL & ASSOCIATES
BUILDING SERVICES ENGINEERS	JV TIERNEY & CO
CIVIL & STRUCTURAL ENGINEERS	PUNCH CONSULTING ENGINEER
BUILDING CERTIFICATION	CATALYST
FIRE/DAC CONSULTANT	MAURICE JOHNSON AND PARTNERS
SUSTAINABILITY CONSULTANTS	MEEHAN GREEN

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# ONE OPERA SQ.



LEADING THE WAY TO NET ZERO CARBON



**TREATY STONE** DAC  
PARTNERSHIP