



# THE EXO BUILDING

EAST WALL ROAD, DUBLIN 1

## MCA ARCHITECTS

### PROFESSIONAL TEAM

Project Managers:  
Virtus Project Management

Design Architects:  
Shay Cleary Architects

Structural Engineers:  
O'Connor Sutton Cronin

M&E Engineers:  
O'Connor Sutton Cronin

Quantity Surveyor:  
Linesight

A landmark sustainable office building that bookends the east side of Dublin's revitalized north Docklands.



### CLIENT'S VISION

The client sought a landmark office building that would bookend the east side of the revitalized north Docklands area in Dublin at one of the main gateways to the city from the nearby Port Tunnel, whilst further enhancing the public realm in the adjoining Point Square and in the vicinity of the 3 Arena, including extensive landscaping works and the provision of a standalone, fully glazed box for use as a Café / Restaurant to the north of the building.

The office building was also required to be best in class in terms of its CAT A offer, with generous ancillary facilities in the form of bicycle parking and shower / changing facilities.

### UNIQUE CHALLENGES

The site adjoins the busy East Wall Road to the east and the 3 Arena to the west and was required to mitigate against traffic noise from the former and the large numbers of pedestrians expected in the adjoining public areas of the Point Square before and after events in the latter. The north end of the development was also required to be tied into the existing Point Village development over three basement levels.

### SOLVING THE CHALLENGES WITH DESIGN

The office building will be tallest office development in the city and considers

noise from traffic on East Wall Road by elevating 7 / 15 storeys of fully glazed office accommodation above 3 elliptical, RC drums which allows ease of movement around the site externally at podium level. This entailed the use of a structural steel solution for the office areas which are cantilevered from the 3 RC cores. The ones at the north and south end of the building also have single storey glazed boxes containing the Reception areas. This arrangement also allows an extensive landscaped terrace to be provided to the lower section of the building at Level 08 which offers generous views of the broader city to the south, east and west.

### HOW CHALLENGES BECAME INNOVATIONS

The cantilevered structural frame solution is expressed externally in a vivid, blue painted, steel structure which is the key design feature of the building (the Exoskeleton) which sits in front of the unitized façade panels and echoes the cranes and gantries in the nearby dock areas and contrasts with the solidity of the exposed concrete drums at ground level.

The EXO Building has also been designed with sustainability and connectivity in mind and is targeting LEED Platinum & Wired Score Platinum certification.

Client	Grant Thornton
Value	€75M
Start Date	2017
Finish Date	2021
Size	223,600ft <sup>2</sup> / 20,775m <sup>2</sup>

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