

An aerial photograph of a modern building's courtyard. In the center, two people are walking on a light-colored paved area, casting long shadows. The courtyard is surrounded by building balconies with various railings: some have black and white checkered patterns, others have horizontal wooden slats, and one has vertical metal bars. A balcony on the right features orange outdoor furniture. The overall scene is brightly lit, suggesting a sunny day.

# NOVA ATRIA

SOUTH





**NOVA**ATRIA  
SOUTH

# New ideas, for people who work differently.

Welcome to Nova Atria South, Dublin's smartest business destination. Part of the Nova Atria complex, this striking office building has been redesigned to foster creative and collaborative working, offering six floors of flexible, light-filled space, configured to suit your needs.

Computer generated image is indicative only  
Computer generated image on front cover is indicative only



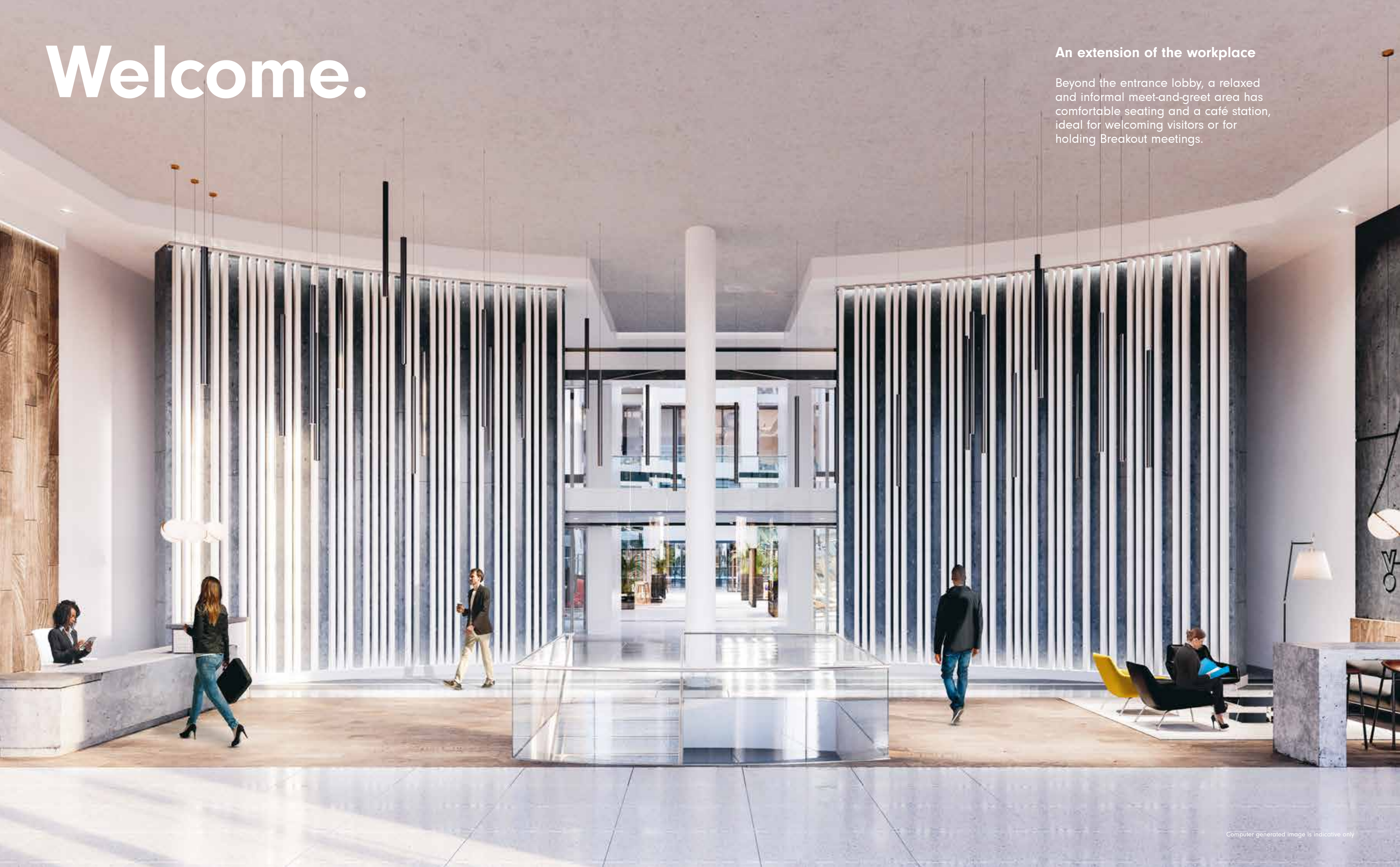




# Welcome.

## An extension of the workplace

Beyond the entrance lobby, a relaxed and informal meet-and-greet area has comfortable seating and a café station, ideal for welcoming visitors or for holding Breakout meetings.



# Relax. You're at work.

Flooded with natural light, the building's spectacular central atrium is the perfect place to take a break and chat with colleagues or relax with some recreational games.



Natural  
light  
**Grand  
atrium**  
Table  
tennis  
**Table  
football**  
Chess





Catch up with a client over coffee, brainstorm ideas over brunch, or challenge your team to a game of table football or giant chess.





**Flexible space  
for people  
that innovate.**



Microsoft salesforce sage TULLOCH HOSTELWORLD MasterCard Vodafone salesforce Fleetmatics HAYMA PEARSE TRUST Regus SERVICESOURCE™ Google MARS dun&bradstreet

You're in good company at Sandyford – neighbouring occupiers include a lively mix of offices, shops, restaurants and hotels, as well as a gym and childcare academy.

Grafton Group plc  
Computershare  
Smith & Williamson  
PREPAY POWER.ie  
Google

AIB  
Ulster Bank  
Bank of America Merrill Lynch  
AIB

Chill INSURANCE

M50

Clayton Hotel

Leopardstown Retail Park

DUBLIN BUS  
11, 47, 75

AIRCOACH  
114, 116

BUS 143

LUAS  
SANDYFORD STATION

NOVAATRIA  
SOUTH

LUAS GREEN LINE

Londis  
Café  
Togo

La Dolce Vita

Barista's Café  
China Sichuan

HSE

LUAS  
STILLORGAN STATION

Park  
Academy  
Childcare

Ben  
Dunne  
Gym

Beacon  
Hospital

The  
Beacon  
Hotel

Beacon  
South  
Quarter

Aldi

DUNDRUM  
TOWN CENTRE  
8 MINUTES





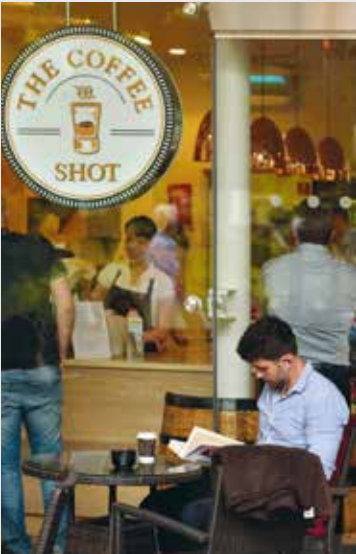
# Work. Life. Balance.

Grab a quick lunch from a café, browse the local shops, or enjoy dinner and cocktails after work with friends.



## Café culture

Refuel with a sandwich or pastry from cafés like Coffee Shot or Café Togo.



## Local flavour

Musashi Noodles and Sushi, La Dolce Vita and China Sichuan are a five-minute walk away.



## Baan Thai

Striving to serve the best and most authentic Thai cuisine in Ireland.

## Leopardstown racecourse

The home of the Irish Champions Weekend is just a five-minute car journey.



## The Beacon Hotel

The ideal venue for hosting cocktails, dinner parties and corporate guests is just a six-minute walk away.





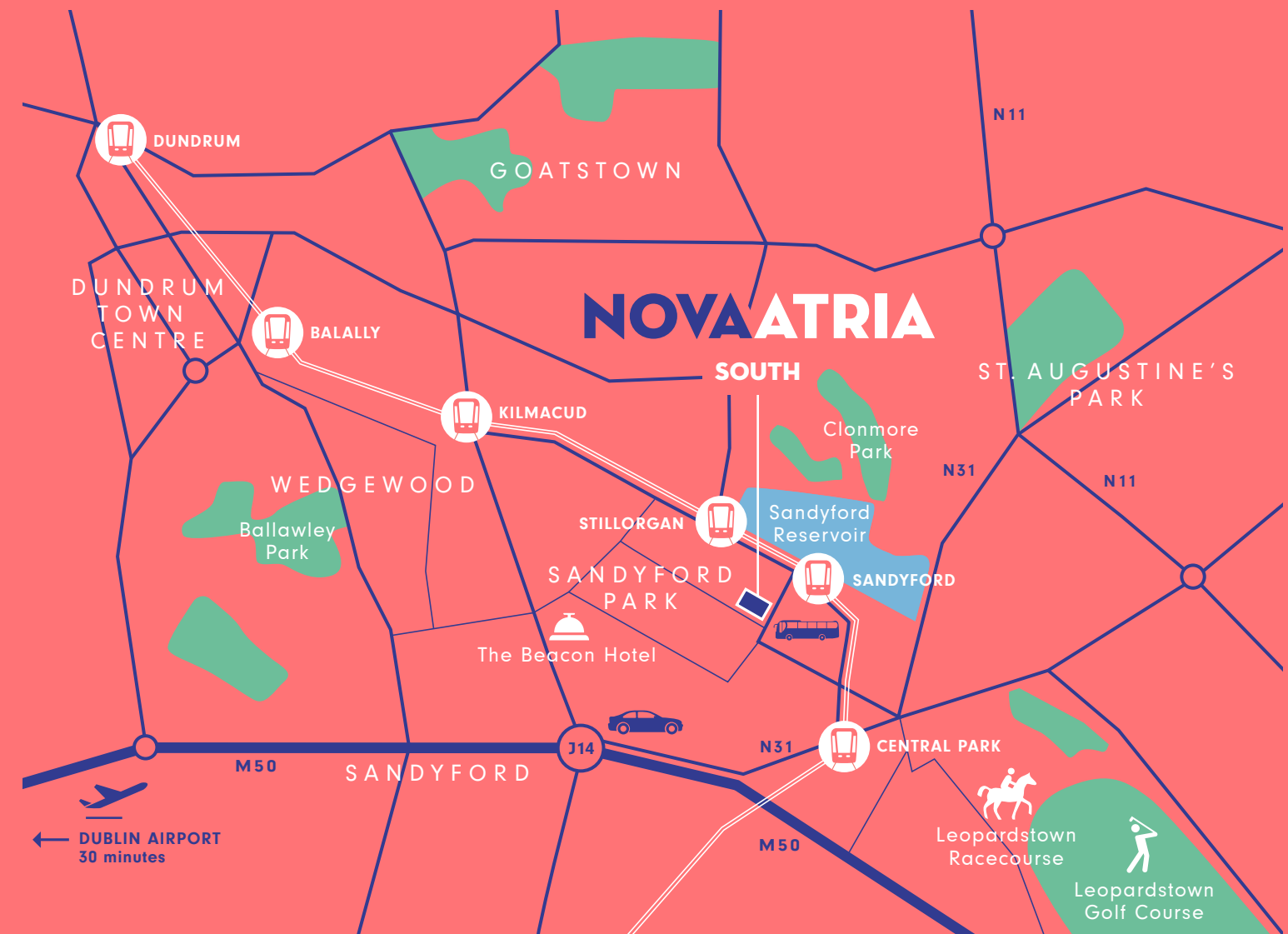


# For people on the go.

Nova Atria South enjoys fantastic connections to Dublin city centre, just a short journey by car, bus or tram, and the Dublin Aircoach leaves from right outside the building.

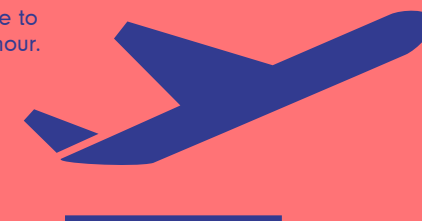
## Bus routes and Aircoach

The building's own bus stop is served by routes 11, 47, 75, 114, 116 and 143. Aircoach offers a frequent coach service to Dublin Airport, departing just a few minutes' walk from Nova Atria South.



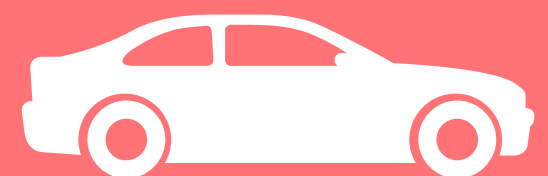
## By air

Dublin Airport is just 30 minutes by car, or catch the Aircoach directly outside to arrive in just under an hour.



## Road network

The complex is conveniently located just off Junction 14 of the M50, and the N11.



## Tram links

LUAS Green Line station, just a three-minute walk away, connects to Dundrum Town Centre in eight minutes and St. Stephen's Green in just 18 minutes.



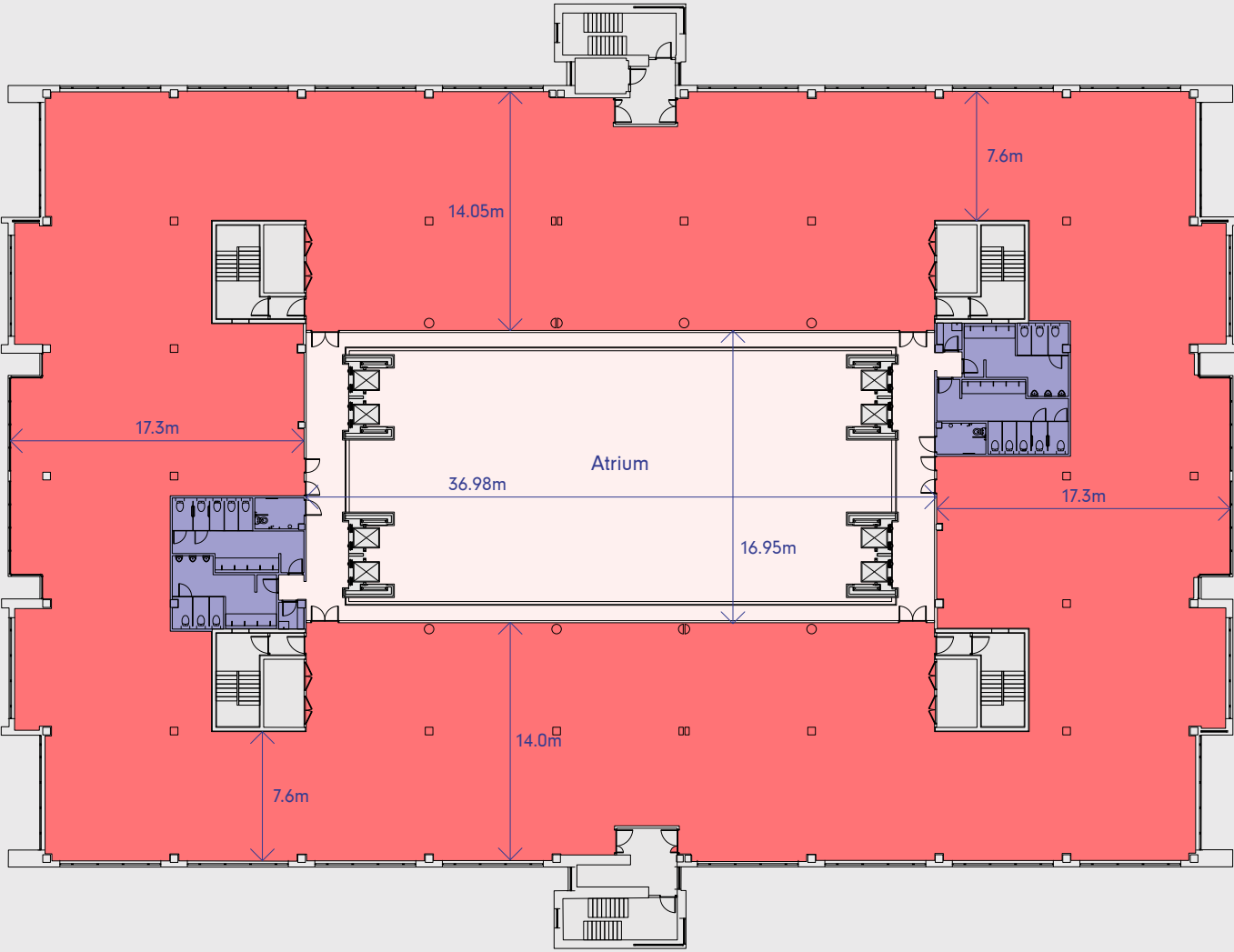
# Flexible workspace.

Six floors of adaptable workspace can be easily configured to suit any style of working for today's modern workforce.

### Schedule of areas

Floor	Gross internal floor area (sq m)	Gross internal floor area (sq ft)
Fifth	2,610	28,093
Fourth	2,755	29,654
Third	2,746	29,557
Second	2,626	28,266
First	2,442	26,285
Reception and atrium	906	9,752
Ground floor office	1,542	17,158
Storage	312	3,356
Total	15,939	172,121

Typical upper floor  
2,684 sq m



Lettable space  
Bathrooms

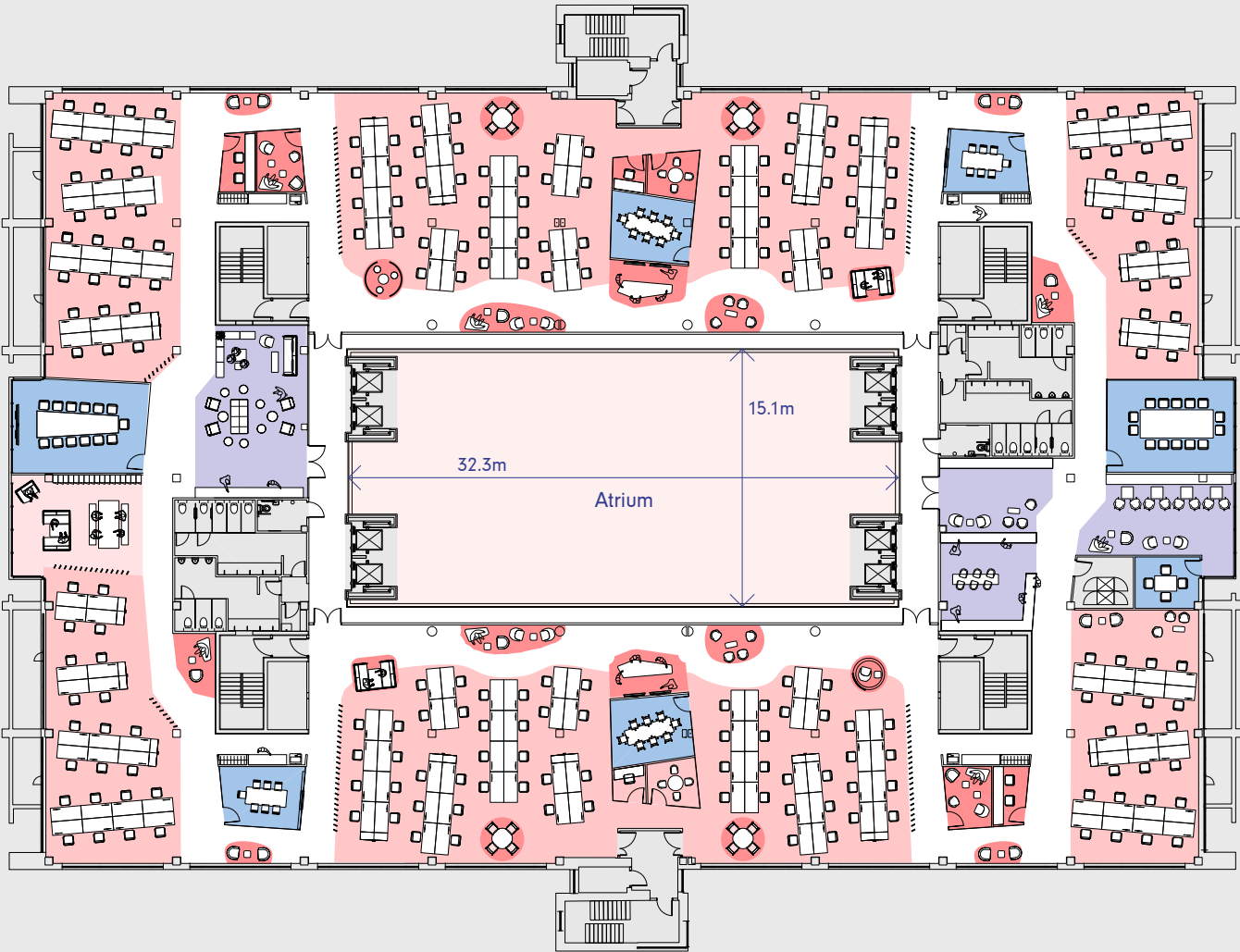
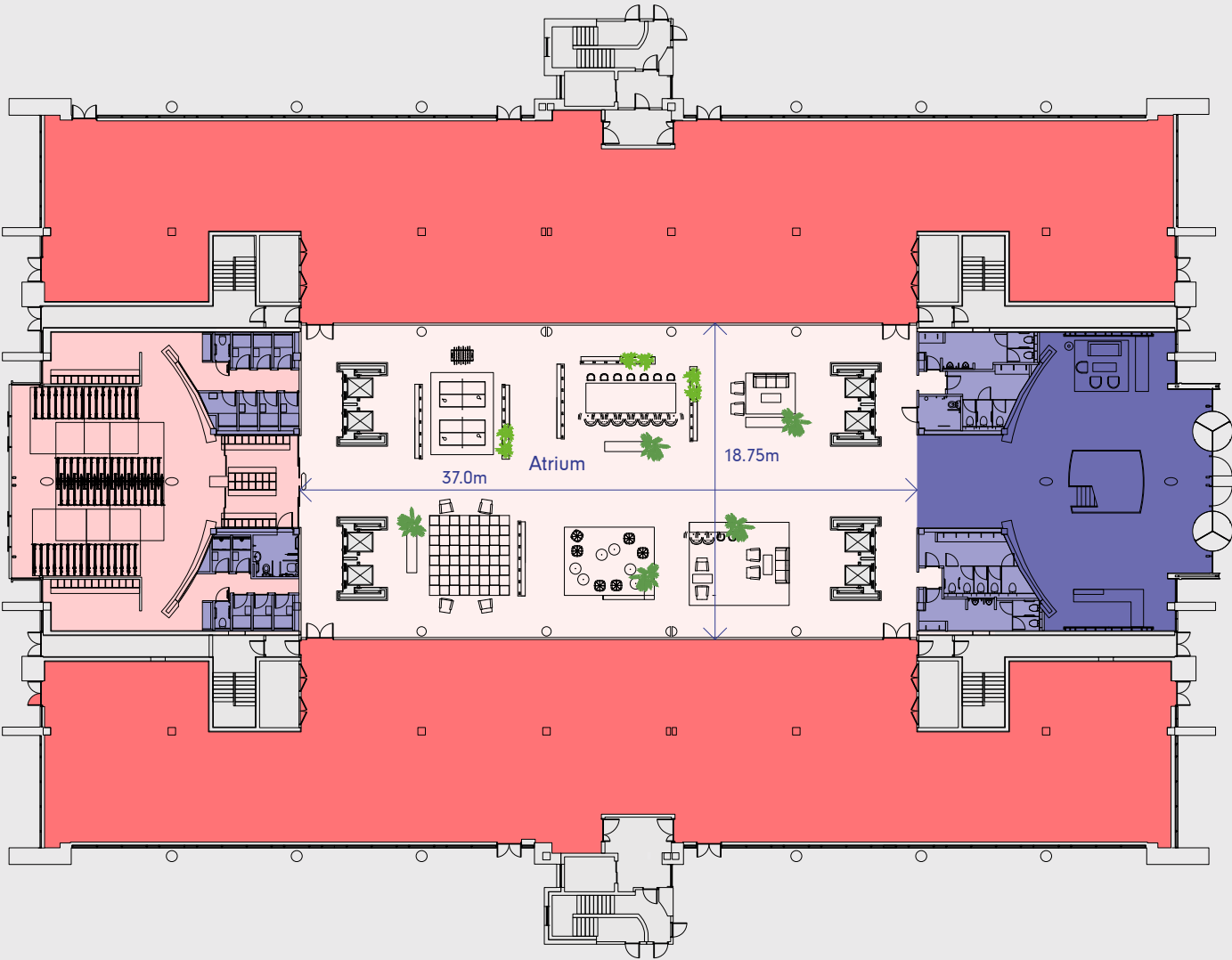


Ground floor  
3,059 sq m



Space planning  
Typical floor  
2,175 sq m

Assigned workstations	214	Head count at 1:1.43	317
Alternative work settings	8	(7 desks for 10 heads)	
Total seats	222	Occupancy ratio	1:7 sq m
Head count at 1:1	222	Head count at 1:1.7	370
Occupancy ratio	1:10 sq m	(6 desks for 10 heads)	
Head count at 1:1.25	278	Occupancy ratio	1:6 sq m
(8 desks for 10 heads)			
Occupancy ratio	1:8 sq m		



- Office space
- Reception lobby
- Bicycle store and lockers
- Showers and Bathrooms

- Assigned workstations
- Meeting areas
- Dedicated meeting rooms
- Café/Breakout areas

Occupancy ratio based on headcount. This includes stair cores, risers, washrooms and lift cores.  
Note: These areas were calculated from historical digital drawings of Block B.  
Layouts subject to the following: Occupancy levels for fire escape, WC provision & M&E services;  
Confirmation of NIA; Local statutory approval



# All geared up.

Employees who cycle to work are fitter, healthier and more productive. Stylish shower rooms, spacious lockers and a state-of-the-art secure bicycle store make it easy to encourage cycling to work.

SHOWERS →



# **Slam dunk!**



**Beautiful  
outdoor  
gardens  
Pilates  
& yoga  
classes  
Table  
tennis  
Basketball**

#### **The outdoor life on-site**

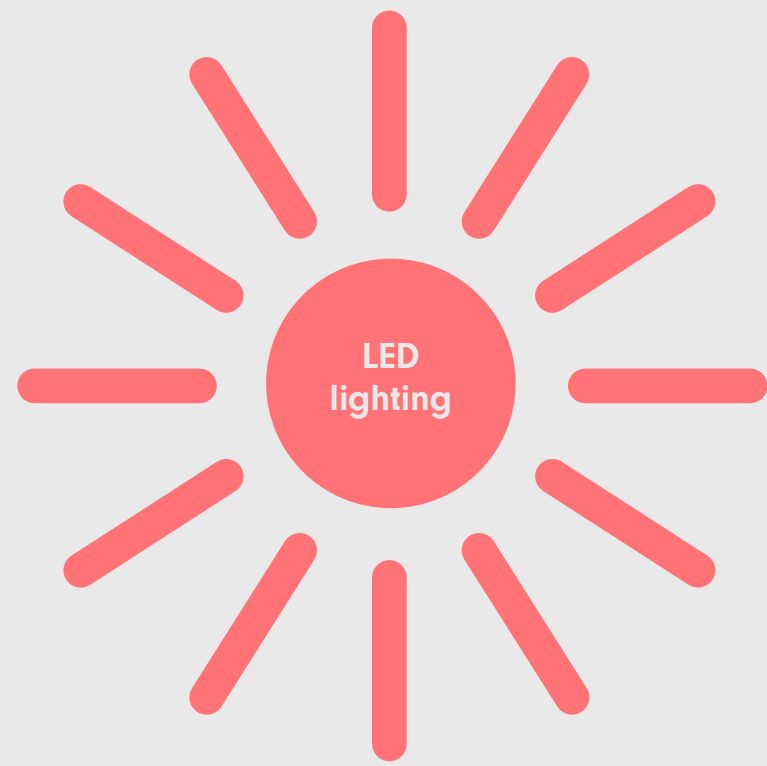
Look after mind and body in Nova Atria South's beautifully landscaped outdoor garden. Re-energise with a Pilates class, relax with friends over a picnic lunch or try your hand at table tennis and basketball.



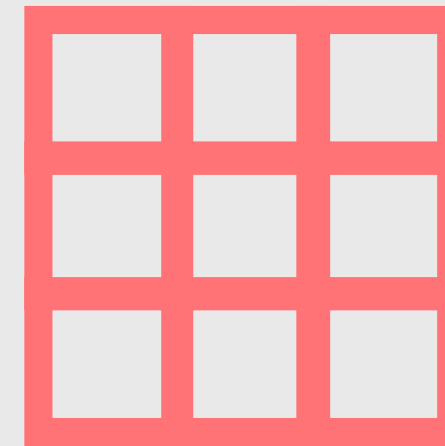




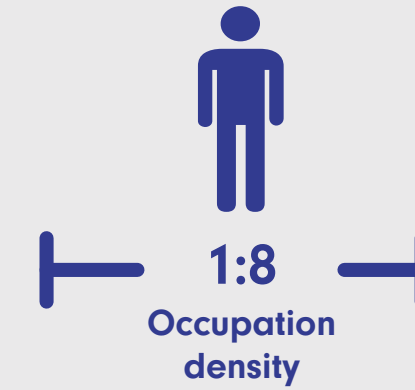




High-quality reception  
and common areas



Floor boxes  
1 per 10 sq m



# Attuned to modern working.



120 secure  
bicycle racks



BER B1

LEED Gold

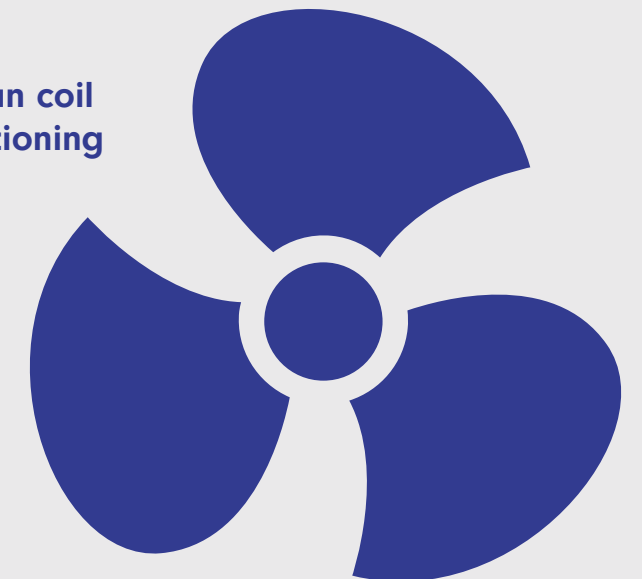


8  
passenger  
lifts

Raised access floors



4-pipe fan coil  
air-conditioning









# Contacts.

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Designed & produced by Sectorlight (1605783) +44 (0)20 7264 7700 sectorlight.com July 2018.



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