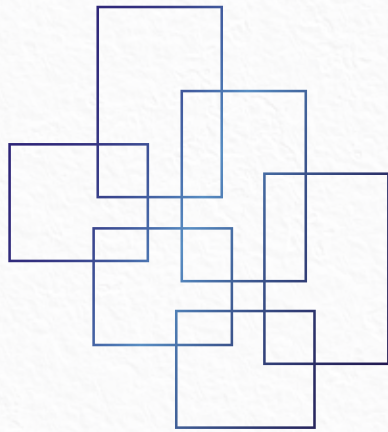




COLLAB

Integrated Life Science
& Research Campus

CHERRYWOOD, DUBLIN

The Development Opportunity

INNOVATE, CREATE, COLLABORATE

Collab at Cherrywood -

An opportunity to develop a purpose-built Life Science Campus offering a unique ecosystem of flexible Lab and Office facilities located within a newly-developed mixed-use masterplanned community in South Dublin.



Combined Site Area of
1.55 Hectares



Development Potential of
19,000 sqm



Located in the Cherrywood
SDZ and Benefits from
Fast-Track Planning



Zoned HIE
(High-Intensity Employment)
which includes Life Sciences





M50

COLLAB

M2

19,000 sq m

1.55 HA

HIE / LIFE
SCIENCE

BECKETT ROAD

COLLAB

M8

POTENTIAL
HEALTHCARE
FACILITY

WYATTVILLE LINK ROAD



CHERRYWOOD
TOWN CENTRE

LUAS

N11

COLLAB AT CHERRYWOOD

A new generation A new location

All you need to know

1.55 Hectares (3.8 Acres) of Development Land ideal for Life Science, Healthcare or other commercial uses.

M2			
Designs for Plot M2 well developed. Positive pre-planning meeting held with the Local Authority			
	Land area approx. 1.55 Hectares (3.8 Acres)		Development potential of 19,000 sqm (200,000 sqft)
	Building Heights of up to 6 stories		4 Buildings containing state of the art lab, office and tenant amenity spaces
M8			
In Discussions with Healthcare Operator			

Located in a Government designated Strategic Development Zone
with a fast track planning system designed to encourage development

**Separate facilities for
research and manufacturing**
within a single Campus Environment



Best in class
amenities and
facilities



TARGET BUILDING CERTIFICATIONS

LEED Platinum and Wiredscore Gold, NZEB



Life Science and Research Campus Development Opportunity



Levit Green Life Science Campus - Houston

INTEGRATED LIFE SCIENCE, RESEARCH CAMPUS

Collab at Cherrywood is a unique opportunity to develop a state of the art Life Science Campus in the heart of Ireland's emerging and most exciting Life Science Cluster.

In collaboration with RKD, the leading professional services provider for advanced facilities, Hines has ensured that the design concepts developed for the site carefully considers the specification and requirements needed to attract the industries leading Life Science companies. This approach will establish Collab at Cherrywood as the first of its kind purpose build ecosystem for research in Ireland. .

The wider Cherrywood development has been curated by Hines, and when complete it will represent an exemplar in place-making and masterplanning. Collab at Cherrywood will benefit from all that this masterplanned development has to offer.

As well as roads and parks, all utilities (including power and IT) have been delivered up-front, and these services are now primed and ready to facilitate development.

Collab at Cherrywood provides a platform to nurture and develop cross-industry links between the Life Science and High-Tech/ Data Industries as the boundaries between these industries continue to merge.

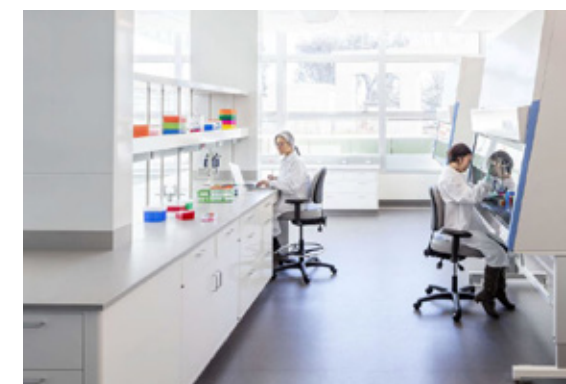
Collab - collaboration, co-location (labs and manufacturing), co-operation, convergence, combinations.

Collab at Cherrywood is the catalyst for a unique environment in which to live, work and play.

Plot M2

PURPOSE-BUILT LIFE SCIENCE RESEARCH CAMPUS

Designs for Plot M2 are well advanced incorporating feedback from potential occupiers and pre-planning meetings held with the local authority have been received very favorably.



The Innovation Campus provides a platform for cutting-edge research utilizing wet and dry lab space facilitating basic research (e.g., studying monoclonal antibodies), to translational research (e.g., developing orphan drugs); to ensuring clinical trials progress to deliver therapies to patients. The combination of lab and office space enables collaboration among researchers and other practitioners.

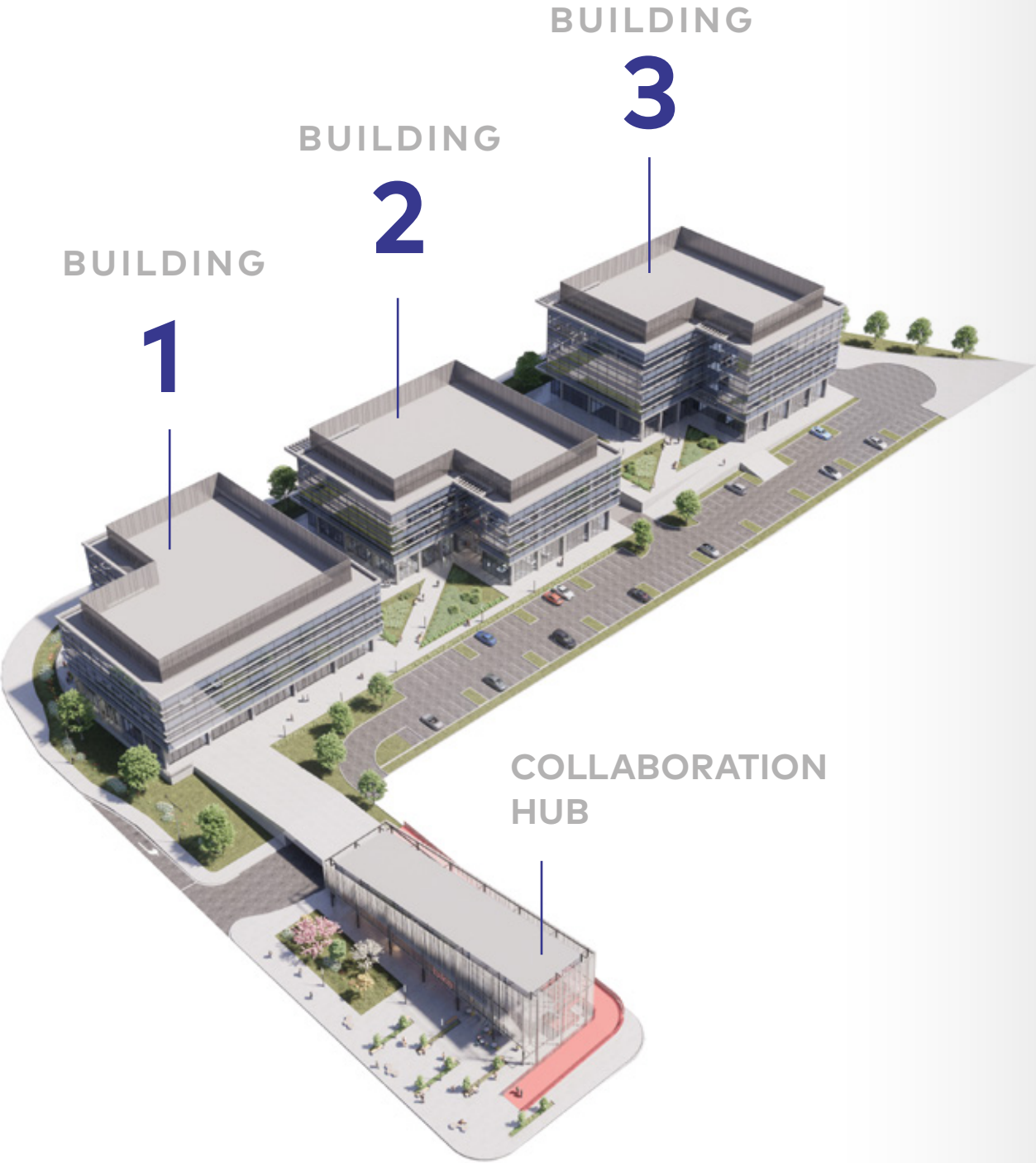
The Innovation Campus on plot M2 will consist of 3 interconnected blocks as currently designed by RKD from the

inside out. This campus will provide flexible accommodation for wet/dry labs, trial, or bench manufacturing, incubator space, presented externally as modern and contemporary office buildings. Internally the floor-to-floor height is greater than typical office buildings and this coupled with an innovative building services layout provision will provide a uniquely flexible opportunity to expand for any life science organisation experiencing growth.

The Innovation Campus will be supported by best-in-class amenity facilities, public realm and collaborative shared spaces.

PLOT M2

Building Specification



The Buildings

- 3 purpose-built state of the art interlinked buildings providing up to 17,475 sqm (188,000 sqft) of Life Science research and innovation space.
- Buildings 1 and 2 are three storeys, with Building 3 extending to four storeys.
- Generous floor to floor heights ranging from 4.8m to 6.1m.
- Standard floor plates of 1,725 sqm.
- The Innovation Campus provides flexible accommodation for wet & dry labs, trial, or bench manufacturing, incubator, office and write up space.
- Each of the buildings have similar design principles offering functionality and synergies for tenants across each building.
- Flexible floorplates for multi-tenancy use across each floor designed to catalyse innovation.
- Dedicated service entrances for each building from podium and basement levels.

The Collaboration Hub

- The Collaboration Hub offers a gateway into the site for visitors, employees and the wider Cherrywood community.
- A two storey shared tenant amenity building with easy access to the street and podium of the Life Science Campus.

- Building size 1,000 sqm over 2 floors.
- Amenities include cycle parking, townhall space, cycle shop / café, boardroom and meeting room spaces.

The Campus

- The buildings are connected by landscape and functionality to create an integrated campus environment.
- Each building is entered via a defined entrance plaza with landscape planting offering a visual buffer between buildings.
- The Innovation Campus has 190 car parking spaces and provides 190 bicycle spaces for tenants.
- The buildings are located to allow for good daylight penetration and high-quality open spaces with vistas over Dublin Bay and the Dublin Mountains.

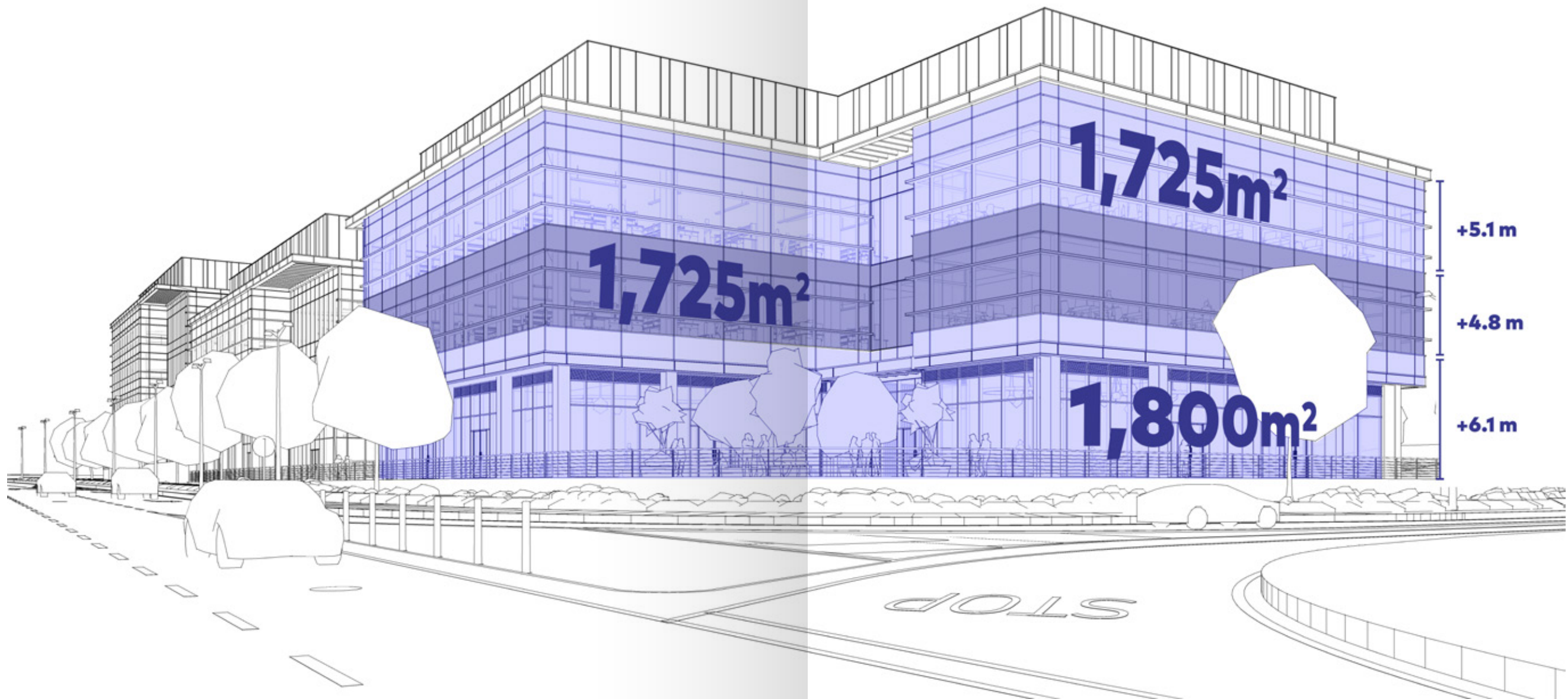
The Location

- The Innovation Campus at Cherrywood is located in the centre of Ireland’s leading Life Science research cluster.
- A Campus which offers full connectivity and convenience for employees and visitors alike.
- Located in the heart of the Cherrywood SDZ directly adjacent to the Retail Town Centre development.
- Active frontages onto the Wyattville Link Road and Cherrywood Avenue.

LEVELS	BUILDING 1	BUILDING 2	BUILDING 3	COLLABORATION HUB
Street Level (+56m)	-	-	-	500m²
Ground Floor	1,800m²	1,800m²	1,800m²	500m²
Level +1	1,725m²	1,725m²	1,725m²	
Level +2	1,725m²	1,725m²	1,725m²	
Level +3			1,725m²	
Sub Total	5,250m²	5,250m²	6,975m²	1,000m²
TOTAL	18,475M²			

PLOT M2

Building 1



PLOT M2

Collaboration Hub

A two storey building offering flexible shared office amenities on Phase 1 of the Cherrywood Collab Campus. Easy access from street and podium levels. Tenant amenities include townhall space, boardrooms, meeting rooms and a tenant gym space.

Accommodation may include the following:



CYCLE PARKING



TENANT GYM



CYCLE SHOP / CAFÉ



TENANT AMENITIES



TOWNHALL SPACE



MEETING ROOMS
& BOARD ROOM





Plot M8

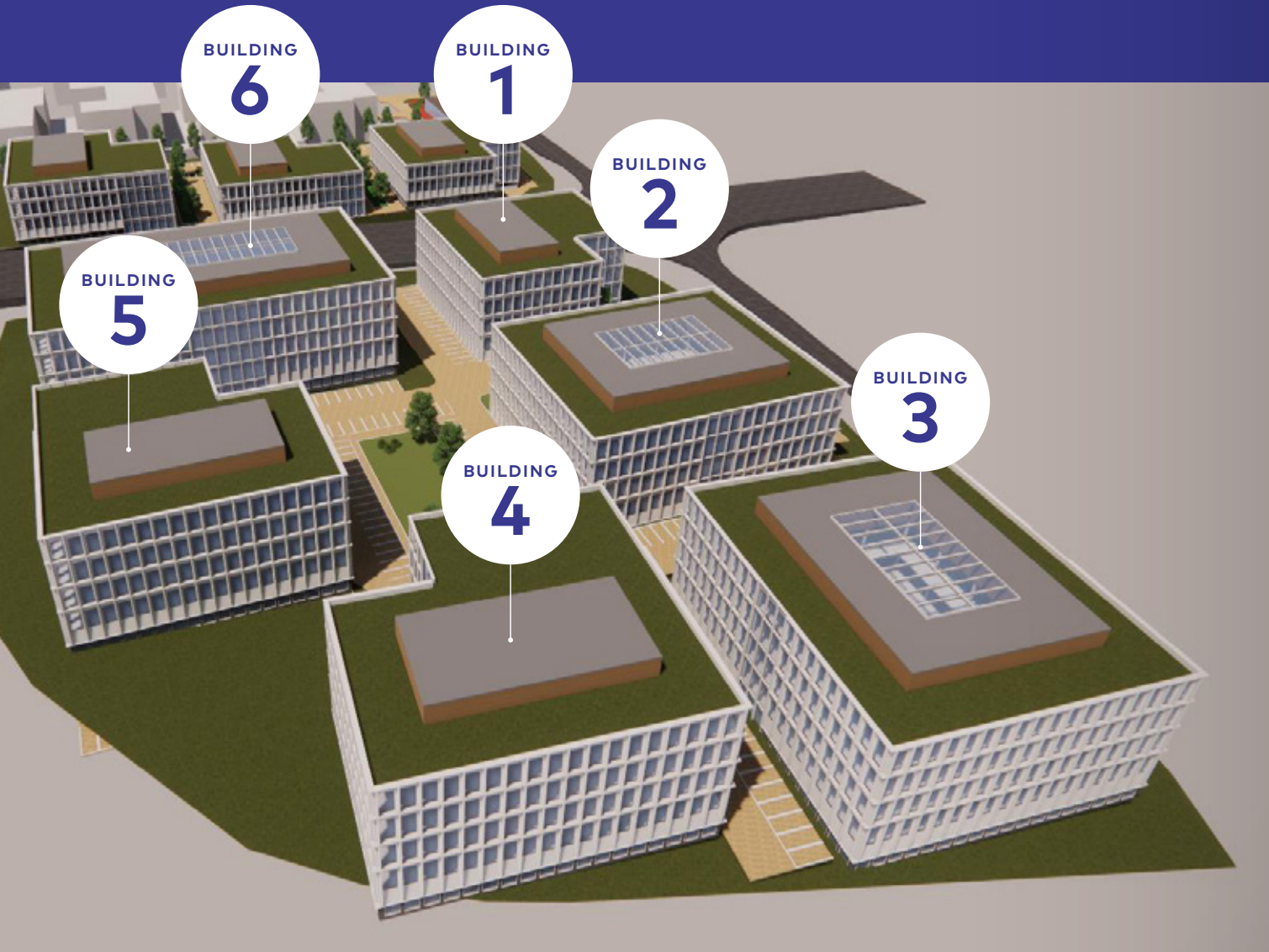
Due to its strategic location and scale there are ongoing discussions with a large scale medical user for the entire Plot M8.



Development Potential of
64,000 sqm



Site Area
3.4 Hectares (8.4 Acres)



MASTERPLAN CONCEPT SPATIAL CHARACTER



SITE M8 OPTION - CAMPUS 1

(Additional studies have been conducted to facilitate large scale medical buildings on this site)

	BUILDING 1 AREA (M ²)	BUILDING 2 AREA (M ²)	BUILDING 3 AREA (M ²)	BUILDING 4 AREA (M ²)	BUILDING 5 AREA (M ²)	BUILDING 6 AREA (M ²)
GROUND	1,800	2,400	2,400	1,800	1,800	3,420
1st	1,725	2,120	2,120	1,725	1,725	3,140
2nd	1,725	2,120	2,120	1,725	1,725	3,140
3rd	1,725	2,120	2,120	1,725	1,725	3,140
4th	1,725	2,120	2,120	1,725	1,725	3,140
TOTAL BUILDING AREA	8,700	10,880	10,880	8,700	8,700	15,980
TOTAL PER SITE	63,840					

Cherrywood Masterplan

Located in South Dublin, Cherrywood is situated within a 388 acre government designated Strategic Development Zone (SDZ)

By integrating superb road, rail and cycling connectivity with residential, retail, office, community, leisure and entertainment uses, Cherrywood will redefine quality of life in Dublin.

During the first phase of development Hines developed 82 acres of parks which include sports fields and tennis courts in addition to 5.4 km of roads which are now in place for the future community to enjoy.

On completion, Cherrywood will boast a new retail led Town Centre, 180,000 sq m of grade-A office, 6 schools, a hotel and 25,000+ new residents.

EMERGING LIFE SCIENCE CLUSTER



83,000 SQ M
New Purpose Built Medical & Life Science Campus



18,000
workforce



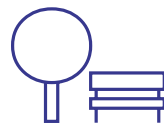
60,000 SQ M
Existing Life Science and Business Park



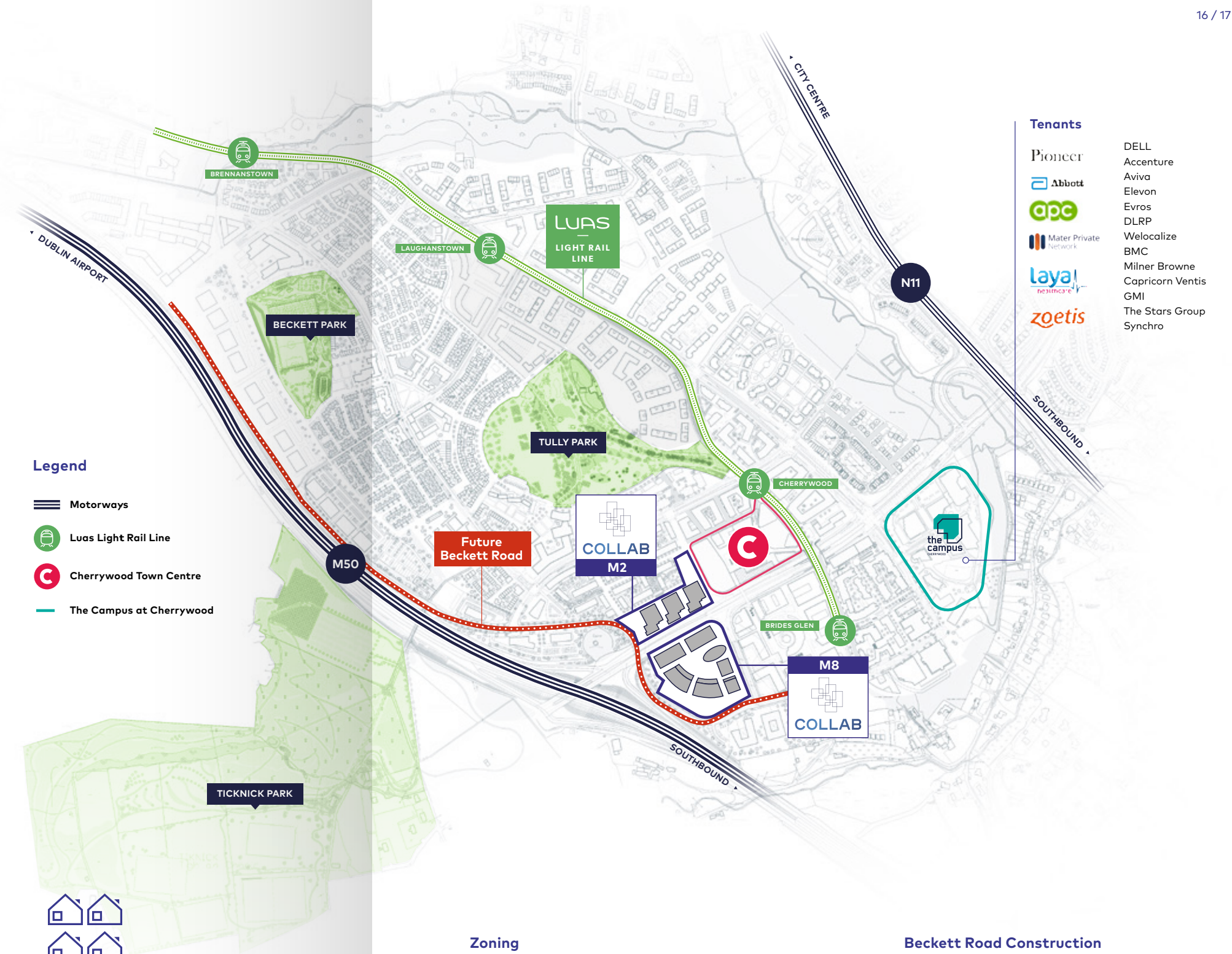
3,500
homes currently occupied



10,500
new residential units



82
acres of parkland



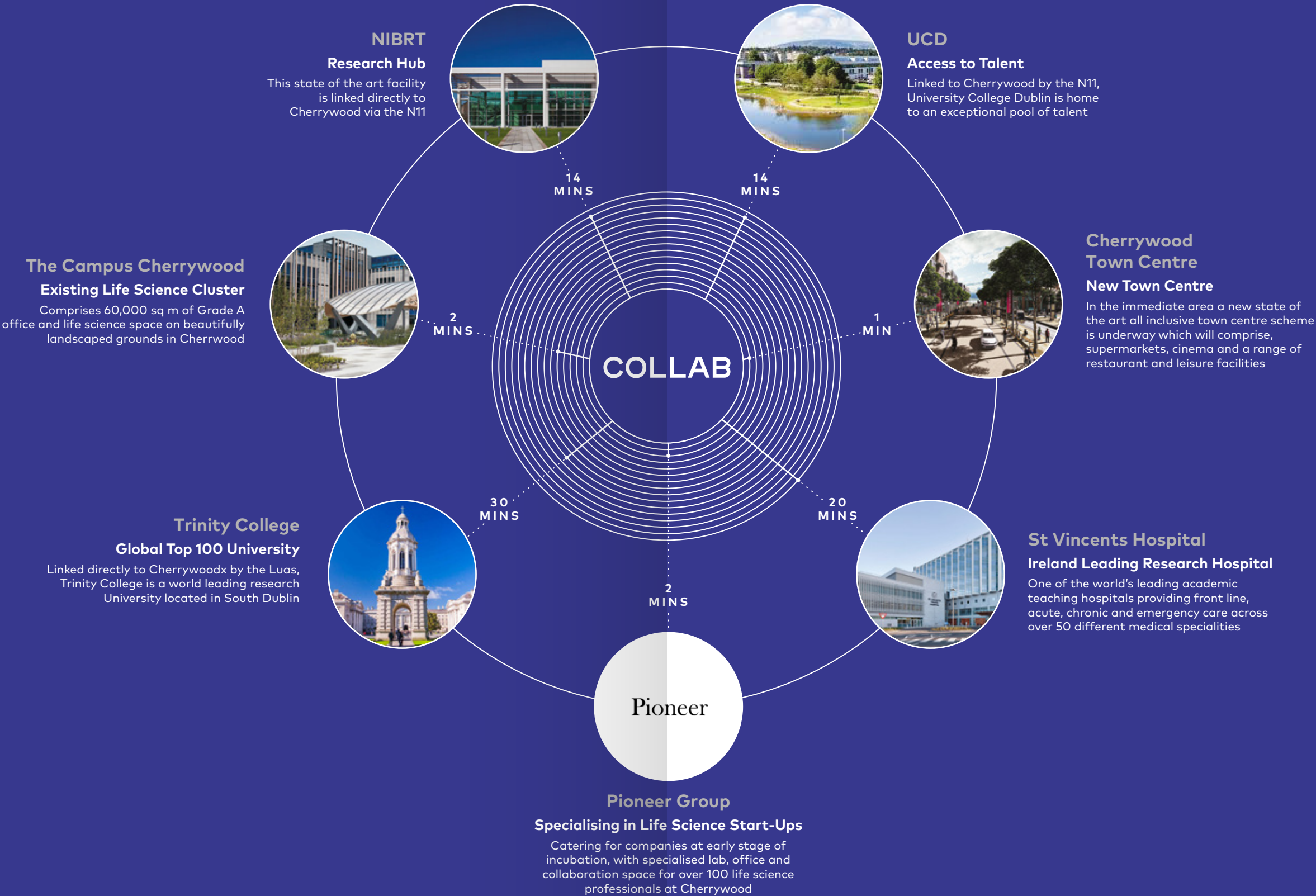
Zoning

Plot M2 is designated a planning zoning of High Intensity Employment (HIE) promoting research, science and technology use which are all conducive to Life Sciences. It is located centrally in the Cherrywood SDZ in close proximity to the Town Centre with excellent links to the Luas, M50, N11 and pedestrian links to the neighboring residential developments. The maximum number of storeys for the plot has been increased to 6 by DLRCC in the recent Amendment to the Cherrywood Planning Scheme

Beckett Road Construction

Beckett Road was granted planning permission (ref DZ21A/1017) in Q4 2022. Dun Laoghaire Rathdown County Council have secured Urban Regeneration Development Funding (URDF) for the construction of the roadway and are responsible for it's delivery. Construction is due to commence in Q1 2024

Cherrywood, Ireland's Premier Life Science Location





TRANSPORT LINKS



LUAS
Located on the Green Line Luas which carries passengers to the City Centre within 35 minutes. Peak time services run every 4-10 minutes.



CAR
Direct access to the M50 and N11 connects Collab at Cherrywood to the national road network, Dublin City Centre & Dublin Airport.



DUBLIN BUS
Several Dublin Bus routes serve the direct area including the highly frequent 46a and 145 City Centre routes.



DART
Direct shuttle bus to Shankill Dart station.



AIRCOACH
Immediate access to the Aircoach, frequently servicing Dublin City Centre and Dublin Airport.



CHERRYWOOD

A NEW COMMUNITY

Cherrywood is a new community in the heart of South Dublin, providing new homes, retail, leisure and convenience amenities for new and existing residents alike.



Sustainability

A UNIQUE ECOSYSTEM

From the moment Hines became involved in the Cherrywood project in 2015, sustainability was at the heart of design and development. The Hines team has focused on a number of leading development standards to drive sustainability in Cherrywood including WELL Community, GRESB, BREEAM, and NZEB.



WELL Community

In 2018, the Hines team began exploring an innovative new standard to measure community health and wellbeing – WELL Community. The WELL Community from the International WELL Building Institute measures 10 key metrics including Air, Water, Light and Sound to promote the development of health-focused, integrated and supported communities. Cherrywood is the third registered WELL Community development in Europe and the first in Ireland. Hines are targeting a Gold rating for this certification. Through focusing on the WELL Community Standard, we are also ensuring that the health and wellbeing standards of the external environment are optimised for the future residents of Cherrywood.



LEED

LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods. Launched by the US Green Building Council in 1998, LEED has been gaining traction around the world – in fact 1 of every 3 LEED projects is outside the United States. According to USGBC, there are more than 100 certified projects in Ireland, of which 60% achieved the certification in the past two years. (Data: USGBC, March 2020.)



GRESB

The Global Real Estate Sustainability Benchmark (GRESB) assesses and benchmarks the Environmental, Social and Governance (ESG) performance of real assets, providing standardised and validated data to the capital markets. GRESB Assessments capture information on ESG performance and sustainability best practices for real estate and infrastructure companies, funds and assets worldwide.

Talent

HIGH ACHIEVERS AND FUTURE SECTOR LEADERS

South Dublin has developed as a global hub for Life Science, not least due to access to the best talent the world has to offer. Collab at Cherrywood provides a platform to access, nurture and retain the best available talent.



UCD

UCD is one of Europe's leading research-intensive universities; an environment where undergraduate education, masters and PhD training, research, innovation and community engagement form a dynamic spectrum of activity. The international standing of UCD has grown in recent years; it is currently ranked within the top 1% of higher education institutions world-wide and is ranked number one university in Ireland in the US News & World Report's Best Global University Rankings and is Sunday Times University of the Year 2020. UCD is also Ireland's leader in graduate education with over 9,500 graduate students; almost 20% of whom are graduate research students. 1,611 PhD students benefit from a structured PhD programme as well as the research-led education culture at UCD.



NIBRT

The National Institute for Bioprocessing Research and Training (NIBRT) is a state-of-the-art, multi-functional building specifically built to serve the needs of the Irish bioprocessing industry by providing a world-class platform for research and training. It is located on the grounds of University College Dublin (UCD). A new cell & gene facility is currently at tender stage. Since inception NIBRT has been extremely successful and now has franchises in the US, South Korea and Australia.



St. Vincent's University Hospital

St. Vincents University Hospital treats approximately 55,000 patients per year, including both adults and children aged 14 and older with a wide variety of complaints including medical and surgical emergencies, patients who have suffered injuries, pregnant patients and patients with mental health problems. St. Vincents University Hospital has a very strong research track record, regularly publishing high impact journals on the work performed in the emergency department and in collaboration with other disciplines and professions. Medical students and nursing staff are heavily involved in research and regularly encouraged to present their research at a variety of annual scientific meetings including IAEM, Faculty RCEM, Faculty of Sports & Exercise, EUSEM.

WHY IRELAND



Fastest growing economy in Eurozone 12% in 2022.



Low corporation tax and tax treaties with 72 countries



Committed member of the European single market and Eurozone



Only English speaking country in Eurozone



All of the World's Top 10 pharmaceutical companies have substantial operations in Ireland

90+

Biopharmaceutical companies in Ireland including 9 of top 10

300+

Medical device companies, including 14 of top 15 in the world

50

FDA approved plants

Compliance record
amongst the best in the world

Strong and transparent regulatory framework
provided by Ireland's regulatory HPRA, EMA and FDA

TALENT AVAILABILITY



Ranks globally as 1st for attracting and retaining talent



1 in 4 graduates are from stem courses



Ireland's education system ranked in the top 10 in the world



First in the world for inward investment for quality and value metrics



€12 billion capital invested in last decade in new biological production capacity



3rd largest exporter of pharmaceuticals globally



Pharma exports of **€116 billion**



c.€2 billion invested in Biopharma R&D by IDA client companies annually



Manufacturing excellence in drug substance and drug product

DIGITAL LANDSCAPE

The **world's top 5 cyber security companies** have operations in Ireland

Open, vibrant **cross sectoral capability** in AI (Artificial Intelligence) Trial and test bed facilities

The **world's top 5 software companies** along with 7 of the world's top 10 Technology companies have operations in Ireland

Ideal collaboration environment to support internet of things - hardware, software, connectivity, microelectronics & sensors and data analytics

Data management services include: Manufacturing Data, Clinical Trial Data, Patient Data, Regulatory Data, Logistics Data and Supply Chain Data



IDA Ireland is the agency responsible for the attraction and retention of inward foreign direct investment (FDI) into Ireland



Live

Cherrywood will provide diversified housing for all sectors of the residential market, creating vibrant and unique districts within the scheme. Construction is well progressed on a phased delivery with many people already moved into their new community.



Play

There are activities and amenities for all ages within Cherrywood and the surrounding areas including Parklands, Playgrounds, Footballs Pitches and Tennis Courts.



The Developer



Hines

Hines has 181 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,450 properties, totaling over 485 million square feet. The firm's current property and asset management portfolio includes 622 properties, representing over 256 million square feet.

Hines are currently delivering Levitt Green, a purpose built life science campus located at the epicenter of Houston's biotech, corporate life sciences and research hubs

Visit www.hines.com for more information.



BY THE NUMBERS

1957
founded

30
countries

395
cities

\$93.9 bn
assets under
management

4,703
global workforce

982
completed
development projects

203
projects in design or
under construction



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