A new perspective

Capital Dock by Kennedy Wilson is a unique development, providing unparalleled opportunities to avail of premium office space and 21st century style living in a spectacular city centre waterfront location.

Inspired by the quayside trading heritage of the River Liffey and Grand Canal Dock, and by the more recent commercial urban regeneration of the South Docklands, the flexible & bespoke design options of Capital Dock will undoubtedly complement the premium office aspirations of any business.
A unique urban quarter with a prime waterfront location

Spectacular strategic location
Capital Dock is a unique city centre location bounded on three sides by canal and riverside promenades. Extending to 4.8 acres and incorporating a creatively landscaped square and recreational parkland, Capital Dock is set to offer businesses, residents and visitors exceptional standards in terms of 21st century living and working.

Capital Dock is a landmark office, residential and retail development in a pivotal location within Dublin’s thriving Docklands business district.

A new commercial and social hub
Capital Dock has been masterplanned by international real estate specialists Kennedy Wilson to create a work, living and leisure space that is exceptional for a city centre.

Contemporary, multi-aspect office buildings are designed to adapt to the requirements of modern businesses, with expansive and flexible floor plates affording multiple layout configurations.

Stunning panoramic views, natural lighting and quality lifestyle amenities make for an inspiring workplace that fosters collaboration and stimulates productivity.
A contemporary urban living space
Capital Dock is the culmination of Dublin's buoyant South Docklands business district, a haven for leading international firms that prospers with all-day activity. Rich in lifestyle amenities, the area offers a diversity of cultural, casual dining, convenience and leisure options that is unique to the city. Capital Dock will add to this range of choice with its own quality establishments, many with appealing waterfront views.

A destination address
All the city’s major transport systems facilitate easy commutes to Capital Dock from the Greater Dublin Area. High-frequency services by DART, Luas light rail networks and Dublin Bus cater for the thousands of knowledge workers in the district and there are multiple Dublin Bike stations for quick city access. Two proposed bridges will further enhance connectivity for pedestrian and public transport traffic.

Located in the heart of the Grand Canal Dock with its superb array of lifestyle amenities and 20 minutes from Dublin International Airport, Capital Dock offers the perfect European headquarters location for global businesses.
Contemporary building design
Renowned architects O’Mahony Pike return to an area whose skyline they have already redefined with a series of landmark buildings (Google, State Street Bank & Millennium Tower). Designed to maximise efficiency, comfort and well-being, Capital Dock’s sustainable, LEED Gold rated buildings will enhance the site’s unique openness and waterfront location; their sleek, unobstructed spaces maximizing both the views and use of natural lighting.

Inherently flexible floor plates
Capital Dock’s expansive, grid-based floor plates offer occupiers the freedom to adapt offices to their bespoke needs from a choice of multiple layout configurations, promoting team interaction and simplifying the ease of subdividing offices into group and private spaces.

Meticulously planned by award-winning architects, the buildings of Capital Dock are purpose-designed for contemporary businesses with agile, efficient floor plates that are responsive to changing workforce requirements.
Capital Dock’s two waterfront office buildings, Blocks A & B, offer a range of office accommodation options.

- Combined together, they create a significant single tenant headquarters totalling 225,859 sq. ft.
- Individually let, Blocks A & B provide extensive areas of 128,220 sq. ft. and 97,639 sq. ft. respectively for two separate corporate occupiers.
- A horizontal division of both buildings combined allows for individual floor lettings.
- A further vertical division of the buildings could create four separate office spaces of ample scale, ideal for mid-sized businesses.
Office buildings A+B

Level 7

Building A

Office building C

Ground Floor Office Space

Office building C

Ground Floor Office Space

All area dimensions are NIA. All area dimensions are NIA.
Office building C
Typical Floor Plan

Building C
Not to scale. All area dimensions are NIA.

Office building C
Level 7

Not to scale. All area dimensions are NIA.
Founded in 1977, Kennedy Wilson now ranks amongst the leading forces in international property, with 25 offices in key global cities and a development pipeline of commercial, residential and mixed-use schemes totalling 1 million square feet. The firm has an important presence in Dublin, employing over 30 people in its Irish office to manage a significant investment and development portfolio. The Irish team has individual and collective experience across a range of jurisdictions that spans decades, delivering over 10 million sq. ft. of commercial space. Construction works in Dublin to the value of over €100 million have been committed to in 2015.

For more information, visit www.kennedywilson.com

LEED Gold building specifications

Superb specification as standard

The offices at Capital Dock have been designed to international LEED Gold standard with a building specification to include:

- Expansive reception lobbies and common areas finished to the highest specification
- Secure basement car parking & bicycle storage with capacity for electrical car charging points
- Generous building amenities including showers & charging facilities with provision for an optional gym facility
- A total of 9 high speed passenger lifts, accessible from Reception, in Blocks A (5 lifts) & Block B (4 lifts) with 2 additional service lifts to the rear
- 4 high speed passenger lifts, accessible from Reception, in Block C with an additional service lift to the rear
- Flexible floor plate design options to provide for optimum occupation and subdivision
- Highly efficient and flexible mechanical & electrical design to accommodate occupancy levels of 1 person per 8m²
- Panoramic floor to ceiling solar reflective glass on all floors
- Extensive balconies on upper floors
- 2.875m clear floor to ceiling height and 3.575m slab-to-slab
- Raised access floors with expansive voids of 200mm
- Acoustic perforated metal suspended ceiling tiles with ceiling void of 500mm
- Four-pipe fan coil unit air conditioning systems to provide for maximum tenant design flexibility & efficiency
- High energy efficiency long life LED lighting

A wealth of experience

Kennedy Wilson is a NYSE-listed (NYSE:KW) real estate investment company with major offices in Dublin, London, Tokyo and Los Angeles. The company currently manages over $18 billion of property assets worldwide, including $8 billion in Europe.
Developer & professional team

Developer: Kennedy Wilson in conjunction with NAMA

Lead Architects
- MAHONY PIKE

Quantity Surveyor
- AECOM

MBE Consultants
- axiseng

CGIs & Visualisations
- MMD Modelworks

Ecologist
- scott cawley

Noise, Vibration, Air Quality & Waste Management
- awn consulting

Sunlight, Daylight & Lighting
- EQ2 Light

Landscape Architect
- Dermot Foley

Planning Consultants
- SLA

Civil & Structural Engineers
- Waterman Moylan Engineering Consultants

Fire Consultant
- Maurice Johnson & Partners

Façade Engineer
- bba

Archaeology & Architectural Heritage
- IAC

Wind Study
- RWDL

Architectural Conservation
- Architectural Conservation

Branding & Marketing
- ORIGINATE Creative

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