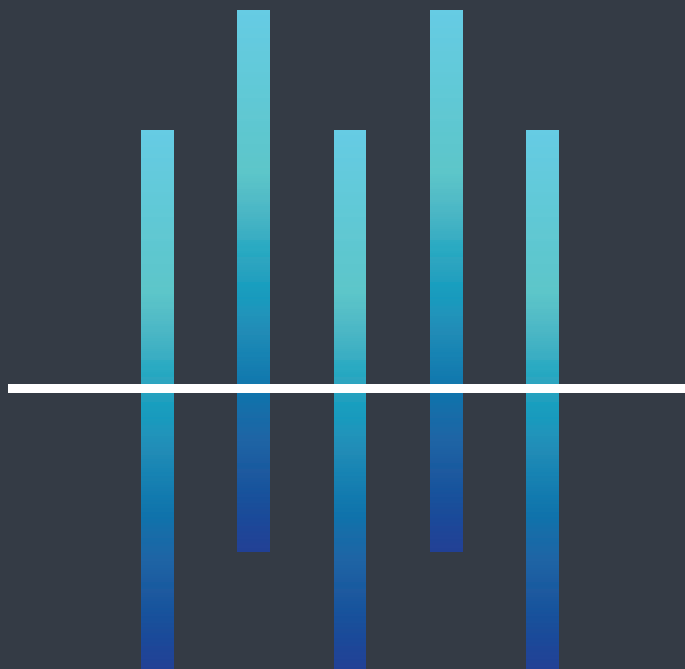




MALT
HOUSE

5 STAR OFFICE EXPERIENCE





MALT HOUSE

48,332 sq.ft. of best in class office accommodation in a unique waterfront setting, right in the heart of Dublin's thriving South Docklands.

The Malt House offers bright spacious floor plates ranging in sizes from 5,500 sq.ft. to 8,000 sq.ft. with generous floor to ceiling heights throughout.





FIRST CLASS FACILITIES

Malt House has premium end of trip facilities with clubhouse standard showers, secure bike parking and lockers/drying facilities. Landlord finishes are to a premium standard with stunning views over the Grand Canal Basin.



FLOOR PLANS

INDICATIVE FLOOR AREAS

AREA	NET (SQ.FT.)
Ground Floor (Office)	1,757
F & B Unit	1,267
1st Floor	5,502
2nd Floor	5,492
3rd Floor	5,703
4th Floor	5,140
5th Floor	7,677
6th Floor	7,827
7th Floor (Reserved)	7,967
Total	48,332 sq.ft.



LEGEND

- Office Area
- Common Areas
- Café Area

BUILDING SPECIFICATION

STRUCTURE:

- Steel frame with concrete floor slabs

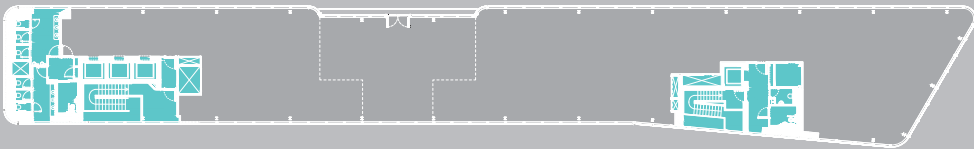
FAÇADE:

- Unitised glazing system
- Existing brick façade with new slim framed double glazed windows.

GENERAL:

- LEED Platinum
- BER A3
- Cat A fit-out
- 2.7m to 2.8m floor to ceiling height
- 100mm raised access flooring
- HVAC 4 pipe fan coil system
- 15 car parking spaces available
- 54 bike spaces
- 57 lockers
- Clubhouse standard showers
- Original limestone walls
- LED lighting
- 4 passenger lifts

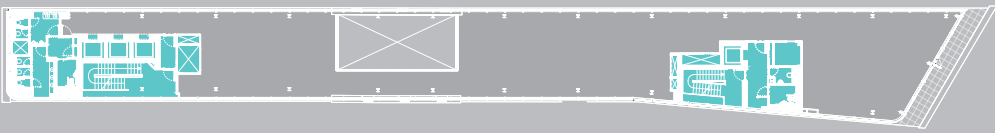
**Subject to Contract / Contract Denied / Without Prejudice



7TH FLOOR



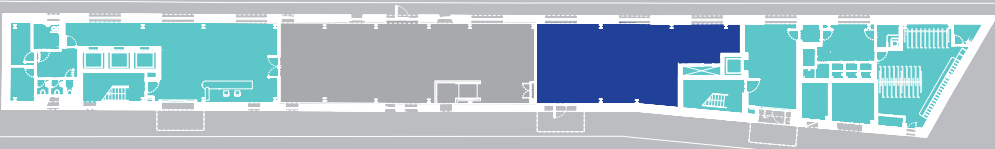
5TH & 6TH FLOORS



4TH FLOOR



1ST, 2ND & 3RD FLOORS



GROUND FLOOR

** For indicative purposes only / Not to scale

EXPERIENCE EXTRAORDINARY



UNRIVALLED WATERFRONT VIEWS





A CHANGING LANDSCAPE

Constructed in 1859 by the Guinness family, Malt House is a building steeped in history and forms an integral part of Dublin's dockland heritage.

This iconic development provides a contrasting blend of Victorian and contemporary design, with a stunning 4 storey glass extension rising above the existing stone clad building.



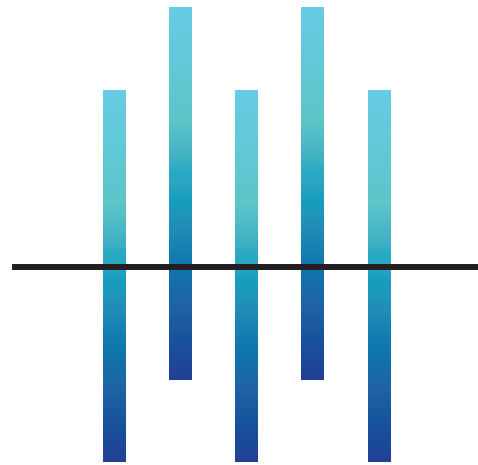
GRAND CANAL QUAY 1970'S



F & B OFFERING

The Malt House also features a dedicated Cafe/Restaurant on the ground floor extending to 1,267 sq. ft. Diners will enjoy the impressive vista of Grand Canal Dock in a unique waterfront setting.

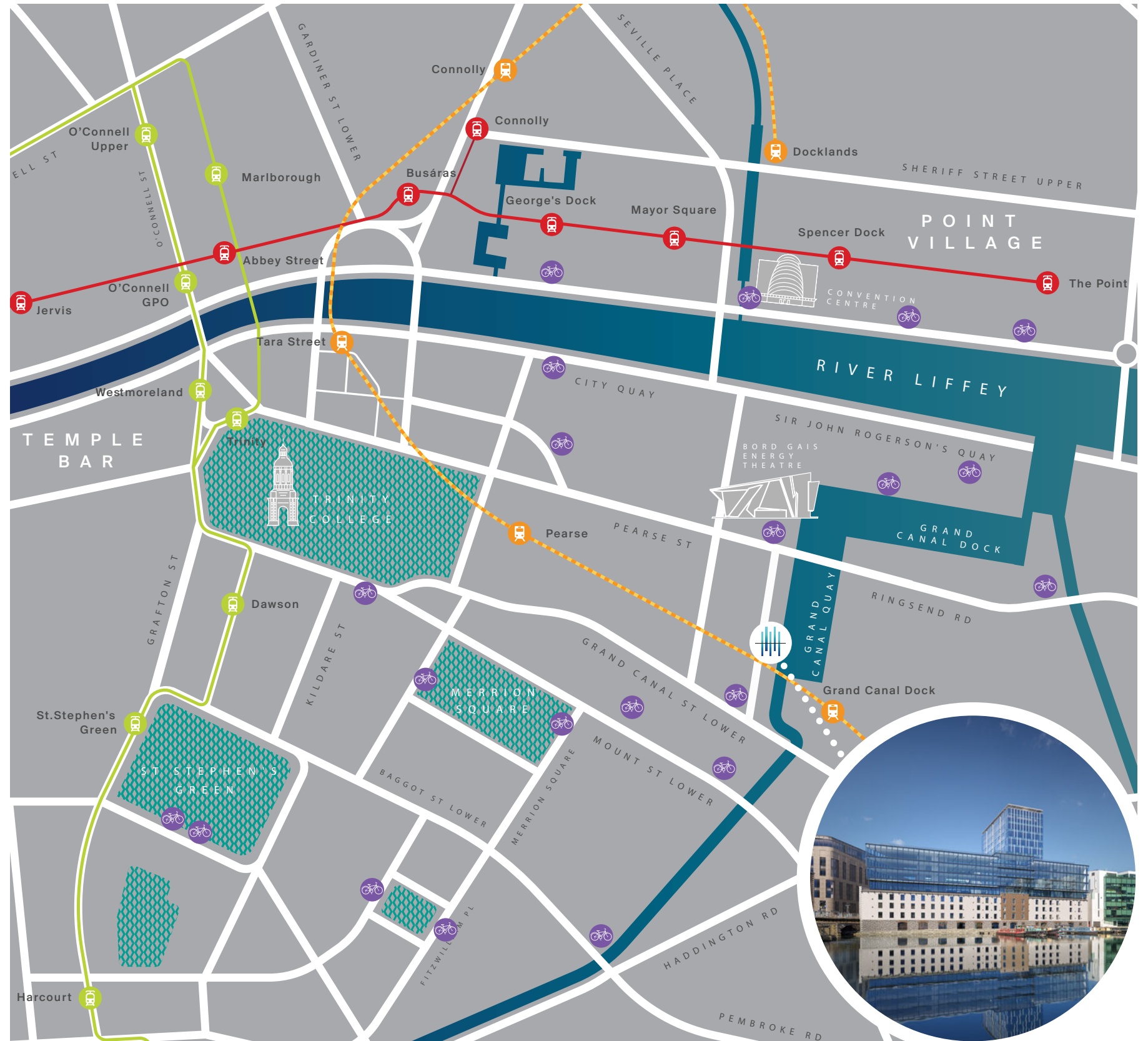




MALT HOUSE

CENTRAL LOCATION

-  GREEN LUAS LINE
-  RED LUAS LINE
-  DART LINE
-  DUBLIN BIKE STATION



MEET THE NEIGHBOURS



PROFESSIONAL SERVICES

- 1 Grant Thornton
- 2 Accenture
- 3 William Fry
- 4 Dillon Eustace
- 5 A&L Goodbody
- 6 McCann Fitzgerald
- 7 Beauchamps
- 8 PWC
- 9 Mason Hayes & Curran
- 10 Fragomen
- 11 Matheson

TMT

- 1 Zalando
- 2 Hubspot
- 3 Tenable
- 4 TikTok
- 5 Google
- 6 BT
- 7 Facebook (Meta)
- 8 Telnyx
- 9 Salesforce
- 10 Aptiv, DocuSign
- 11 Airbnb
- 12 Indeed
- 13 LogMeIn, Wix
- 14 Yahoo

FINANCIAL OCCUPIERS

- 1 Stripe
- 2 US Bank
- 3 Danske Bank
- 4 S & P Global
- 5 BNY
- 6 HSBC
- 7 The Irish Tax Institute
- 8 Central Bank
- 9 Rabobank
- 10 State Street
- 11 JP Morgan

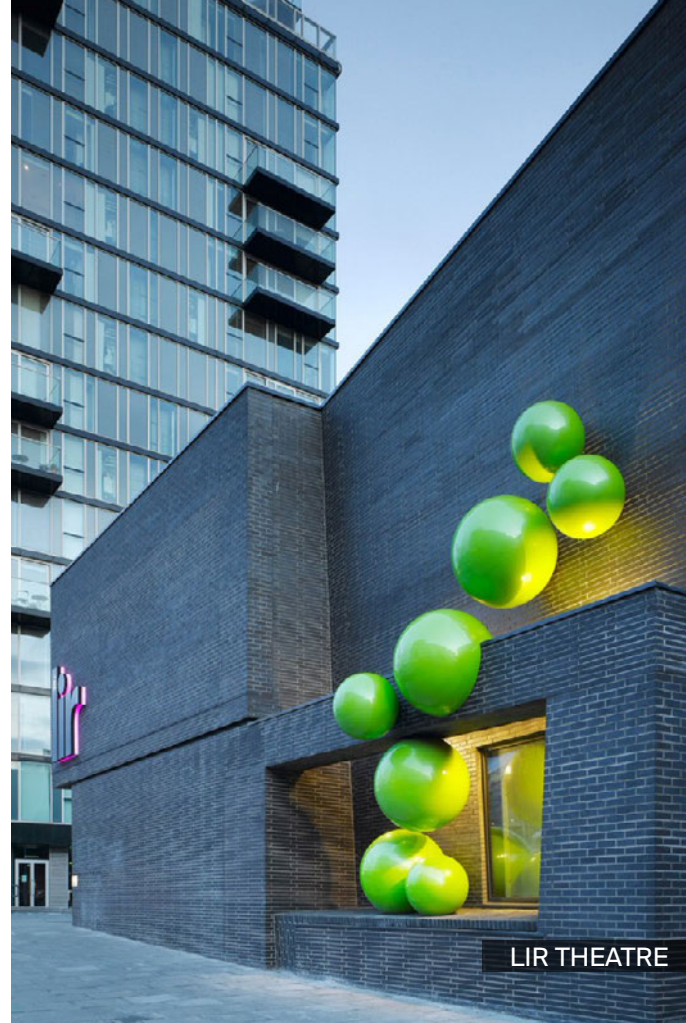
OTHER

- 1 Perrigo
- 2 European Refreshments
- 3 Bord Gáis Energy Theatre
- 4 Convention Centre Dublin
- 5 The Marker Hotel
- 6 WeWork
- 7 NTMA / NAMA
- 8 An Post
- 9 Gasworks
- 10 3 Arena

LOCAL AMENITIES



3FE



LIR THEATRE



LUAS



GRAND CANAL



DART



OSTERIA LUCIO



BOLANDS QUAY



BORD GAIS ENERGY THEATRE



DUBLIN BIKES

MEET THE TEAM

LETTING AGENTS



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DEVELOPER

Chudnam Ltd

ARCHITECTS

de Blacam and Meagher Architects

STRUCTURAL & CIVIL

Fearon O'Neill Rooney Consulting
Engineers

MECHANICAL & ELECTRICAL ENGINEERS

OCSC

QUANTITY SURVEYORS

Linesight

FAÇADE

BDA Façade Consultants



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A unique waterfront HQ offering contemporary workspace, blended with unrivalled character.



