

TO LET



PART 4TH AND 5TH FLOORS

3 BALLSBRIDGE PARK

DUBLIN 4

High Quality, Fully Fitted Offices





EXECUTIVE SUMMARY



Fully-fitted office accommodation



5,080 sq.ft to 12,891 sq.ft available



Flexible lease terms



Extensive on site car parking

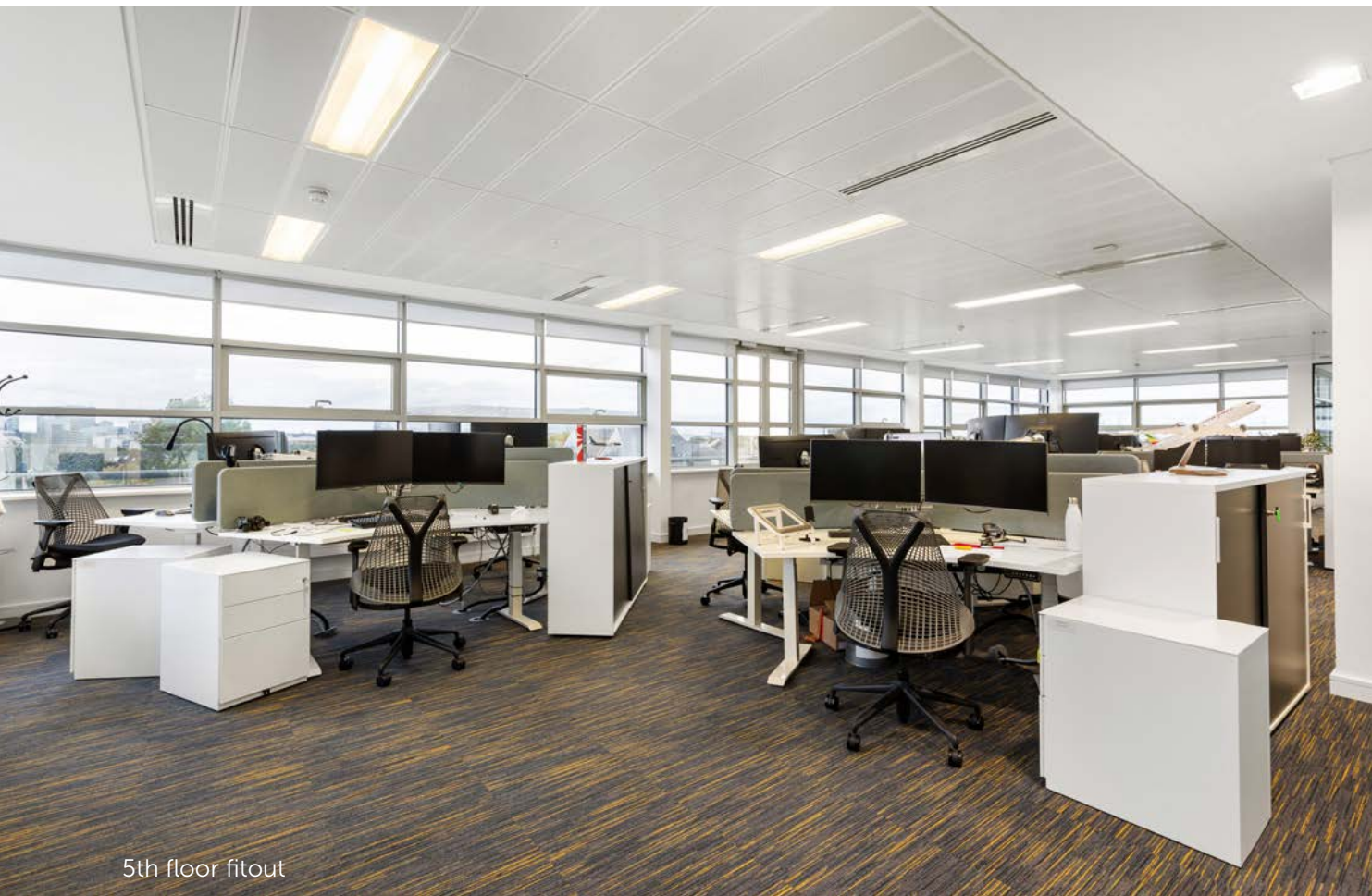


Excellent local amenities



5 minute walk from Lansdowne Road DART Station

Situated in the heart of bustling Ballsbridge, this much sought after location offers excellent accessibility to the city centre with superb transport links, together with an abundance of amenities and artisan shops. The location's history of prominent occupiers including a range of Embassies, business headquarters and smaller professional offices, is a real testament to the appeal and prestige of this location, particularly in terms of fulfilling employee expectations and enhancing staff retention.



5th floor fitout



4th floor meeting room

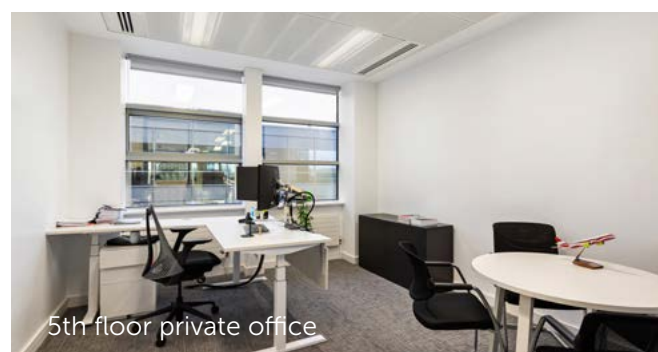
PART 4TH AND 5TH FLOORS
3 BALLSBRIDGE PARK
 DUBLIN 4



4th floor canteen



5th floor board room



5th floor private office



5th floor kitchen




4th floor fitout

LOCATION


3 Ballsbridge Park is perfectly situated in one of Dublin’s most prominent post codes, Dublin 4, and only a 20 minute walk to Dublin City Centre. The headquarter building is pleasantly surrounded by a balanced mix of residential, businesses and retail users. Key office occupiers in the immediate area include, Avolon, Blackrock, Okta, Eirgrid, MongoDB and The National Bank of Canada.

3 Ballsbridge Park is within a short stroll of Ballsbridge Village which provides a host of amenities with various restaurants, cafes and pubs including; Butlers Chocolate Café, The Art of Coffee, Roly’s Bistro, The Lobster Pot, Starbucks, Sprout, The Bridge 1859 and Paddy Cullen’s Pub to name but a few.

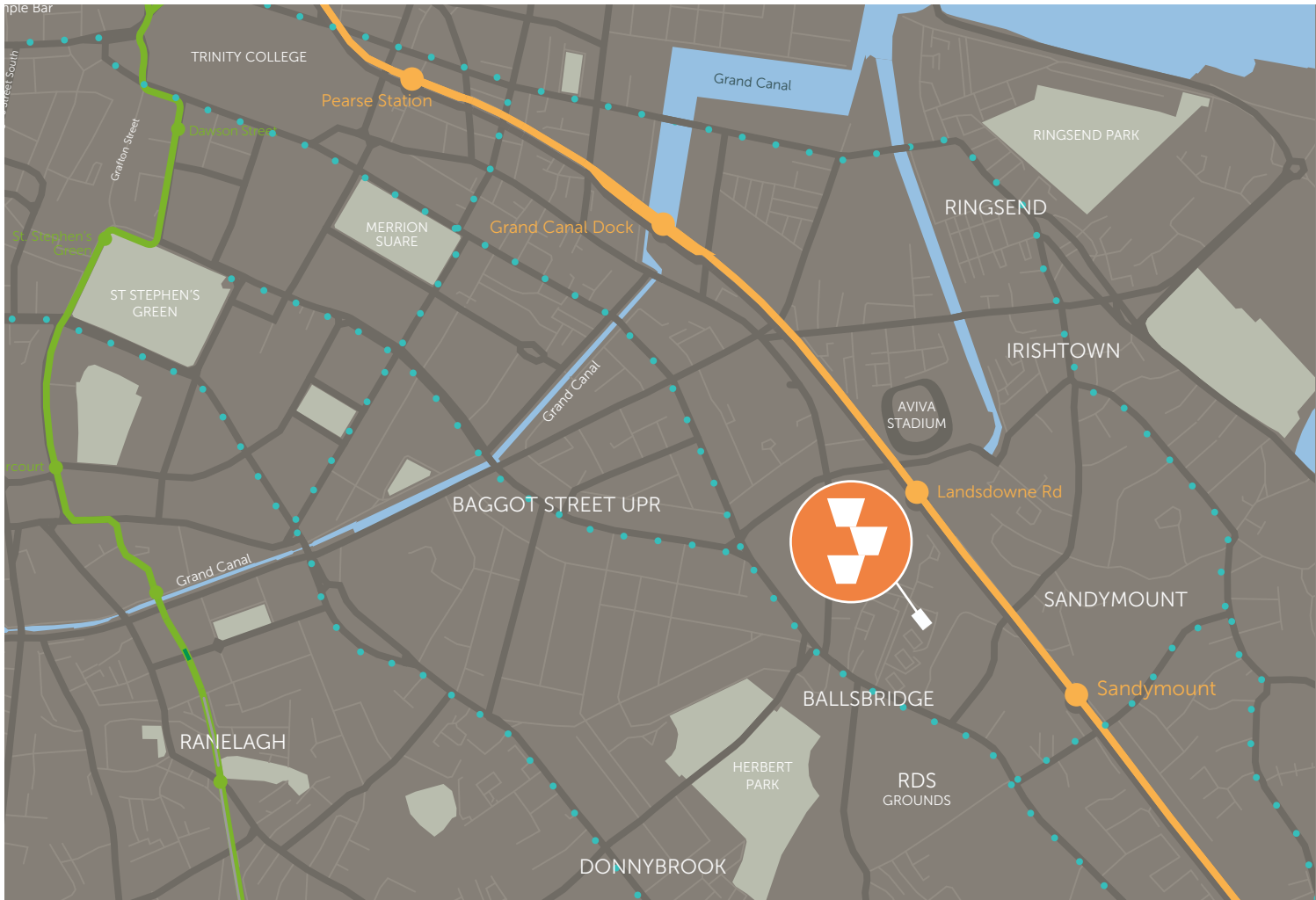




Lansdowne Road
DART Station
5 minute walk



20 minute walk
to Dublin City
Centre



TRANSPORT

In terms of accessibility, 3 Ballsbridge Park benefits from an excellent mix of public transport modes and is situated on one of the main arterial routes to the City Centre. Served by DART and Dublin Bus services, the location provides ideal connectivity for businesses with commuting employees. Lansdowne Road DART Station is within a 5 minute walk, while there is an extensive bus service adjacent to Ballsbridge Park serving North and South Dublin. The Airport is less than a 20 minute drive via the Dublin Port Tunnel or alternatively the Aircoach runs a 24 hour service from the Ballsbridge Hotel.

For those driving or cycling to work, 3 Ballsbridge Park has a high allocation of secure car parking spaces and there is also a number of bicycle spaces as well as high-end shower facilities and drying room.

● DART/ Train Line ● Luas Green Line ● Bus Routes



AERIAL



North Docks

South Docks

 St. Stephen's Green | 15mins



Aviva Stadium

Landsdown DART Station

 **3 BALLSBRIDGE PARK**
DUBLIN 4



Meta HQ

RDS

4TH FLOOR PLAN



- OFFICE LAYOUT (APPROX.)
- 50 workstations and chairs
 - 3 meeting rooms
 - Kitchenette

*furniture layout for indicative purposes only.

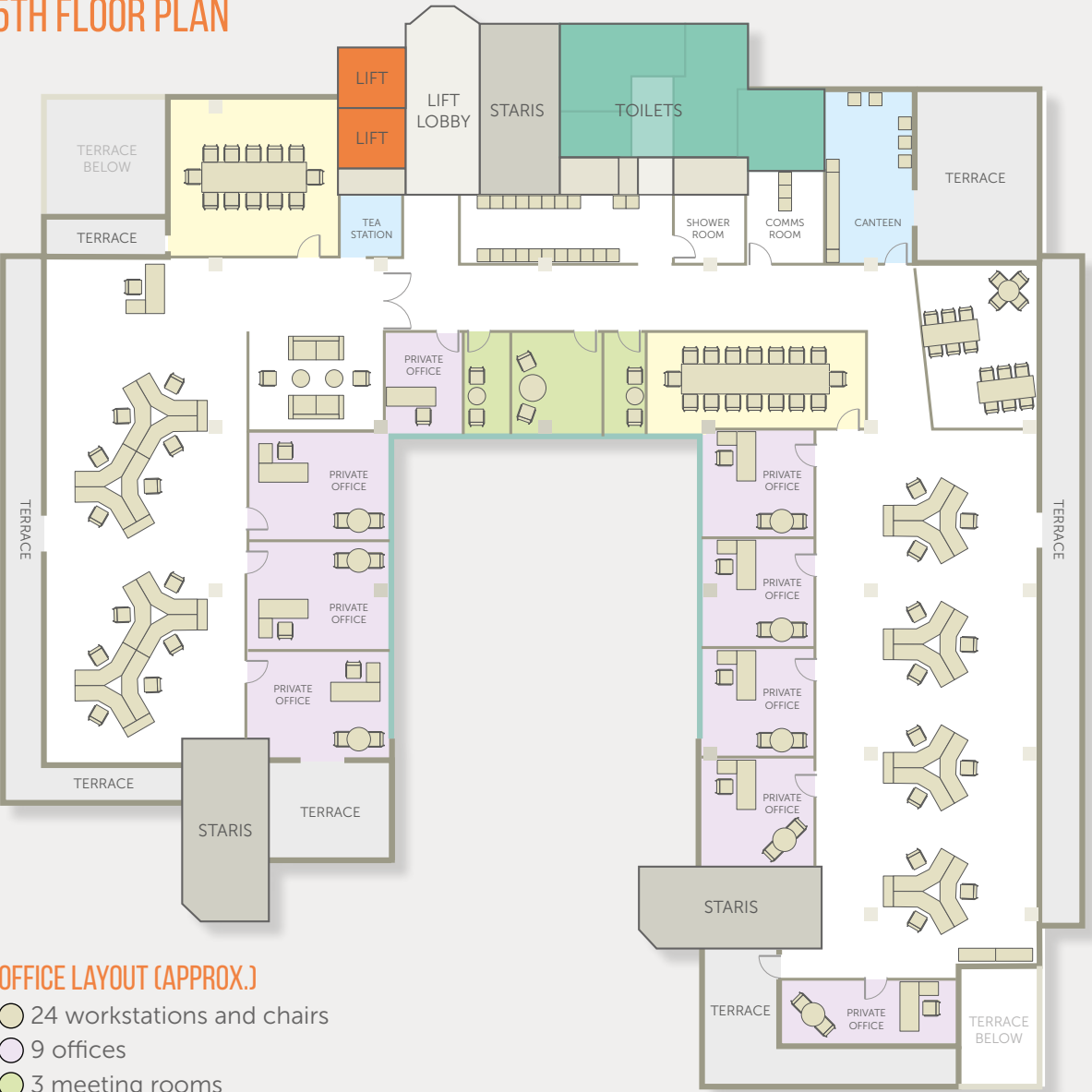
AVAILABILITY

The Part 4th floor is available immediately and the 5th floor will be available in June 2026.

ACCOMMODATION SCHEDULE

| Floor | Sq.M. NIA | Sq.Ft. NIA |
|------------------|-----------|------------|
| Part 4th Floor | 471.95 | 5,080 |
| 5th Floor Entire | 722.04 | 7,811 |
| Total | 1,194 | 12,891 |

5TH FLOOR PLAN



- OFFICE LAYOUT (APPROX.)
- 24 workstations and chairs
 - 9 offices
 - 3 meeting rooms
 - 2 boardrooms
 - 1 canteen

*furniture layout for indicative purposes only.

SPECIFICATION INCLUDES

- Suspended ceilings
- LED recessed lighting
- Raised access floor (carpeted)
- VRV air conditioning
- Access control
- CAT 6 Cabling

TENANT AMENITIES

- Ample car spaces available
- High quality shower facilities
- Drying room facilities
- Secured bicycle parking



PART 4TH AND 5TH FLOORS

3 BALLSBRIDGE PARK

DUBLIN 4

RENT

On application.

BER



VIEWING

Strictly by appointment
with the joint letting
agents.

JOINT AGENTS



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