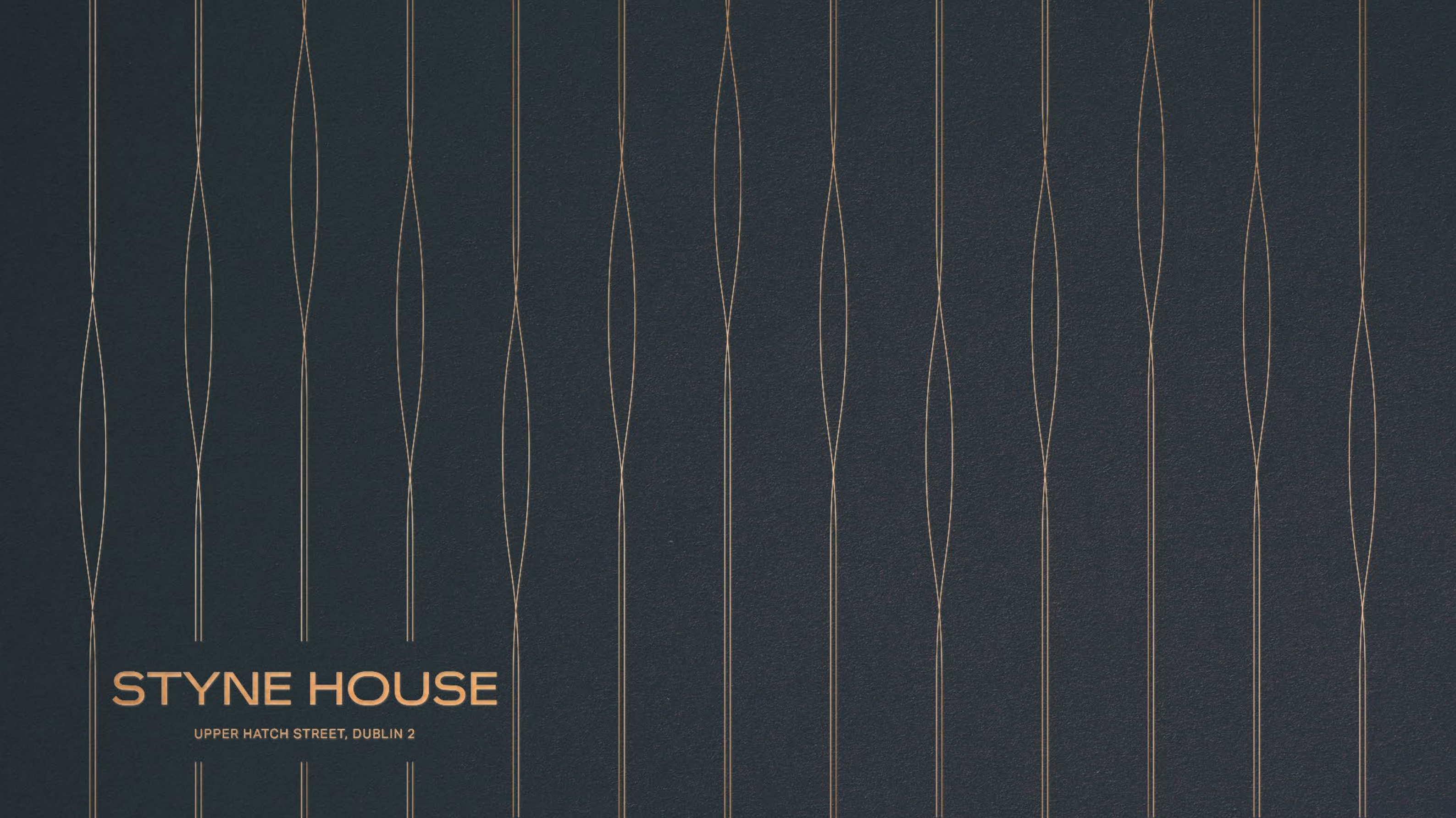




# STYNE HOUSE

UPPER HATCH STREET, DUBLIN 2



Adjacent to the Iveagh Gardens, at the centre of Dublin’s CBD, Styne House is already home to JLL, NTT Data, Ion Trading, Bank of China, The Law Reform Commission, S&P Global and Active Campaign.

A complete transformation, the distinctive new glazed façade with feature fins enhances the building’s appearance while improving environmental performance.

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Styne House  
Upper Hatch Street, Dublin 2

70,400 SQ FT ON THE  
CORNER OF HARCOURT  
AND HATCH STREET





# STATEMENT ENTRANCE EXPERIENCE

The quality of design and attention to detail is reflected in the new double height reception. The rich mixture of terrazzo, walnut and bronze creates a sense of arrival for occupiers and visitors.





# CONVENIENCE AT YOUR FINGERTIPS

A buzzing street level café creates a vibrant space encouraging occupier interaction and collaboration.

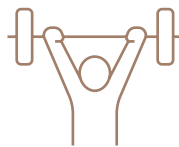






## AMENITIES AT STYNE HOUSE

On-site amenities include a Technogym-equipped fitness suite, showers with towel service, and secure bike parking - supporting active commuting, stress relief, and daily bicycle movement to help employees stay healthy, focused, and performing at their best.



700 SQ FT  
FITNESS SUITE



7 SHOWERS



60 BIKE SPACES





**Styne House**  
Upper Hatch Street, Dublin 2



## IVEAGH GARDENS ON YOUR DOORSTEP

Styne House is adjacent to the Iveagh Gardens with a diverse display of landscape features, its history goes back 300 years and is considered one of Dublin city's hidden gems. An ideal spot for people to meet in and enjoy.





**Styne House**  
 Upper Hatch Street, Dublin 2

PROMINENT  
 OFFICE BUILDING  
 OVERLOOKING  
 IVEAGH GARDENS  
 AND ADJACENT  
 TO ST STEPHEN'S  
 GREEN.







# TRANSPORT CONNECTIONS

The LUAS Green Line and some of Dublin's most frequent Dublin Bus routes can be accessed within a 1 minute walk. Dublin Bike stations are located nearby and the surrounding area benefits from dedicated new cycle lanes and the Grand Canal cycle path.

|                              |                                                                                                     |
|------------------------------|-----------------------------------------------------------------------------------------------------|
| AIRLINK EXPRESS              |  1 MIN WALK      |
| DUBLIN BUS                   | 1 MIN WALK                                                                                          |
| DUBLIN BIKES                 | 1 MIN WALK                                                                                          |
| LUAS GREEN LINE              | 1 MIN WALK                                                                                          |
| PROPOSED METROLINK           | 3 MINS WALK                                                                                         |
| AIRCOACH                     | 8 MINS WALK                                                                                         |
| DART (PEARSE STREET STATION) | 12 MINS WALK                                                                                        |
| PORT TUNNEL                  |  15 MINS DRIVE |
| AIRPORT                      | 30 MINS DRIVE                                                                                       |

 Studio, amenity-led workspaces

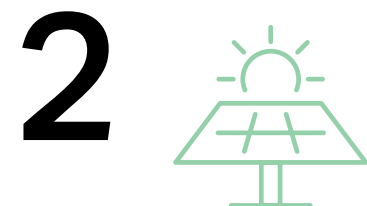


# SUSTAINABILTY STRATEGY AT STYNE HOUSE



## Pathway to Net Zero Carbon

IPUT completed a significant retrofit in 2023, including the installation of a new glazed façade.



## Renewable energy

The electricity supply is 100% renewable from Irish wind farms.



## Delivering energy efficiencies

Continuous focus on optimising building performance, resulting in a 24% reduction in energy consumption since 2019.



## Engaging for performance

IPUT monitors performance data on an ongoing basis and collaborates with occupiers to deliver savings.



## Sustainability reporting

Occupiers are provided with audit-grade data for their reporting needs.



**Certification**  
BER A3 and targeting LEED  
Gold Operations & Maintenance



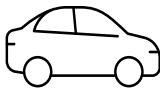
ACCOMMODATION  
SCHEDULE

71,500 sq ft

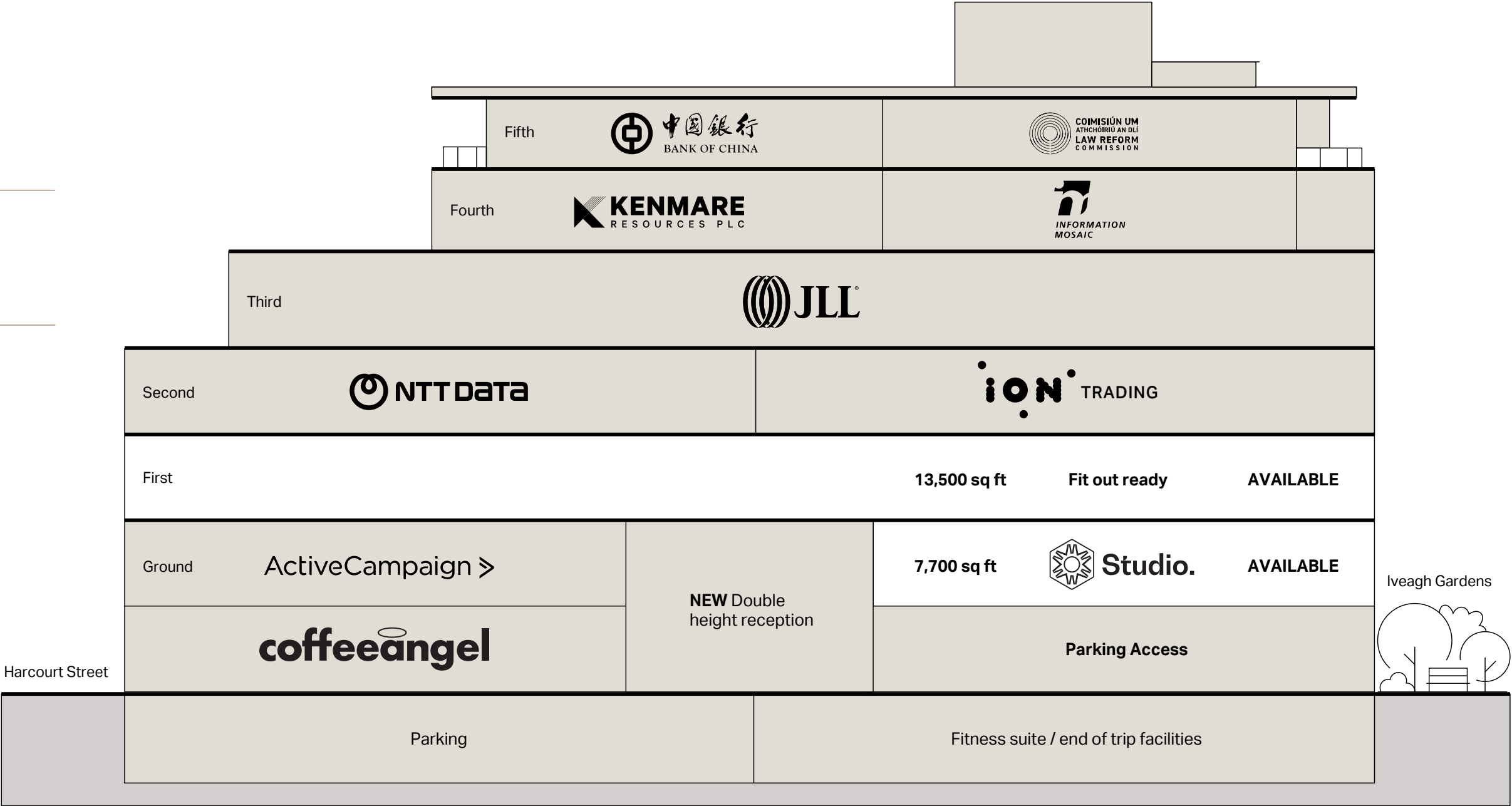
Total

21,200 sq ft

Available

 15 spaces

 60 spaces







Reception area at Studio, Styne House, Iveagh





LEVEL ONE  
 7,700 SQ FT

Flexible, self-contained offices tailored to corporate standards, featuring versatile layouts, company branding, and settings that support both collaboration and focused work.

| Studio workspaces include:                                     | Furnished & managed |
|----------------------------------------------------------------|---------------------|
| Dedicated self-contained fitted and furnished floor            | ✓                   |
| Private kitchens and meeting spaces                            | ✓                   |
| Biophilic design with extensive internal and external planting | ✓                   |
| Occupational ready resilient private fibre network             | ✓                   |
| Direct relationship with simplified legal agreement            | ✓                   |
| Occupier app and platform concierge                            | ✓                   |
| Personalised branding                                          | ✓                   |
| Utilities, cleaning and waste management                       | ✓                   |
| Compliance management, repairs and maintenance                 | ✓                   |
| Office equipment, healthy snacks and refreshments supplied     | ✓                   |
| One all-inclusive bill                                         | ✓                   |



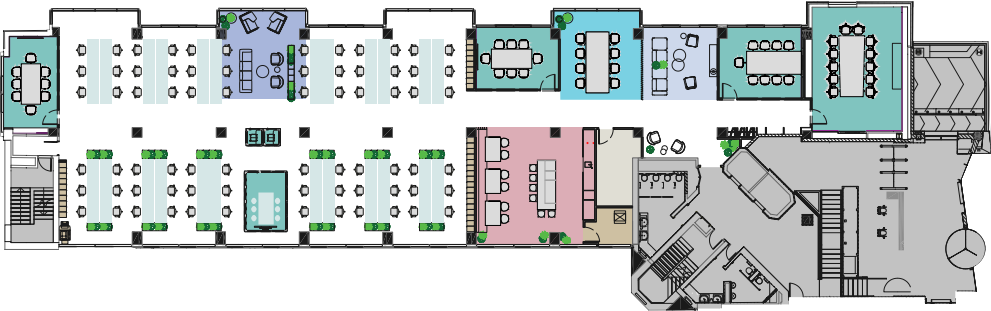




Fully set-up workspaces with ongoing services and support, available on flexible short-term licences - ideal for teams who want to focus on work while everything else is taken care of.

- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchen / Kitchenette
- Comms room
- Library space
- Storage room

|    |                     |
|----|---------------------|
| 72 | desks               |
| 5  | meeting rooms       |
| 2  | phone booths        |
| 1  | kitchen             |
| 2  | collaboration areas |
| 1  | library space       |



STYNE HOUSE, IVEAGH

7,700 sq ft



# FIRST FLOOR 13,500 SQ FT

## Key Features



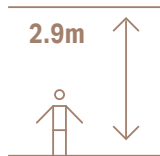
TENANT FIT-OUT  
READY OR LANDLORD  
DELIVERED FIT-OUT



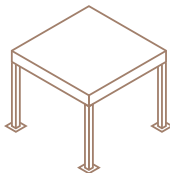
DEDICATED KITCHEN



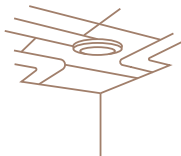
SMART METERING  
TECHNOLOGY



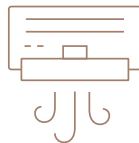
2.9M FLOOR TO  
CEILING HEIGHT



RAISED ACCESS  
FLOOR WITH CARPETS



EXPOSED CEILING  
WITH LED LIGHTING



AIR-CONDITIONING



OPENABLE WINDOWS  
ON IVEAGH GARDEN WING



24 HOUR ACCESS

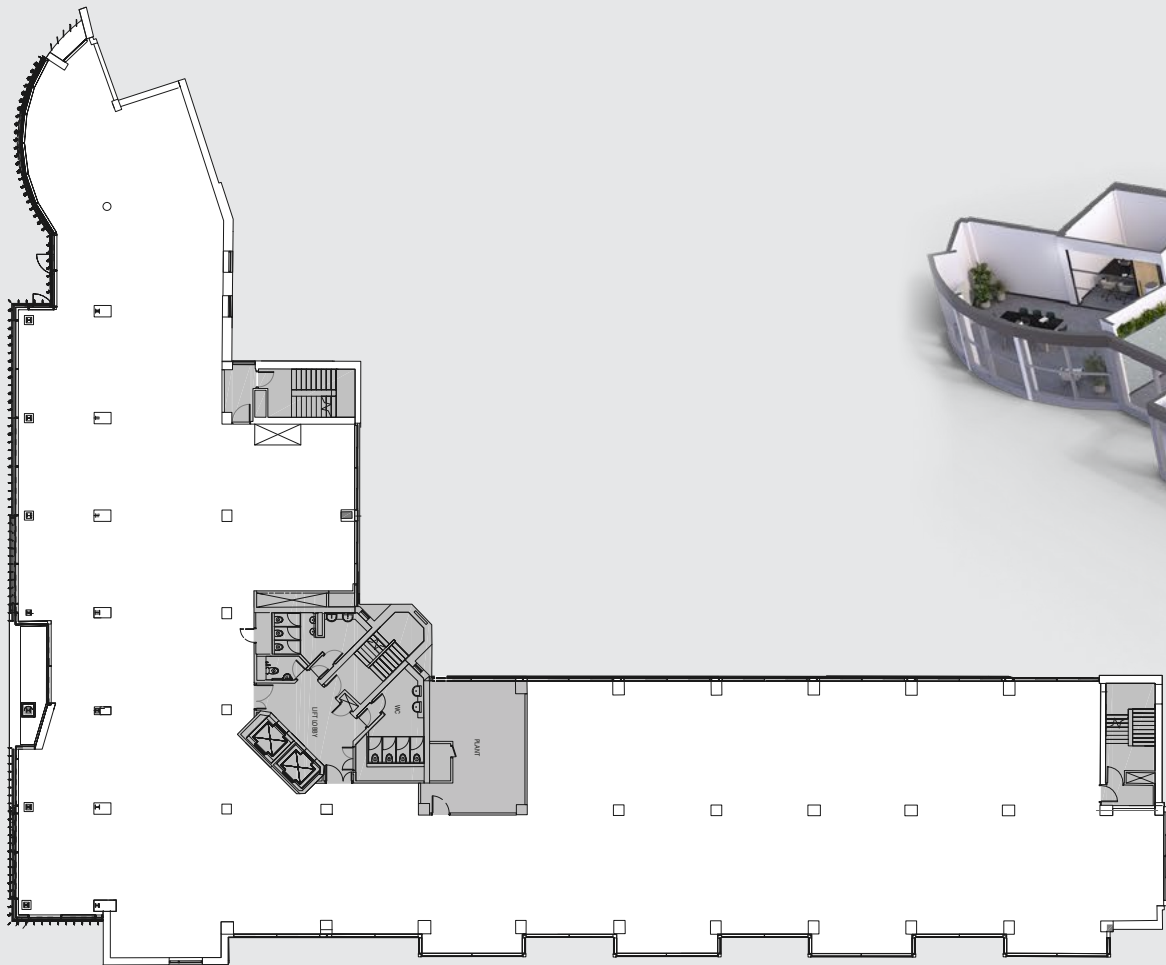




# FIT-OUT READY

This efficient floor is available for a tailored fit-out, either managed directly by the occupier or delivered in collaboration with the landlord

FIRST FLOOR  
13,500 sq ft



Indicative Layout

- 120 desks
- 5 meeting rooms
- 2 phone booths
- 1 reception
- 3 collaboration areas
- 1 library space





Open plan office space at Styne House





# AMENITIES ACROSS THE IPUT PORTFOLIO

Additional amenities at nearby Fifteen George's Quay, No. 3 Dublin Landings, and Pearse Street provide the perfect complement to your workspace. Available to all occupiers across the IPUT portfolio, these features are designed to enhance collaboration, productivity, and comfort.

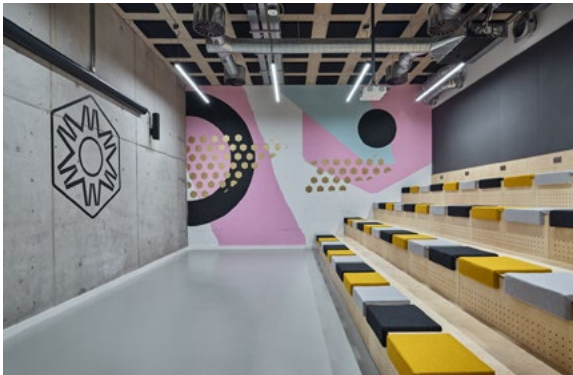
Exclusive amenities include:

- Business lounges
- Roof garden
- Event spaces
- Meeting rooms
- Media room
- Auditorium
- Fitness suites



**Pictured (clockwise from top)**

- Business lounge at Fifteen George's Quay
- Auditorium at Pearse Street
- Boardroom at Fifteen George's Quay
- Roof garden at Fifteen George's Quay
- Business lounge at No.3 Dublin Landings





**Styne House**  
Upper Hatch Street, Dublin 2



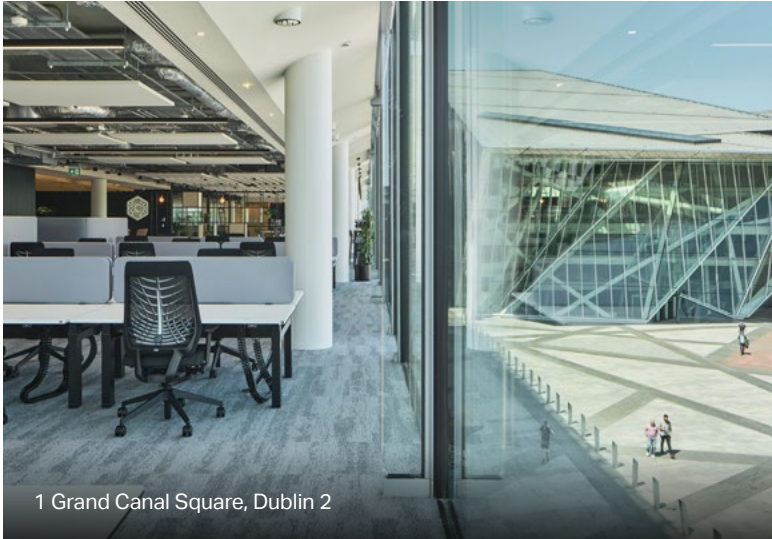
Two Riverside, Dublin 2



2 Hume Street, Dublin 2



1 Hume Street, Dublin 2



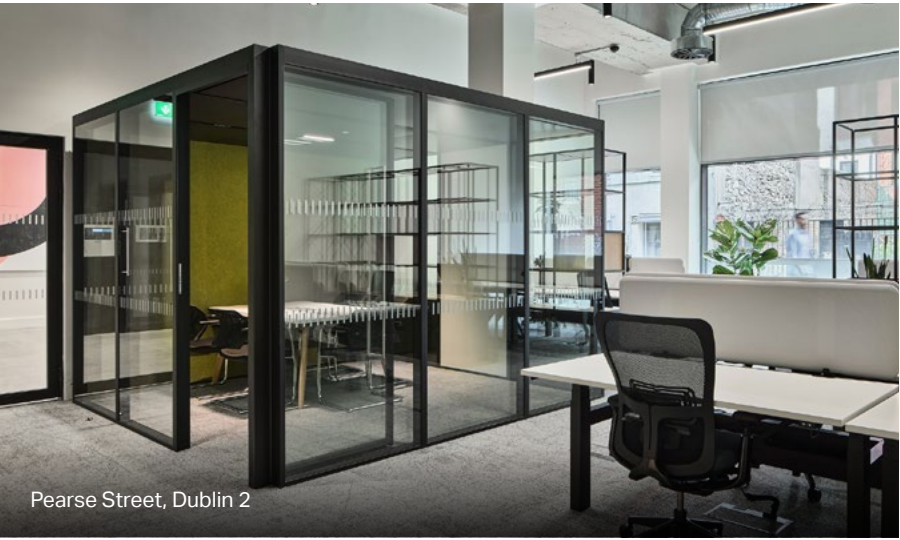
1 Grand Canal Square, Dublin 2



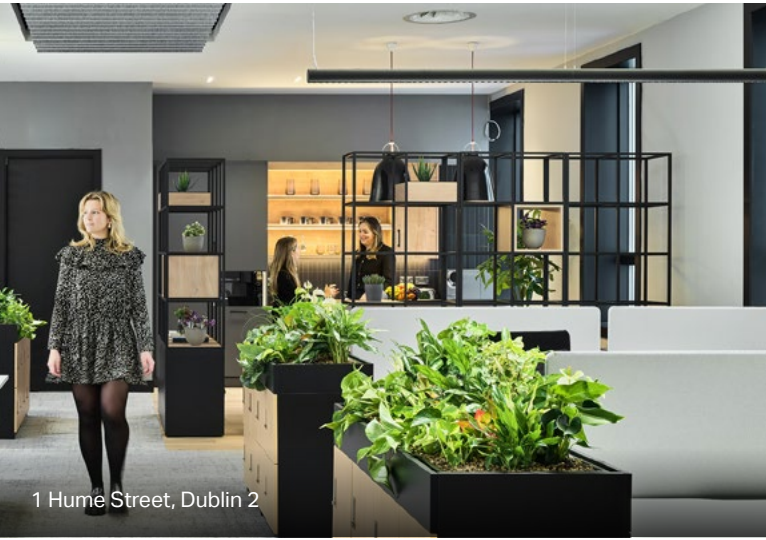
1 Grand Canal Square, Dublin 2



2 Hume Street, Dublin 2



Pearse Street, Dublin 2



1 Hume Street, Dublin 2



Styne House, Dublin 2



1 Hume Street, Dublin 2



IPUT REAL ESTATE  
DUBLIN

DUBLIN'S LEADING PROPERTY  
INVESTMENT COMPANY



Delivering the highest quality in everything we do.

We are custodians of our city, and take pride in the buildings we develop, own and manage. We build workplaces that are healthy and fulfilling places to spend time in, and by delivering high-quality sustainable buildings we attract major global companies to Dublin.

iput.com



**Pictured (clockwise from top)**

- 25 North Wall Quay, Dublin 1
- Wilton Park, Dublin 2
- Tropical Fruit Warehouse, Dublin 2
- 10 Molesworth Street, Dublin 2



# RESPONSIBLE INVESTMENT

At IPUT, we strive to be the market leaders in responsible investing. Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Our Responsible Investment Strategy focuses on three pillars that underpin our ability to make long-term positive impacts on our city.

## 1 Climate action



- Enhancing the resilience of our portfolio.
- Transitioning to a low carbon economy.
- Continuing to pioneer net zero carbon buildings across our portfolio.

## 2 Resource efficiency



- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.

## 3 Social value



- Creating places where people thrive.
- Reaching beyond occupier experience to enhance our economic, social and cultural impact. on our cit

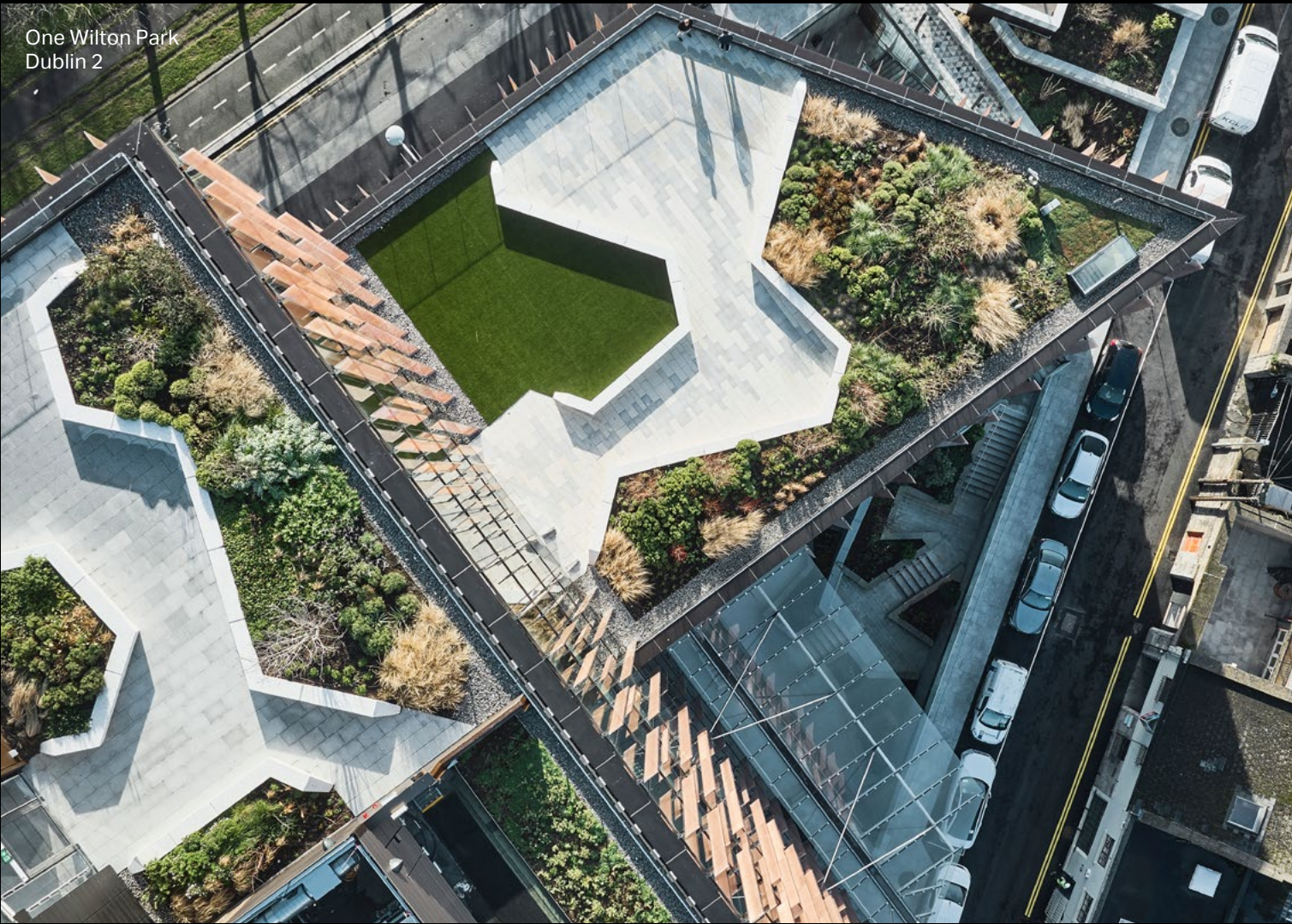
## Working with our occupiers

We continuously engage with and support our occupiers to help deliver on our shared sustainability ambitions:

- We use our expertise to help our occupiers make cost savings through design decisions and proactive management.
- We include environmental performance clauses in all our leases.
- We use smart building technology to reduce and optimise energy use.
- We enhance occupier experience through our MyIPUT app.

Learn more about our approach to responsible investment:

[IPUT.com/responsibility](https://www.iput.com/responsibility)





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A development by

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