

GROUND AND FIRST FLOORS  
FITTED OFFICE SPACE TO LET



# BLOCK FIVE

HARCOURT CENTRE, DUBLIN 2

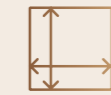


# HIGH PROFILE CITY CENTRE OFFICE SPACE

## Building Highlights



**26,675 sq. ft.**  
of Grade A office space  
over 6 floors



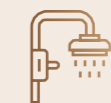
**2 Floors Available**  
3,897 and 5,612 sq. ft.



**1 Secure Basement  
Car Parking Space**  
per floor



**28**  
shared bicycle spaces  
available



**Shower Facilities**  
on site



**LUAS Stop**  
on your doorstep



**Building Concierge**

# BLOCK 5, HARCOURT CENTRE

**Block 5 forms part of the highly successful Harcourt Centre development in Dublin 2, a landmark multi-block office scheme in the heart of the city.**

The building presents a unique opportunity to secure high-quality office accommodation in a proven business location, available on either a fully fitted or CAT A basis, to suit a range of occupier requirements.





ST. STEPHEN'S GREEN

VODAFONE

AERCAP

PERMANENT TSB

MAPLES GROUP

HAYES SOLICITORS

KPMG

NATIONAL CONCERT HALL

HPRA

IVEAGH GARDENS

HARCOURT STREET

ARTHUR COX

EVERSHEDS

BANK OF CHINA

DROPBOX

CNP SANTANDER

IDA IRELAND

KKR

KPMG

HARCOURT LUAS

2K GAMES

BARCLAYS

FIDELIS

BANK OF AMERICA

INVESTEC

WEWORK



MAZARS

AON

NATIONAL TRANSPORT AGENCY

CAMDEN STREET

REGUS

SEI INVESTMENTS

AMAZON








WEWORK

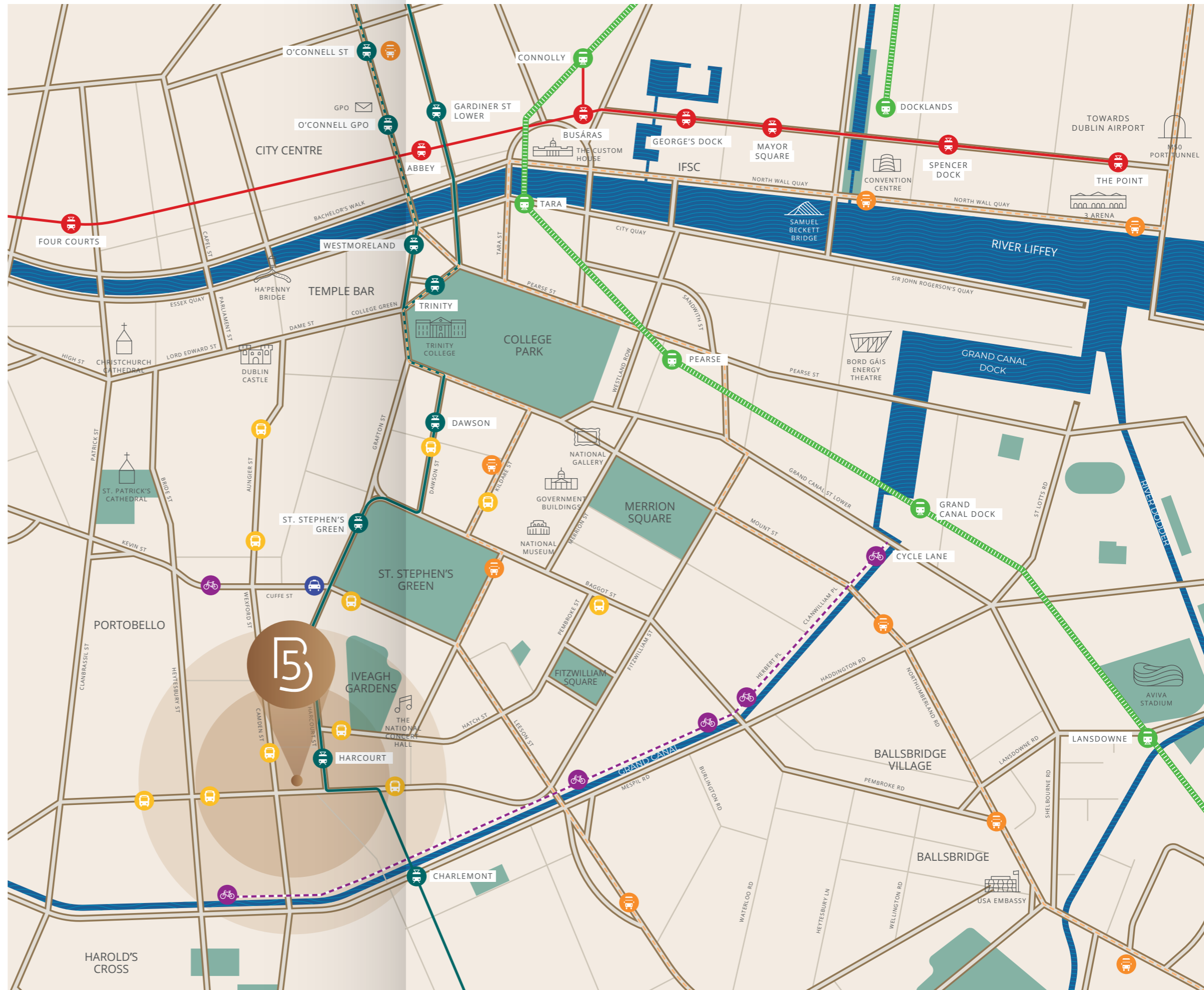
BLOOMBERG

MARK ANTHONY BRANDS

# TRANSPORT

One of the city's most accessible locations, with the Harcourt LUAS stop at your doorstep. An extensive network of Dublin Bus routes nearby provides seamless connectivity across the city and beyond, while a scenic cycle lane along the Grand Canal offers an attractive and sustainable commuting option.

-  **Green LUAS Line**  
2 min walk
-  **Dublin Bus**  
2 min walk
-  **Dublin Bikes**  
3 min walk
-  **Irish Rail / Train Dublin**  
15 min drive
-  **Bus Aircoach**  
2 min walk
-  **Taxi Rank**  
1 min walk
-  **Port Tunnel**  
20 mins drive





## AMENITIES

**Step outside and enjoy everything Dublin city centre has to offer. Just minutes from Grafton Street, St. Stephen's Green Shopping Centre, Camden Street, and Harcourt Street, the area offers a vibrant mix of cafés, bars, restaurants, and shops.**

For a breath of fresh air, some of the city's most scenic spaces—including Iveagh Gardens, St. Stephen's Green, and the Grand Canal—are all within a short walk. The Grand Canal's waterside paths are perfect for a lunchtime stroll or a moment to unwind.

Here, convenience meets lifestyle, offering the ideal balance between work and leisure in the heart of Dublin.



# 1ST FLOOR 5,612 SQ. FT.

Fully Fitted & Furnished



- 48 Work Stations
- Kitchen / Kitchenette
- Comms Room
- Meeting Room
- Board Room
- Reception
- Private Office
- Collaboration Area
- Phone Booth

- 48 Work Stations
- 02 Private Offices
- 01 Meeting Rooms
- 01 12 Person Board Room
- 01 Kitchen / Kitchenette
- 01 Reception
- 01 Comms Room
- 02 Phone Booths
- 01 Collaboration Area





## FIRST FLOOR

### SPECIFICATION

#### Office

- › Exposed ceilings with suspended timber-effect acoustic baffles
- › 4-pipe fan coil air conditioning system
- › Suspended LED lighting throughout
- › High-quality painted and plastered walls
- › Acoustic quality thermal glazing
- › Oak veneer finish feature screens
- › 48 sit/stand workstations (1600mm x 800mm desks with fabric divider screens)
- › 51 ergonomic task chairs
- › 52 lockers with integrated planters
- › High-quality reception furniture
- › Fully furnished boardroom, meeting rooms, and private offices
- › Soft seating distributed throughout
- › 1 single-person booth and 1 four-person booth
- › Fully furnished kitchen / canteen
- › 600mm x 600mm raised access floor wired for power and data with carpet tile finish
- › New high-spec lift lobby and toilet facilities



CGI's depicting first floor fitout



# GROUND FLOOR 3,897 SQ. FT.

Available with CAT A or Full Fitout



- 30 Work Stations
- Kitchen / Kitchenette
- Comms Room
- Board Room
- Waiting Area
- Private Office

- 30 Work Stations
- 01 10 Person Board Room
- 02 Private Offices
- 01 Kitchen / Kitchenette
- 01 Waiting Area



CGI's depicting proposed ground floor fitout



CGI's depicting proposed ground floor fitout



## COMMON AREAS

### SPECIFICATION

- › Fully refurbished entrance lobby
- › Fully serviced reception and waiting area
- › High quality finishes to reception, lift lobby and WC's
- › Toilet block with 4 unisex superloos plus accessible toilet
- › Newly installed PV panels on the roof
- › Shower block providing 3 modern showers including accessible shower & changing facilities
- › Secure basement car parking space
- › 28 shared secure basement bicycle parking spaces



Ground Floor in current Cat A condition

## VIEWING

Viewing highly recommended  
by appointment with sole agents  
Knight Frank.

## BER



## LETTING AGENTS



PSRA No. 001266

20-21 Pembroke Street Upper,  
Dublin 2, D02 V449  
[www.knightfrank.ie](http://www.knightfrank.ie)

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