

The Shipping Office. South Docks, Dublin 2.





The Shipping Office. South Docks.

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175,500 sq ft of new
Grade A office space
available in the heart of
Dublin's South Docks





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The best address
in Dublin



INTRODUCTION

OVERVIEW

THE BUILDING

FLOOR PLANS

SPECIFICATION

THE LOCATION

MARLET

CONTACTS

The Shipping Office has it all



175,500
SQ FT OFFICE SPACE



5,300
SQ FT RETAIL SPACE



LEED
PLATINUM
CERTIFICATION



9 FLOORS
OVER BASEMENT



5
PRIVATE TERRACES



1
LARGE ROOF
GARDEN



16
PARKING SPACES,
INCL. 1 DISABLED



2
ELECTRIC
CHARGING POINTS



238
BICYCLE PARKING
SPACES



16,000-27,000
SQ FT FLOORPLATES



2,050
SQ FT DOUBLE-
HEIGHT RECEPTION



INFINITE
RIVER VIEWS



Beautifully designed Brilliantly equipped

DESIGN WITHOUT COMPROMISE.

The Shipping Office is a cutting-edge landmark building, designed by Henry J Lyons, one of Ireland's leading architectural practices.

Confident and contemporary, its design is driven by respect for the site's heritage, a forward-thinking attitude to the environment and wellbeing for everyone who works here.

Emphasis is placed on simplicity, elegance and an overall feeling of space and light.

Restored brick, exposed structural columns, marble, bold red solar shading and metallic bronze detailing. This is a masterful exercise in contrast and harmony.

The Shipping Office is a remarkable, premium workspace; a state-of-the-art HQ for any organisation with vision and ambition.



A building with sustainability at its core

The Shipping Office has been designed for people and the environment. Sustainability, one of its key design principles, drives everything from concept to completion. This includes following Part L of Building Regulations Ireland 2017, stipulating that all new developments are 'Nearly Zero Energy Buildings' (NZEB).

To reduce energy consumption even further, A3 BER (Building Energy Rating) and LEED Platinum Certification are targeted.

LEED Platinum is the highest possible accreditation from the world's number one green building rating system. A platinum rating will ensure that the building delivers on health, productivity, energy efficiency and resource efficiency.



The Shipping Office.

SUSTAINABLE BUILDING MATERIALS

ENERGY EFFICIENCY PLANT

RENEWABLE ENERGY SOURCES

PASSIVE SOLAR SHADING

GREEN ROOF SYSTEM

AIR SOURCE HEAT PUMP

THERMALLY EFFICIENT WINDOWS AND DOORS

IMPROVED THERMAL TRANSMITTANCE

IMPROVED THERMAL BRIDGING

BIODIVERSE GREEN ROOFTOP GARDEN

The Shipping Office.







Connected to the past

Dating back to 1909, the building sits on the site of the British and Irish Steam Packet Company.

The original building's redbrick façade has been lovingly restored to create a flexible space for retail and office use.

Although built more than a century apart, the two distinct areas of the building have been married together with great respect and attention to detail.

Inspired by colours in the brick of the protected structure, the 9-storey building is bold in vision, but sensitive to its surroundings. Asymmetrical, yet perfectly balanced, synergy between the old and the new, creates a distinctive building that respects and celebrates Dublin's history.

The junction with Lime Street sits adjacent to the quay's only remaining campshire buildings. And with its connectivity to the rest of the city, it has become the natural hub of the South Docks.

The Shipping Office.





The atrium

Built for the future

A double-height reception, floor-to-ceiling glazing and a 3-storey atrium, create a real sense of space, light and freedom.

The atrium channels natural light into the interior spaces and makes a feature of the protected structure's character within the new building.

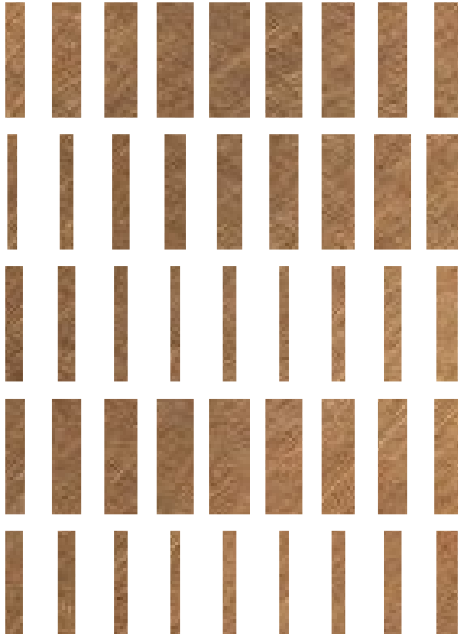
Respect for heritage; emphasis on sustainability and wellbeing. The Shipping Office is connected to the past, but built for the future.



The cafe, on the ground floor of the protected structure, is the ideal location for impromptu meetings and get-togethers.



The glazed facades, terraces and rooftop garden provide spectacular views of the South Docks area and panoramic views across the Liffey.



Welcome to The Shipping Office

**WHERE SUSTAINABILITY, WELLBEING
AND FIRST CLASS AMENITIES ARE
BUILT IN.**

At 26 feet (8 metres) from floor to ceiling, and totalling 2,050 sq ft, the lobby and reception area is spectacular. Flooded by light from the adjacent atrium, this makes the perfect waiting area for visitors and a stunning welcome for anyone who works here.

Overlooking the River Liffey and an easy commute from anywhere in the city, as soon as you enter, you know you have arrived somewhere very special.



The double-height lobby





The reception

How to make an entrance

Accented with bronze detailing, the lobby features a lounge/waiting area and large feature reception desk. The generous proportions of the space not only make a bold design statement, they create a feeling of comfort and wellbeing.



Bright, spacious and contemporary

THE SHIPPING OFFICE COMPRISES 175,500 SQ FT OF GRADE A OFFICE SPACE.

Workspaces feature clean lines, floor-to-ceiling glazing and state-of-the-art facilities. Design is ultra-modern and minimal, allowing you to stamp your own mark.

Wiredscore Platinum Certification has been targeted to ensure a future-proof digital infrastructure. An energy-efficient design approach also ensures reduced environmental impact and operating costs.

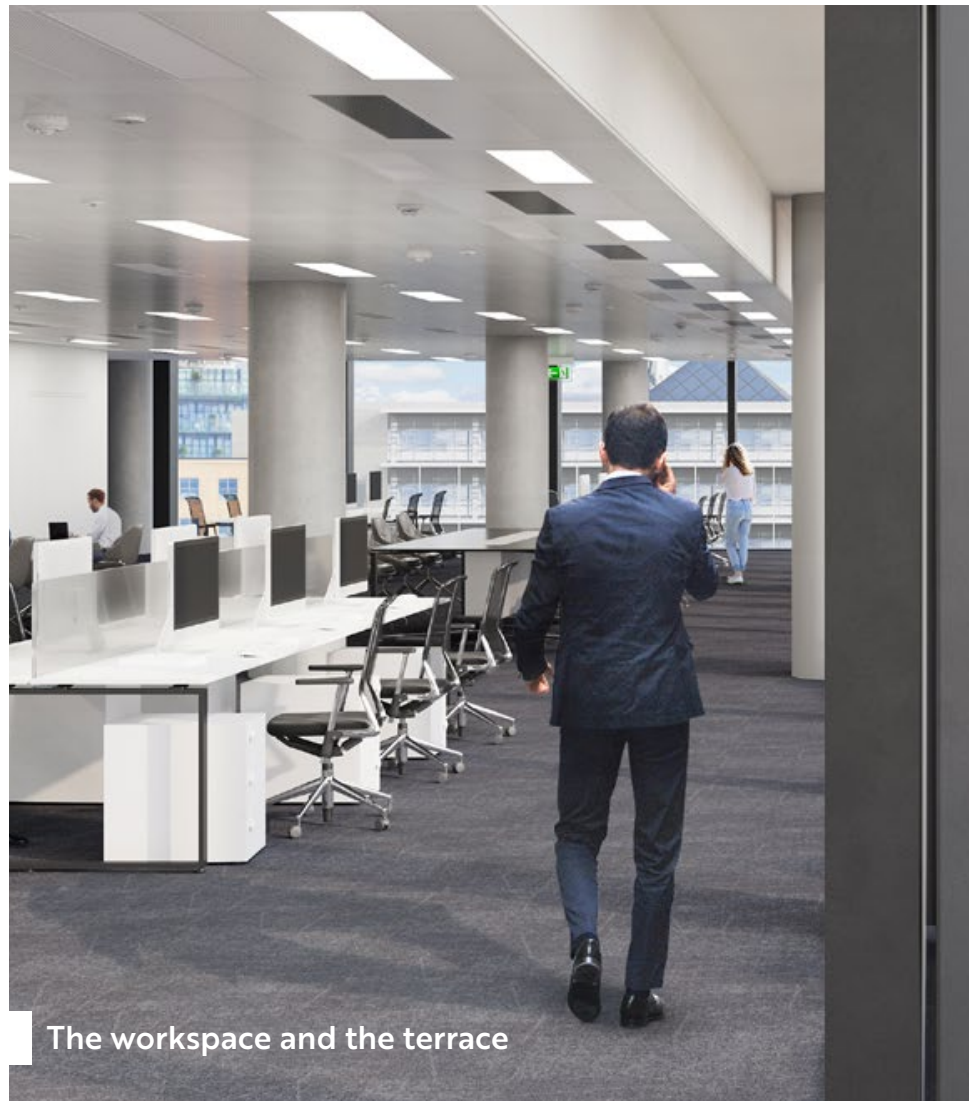
Offices, with typical floor to ceiling heights of 9.25ft (2.82m), are spread over 9 storeys, with a double-height lobby and basement.

With a combined area of over 175,000 sq ft, this amount of space is rare in Dublin. And from a design perspective, unique.



The workspace





The workspace and the terrace



Five terraces across the building, as well as a large, biodiverse roof garden make this a green oasis within the city.



Large, flexible floor plates of 16,000-27,000 sq ft offer light and open meeting spaces and offices.

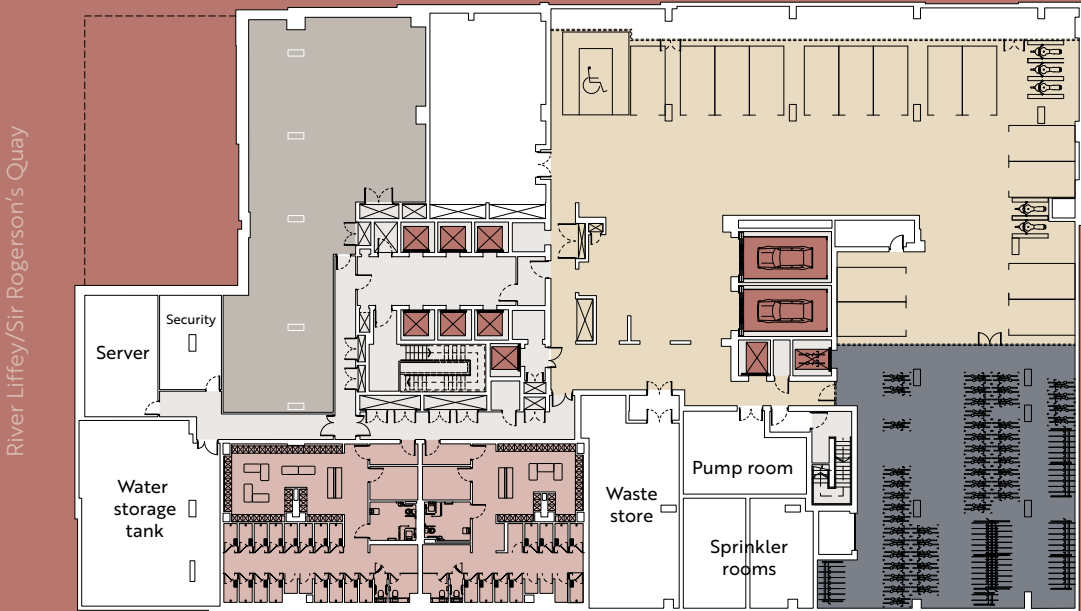


Area schedule

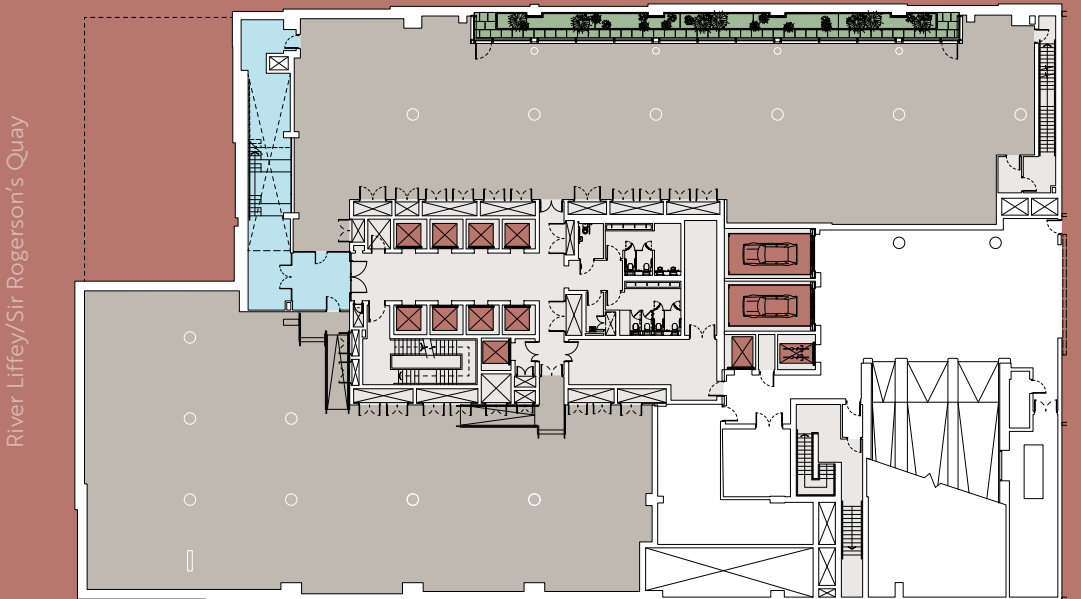
FLOOR	USE	SQ FT	SQ M
Basement	Commercial	3,294.8	306.1
Lower Ground Floor	Office	16,884.8	1,568.7
	Terrace	871.9	81.0
Ground Floor	Office	16,450.5	1,528.3
	Retail	5,294.8	491.9
First Floor	Office	25,167.1	2,338.1
Second Floor	Office	27,270.3	2,533.5
Third Floor	Office	24,961.5	2,319.0
	Terrace	391.8	36.4
Fourth Floor	Office	24,961.5	2,319.0
Fifth Floor	Office	21,229.6	1,972.3
	Terrace	2,915.9	270.9
Sixth Floor	Office	7,637.0	709.5
	Terrace	12,755.2	1,185
Seventh Floor	Office	7,637.0	709.5
Total Office		175,494.1	16,304
Total Terrace		16,937.0	1,573.5
Total Retail		5,294.8	491.9

Floor plans ← North

BASEMENT FLOOR 3,294.8 SQ FT | 306.1 SQ M



LOWER GROUND FLOOR 16,884.8 SQ FT | 1,568.7 SQ M



- KEY**
- Core
 - Office/Commercial
 - Lifts
 - Terrace
 - Parking
 - Cycle storage
 - Changing rooms
 - Atrium

The Shipping Office.

The Shipping Office.

Floor plans not to scale. For indicative purposes only.

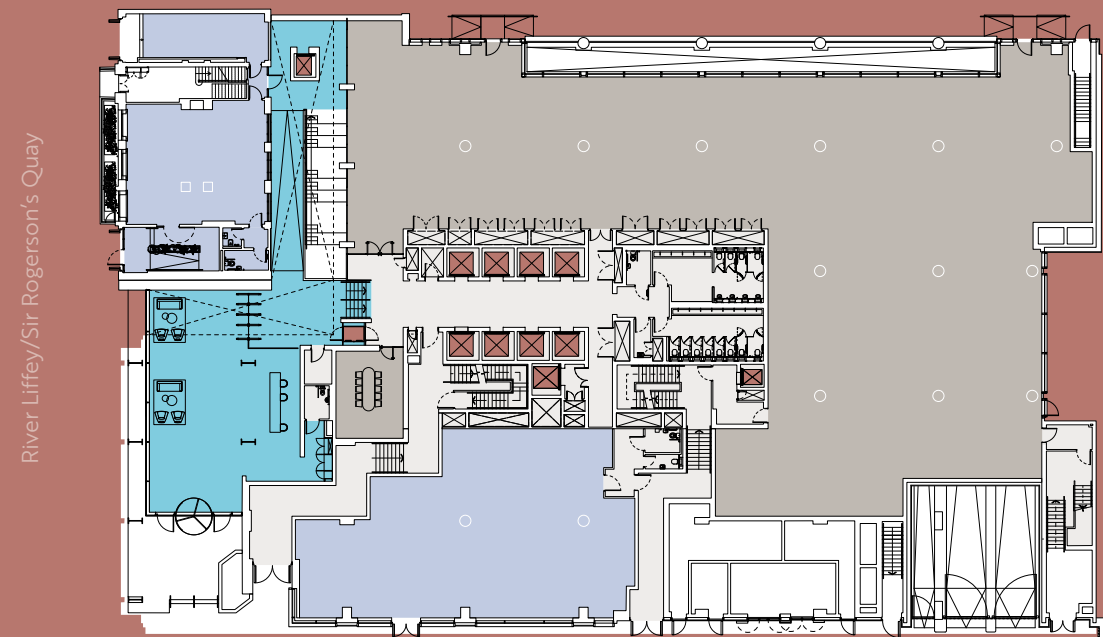


Floor plans

← North

GROUND FLOOR

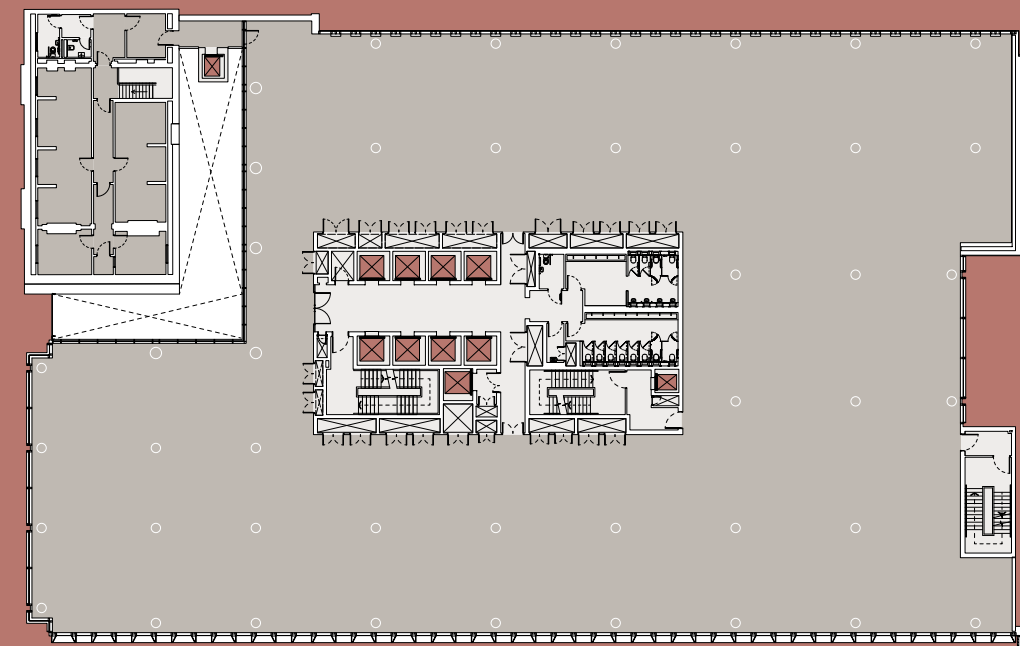
16,450.5 SQ FT | 1,528.3 SQ M



River Liffey/Sir Rogerson's Quay

SECOND FLOOR

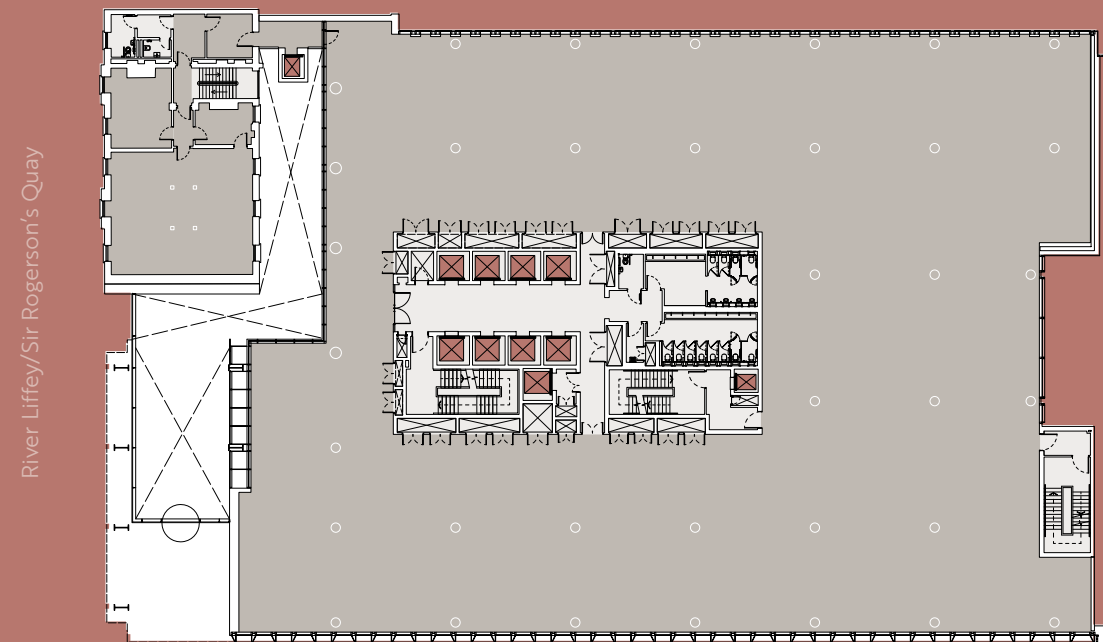
27,270.3 SQ FT | 2,533.5 SQ M



River Liffey/Sir Rogerson's Quay

FIRST FLOOR

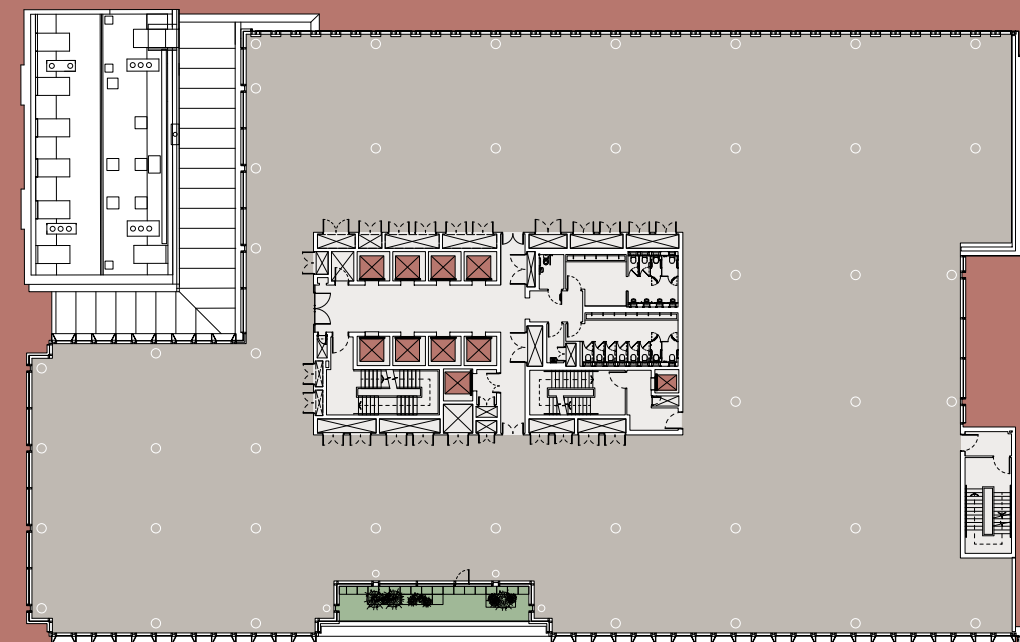
25,167.1 SQ FT | 2,338.1 SQ M



River Liffey/Sir Rogerson's Quay

THIRD FLOOR

24,961.5 SQ FT | 2,319.0 SQ M



River Liffey/Sir Rogerson's Quay

KEY

- Core
- Office
- Lifts
- Terrace
- Reception/Atrium
- Retail

Floor plans not to scale. For indicative purposes only.

The Shipping Office.

The Shipping Office.

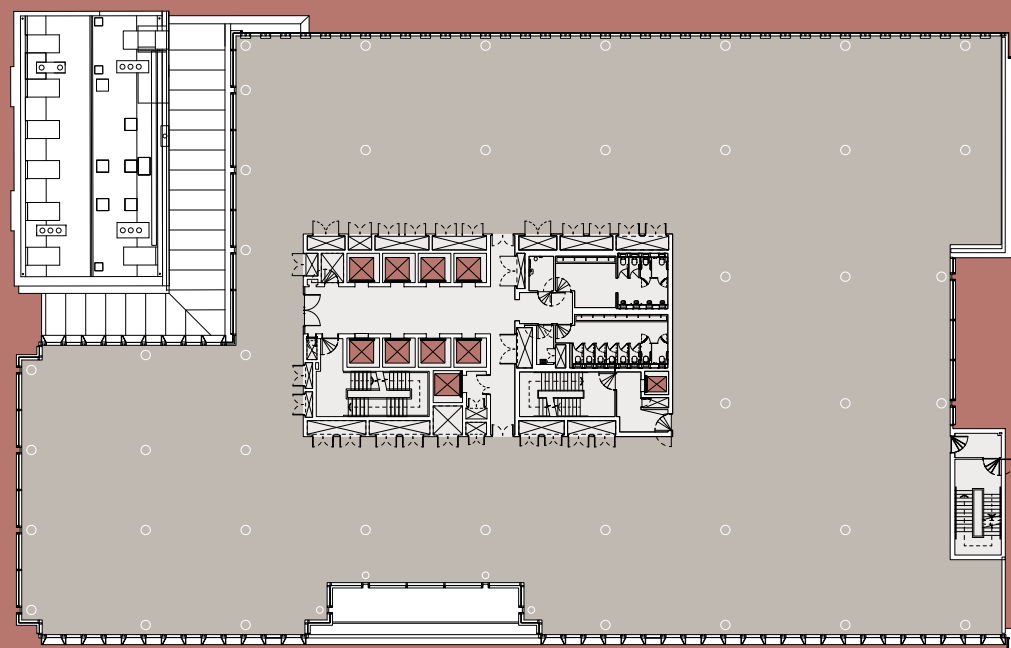


Floor plans

← North

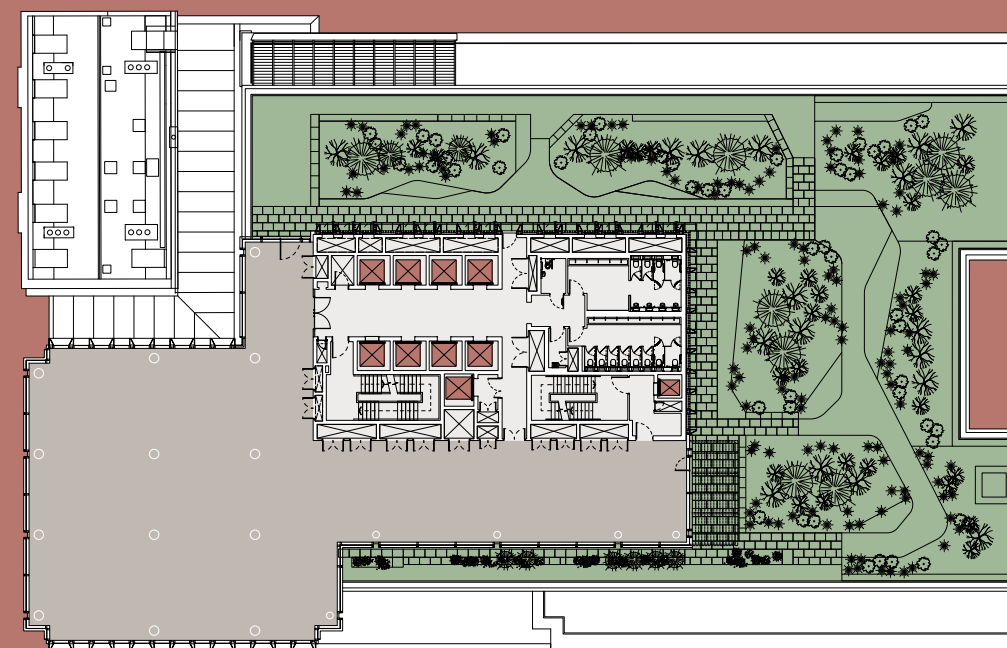
FOURTH FLOOR

24,961.5 SQ FT | 2,319.0 SQ M



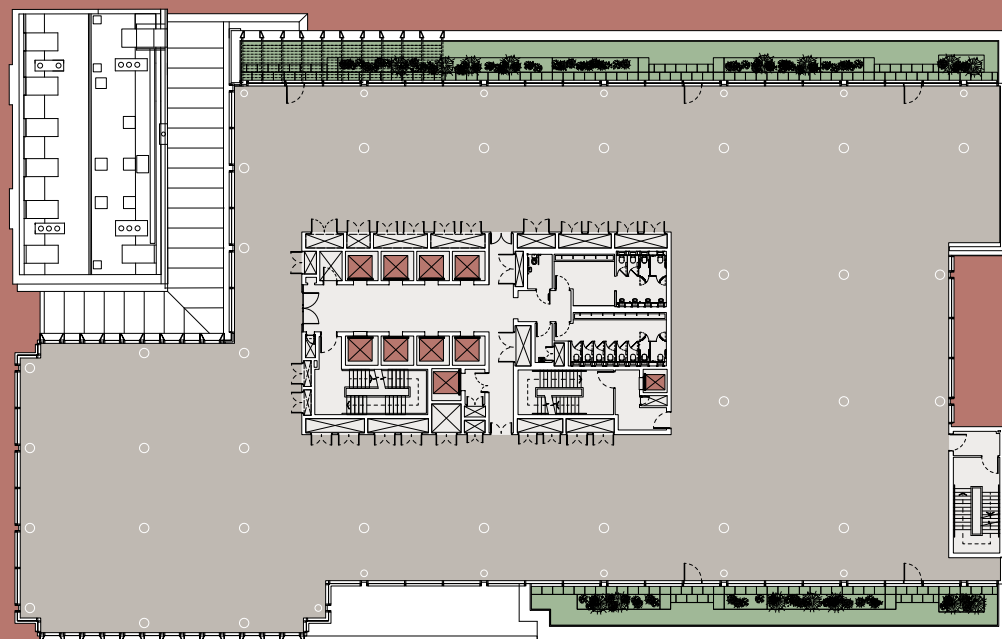
SIXTH FLOOR

7,637.0 SQ FT | 709.5 SQ M



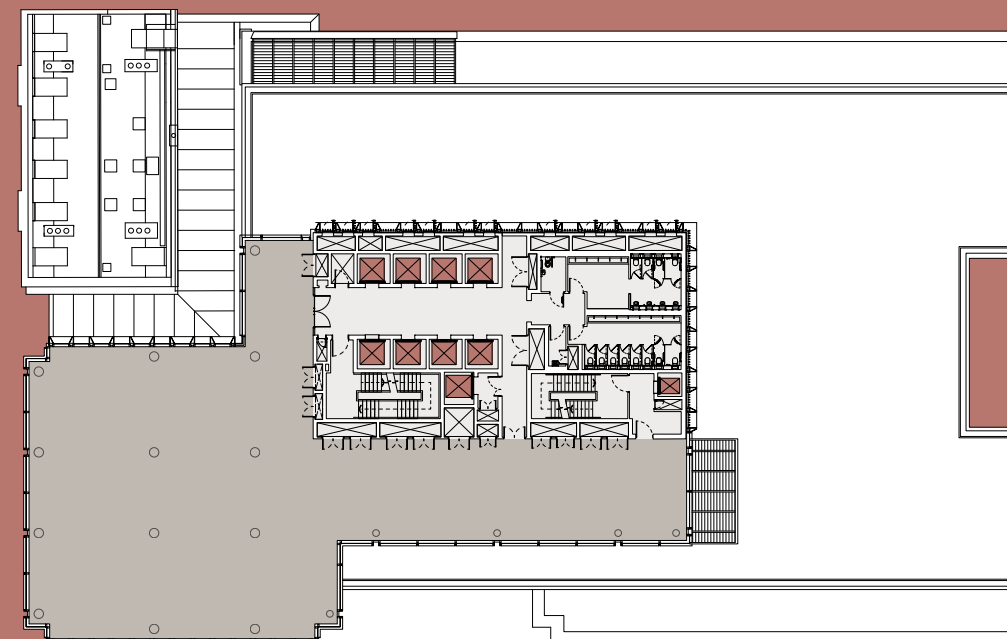
FIFTH FLOOR

21,229.6 SQ FT | 1,972.3 SQ M



SEVENTH FLOOR

7,637.0 SQ FT | 709.5 SQ M



KEY

- Core
- Office
- Lifts
- Terrace

The Shipping Office.

The Shipping Office.

Floor plans not to scale. For indicative purposes only.





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High tech and high spec

EXECUTIVE SUMMARY

The Shipping Office comprises a 9-storey over basement new office building and a 3-storey protected structure, offering a total of 175,500 sq ft of large open plan office floors, a double height lobby and two retail space totalling 5,300 sq ft.

Located on the site is an attractive 112 year old red brick and stone building, formerly known as the British and Irish Steam Packet Company. This Protected Structure will be refurbished and fully integrated within the new building.

Designed to achieve LEED Platinum Certification, The Shipping Office comprises a single basement providing high-end tenant facilities, including shower and changing facilities, and parking for 16 cars, 238 bikes as well as two electric charging points.

The high-profile frontage of the development extends along the riverfront on Sir Rogerson's quay, facing the last remaining campshires building in Dublin. The Shipping Office also offers five private terraces including a large roof garden on the sixth floor, totalling almost 17,000 sq ft (1,600 sqm) of communal landscaped area encouraging biodiversity.

CONNECTIVITY

With an excellent location adjacent to multiple transport routes and amenities occupants are encouraged to utilise greener modes of transport assisted by comprehensive cycling welfare facilities and electric vehicle charging stations.

WIRED CERTIFICATION

The building is hardwired to provide superior digital connectivity and has been assessed and provisionally certified Platinum for best-in-class infrastructure.

SUSTAINABILITY

The building has been designed and is being constructed to the highest sustainable and indoor air quality standards, targeting a BER A3 rating and LEED platinum certification. An energy-efficient building design ensures you minimise environmental impact, reduce operating costs and enhance workforce wellbeing.

ENERGY SAVINGS

The primary heating and cooling distribution system within the building operate on a variable flow principle utilising inverter controlled variable speed drives to match the distribution flow to the building load.

Each fan coil unit in the office space utilises pressure independent control valves to maintain constant secondary side pressure while maximising reduced flow on the primary distribution.

Rooftop air source heat pumps deliver efficient heating and hot water to the building.

High-performance glazing with low g-values reduces the need to expend energy for cooling. Lighting and airflow system adapt to occupancy levels and outside conditions to optimise energy use.

WATER CONSERVATION

The building is engineered to achieve savings in water consumption.

Water system include low-flow supply to taps and showers, dual-flush, waterless urinals and provision of mains water, domestic hot water, low pressure hot water and chilled water to each tenant floor.

GRID AND WORKSPACE

The office design has a deep footprint of c. 21m with widths of c. 15m typically from the core to the facade. The 9m x 7.5m column span facilitates a simple 1.5m planning grid. These parameters allow for maximum flexibility in planning layout.

OCCUPANCY STRATEGY

The design of the building has been thought through to accommodate a variety of tenant occupancy scenarios. The base design allows for a single occupancy but the layout of the core provision and access is such that a variety of subdivisions can be allowed for. The cores are positioned centrally thus ensuring uncluttered, clear floor plates, maximising the occupancy options.

GENERAL

Occupancy rate for Sanitary Provision: WC design density of 1 Person/8 m2, 60:60 Male:Female.

Provision for 16 x basement car parking spaces including 1 x disabled driver spaces.

The typical services zone in the ceiling is 630mm clear reducing to circa 480mm under terraces and 150mm raised access floor void (incl. access tiles) to allow for extensive and flexible servicing.

The proposed floor to ceiling clear heights:

Entrance hall	7,970mm
Retail units	7,070mm
Lower ground	2,850mm
Ground floor	2,970mm
Typical floor	2,820mm

FINISHES:

RECEPTION AND LIFTS

Reception

- Glass revolving entrance door with adjacent accessible doors integrated within facade.
- Large format natural stone floors and walls with brass movement joints.
- Folded aluminium wall cladding system with feature lighting.
- Monolithic ceiling system with illuminated recessed detailing
- Airless spray paint finish to custom double height steel columns.
- Microbicial paint applied on shared area walls.
- Feature reception desk with bespoke joinery and pendant lighting.
- Premium quality slender security speed gate turnstiles.
- Contemporary platform lift with natural stone floor.

Atrium

- Large format natural stone floors with brass movement joints.
- Folded aluminium wall cladding system with feature lighting.
- Restored and lime washed protected structure brickwork.
- Timber stairs with brass nosing and bleacher seating / flooring.
- Double height exposed concrete columns and glazed screens.
- Slender atrium bridges with toughened laminated glass balustrades.
- Light filled glazed atrium with dynamic steel roof design.

Lift Lobbies

- 8 x 21 person passenger lifts with peak average waiting time interval of less than 25 seconds.
- Large format natural stone floors and walls.
- Aluminium PPC full height folded lift and door reveals.
- Painted plasterboard ceiling with integrated coffer lighting.
- Fire rated glazed screens to office accommodation.
- Timber veneer door sets with black stain finish with timber veneer wall panels.

Other Lifts

- 2 x fire-fighting lifts (1 no incl. as main passenger lift).
- 1 x 1,600 kg capacity goods lift in building core.
- 2 x 4000 kg vehicle lifts.

OFFICE AREAS

- Exposed concrete columns with pigmented sealer.
- Dry-lined internal walls with emulsion paint finish.
- 600mm x 600mm medium duty raised access flooring.
- Metal micro perforated suspended ceiling system with 1,200mm x 300mm ceiling tiles and liner plasterboard margins. System incorporates light fittings, diffusers, smoke detectors and illuminated signage.

WCS

- Large format high quality ceramic floor and porcelain wall tiling.
- Full-height cubicle system with high quality sanitary ware.
- Wall-hung WC pans and urinals with concealed cisterns and sensor flush panels.
- Moulded Corian vanity basin with IPS system below to conceal pipework.
- Wall mounted sensor tap and mirror box with integrated soap dispenser and hand dryers.
- Microbicial paint applied on washrooms.
- Dry-lined ceilings with emulsion paint finish and recessed lighting.

MAIN/SECONDARY STAIRS

- Dry-lined walls with emulsion paint finish with flush MDF painted skirting.
- Painted plasterboard ceiling system to incorporate light fittings and illuminated signage.
- Mild steel balustrade with folded sheet guarding and oak timber handrails.

High tech and high spec

The Shipping Office.

- Main Stairs: Large formal natural stone floors with rebated aluminium nosing.
- Secondary: Durable rubber floors with integrated nosing system.

BASEMENT
Showers, Changing & Locker Rooms

- Provision for 27 high quality showers, 300 lockers and 2 drying rooms.
- Large format high quality ceramic floor and wall tiling
- Painted plasterboard and perforated metal ceilings.
- Moulded Corian vanity basins with full height mirror and grooming station.
- Glass locker and shower cubicle systems with bench seating.

Car Park Area
Secure parking for 16 cars (incl. 1 disabled space, 1 car pool space, 1 low emitting & fuel efficient space and 2 electric vehicle spaces) and 238 bicycle accessed by a dedicated bike lift.

- Concrete block and in-situ concrete internal walls; paint coating to concrete walls and insulated render on masonry.
- In-situ concrete floor with resin finish incl. barrier systems, floor signage and line markings.
- Concrete paint and foil faced soffit insulation to car park soffit.
- Flush paint finish fire-rated doors with stainless steel ironmongery.
- Archaeological quay wall, built from salvage stone wall discovered on site.

- Single and double bike stands with bicycle pump and repair station.
- Secure mesh gauge fences to flood and bike stores.

DESIGN SPECIFICATIONS

FAÇADE
The facade has been designed to distinguish itself from other recently completed buildings in the surrounding context. Taking colour inspiration from the brickwork of the existing Protected Structure, alternating triangular red facade fins bring vibrancy and character to this prominent street corner, as well as provide solar shading to the office floor plates. The introduction colour on the facade is intended to create a visual marker, a landmark, reminiscent of the red navigational buoys and the lighthouse located at the entrance of the Liffey and Dublin Bay.

The 'double height' order expressed by horizontal and vertical fins intends to play with the scale of the building and enhance the slender proportions of the glazing. Several setback terraces provide external accessible access providing attractive landscape opportunities as well as providing pleasant spaces for workers.

The façade carefully integrates with the protected structure by the incorporation of atrium glazing of a similar 3-storey height to the rear and west. The upper levels of the new building have been set back a respectful distance from the protected structure, to maximise light.

SAFETY FEATURES
Fire Protection

A fully addressable automatic/manual fire alarm system will be provided to meet the requirements of IS 3218.

- The existing reinforced concrete structural elements provide 120 mins fire resistance for central core and 90 mins resistance for external cores and for all other elements.
- All new structural-steel floor- supporting structures to be Georgian to 90 mins fire resistance with approved, shop-applied intumescent paint system applied in accordance with manufacturer requirements.
- Fire extinguishers are provided throughout floor areas to IS 291.
- Dry risers are provided as detailed in Fire Cert.

Security
• An access control installation monitors entrances to the building and basement parking.

• CCTV monitoring comprises fixed cameras in a range of locations: entry/egress points, car park, building perimeter.

MECHANICAL & ELECTRICAL SERVICES
General Power

- General power requirements are handled by a system of general service sockets and appropriate spur outlets.
- Desk/small power in the main office building is provided by a power track distribution system located in the raised floor suitable for a desk layout of 1 person/8 sq m.
- A main Tenant switch room is provided at lower ground floor level.
- A Building Energy Management System for the entire facility will monitor and control the plant item and support the operation of M&E system.
- The BEM will have a PC-interface with associated graphics located in the Maintenance Manager office.
- A standby generator with sufficient capacity for all fire safety equipment is located within the lower ground floor area.
- Tenant Generator space is provided for in accordance with Wirescore criteria.

Heat and air-conditioning
• Heating Ventilation and Air Conditioning (HVAC) system are provided based on a 1:8 occupancy rate.

• Fresh air to the building is provided by a roof mounted AHU with thermal wheel heat recovery.

• The temperature of air delivered to each zone is controlled to ensure adequate cooling/heating.

- Heating and air conditioning are provided to the office space by means of a ceiling mounted fan coil system. Each fan coil is located to ensure the future fit out of cellular offices can be done with minimal need to modify fan coil layouts.

Lighting
The goal of the lighting strategy is to achieve a pleasant, attractive working environment for all employees and visitors.

Luminaire specification and location within the facility are critical to achieving wall and ceiling light reflectance. Lighting levels and glare indices in office areas will be in accordance with "ISEN 12464 Light and lighting - Lighting of workplaces". All light fittings shall be LED fittings suitable for dimming.

- Emergency lighting complies with IS 3218: 2013 and is provided via a standalone system with battery packs.

Water
Water storage is calculated based on 45L/person at a 1:8 occupancy rate

- A total of 24-hours cold-water storage shall be provided for the building. Domestic hot water shall be generated from a centralized hot water calorifier connected to the heating system.

- A mains water break tank, GRP sectional storage tank and booster pumps will supply water between the basement, all floors. Booster pump sets shall be sized as dictated by the head pressure and simultaneous demand flow rate.
- Surface-water runoff from roof level will be gravity-fed to a basement attenuation tank and outflow to DCC public surface water system.

The Shipping Office.



Besides the views, accessibility and look of the building itself, once inside, the amenities are fantastic.

To encourage wellbeing and environmentally-friendly commuting, space is provided for 238 bicycles, plus showers and changing rooms.



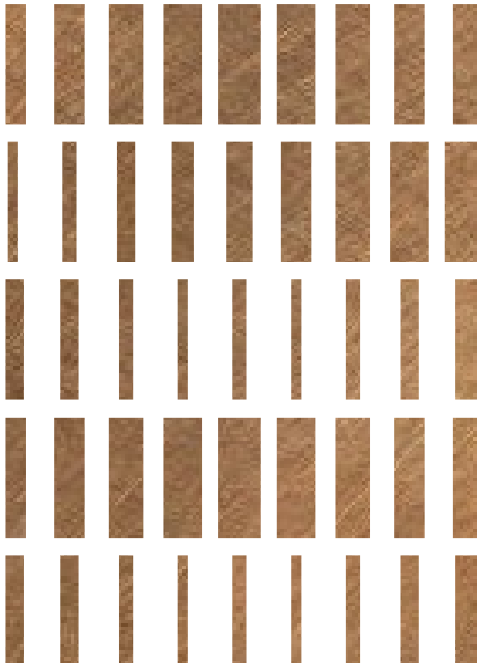
The parking space



The changing room

Along with space for a gym or wellness room, The Shipping Office delivers state-of-the-art facilities and a healthier way of working.

The building was designed with all modes of transport in mind, bike, car, scooter and electric cars.



At the centre of the South Docks

THE SHIPPING OFFICE MARKS THE COMPLETION OF THE DYNAMIC SOUTH DOCKS AREA.

This landmark site is bounded by Sir John Rogerson's Quay to the north, Whitaker Lane to the east and Lime Street to the west.

With its connectivity to the rest of the city, this has become the natural hub of the South Docks area.

And right next door, also due for completion in Q3 2022, is One Lime St, a high-end residential development, also from Marlet Property Group, comprising 216 one & two bedroom apartments.

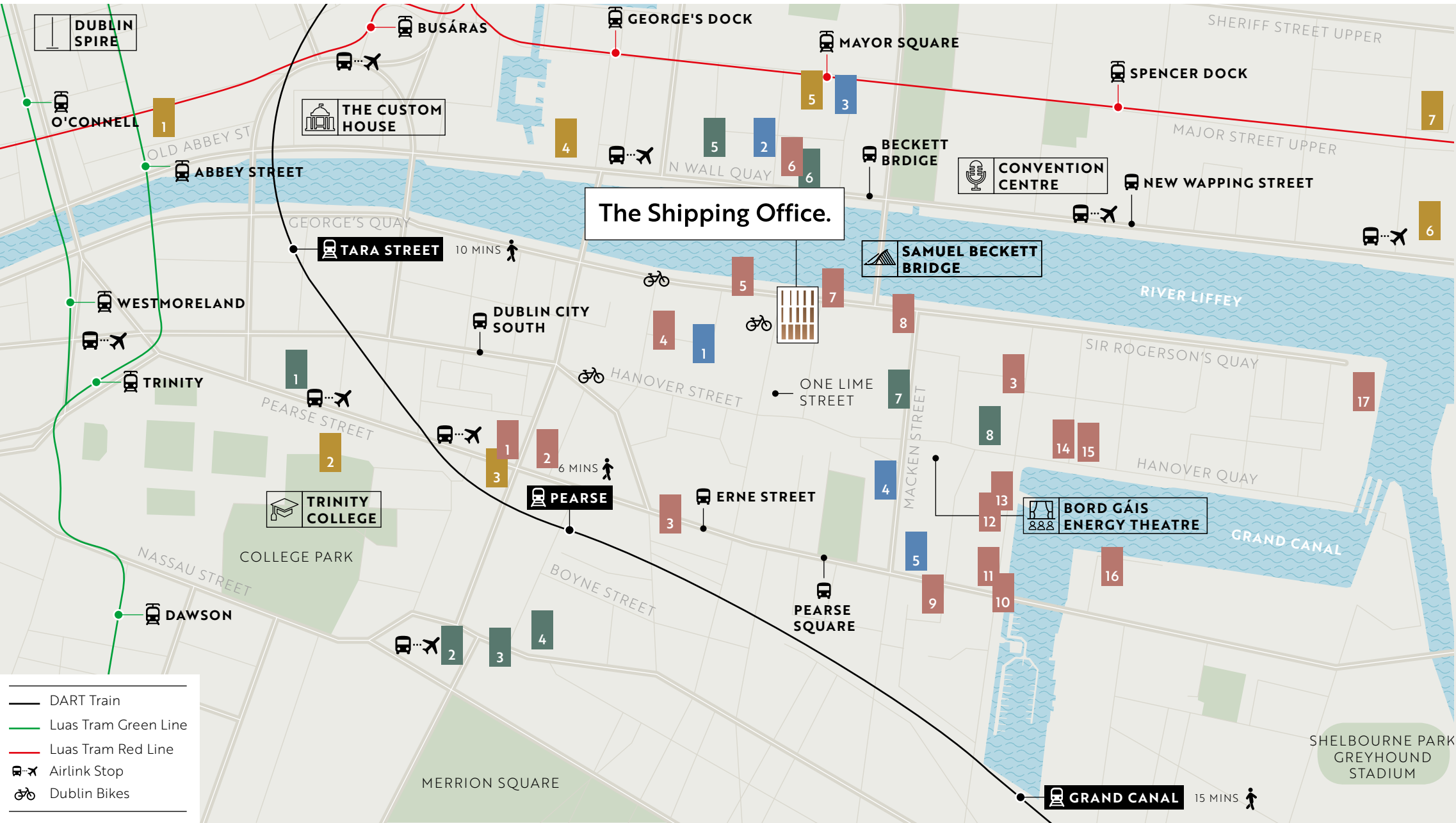


South Docks

The Shipping Office.

The Shipping Office.





FOOD & DRINK

1. Camile Thai
2. Honey Truffle
3. The Pig and Heifer
4. Lolly & Cooks
5. Gerard's Deli
6. East
7. Sprout & Co
8. The Ferryman Pub
9. KC Peaches
10. The Art of Coffee
11. Il Valentino
12. Fresh Food Market
13. Nut Butter
14. Herbstreet
15. Milano
16. Charlotte Quay
17. Brew Dog

HOTELS

1. Trinity City Hotel
2. The Mont Hotel
3. The Davenport Hotel

WELLNESS

1. Perpetua Gym
2. Spencer Health Club
3. SV Fitness
4. Flyefit
5. Educo Gym

CULTURAL

1. Abbey Theatre
2. Trinity College
3. Science Gallery
4. Epic Ireland
5. National College
6. 3 Arena
7. ODEON Cinema

Everything you need, close at hand

Theatres, gyms, restaurants, new residential developments and hotels all within walking distance.

BY FOOT

- | | |
|--------------------|---------|
| Pearse Street DART | 6 mins |
| Red Luas Line | 8 mins |
| Airlink (Pearse) | 8 mins |
| Green Luas Line | 14 mins |
| Grafton Street | 20 mins |

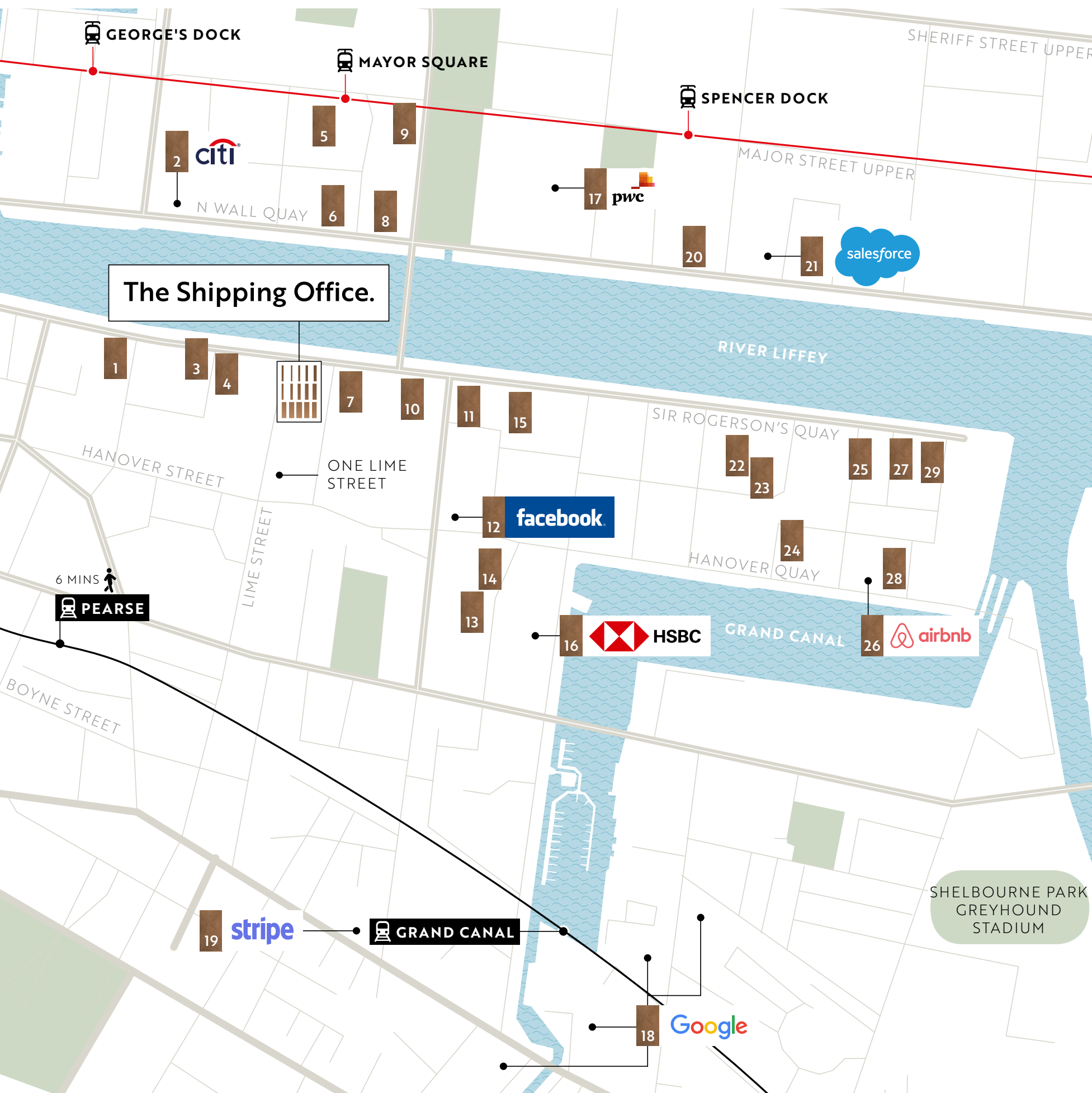
BY CAR

- | | |
|--------------------|---------|
| Dublin Port Tunnel | 11 mins |
| M50 | 14 mins |
| Dublin Airport | 25 mins |

BY BIKE

- | |
|---|
| Segregated cycle tracks and towpaths |
| Local bike hire |
| Secure parking for 238 bicycles |
| 3 Dublin Bikes stations less than 5 mins away |





FROM THE BEGINNING OF THE 21ST CENTURY, THE SOUTH DOCKS AND SIR JOHN ROGERSON'S QUAY IN PARTICULAR, HAVE BEEN REDEVELOPED TO ATTRACT INTERNATIONAL BUSINESSES.

Now recognised as Dublin's new commercial quarter, the South Docks area, also known as Silicon Docks, is home to many of the world's most successful organisations.

LOCAL OCCUPIERS


- | | |
|-----------------------|-----------------------------|
| 1. Bloomberg | 16. HSBC |
| 2. Citi Group | 17. PwC |
| 3. Tenable | 18. Google European HQ |
| 4. Beauchamps | 19. Stripe |
| 5. NCI | 20. Salesforce |
| 6. A&L Goodbody | 21. Central Bank of Ireland |
| 7. Three | 22. Matheson |
| 8. AIG | 23. Dae Capital |
| 9. Hubspot | 24. Accenture |
| 10. Dillon Eustace | 25. State Street |
| 11. McCann Fitzgerald | 26. Airbnb |
| 12. Facebook | 27. JP Morgan |
| 13. William Fry | 28. WIX |
| 14. Capita | 29. Indeed |
| 15. BNY Mellon | |

The Shipping Office.

Connecting Dublin


THE SHIPPING OFFICE IS INCREDIBLY WELL CONNECTED. AND THAT MEANS ACCESS TO THE WHOLE OF DUBLIN’S TALENT POOL.

The Shipping Office.

BY BUS


Regular buses, all stopping nearby.

- Route 1
- Route 7
- Route 14
- Route 15B
- Route 27
- Route 42
- Route 47
- Route 77A
- Route 151
- Route 500
- Route 702
- Route 783

BY TRAM

Luas stops, within a 15-minute walk.

- Green line** – from Brides Glen, serving the south and north east of the city
- Red line** – from Tallaght, serving the north and south west of the city

BY RAIL

Pearse St Station (less than a 6-minute walk), serves various routes.

- Dublin-Dundalk commuter
- Dublin Connolly-Rosslare
- Dublin-Maynooth, Longford and M3 Parkway
- Grand Canal Dock and Dublin Heuston-Portlaoise
- DART and Dublin Commuter

BY CAR


A great location easily accessible by car or taxi.

- Dublin Port Tunnel **11 mins**
- M50 **14 mins**
- Dublin Airport **25 mins**

BY BIKE

A great location for anyone who wants to cycle into work.

- Segregated cycle tracks and towpaths
- Local bike hire
- Secure parking for 238 bicycles
- 3 Dublin Bikes Stations within **5 mins** walk of the office

BY FOOT

Lots to see and do within a 15-minute walk.

- Bord Gáis Energy Theatre
- The Convention Centre, Dublin
- Grand Canal Dock
- Linear Park
- River Liffey
- Trinity College
- Science Gallery
- Artisan cafés, restaurants and bars
- Grafton Street
- O’Connell Street

The Shipping Office.





Marlet – reshaping Dublin's urban landscape

MARLET IS ONE OF IRELAND'S LARGEST INDEPENDENT PROPERTY DEVELOPERS.

Since acquiring our first site in 2014, we've acquired over €1bn of assets and built an impressive portfolio of mixed-use developments, apartment schemes, student accommodation, hotels and aparthotels of the highest quality.

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**#BUILDING LIFE
CAMPAIGN AMBASSADOR**

"I am delighted to join the #BuildingLife campaign and represent Marlet's forward-thinking environmental commitment. As one of the key stakeholders within Ireland's property and construction sectors, I believe it's our responsibility to lead the decarbonisation of the built environment and improve the environmental impact of our industry"

Pat Crean, CEO
Marlet Property Group

 **WORLD GREEN BUILDING COUNCIL**  **IGBC**
IRISH GREEN BUILDING COUNCIL



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INTRODUCTION

OVERVIEW

THE BUILDING

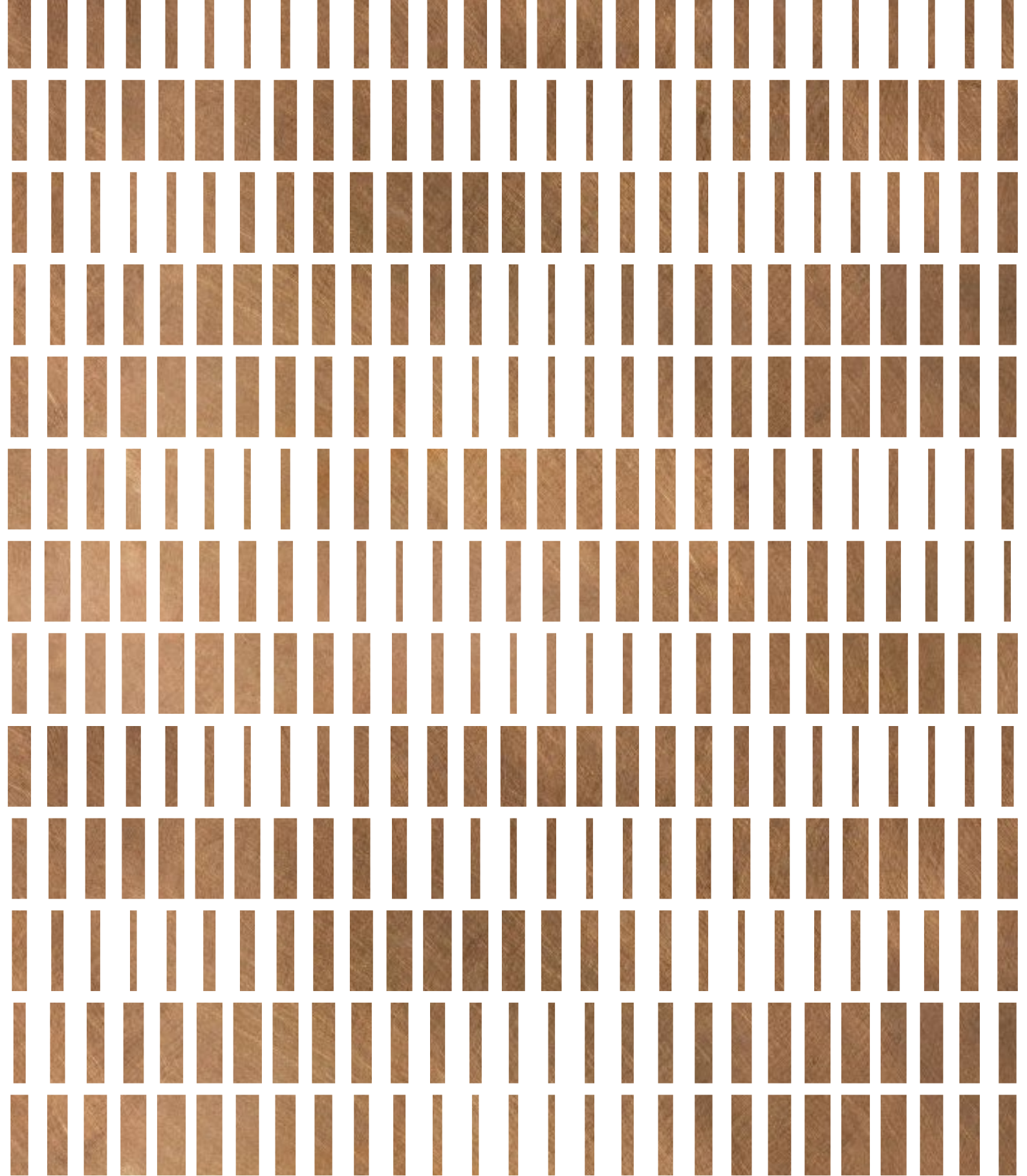
FLOOR PLANS

SPECIFICATION

THE LOCATION

MARLET

CONTACTS



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