



VERIZON  
1 BISHOPS QUAY, LIMERICK CITY



PROFESSIONAL TEAM

Project Managers & QS:  
Cogent

Main Contractor:  
Flynn Management contractors

M&E Engineers:  
Metec

Structural:  
KMP

Graphics:  
Image Now

PSDP:  
AshviewAcoustics:  
Allegro

Fire & DAC:  
Maurice Johnson & Partners

Acoustics:  
AWN

Wellbeing, adaptability, and  
cultural identity in a riverside  
landmark

CLIENT TESTIMONIAL

"We continue to be impressed with  
MCA Architect's innovative and  
collaborative design approach. Their  
dedication, knowledge and agility  
has exceeded our expectations,  
making our largest project to date a  
remarkable and enjoyable journey.  
MCA really listen and get our brand,  
core values and what matters most  
to us. We deliver together and will  
again. "

Michelle Betson  
Global Real Estate Manager  
Verizon



CLIENT'S VISION  
Verizon sought to establish a flagship  
workplace in Limerick that would  
embody the city's dual identity: its  
rich urban heritage and connection to  
surrounding landscapes. The aim was  
a flexible, future-ready environment  
that could adapt over time, foster  
collaboration, and champion  
sustainability. Wellbeing was central,  
delivering spaces that inspire, nurture  
community, and attract top talent,  
while reflecting local culture on a global  
stage.

UNIQUE CHALLENGES  
To the east of the building, a narrow,  
vertical stack of accommodation,  
adjoining a protected historic structure,  
presented spatial constraints with  
restricted floorplates demanding  
innovative space planning. To the west,  
maximising river views while integrating  
amenity spaces posed layout challenges.  
Both conditions required balancing  
architectural sensitivity with operational  
efficiency, ensuring the fitout not  
only respected its urban context but  
also delivered the vibrant, adaptable  
environment envisioned

SOLVING THE CHALLENGES  
WITH DESIGN  
MCA transformed the constrained  
layout to the east into a 'wellness

tower', stacking amenities such as  
a library, fitness spaces, and quiet  
zones above a dramatic double-  
height reception, turning a limitation  
into a visual statement showcasing  
Verizon's cultural values. To the  
west, MCA layered social and refresh  
areas floor-by-floor, connected by an  
accommodation stair. This optimised  
views, encouraged movement,  
and anchored collaboration while  
maintaining a clear architectural  
dialogue with the building's riverside  
setting

HOW CHALLENGES BECAME  
INNOVATIONS  
The 'wellness tower' redefined vertical  
circulation as an active journey,  
embodying Verizon's employee-  
first values. Smart environmental  
sensors provide real-time comfort  
and efficiency insights, ensuring a  
responsive, futureproof workspace.  
Modular furniture, folding partitions,  
and adaptable zones accommodate  
evolving needs. Biophilic design,  
panoramic views, and cultural artworks  
enrich daily experience, embedding  
place and story into the fabric of the  
building, and transforming functional  
constraints into signature architectural  
features.

Client	Verizon
Value	Confidential
Start Date	2023
Finish Date	2025
Size	85,000ft <sup>2</sup> / 7,897m <sup>2</sup>



# VERIZON

1 BISHOPS QUAY, LIMERICK CITY

