



GEORGE'S COURT

TOWNSEND STREET • DUBLIN 2

PART GROUND AND FIRST FLOORS

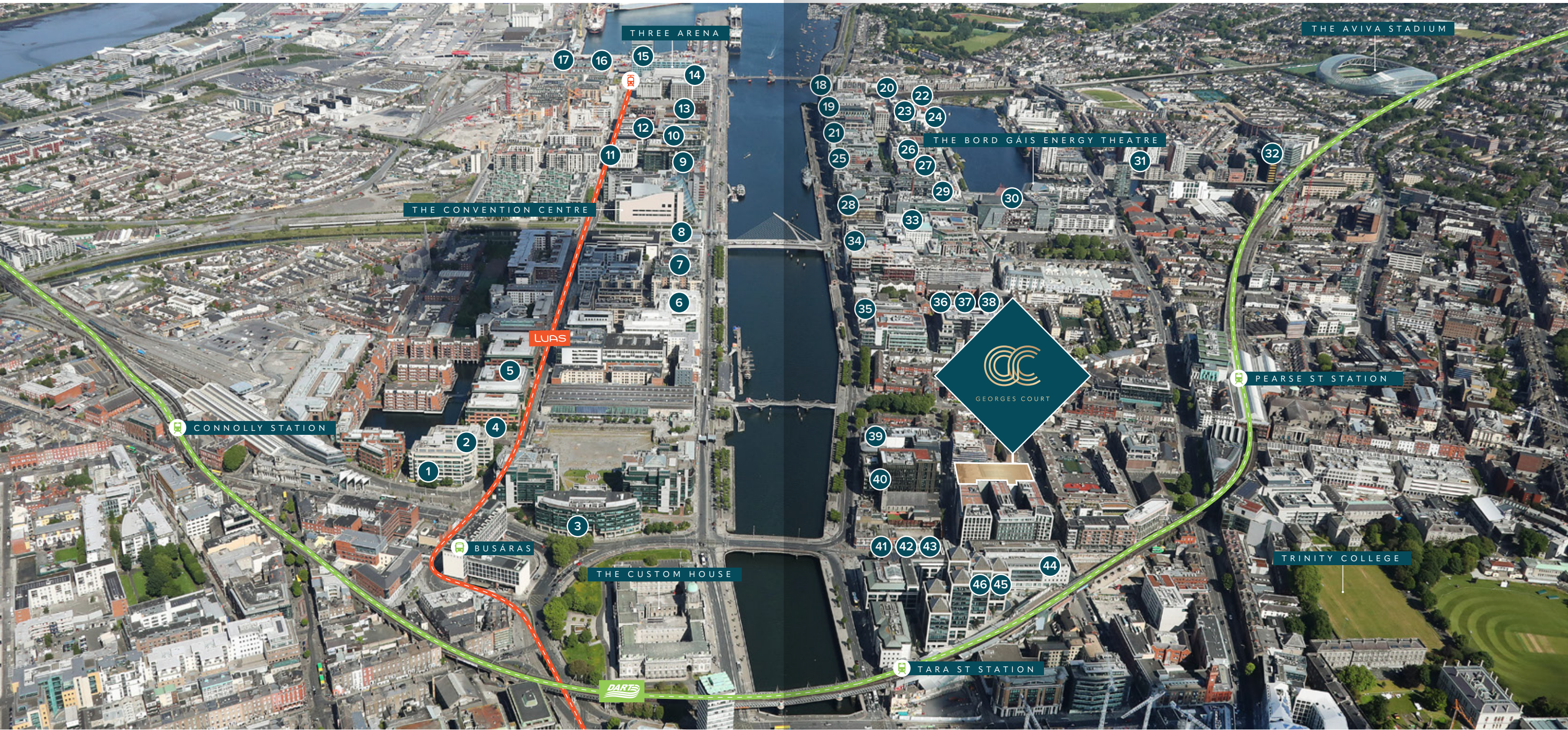


GEORGE'S COURT

George's Court is a Grade A office building comprising approximately 96,000 sq ft of office accommodation over 5 floors. The building includes an impressive internal light filled atrium which provides natural daylight to all floors.



LOCAL OCCUPIERS AND AMENITIES



- 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 Verizon
- 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 Facebook
- 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 Grand Thornton
- 41 Pepsi
- 42 WeWork
- 43 CDB Aviation
- 44 Fidelity Investments
- 45 Vanguard
- 46 Amundi

GEORGE'S COURT OCCUPIERS:



McGarrell Reilly Group



NORTHERN TRUST



FULL NEW CAT A SPECIFICATION
TYPICAL FINISH



30,000 Sq Ft of
Grade A Office
Accommodation

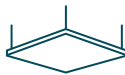
THE PART GROUND AND
FIRST FLOORS OFFER
NEWLY FULLY REFURBISHED
CAT A SPECIFICATION
OFFICE ACCOMMODATION
TO INCLUDE:



LED
LIGHTING



RAISED ACCESS
FLOORS



SUSPENDED
CEILINGS



4 PIPE FAN COIL AIR
CONDITIONING
SYSTEM



FLOOR TO CEILING HEIGHTS
OF 3.5M ON GROUND FLOOR
AND 3M ON FIRST FLOOR



REFURBISHED
TOILET
AREAS

TENANT AMENITIES



Lobby

Impressive light filled atrium with dedicated tenant lounge area including collaborative workspaces.



Reception



Newly refurbished toilets

Tenants can avail of on-site amenities including showers, lockers and bicycle parking

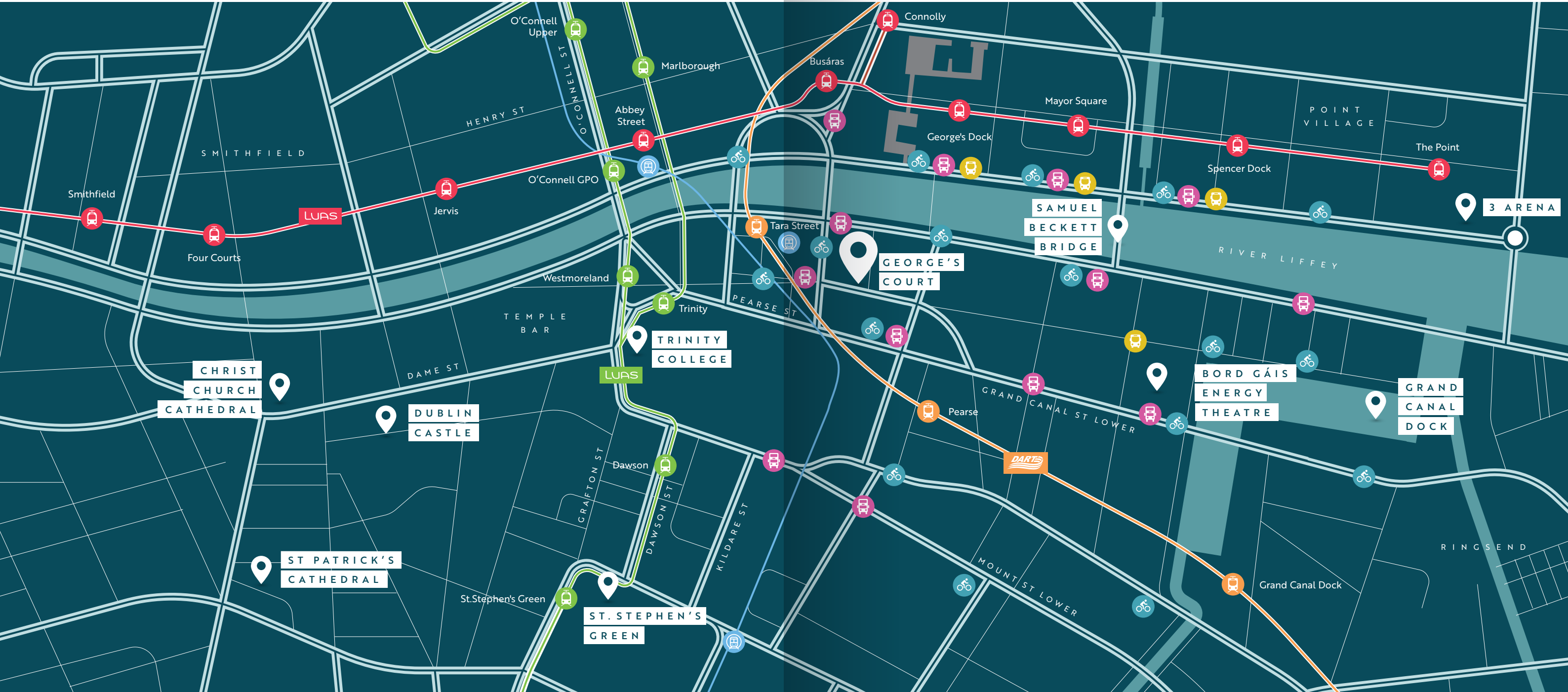









Shower Facilities



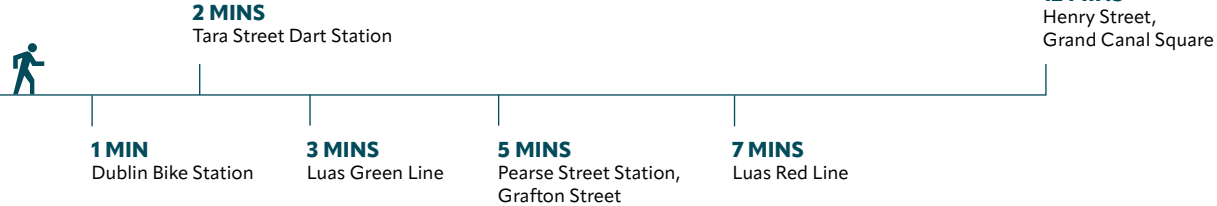
Bicycle Storage and Lockers

LOCATION & TRANSPORT



-  LUAS RED LINE
-  DUBLIN BUS
-  DUBLIN BIKES
-  FUTURE METRO LINK
-  LUAS GREEN LINE
-  DART / IRISH RAIL
-  AIR LINK EXPRESS

WALKING
TIME FROM
GEORGE'S
COURT



LOCAL LANDMARKS & AMENITIES





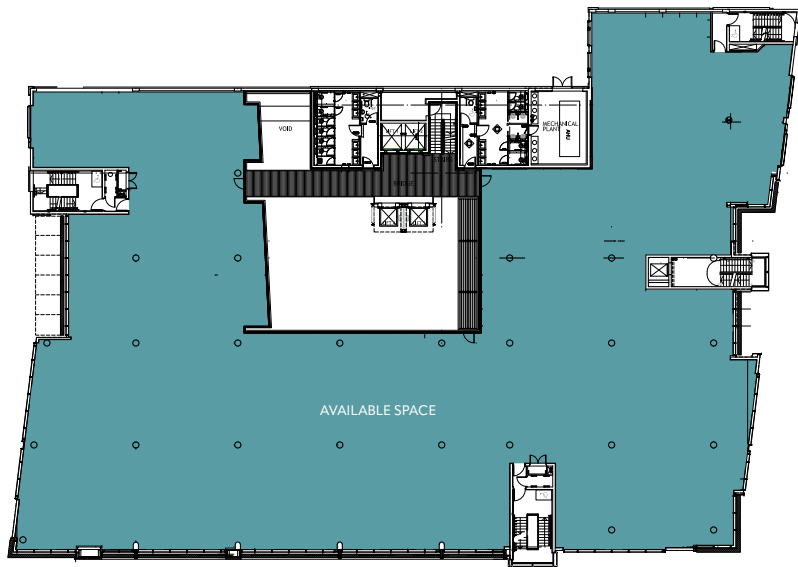
Positioned in a prime commercial location between The IFSC, The South Docklands and the traditional Dublin 2 area



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

The approximate net internal floor areas are as follows:

FLOOR	SQ FT	SQ M	CAR PARKING
Part Ground Floor	8,146	757	4 Spaces
First Floor	22,268	2,069	11 Spaces

The accommodation is available on a floor by floor or single lease basis.

FURTHER INFORMATION & CONTACTS

LEASE TERM

Available on a new lease.

SERVICE CHARGE AND COMMERCIAL RATES

On application.

RENT

On application.

TARGET BER RATING



CONTACTS

For inspections and further details please contact:



Styne House
Upper Hatch Street, Dublin 2
www.jll.ie
PRSA Number: 002273

- > **RITA CARNEY**
T: 01 673 1685 | E: rita.carney@eu.jll.com
- > **DAN CARTY**
T: 01 673 1644 | E: daniel.carty@eu.jll.com
- > **ADAM FLEMING**
T: 01 673 1600 | E: adam.fleming@eu.jll.com

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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 Court to sustain and improve the environment for existing and future tenants.

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—— **PARK** ——