100 MOUNT STREET

GRADE A CITY CENTRE OFFICES

22,000 sq.ft. | 2,050 sq.m.

JLL Knight Frank

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 B2

BER Rating

BREEAM

BREEAM Certified

Green Roof



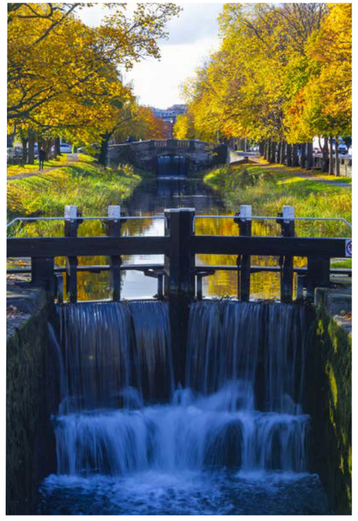


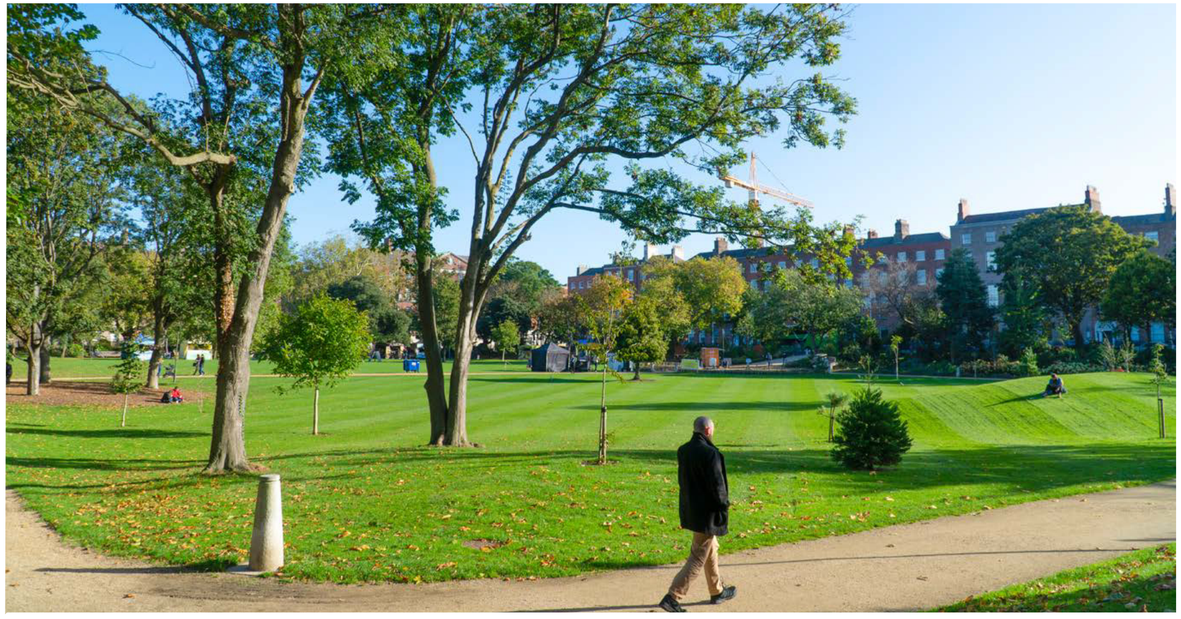
LOCATION

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.

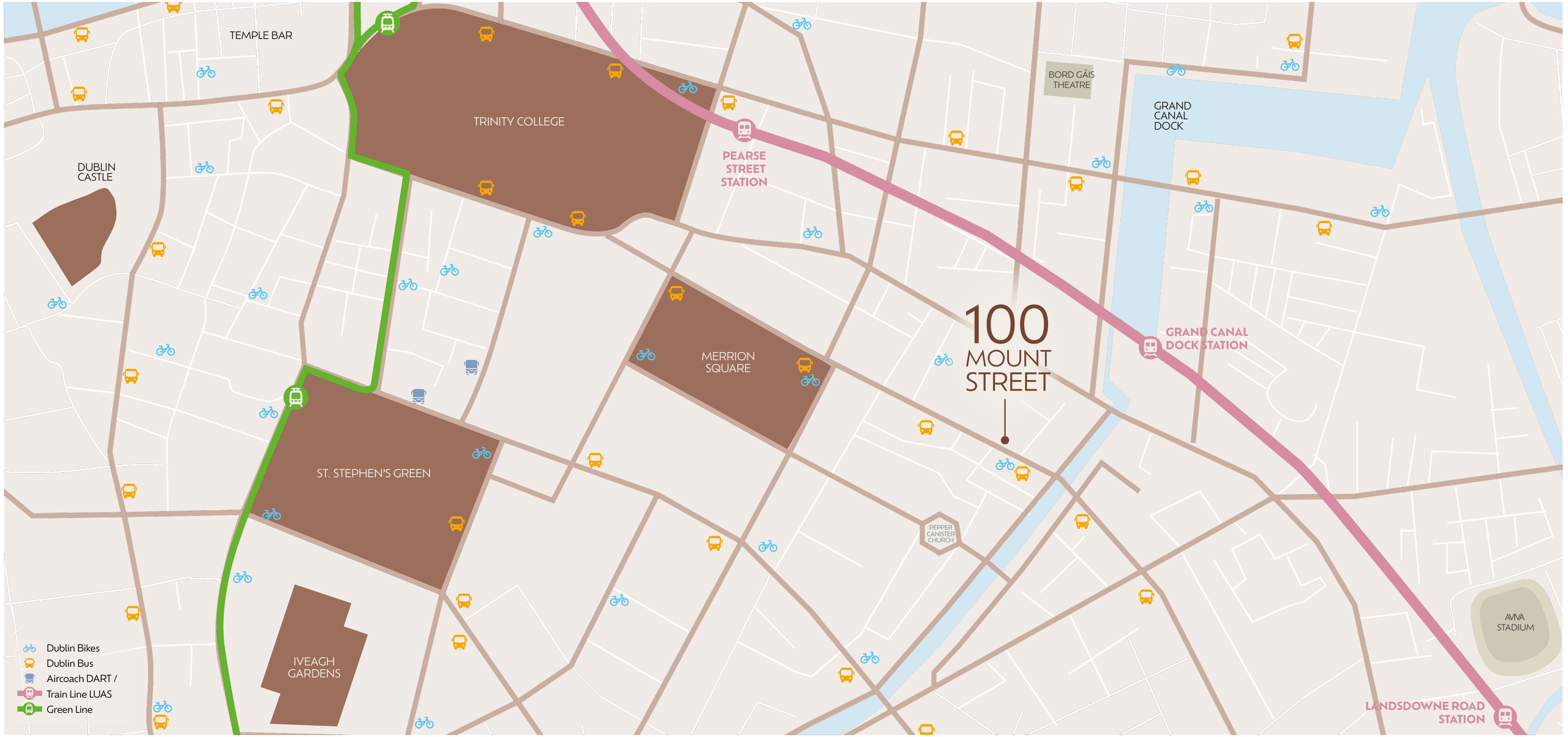











TEMPLE BAR
TRINITY COLLEGE
DUBLIN CASTLE
PEARSE STREET STATION
BORD GÁIS THEATRE
GRAND CANAL DOCK
MERRION SQUARE
100 MOUNT STREET
GRAND CANAL DOCK STATION
ST. STEPHEN'S GREEN
PEPPER CANISTER CHURCH
AVIVA STADIUM
IVEAGH GARDENS
LANSDOWNE ROAD STATION
Dublin Bikes
Dublin Bus
Aircoach DART /
Train Line 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

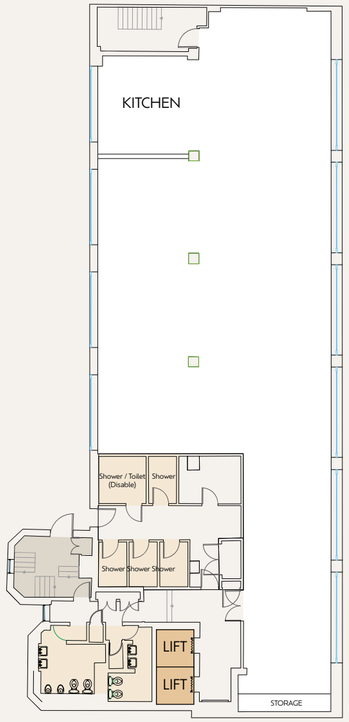
ACCOMMODATION

100 Mount Street is a fitted office space with the as well as on the basement level for shared use benefit of a kitchenette. Restrooms and shower within the building. The building can accommodate facilities, are conveniently located off the lift lobby a diverse range of occupiers.

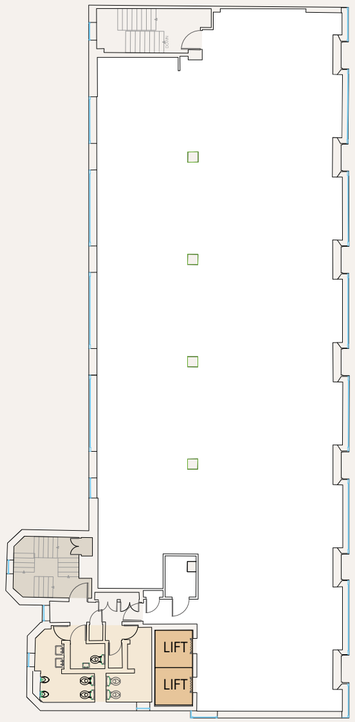
AVAILABILITY

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
Total	**21,997**	**2,043.6**

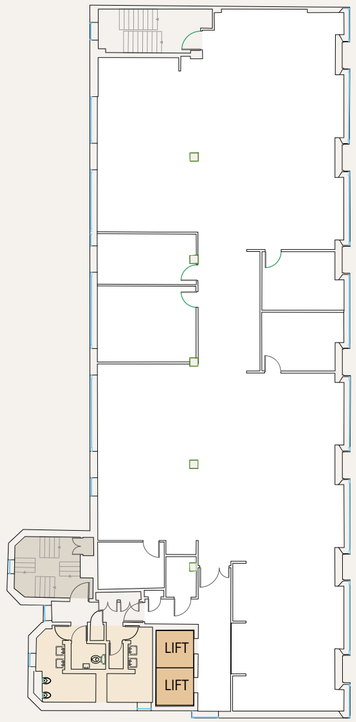
100 MOUNT STREET



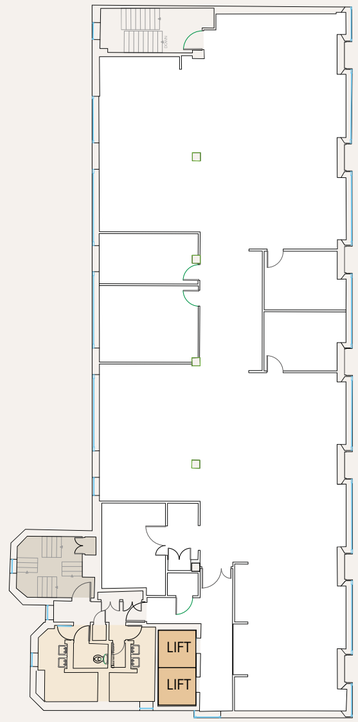
LOWER GROUND FLOOR



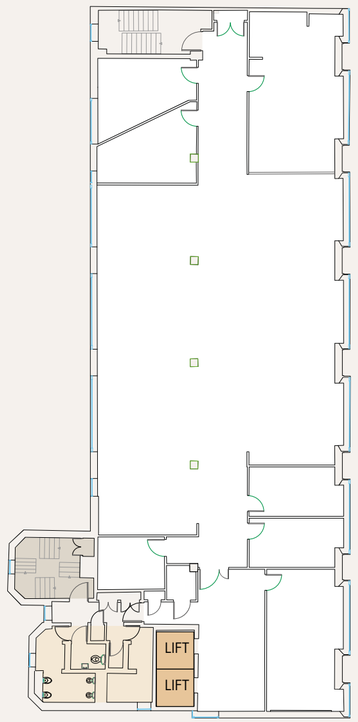
1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR

100 MOUNT STREET

BER

BER B2

RENT

POA.

BUSINESS RATES

€4.63 per sq.ft.

SERVICE CHARGE

€13.12 per sq.ft.

JOINT AGENTS

JLL

CONOR FITZPATRICK
+353 (83) 841 4109
conor.fitzpatrick@jll.com

CAROLINE NUGENT
+ 353 (86) 084 5378
caroline.nugent@jll.com

TARA O'REILLY
+353 (86) 833 5458
tara.oreilly@jll.com

Knight Frank

PAUL HANLY
+353 (86) 836 0440
paul.hanly@ie.knightfrank.com

TOM FAHY
+353 (87) 393 7322
tom.fahy@ie.knightfrank.com

JOHN SHANAHAN
+353 (86) 819 0823
john.shanahan@ie.knightfrank.com

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