

MALT  
HOUSE



## 5 STAR OFFICE EXPERIENCE

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RECEPTION



3<sup>RD</sup> FLOOR

## MALT HOUSE

Delivering 48,000 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 is adaptable to single or multi-tenant use, offering bright spacious floor plates ranging in sizes from 4,000 sq.ft. to 7,000 sq.ft. with generous floor to ceiling heights throughout.



ROOF GARDEN



FLOOR PLANS

INDICATIVE FLOOR AREAS

AREA	NET (SQ.FT.)
Ground Floor (incl. Café & Office)	4,175
Café	1,301
Ground Floor Office	1,787
1st Floor	5,521
2nd Floor	5,510
3rd Floor	5,733
4th Floor	5,019
5th Floor	7,370
6th Floor	7,533
7th Floor	7,693
Total	48,554 sq.ft.

LEGEND

- Office Area
- Common Areas
- Café Area

BUILDING SPECIFICATION

STRUCTURE:

- Steel frame with concrete floor slabs

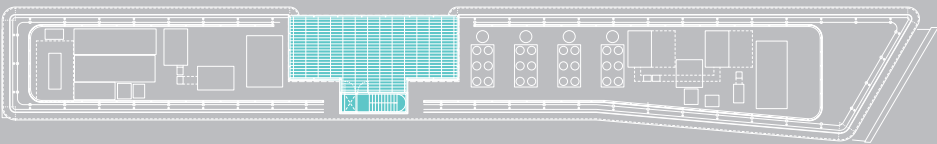
FAÇADE:

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

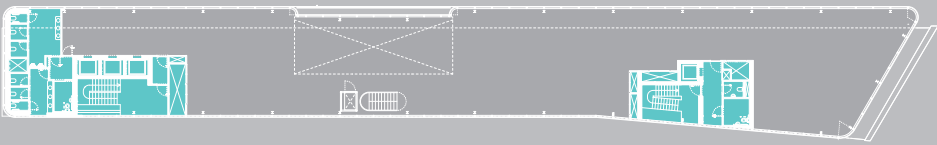
GENERAL:

- Target LEED Platinum
- Target BER A3
- WELL enabled
- 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
- 60 bike spaces
- 40 lockers
- Clubhouse standard showers
- Original limestone walls
- LED lighting
- 4 passenger lifts

\*\*Subject to Contract / Contract Denied / Without Prejudice



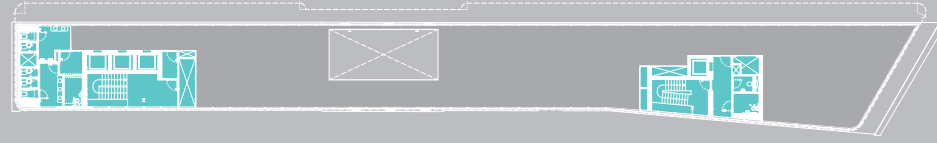
ROOF



7TH FLOOR



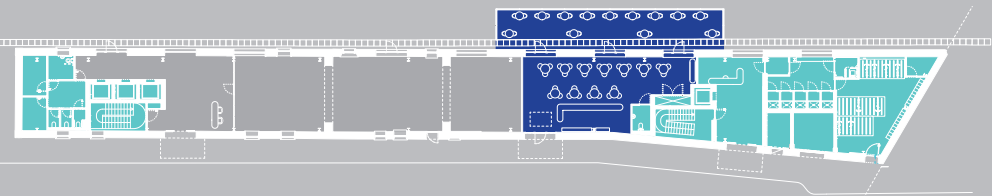
5TH & 6TH FLOORS



4TH FLOOR



1ST, 2ND & 3RD FLOORS



GROUND FLOOR

\*\* For indicative purposes only / Not to scale



## PENTHOUSE

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Showcasing a spectacular penthouse on the 7th floor featuring a double height atrium space looking out onto a waterfront terrace, complete with rooftop garden, the Malt House is indeed your quintessential 5 star office experience.





## UNRIVALLED WATERFRONT VIEWS

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## A CHANGING LANDSCAPE

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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 will provide 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

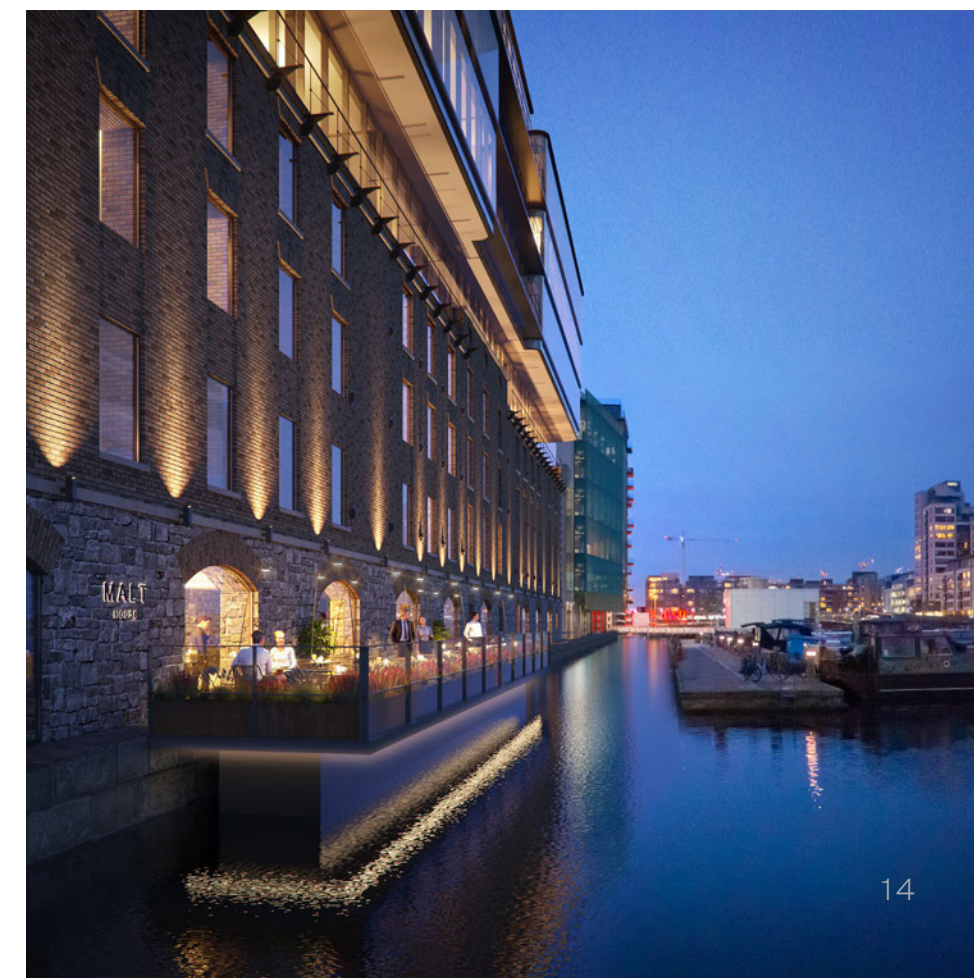




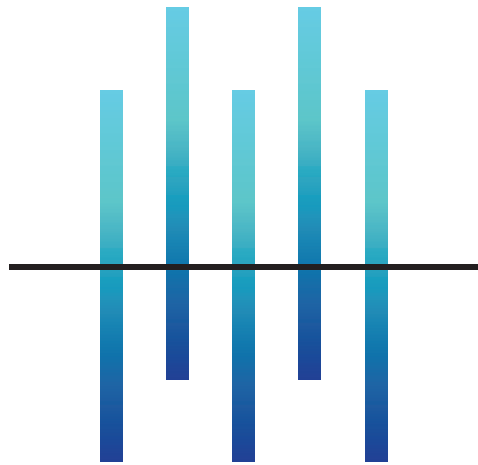
## CAFÉ

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The Malt House will feature a dedicated Café/ Restaurant on the ground floor. Diners will enjoy the impressive vista of Grand Canal Dock suspended over the canal basin in a unique outdoor waterfront setting.





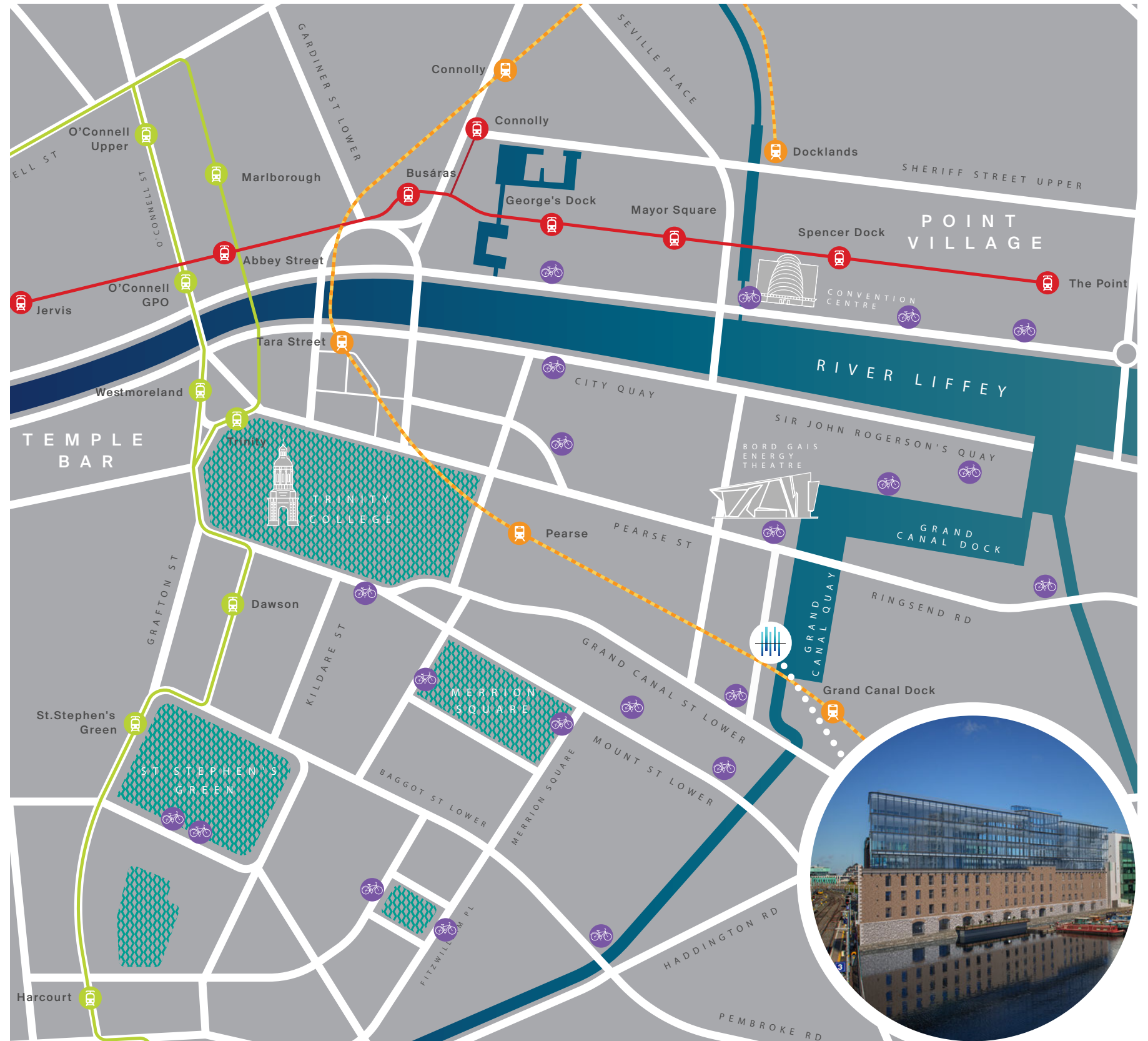




# MALT HOUSE

## 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 Simmons & Simmons
- 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

## FINANCIAL OCCUPIERS

- 1 KBC
- 2 Stripe
- 3 US Bank
- 4 S & P Global
- 5 HSBC
- 6 The Irish Tax Institute
- 7 Central Bank
- 8 Rabobank
- 9 State Street
- 10 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 Gasworks
- 9 3 Arena



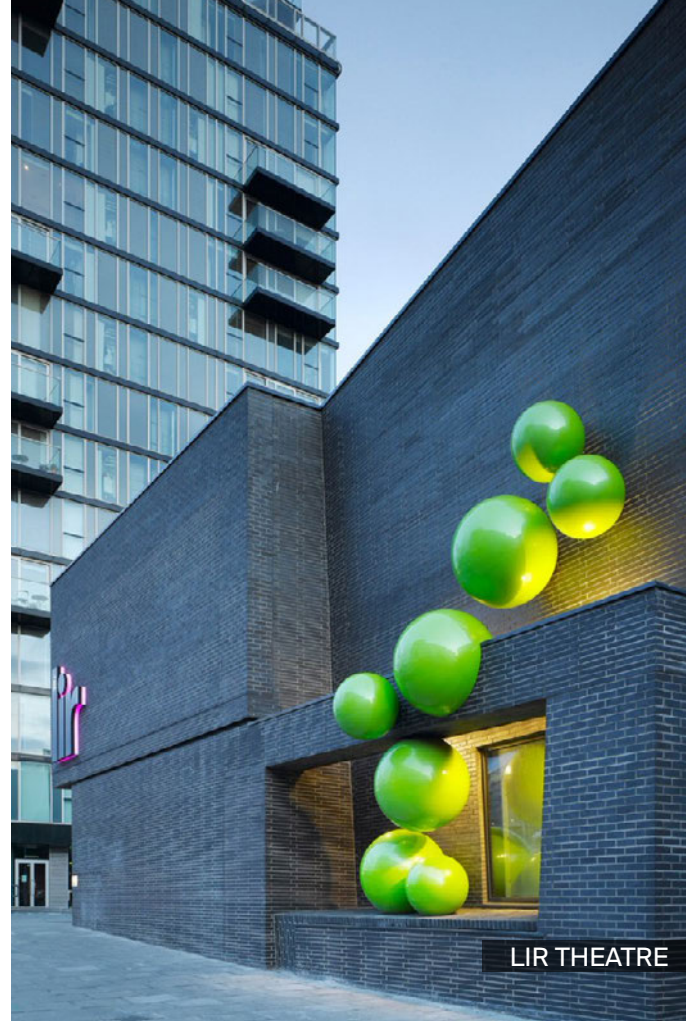
## LOCAL AMENITIES



3FE



THE ART OF COFFEE



LIR THEATRE



LUAS



DART



GRAND CANAL



OSTERIA LUCIO



BORD GAIS ENERGY THEATRE



DUBLIN BIKES



# MEET THE TEAM

## LETTING AGENTS



PSRA No: 001266

20-21 Upper Pembroke  
Street, Dublin 2, Ireland

### JIM O'REILLY

Jim.O'Reilly@ie.knightfrank.com  
+353 (0)1 634 2466

### DECLAN O'REILLY

Declan.O'Reilly@ie.knightfrank.com  
+353 (0)1 634 2466

### JACK SCALES

Jack.Scales@ie.knightfrank.com  
+353 (0)1 634 2466

## 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

Target



Target



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





