



# 100 MOUNT STREET



GRADE A CITY CENTRE OFFICES  
22,000 sq.ft. | 2,050 sq.m.



# 100 MOUNT STREET



High Quality  
Shower Facilities



Manned  
Reception



Multiple Dublin  
Bus Routes  
Serve The Area



Car  
Parking  
Available



5 Min From  
Grand Canal Dock  
DART Station



BER  
Rating



BREEAM  
Certified



Green  
Roof

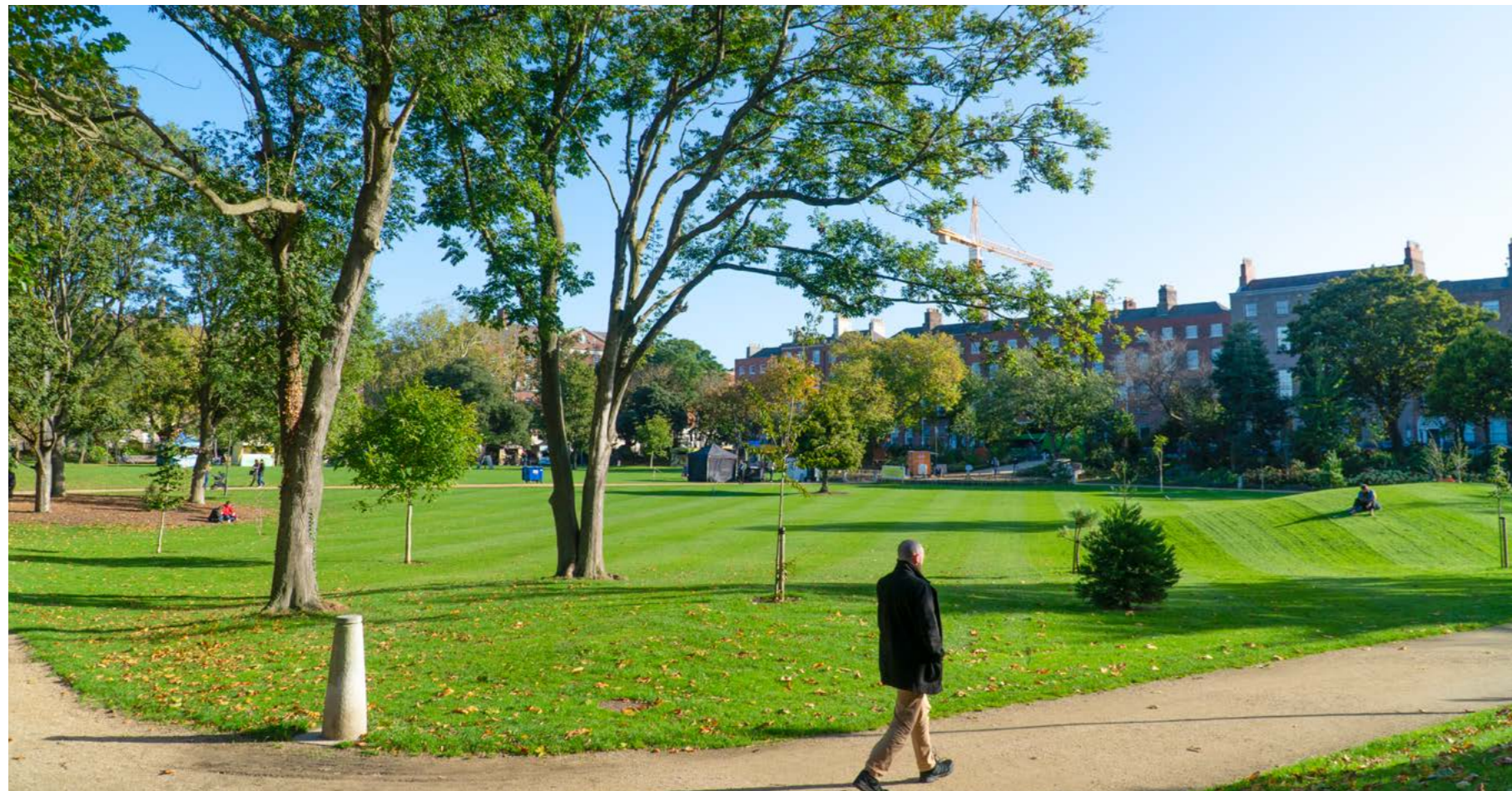
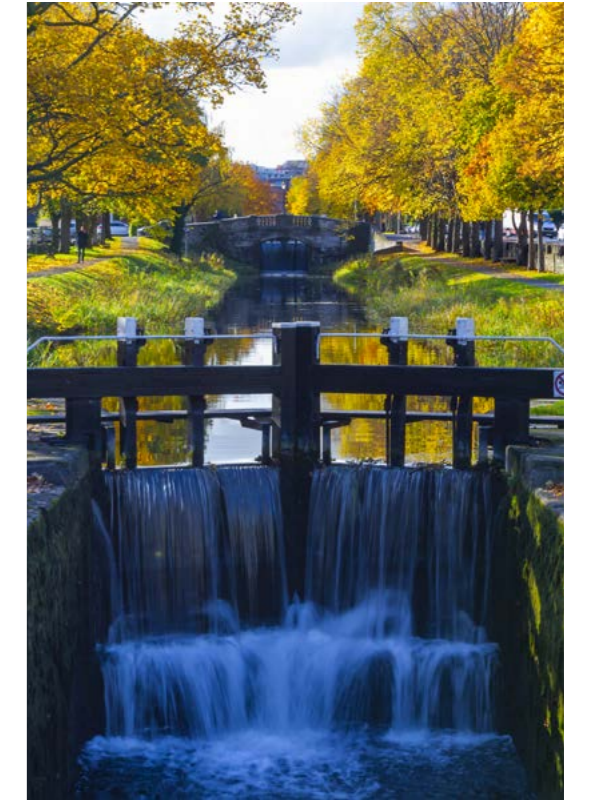


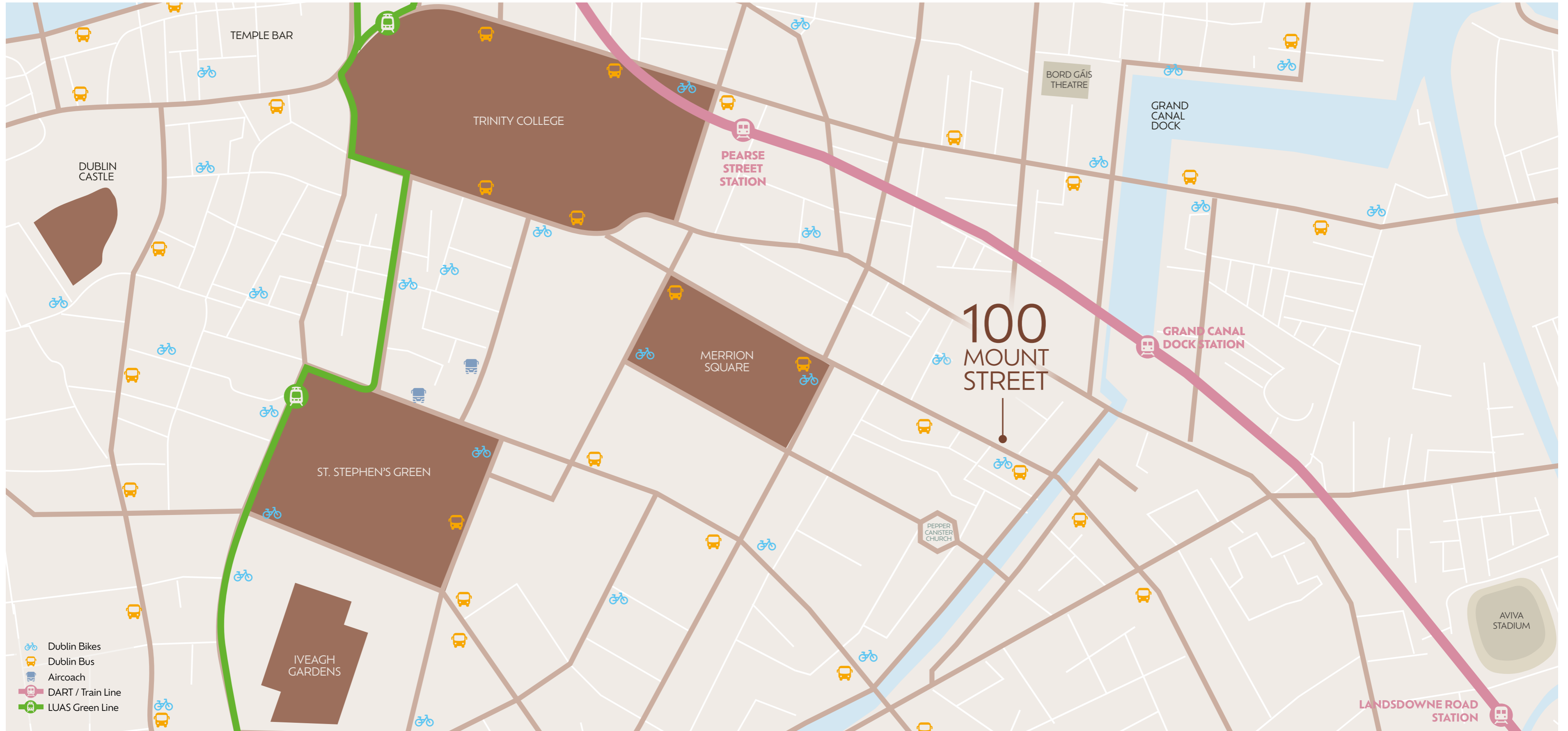


## LOCATION

Dublin 2 is known for its ability to attract a wide range of financial institutions, multinational corporations, and professional services firms. Lower Mount Street is positioned in the heart of Dublin 2. It's favourable location places it in close proximity to the vibrant streets of Grafton Street and St. Stephen's Green, granting easy access to the city's premier

shopping and dining destinations. This has established Lower Mount Street as a well-regarded office location, drawing prominent companies such as Google, Stripe, Bord Gais, Accenture, SMBC Aviation Capital and Regeneron. Just a minute's walk away, you'll find the popular Merrion Square, St. Stephen's Green, Grand Canal and the Dublin Docklands.





TEMPLE BAR

TRINITY COLLEGE

PEARSE STREET STATION

BORD GÁIS THEATRE

GRAND CANAL DOCK

DUBLIN CASTLE

MERRION SQUARE

100 MOUNT STREET

GRAND CANAL DOCK STATION


ST. STEPHEN'S GREEN

PEPPER CANISTER CHURCH

IVEAGH GARDENS

AVIVA STADIUM

LANDSDOWNE ROAD STATION

-  Dublin Bikes
-  Dublin Bus
-  Aircoach
-  DART / Train Line
-  LUAS Green Line

## PROPERTY OVERVIEW







100 Mount Street Lower is a modern office building that offers contemporary workspace in Dublin 2. The property features a newly refurbished entrance with updated reception and lift lobby areas, creating a welcoming environment for tenants and visitors. The building provides quality office accommodation with modern amenities designed to support occupier's business needs.



# 100 MOUNT STREET



### SPECIFICATION INCLUDES

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

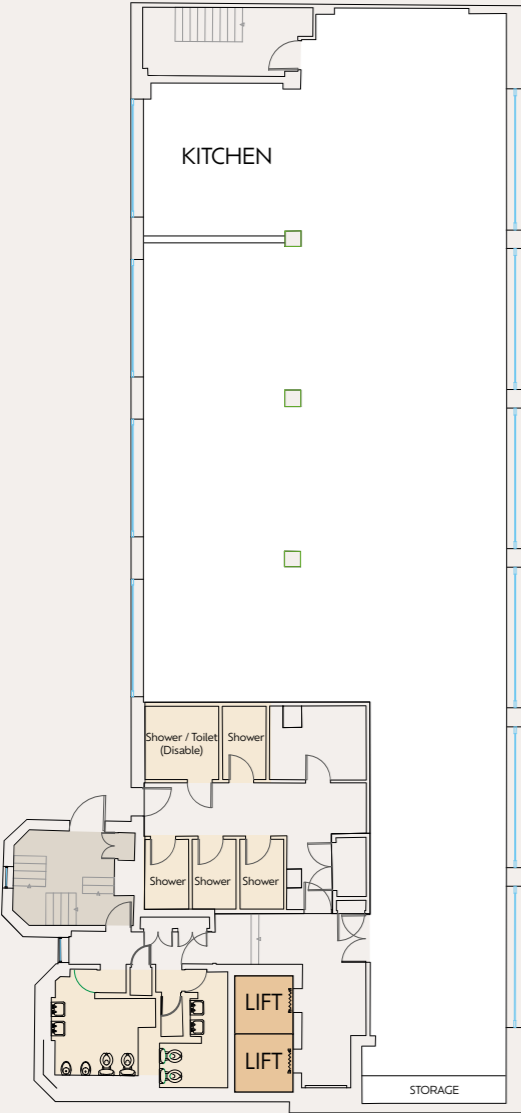
# ACCOMMODATION

100 Mount Street is a fitted office space with the benefit of a kitchenette. Restrooms and shower facilities, are conveniently located off the lift lobby

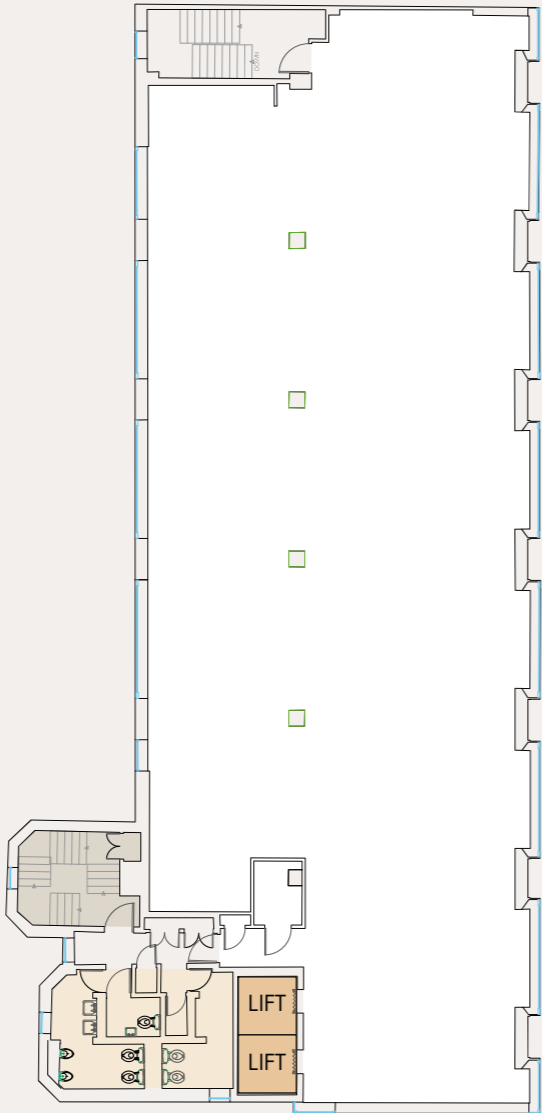
as well as on the basement level for shared use within the building. The building can accommodate a diverse range of occupiers.

### AVAILABILITY

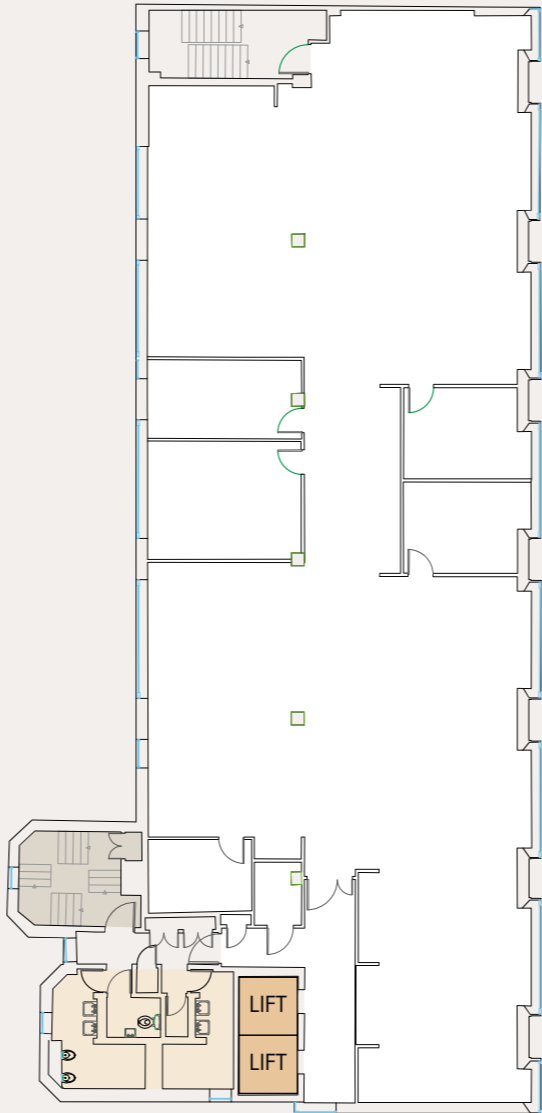
Floor	Sq.ft	Sq.m
Lower Ground	3,611	335.5
Ground	Let	Let
First Floor	4,579	425.4
Second Floor	4,606	427.9
Third Floor	4,593	426.7
Fourth Floor	4,608	428.1
<b>Total</b>	<b>21,997</b>	<b>2,043.6</b>



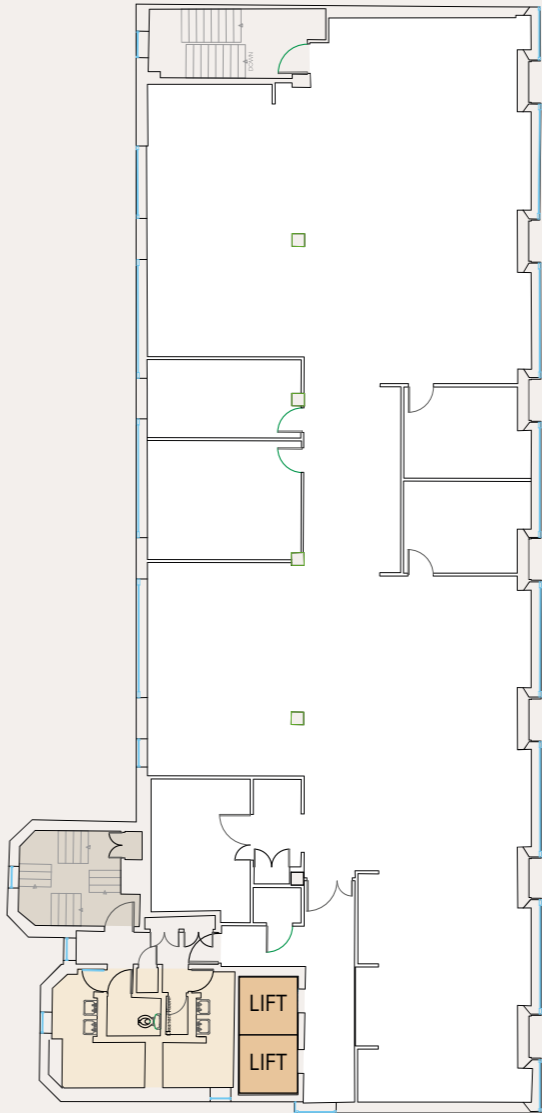
LOWER GROUND FLOOR



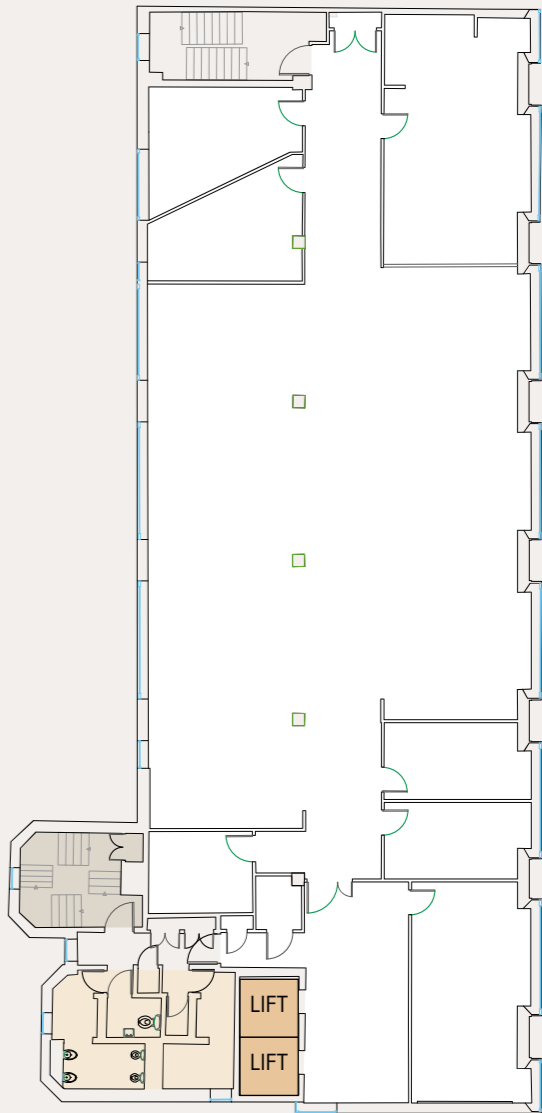
1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR

# 100 MOUNT STREET

BER



RENT  
POA.

**BUSINESS RATES**  
€4.63 per sq.ft.

**SERVICE CHARGE**  
€13.12 per sq.ft.

JOINT AGENTS



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