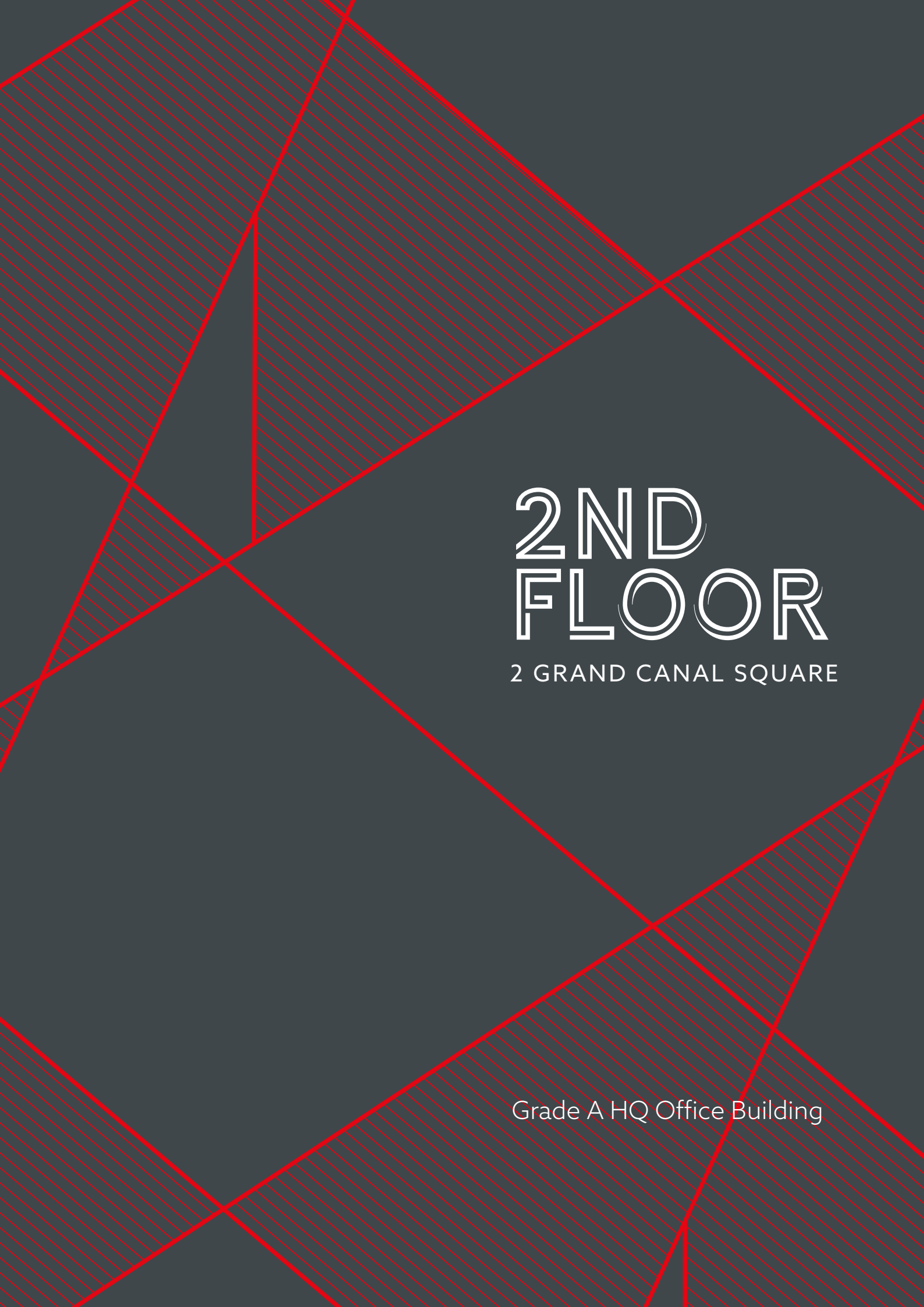




2ND FLOOR

2 GRAND CANAL SQUARE

Grade A HQ Office Building

2ND FLOOR

2 GRAND CANAL SQUARE



TO LET \ Grade A HQ Office Building



22,643 sq ft /
2,104 sq. m



Ample secure
bicycle parking



Floor is split in to two
wings of 12,996 sq ft
and 9,647 sq ft



Significant large atrium which
fills the building with an
abundance of natural light.



Floor to ceiling
height of 2.8 m

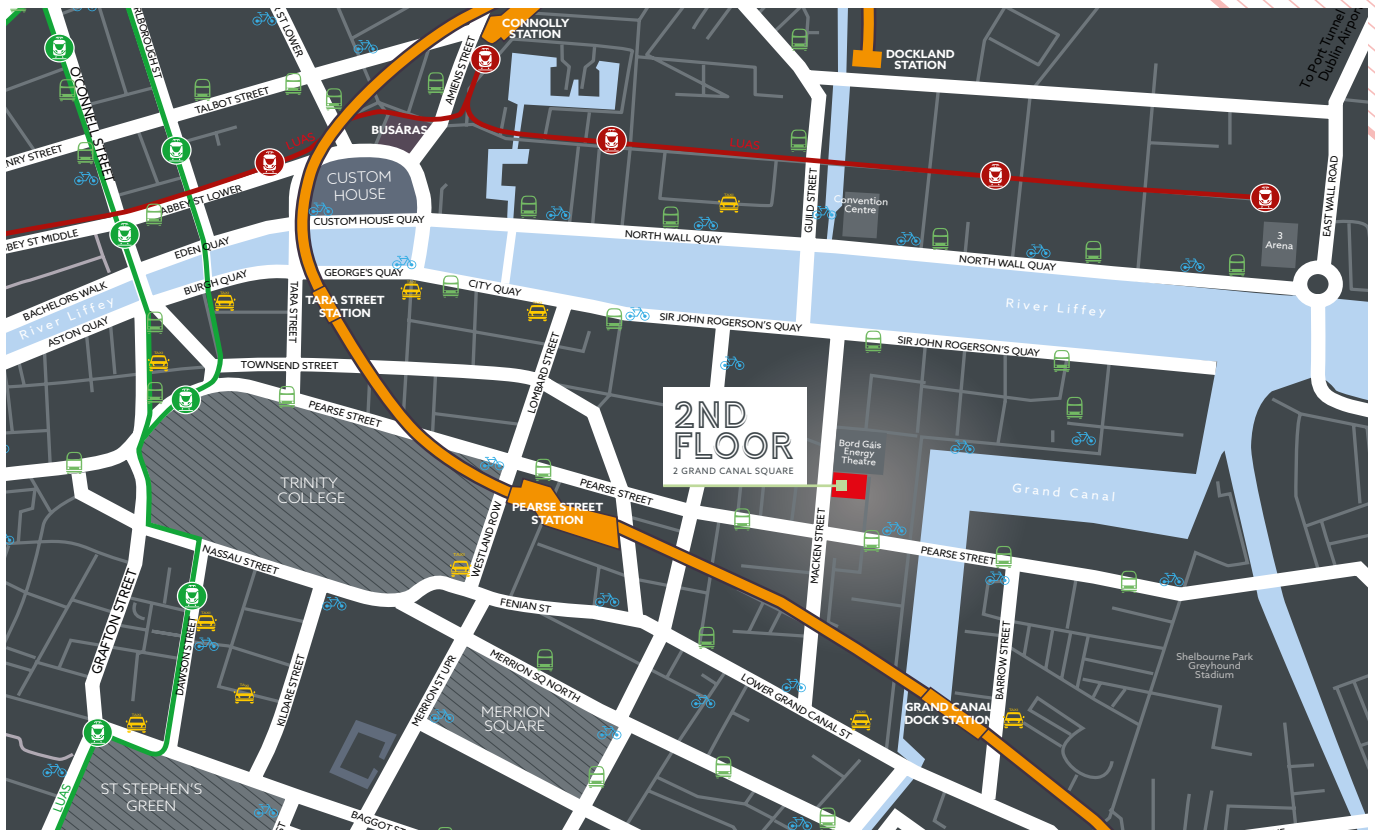


6 communal showers
at basement level



2ND FLOOR

2 GRAND CANAL SQUARE



■ Subject Property
 ● LUAS Red Line
 ● LUAS Green Line
 ■ Dublin Bus Stops
 ■ Dublin Bike Stations
 ■ Taxi Ranks

\\ LOCATION

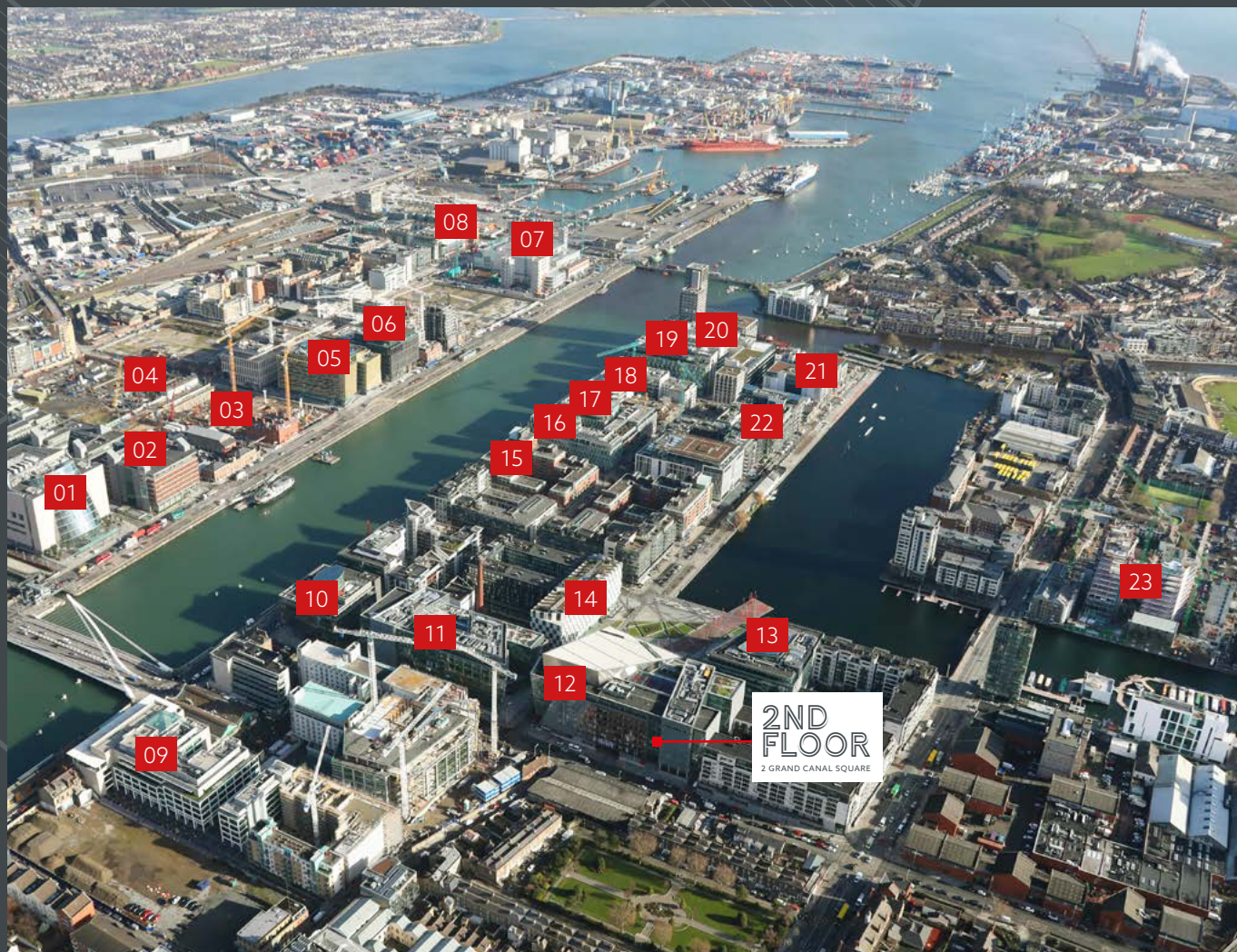
2 Grand Canal Square is located in the heart of the thriving Dublin Docklands, immediately adjoining the Bord Gáis Energy Theatre. The area is host to a wide array of bars, cafes and restaurants, along with a number of high calibre, internationally renowned office occupiers.

\\ DESCRIPTION

2 Grand Canal Square comprises the highest specification office building, arranged to provide over 148,000 sq ft across 7 floors. The Grand Canal Square buildings were designed by internationally renowned architect Daniel Libeskind. The building finishes are to the highest modern specification with excellent levels of natural daylight penetrating through the external facade and the full height atrium. The distinctive atrium incorporates a 7 storey 'wall of letters' portraying a passage from Finnegans Wake by James Joyce.

The 2nd floor provides 22,643 sq ft, split either side of the large imposing atrium. There is excellent provision of toilets within the core.

\\ SUPERIOR LOCATION



\\ OCCUPIERS

01	Convention Centre Dublin	10	McCann Fitzgerald	19	State Street
02	PWC	11	Facebook	20	JP Morgan, Indeed.com
03	Salesforce	12	William Fry	21	Airbnb
04	Spencer Place	13	HSBC	22	Accenture
05	Central Bank of Ireland	14	The Marker Hotel	23	Bolands Quay
06	NTMA	15	Ancestry.com		
07	3 Arena	16	Logmein		
08	Yahoo & Voxpro	17	Tripadvisor		
09	3 Mobile	18	Matheson		

\\ OFFICE DETAILS



Natural daylight in abundance



Feature reception desk.



Efficient occupancy with natural split either side of the significant core and atrium.

BER A3

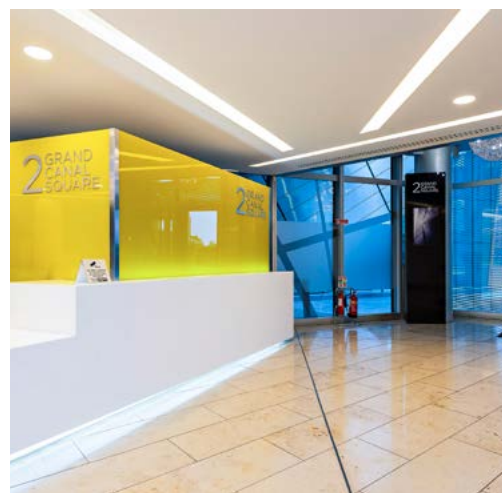
EPI Range: 159.08 kWh/m2/yr.

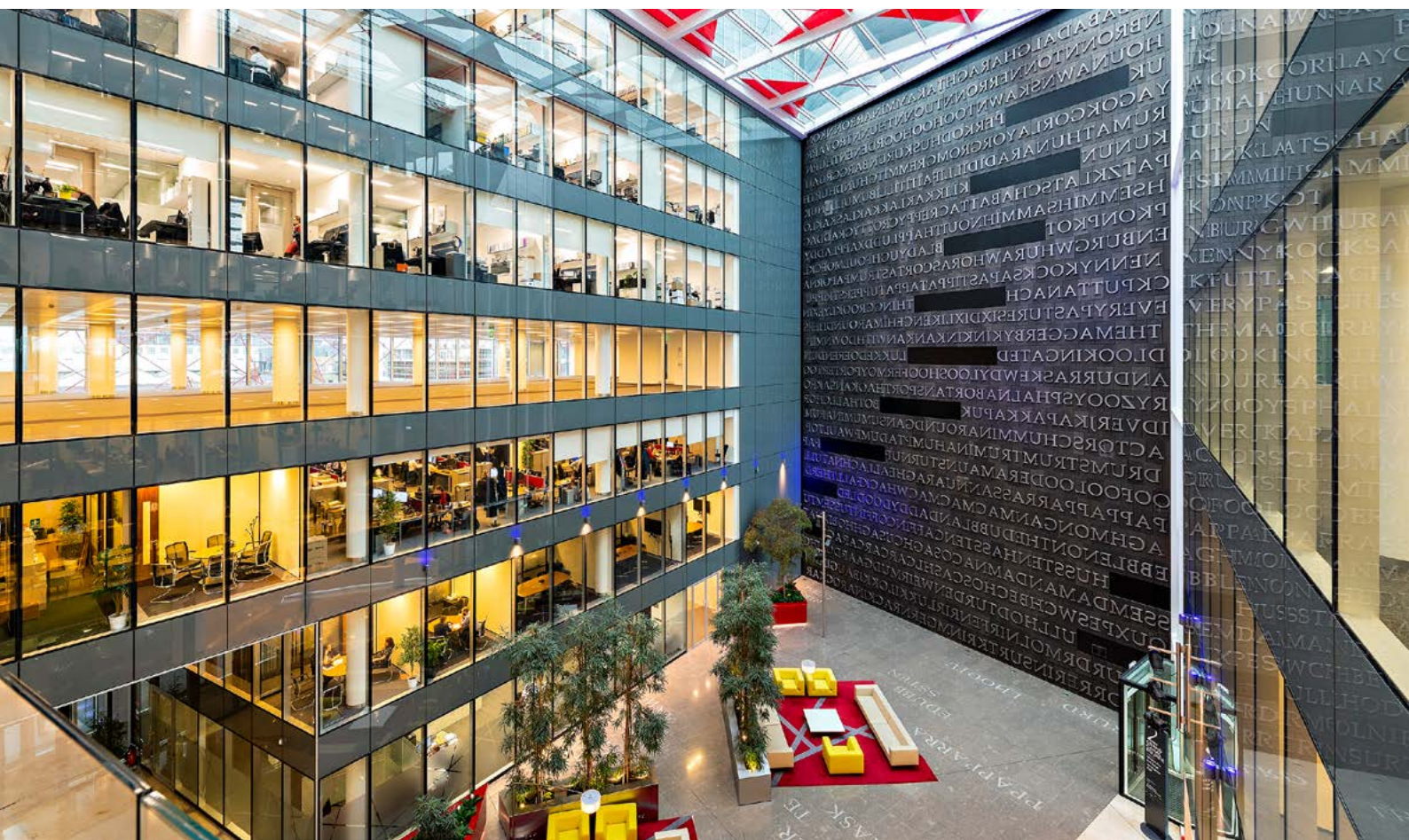


Large atrium.



Bright open floor plates ready for occupation.





\\ MECHANICAL DESIGN CRITERIA

OFFICE AREA

- High quality metal ceiling tiles (450 mm void)
- Passive chilled beam air conditioning
- Plastered & painted walls
- Raised access floors (150 mm void), with newly replaced carpet tiles
- 2.80 m floor to ceiling height throughout
- Excellent natural daylight
- Solar control blinds

RECEPTION AREA

- Glazed atrium
- Generous ground floor reception entrance lobby, with natural stone flooring
- Feature reception desk
- Solid hardwood doors to core areas, with clear vision panels
- Brushed stainless steel ironmongery
- 7 storey 'wall of letters' portraying a passage from Finnegans Wake by James Joyce
- High quality planting and seating areas throughout the atrium

CORE AREAS

- 4 x 17 person passenger lifts
- 4 x access control security turnstiles in reception before the lifts
- Lift lobbies with natural stone floor
- Feature lighting
- Stone/slate cladding to lift walls
- Fully fitted toilets, with high quality porcelain tiles, sanitary fittings and polished stone vanity tops

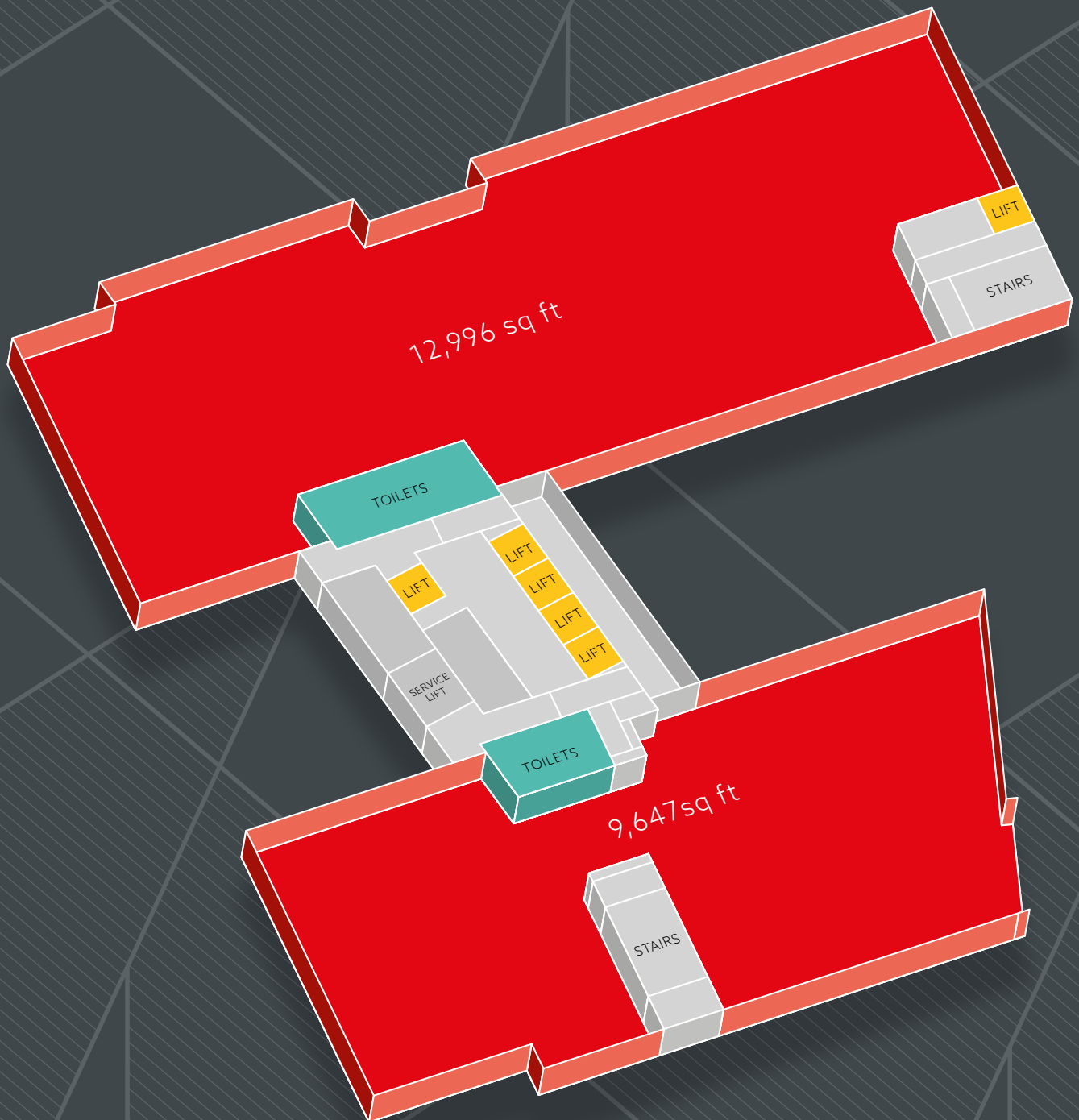
GENERAL

- Mains power provided via a dedicated sub station
- A standby generator is provided for the common areas
- Fire detection system and alarm system
- CCTV cameras provided in lower basement entry area, external entrances and common areas in the building
- External landscaping to a very high standard
- High quality shower and changing rooms at basement level.



\\ 2ND FLOOR PLAN

Floor is split in to two wings
of 12,996 sq ft and 9,647 sq ft



\\ ABOUT THE ASSET MANAGERS



Irish Life Investment Managers (ILIM) is the appointed asset manager to Irish Life Group and part of Great-West Lifeco, a global leader in financial services. At ILIM we continually strive to meet and exceed the expectations of our stakeholders. We deliver investments solutions and services to meet the evolving needs of our domestic and international retail, corporate and institutional clients.

With over €2.4 billion in property assets under management we use our experience, financial strength and global reach to secure better futures for our customers and their families. We work with integrity and ambition to deliver on our promises and our people are valued for their contribution. We are recognised as trusted business partners and take pride in supporting the communities where we live and work.



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