

TO LET

THE DAKOTA BUILDING

Prime city centre office lease opportunity
Approx. 5,199 sq. ft. available
immediately

TURLEY
PROPERTY ADVISORS

DESCRIPTION

Turley Property Advisors are delighted to bring this superbly refurbished and located office to the market to let. The Dakota Building offers a rare opportunity to occupy modern, stylish 3rd generation office accommodation behind an attractive traditional façade in Dublin's city centre. The property comprises contemporary office space finished to the highest specification, featuring raised access floors, LED lighting, exposed services, excellent and six person passenger lift. The raised access and parquet flooring, combined with generous ceiling heights and a sleek interior design, create an inspiring working environment full of natural light.

A standout feature of the property is the beautifully landscaped communal rooftop terrace — a calm outdoor space perfect for breaks, informal meetings, or staff events. The building has been fully refurbished to the highest specifications. With a mix of distinctive architectural elements and modern design, The Dakota Building is ideally suited for creative agencies, professional services, or tech companies looking to make a statement in Dublin's central business district. It is unlikely that the standard of finish will be found elsewhere in Dublin City centre.





LOCATION

The Dakota Building is exceptionally well located in the heart of Dublin 2, just a short stroll from Grafton Street, St. Stephen's Green, and South Great George's Street. This prime city centre location offers immediate access to a wide range of amenities, including high-end retail, award-winning restaurants, artisan cafés, gyms, and cultural institutions.

The area is well served by public transport with the LUAS Green Line (St. Stephen's Green stop) less than five minutes' walk away, alongside numerous Dublin Bus routes and nearby Dublin Bikes stations. Tara Street and Pearse Street DART stations are also within easy reach, offering seamless connectivity across the city and wider commuter belt.

Drury Street and the surrounding streetscape enjoy strong daily footfall and a vibrant mix of office, retail, and leisure occupiers. The immediate vicinity is home to a broad range of professional services, technology firms, and design-led businesses, drawn by the central location and character of the area.

For occupiers seeking a high-profile presence in Dublin city centre, The Dakota Building offers not only convenience and accessibility but also an energetic and amenity-rich working environment.



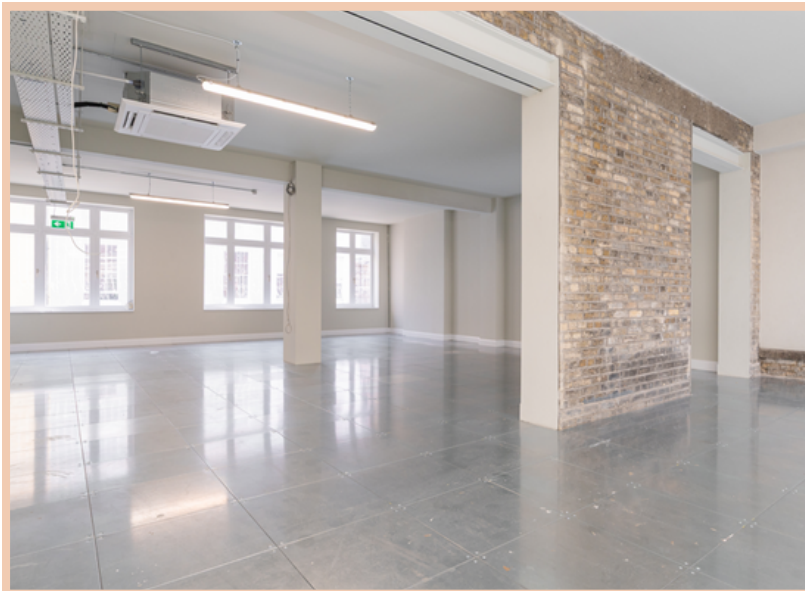


ACCOMMODATION

The accommodation at The Dakota Building comprises high-quality office space arranged over two floors, extending to approximately 5,199 sq. ft. (483 sq. m.) in total. The space is exceptionally well-presented throughout and features a contemporary design that blends modern finishes with industrial character.

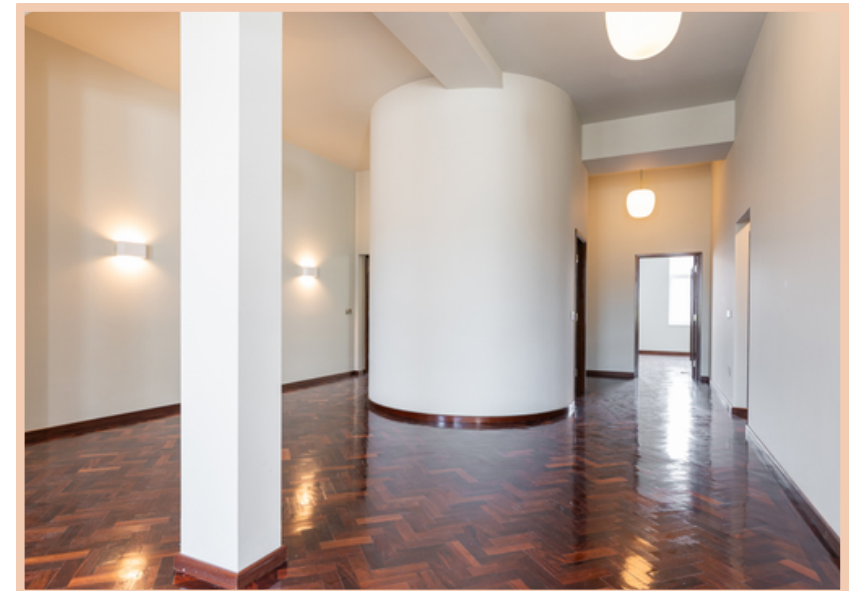
Internally, the offices benefit from excellent natural light, with large windows, skylights, and glazed partitions creating a bright and inviting working environment. The layout offers a flexible combination of open-plan areas and private cellular offices or meeting rooms, catering to a variety of occupier requirements.

Approx. 5,199 sq. ft available immediately



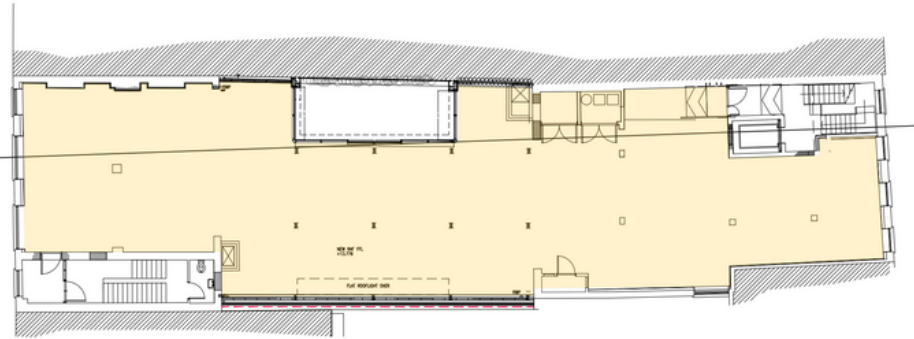
SPECIFICATION

- Unique large secluded communal roof terrace
- Generous accommodation extending to 483 Sq. m. (5,199 sqft) NIA
- A/C on each floor
- Outdoor atrium with living wall
- Raised access flooring
- 6 person lift
- Shower facility
- Low energy air to water heating & cooling system
- Kitchenette
- Meeting room
- Ideally located in the heart of Dublin 2

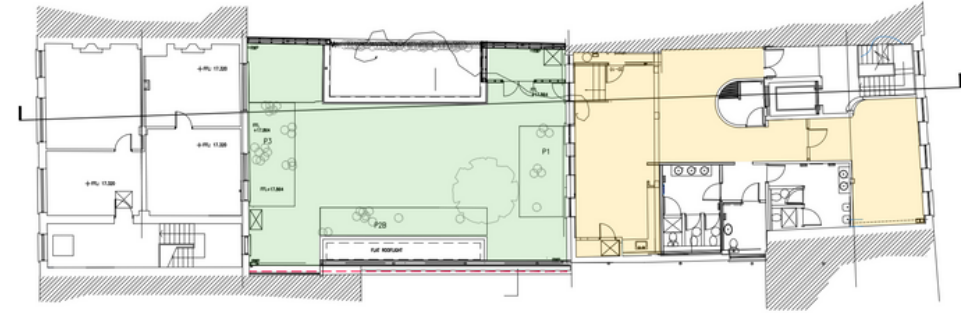


FLOORPLANS

First Floor - Approx. 4,144 sq .ft



Second Floor - Approx. 1,054 sq .ft



ADDITIONAL DETAILS

BER
B2

BER NO
801045600

VIEWING
Strictly by appointment

RENT
On Application

SERVICE CHARGE AND RATES
Available on request

TURLEY PROPERTY ADVISORS
89 Harcourt Street, Dublin 2,
Ireland.

Tel: +353 (0)1 479 1500
Fax: +353 (0)1 479 1501
PSRA Licence Number: 002187

Please Contact

Michael Turley: michael@turley.ie
Nick O'Loughlin: nick@turley.ie

TURLEY
PROPERTY ADVISORS

These particulars are issued strictly on the understanding that they do not form part of any contract. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details given in good faith and is believed to be correct, however the vendor or their agents shall not be liable for inaccuracies. All maps produced of Ordnance Survey Ireland licence No. 00440044 Government of Ireland. PSRA Licence No. 002187