

The Harcourt Building

HARCOURT STREET, DUBLIN 2



FITTED OFFICE SUITES AVAILABLE ON NEW LEASE TERMS

Sizes from 4,660 sq ft (432.93 sq m) to 12,098 sq ft (1,123.94 sq m)

Targeting BER A2





The Harcourt Building

The Harcourt Building is a modern office building, situated in a prominent location on the corner of Harcourt Street and Adelaide Road. A large central atrium allows natural light to flood into the building, creating a bright and energising work environment. The building has a range of office suites available with secured basement car parking and bicycle parking.

// Fitted office suites available on new lease terms //

Description

The Harcourt Building offers a range of office suites tailored to suit a variety of business needs. From small startups to large corporations, the building can accommodate a diverse range of occupiers. The suites are available from 1st August 2025.



Specification



Fitted office options available



Raised Access Floors



Suspended Ceiling



Air-Conditioning



On-site Receptionist



Secure Basement Car Parking



Bicycle Parking

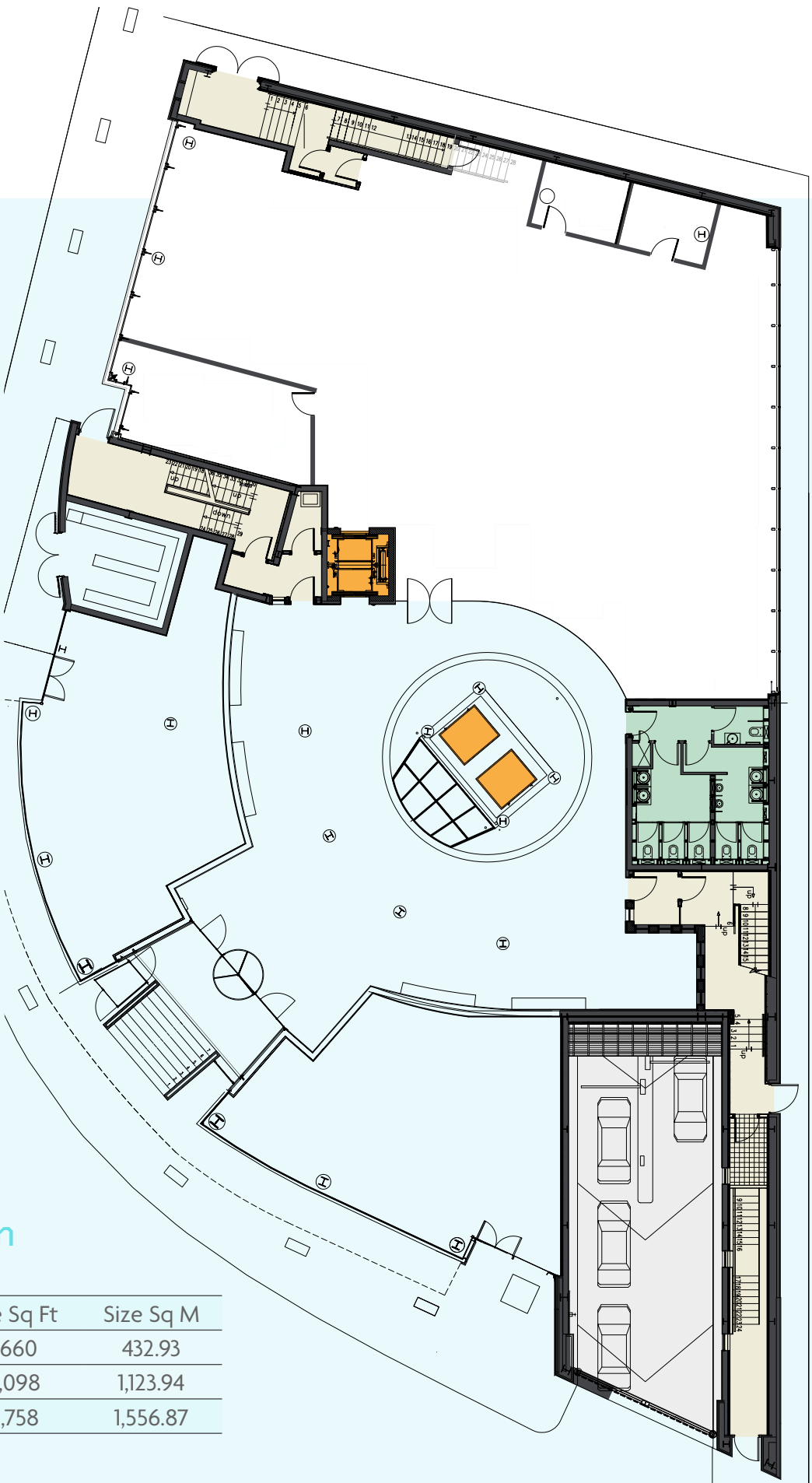


Shower facility available

The Harcourt Building

Floor Plans

Ground Floor



Schedule of Accommodation

Unit	Size Sq Ft	Size Sq M
Part Ground Floor	4,660	432.93
First Floor	12,098	1,123.94
Total	16,758	1,556.87

First Floor

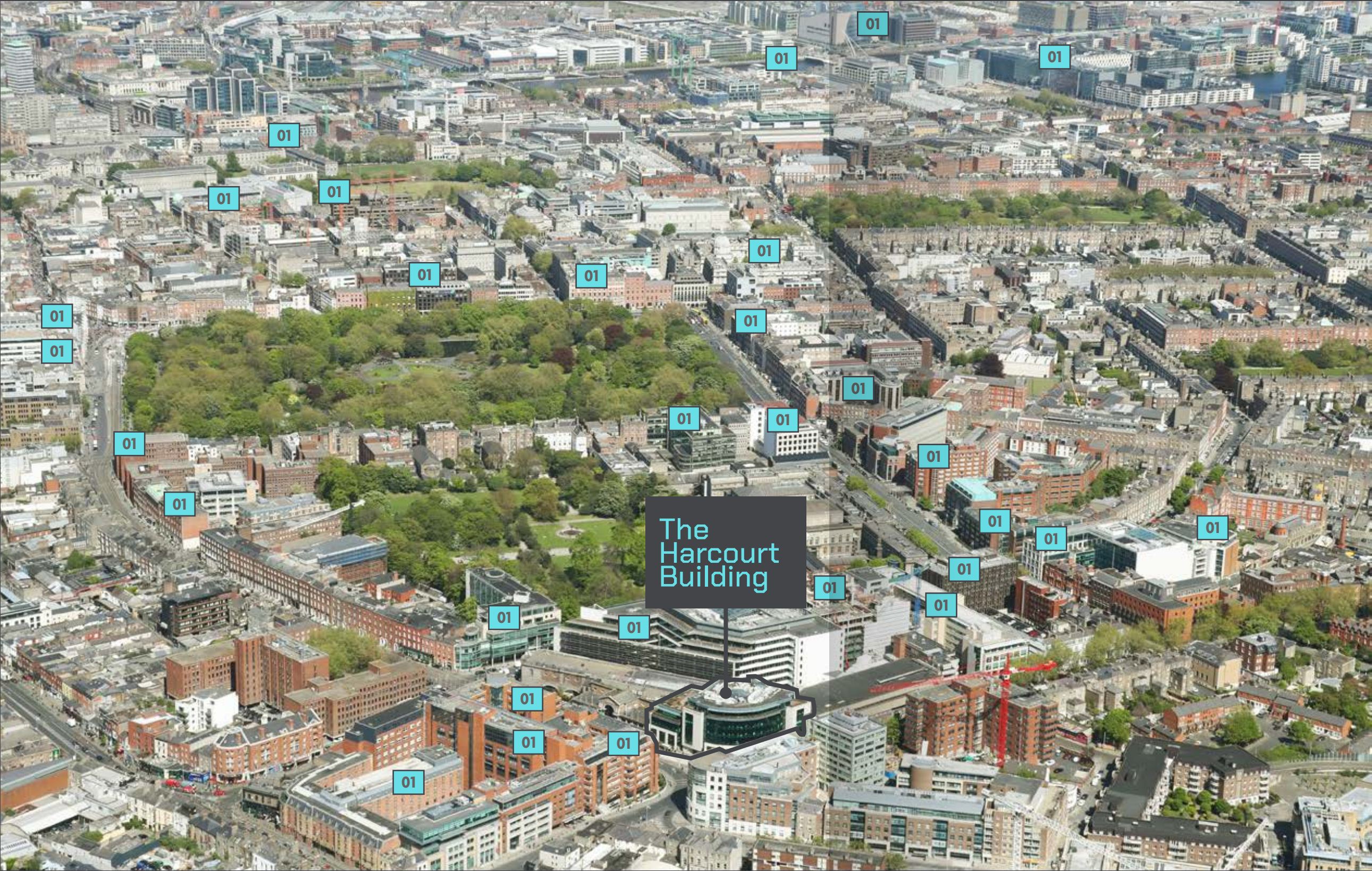


You are in great company

Harcourt Street is home to a diverse range of financial institutions, multinational corporations, and professional services firms. Its strategic location, adjacent to Harcourt Luas Stop offers excellent connectivity and accessibility.

Surrounded by a range of amenities, The Harcourt Building offers a dynamic work environment with a multitude of restaurants, cafes, hotels, and retail outlets in the immediate area.

The Harcourt Building



- | | |
|----|--|
| 01 | Convention Centre |
| 02 | Facebook |
| 03 | Hubspot |
| 04 | Trinity College |
| 05 | AIB |
| 06 | Barclays |
| 07 | Intercom |
| 08 | The Shelbourne Hotel |
| 09 | Government Buildings |
| 10 | Indeed |
| 11 | RCSI |
| 12 | Emirates |
| 13 | Permanent TSB |
| 14 | KPMG |
| 15 | Byrne Wallace |
| 16 | Standard Life |
| 17 | Cantor Fitzgerald Maples |
| 18 | AerCap |
| 19 | BioMarin |
| 20 | Conrad Hotel |
| 21 | National Concert Hall |
| 22 | Eversheds Sutherland |
| 23 | Arthur Cox |
| 24 | MetLife Covidian |
| 25 | Deloitte |
| 26 | The Dean Hotel |
| 27 | L'Oreal / Bank Of China / SEI Investments |
| 28 | Aviva / Bank of America / Merrill Lynch/ Dropbox |
| 29 | IDA/ CNP Santander/ Deloitte |
| 30 | Capita / Prudential |
| 31 | Regeneron |
| 32 | EY |
| 33 | Camden Court Hotel |
| 34 | Mazars |



The location is served by numerous public transport modes



LUAS

1 – minute walk to the LUAS stop at Harcourt Street.



BUS

Exceptional accessibility via Dublin Bus & National Bus services via Busáras.



DART & COMMUTER RAIL

33 – minute walk to Grand Canal DART & Rail Station.



DUBLIN BIKE

5 – minute walk to Dublin Bike Station on Hatch Street Upper.



The Harcourt Building

HARCOURT STREET, DUBLIN 2

LEASE TERM

Available from 1st August 2025.

ANNUAL RENT

On application.

COMMERCIAL RATES

On application.

SERVICE CHARGE

On application.

AGENT



Inspections - strictly by prior appointment through sole agents JLL.

Deirdre Costello

Executive Director

deirdre.costello@jll.com

+353 86 2570395

Conor Fitzpatrick

Director

conor.fitzpatrick@jll.com

+353 83 841 4109

Caroline Nugent

Surveyor

caroline.nugent@jll.com

+353 86 084 5378

James Lynn

Graduate Surveyor

james.lynn@jll.com

+353 86 190 8503

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BER RATING



Target BER of A2