



1 GEORGE'S
QUAY
PLAZA

DUBLIN 2

1 GEORGE'S QUAY PLAZA

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1 GEORGE'S QUAY PLAZA

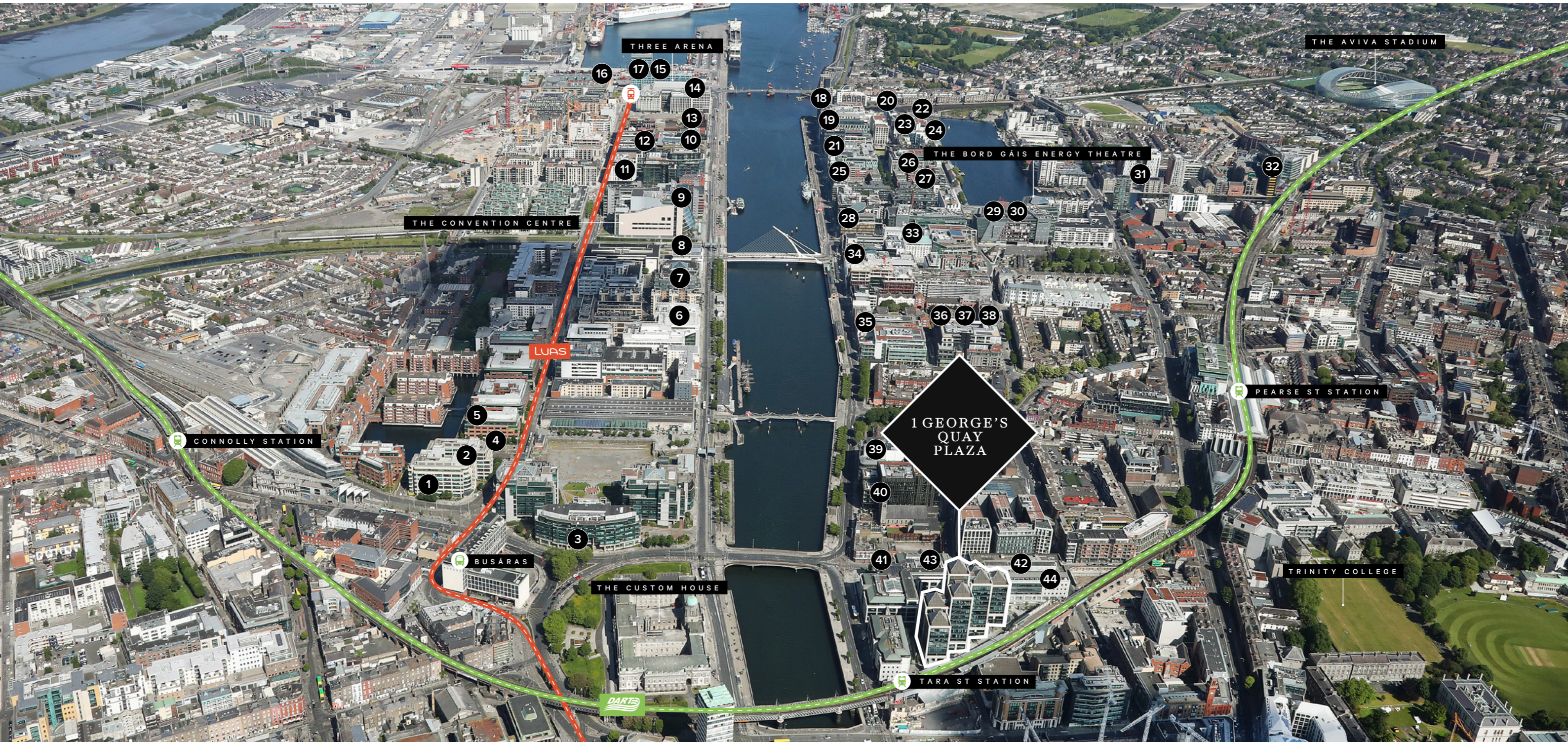


A landmark office development situated on the **southern bank of the River Liffey** in the heart of Dublin's CBD.

LOCATION

This iconic development occupies a strategic location between the IFSC, the south docklands and traditional Dublin 2.

George's Quay Plaza is recognised as a prime commercial location with world class occupiers including Amundi Ireland, Vanguard, Allied World Assurance, Innovative Interfaces and Caceis Investor Services already in occupation.



LOCAL OCCUPIERS AND AMENITIS

- 01 Wells Fargo
- 02 Bank of Montreal
- 03 SIG Susquehanna
- 04 KPMG
- 05 Arista Networks
- 06 Citi Bank
- 07 A&L Goodbody
- 08 AIG
- 09 PWC
- 10 Salesforce
- 11 Credit Suisse
- 12 WeWork
- 13 The NTMA
- 14 Gilead Sciences
- 15 An Post
- 16 Telus
- 17 Yahoo
- 18 Indeed
- 19 J.P. Morgan
- 20 FiServ
- 21 State Street
- 22 Airbnb
- 23 Wix
- 24 Accenture
- 25 Matheson
- 26 DocuSign
- 27 Aptiv Global
- 28 McCann Fitzgerald
- 29 Deutsche Bank
- 30 William Fry
- 31 Google
- 32 Google
- 33 TikTok
- 34 Three Mobile
- 35 Hubspot
- 36 Informatica
- 37 Core Media
- 38 Autodesk
- 39 US Bank
- 40 Grant Thornton
- 41 Pepsi
- 42 OPW
- 43 CDB Aviation
- 44 Fidelity Investments



Iconic Grade A office building comprising approximately **150,000 sq ft** of office accommodation **over 13 floors**.

DESCRIPTION

This iconic building has been designed to the highest standards and provides some of the most impressive office floors in the Dublin market with stunning views out over the river Liffey and The Custom House.

OCCUPIERS





The available accommodation to include:

- › Open plan office layout
- › Reception area
- › Fully fitted kitchen
- › Breakout space
- › Meeting rooms
- › Raised access floors
- › Suspended ceilings
- › LED lighting
- › 4 pipe fan coil air conditioning system
- › CAT 6 cabling
- › Suite can be fitted with furniture by landlord

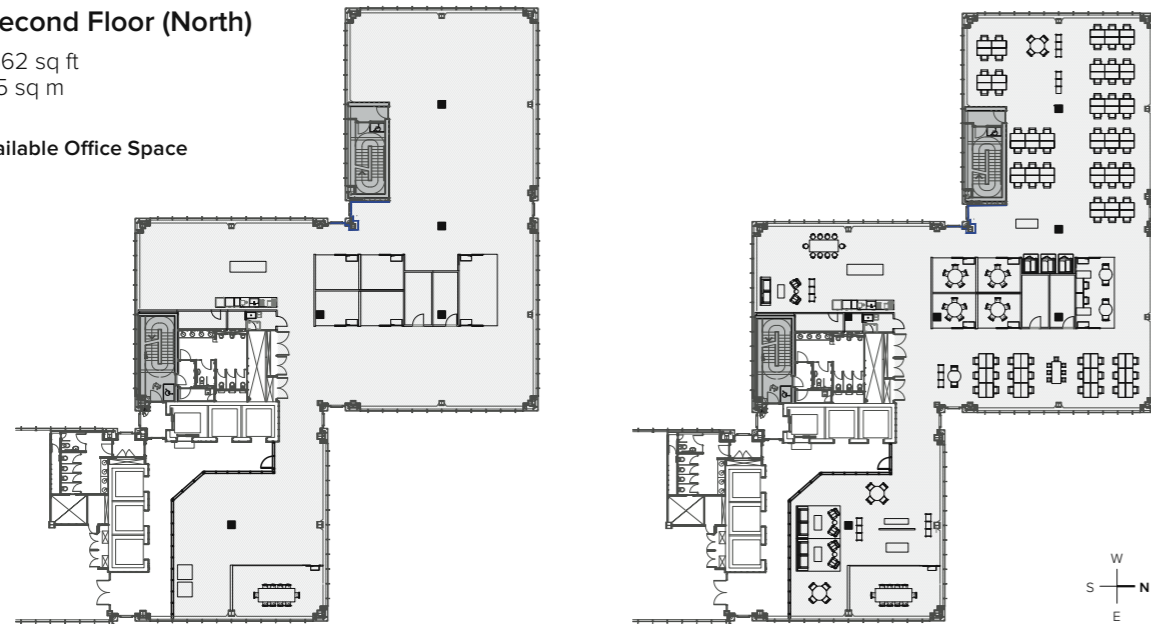
Georges Quay Plaza provides direct access to Tara St Dart Station, high quality tenant welfare facilities, on site coffee shop, secure basement car parking, 24/7 security and is serviced by 6 high speed passenger lifts.

FLOOR PLAN

Part Second Floor (North)

- > 8,362 sq ft
- > 785 sq m

Available Office Space

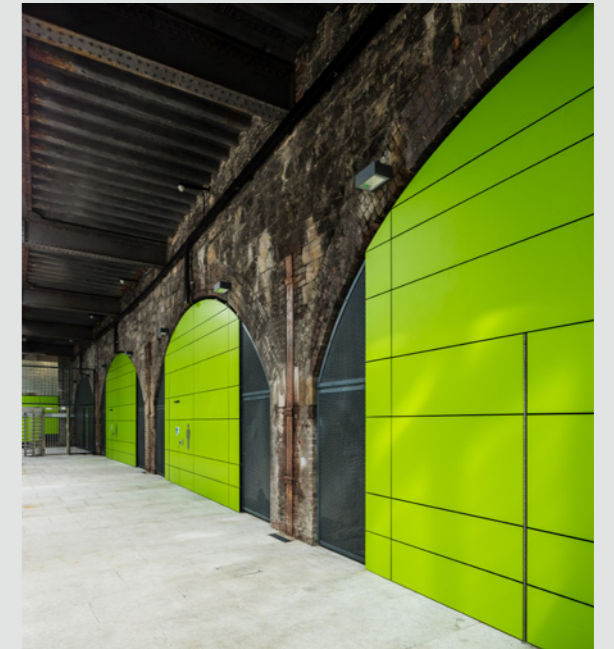


CURRENT LAYOUT

FURNISHED OPTION (UPON REQUEST)

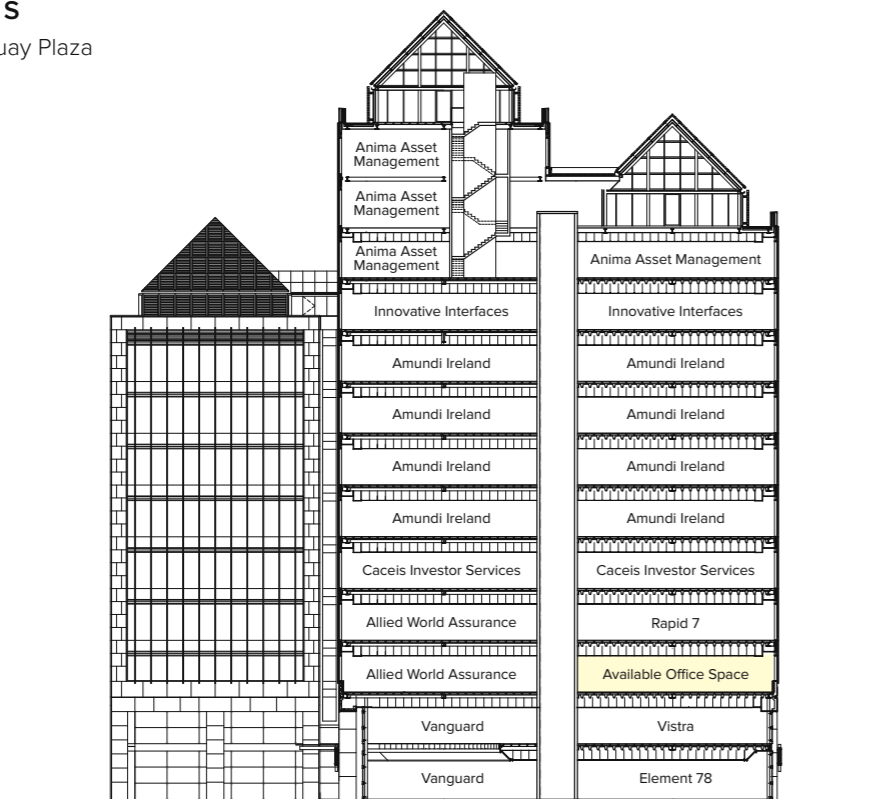
AMENITY ZONE INCLUDING:

- > 12 high quality shower rooms
- > 200 individual storage lockers
- > Large drying room
- > 200 secure bicycle parking spaces



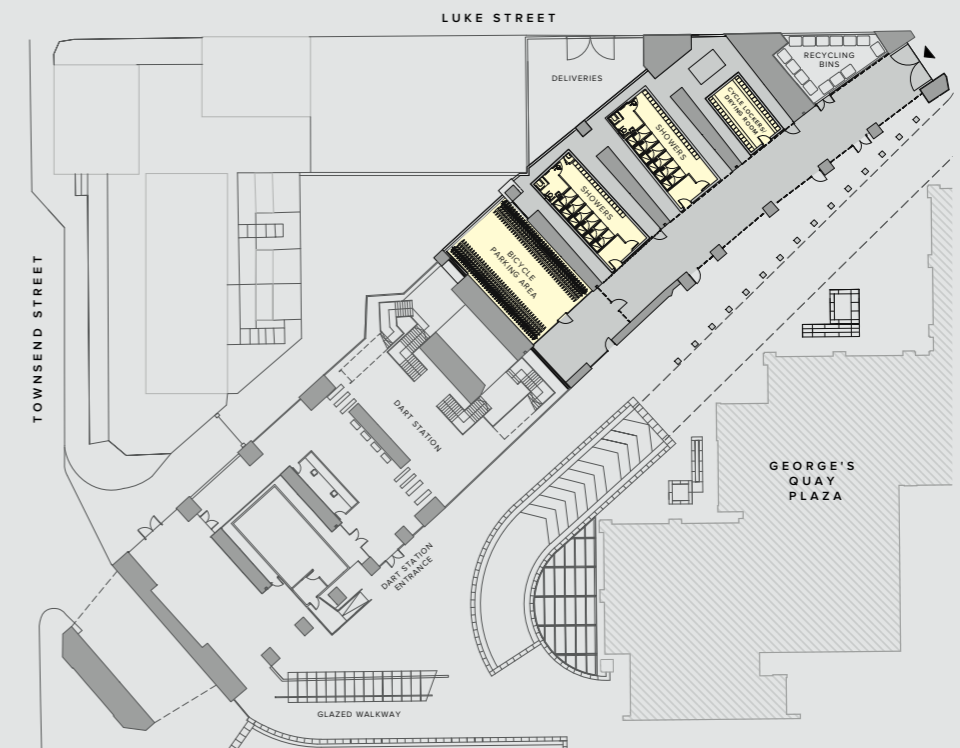
TENANTS

1 George's Quay Plaza

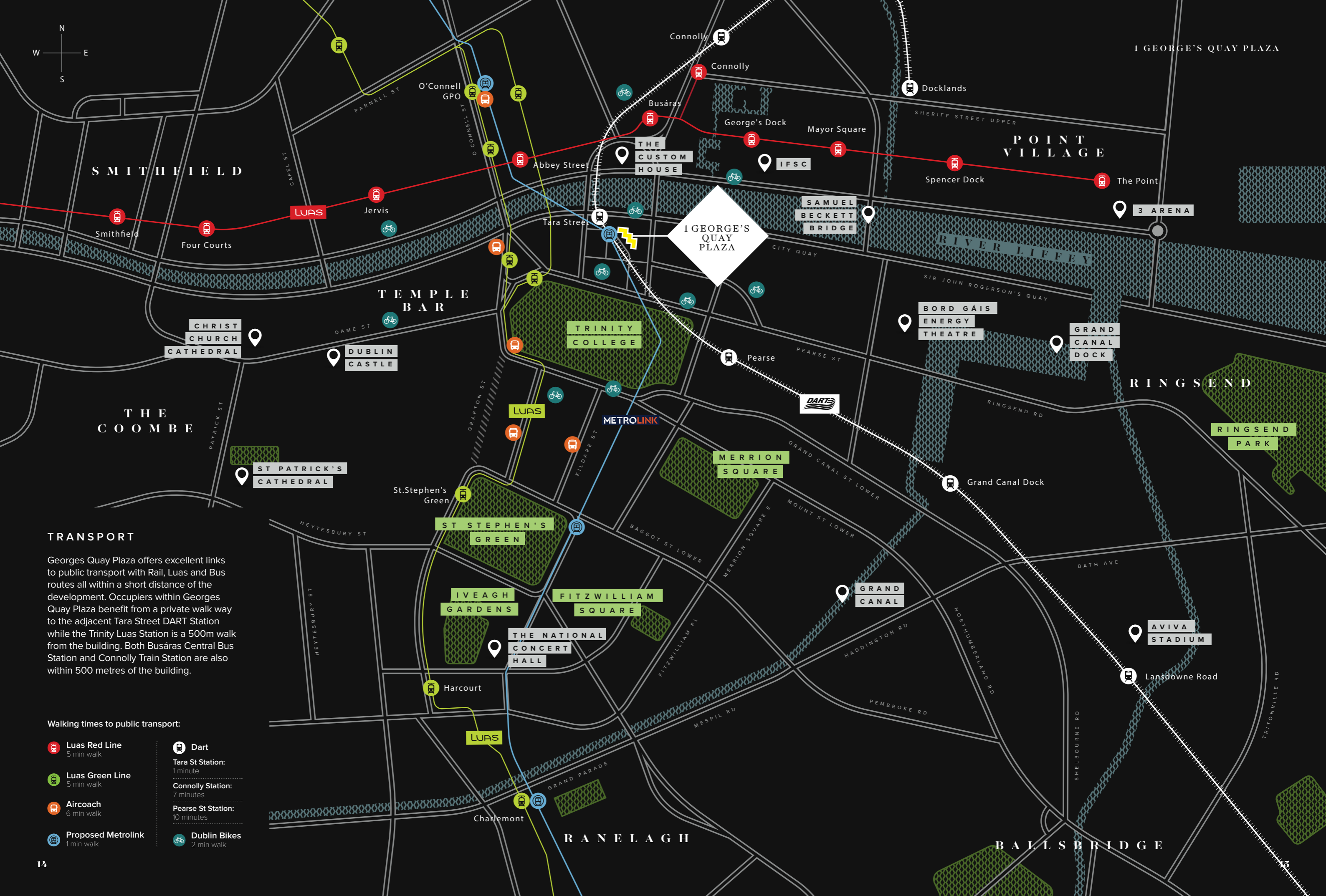
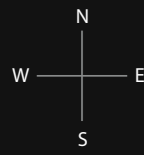


GEORGE'S QUAY

GEORGE'S QUAY ESTATE AMENITIES













TRANSPORT

Georges Quay Plaza offers excellent links to public transport with Rail, Luas and Bus routes all within a short distance of the development. Occupiers within Georges Quay Plaza benefit from a private walk way to the adjacent Tara Street DART Station while the Trinity Luas Station is a 500m walk from the building. Both Busáras Central Bus Station and Connolly Train Station are also within 500 metres of the building.

Walking times to public transport:

-  **Luas Red Line**
5 min walk
-  **Luas Green Line**
5 min walk
-  **Aircoach**
6 min walk
-  **Proposed MetroLink**
1 min walk
-  **Dart**
Tara St Station:
1 minute
Connolly Station:
7 minutes
Pearse St Station:
10 minutes
-  **Dublin Bikes**
2 min walk



LEASE DETAILS

The premises is available to let on a new lease from the landlord, Henderson Park.

RENT

On application

CAR PARKING

8 Car Parking Spaces | 1:1,050 sq ft

BER RATING



CONTACT

For inspections and further details please contact:



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HENDERSON PARK

Henderson Park is a pan-European private equity real estate manager with offices in London, Dublin, Luxembourg, Germany and New York . The firm has \$11 billion of real estate assets under management across Europe, with exposure to the gateway and capital cities of the United Kingdom, Ireland, France, Spain, Germany, Greece, Poland and Portugal.

Henderson Park seeks high-quality assets in prime locations where it can identify potential to unlock or create value through asset management. The firm's current portfolio spans over 17 million sq. ft. and is diversified across the office, logistics, multifamily, student housing, hotel and retail sectors, including a number of active development projects. The firm is committed to a substantial capital investment programme at George's Quay to sustain and improve the environment for existing and future tenants.



