

14,426 sq ft

RECENTLY
REFURBISHED
GRADE A
OFFICE SPACE

2 Terraces

5,500 SQ FT OF
LANDSCAPED
TERRACES

Connected

NEXT TO AMPLE
TRANSPORT LINKS
INCLUDING LUAS
GREEN LINE

KEY FEATURES

Green Space

LOCATED ON
THE ICONIC
ST. STEPHEN'S
GREEN

Amenities

ON THE DOORSTEP:
HOTELS, RESTAURANTS
CAFES, SHOPPING, CULTURE
AND ENTERTAINMENT VENUES



Local Area

SEVENTY FIVE
ST. STEPHEN'S GREEN
DUBLIN 2

IVEAGH
GARDENS

ST. STEPHEN'S
GREEN

THE GREEN
HOTEL

THE FITZWILLIAM
HOTEL

ST. STEPHEN'S
GREEN SHOPPING
CENTRE

LUAS GREEN LINE

DAWSON ST.

SHELBOURNE
HOTEL

LOCAL OCCUPIERS

- | | |
|---------------------------------------|----------------------------|
| 1. HEDGESERV | 15. AUSTRALIAN EMBASSY |
| 2. MAPLES | 16. EMIRATES |
| 3. DEPARTMENT OF FOREIGN AFFAIRS | 17. ARALEZ PHARMACEUTICALS |
| 4. DEPARTMENT OF JUSTICE AND EQUALITY | 18. OPW |
| 5. STANDARD LIFE IRELAND | 19. PERMANENT TSB |
| 6. KPMG | 20. AERCAP |
| 7. ICONIC OFFICES | 21. HORIZON |
| 8. RCSI | 22. METLIFE |
| 9. INDEED | 23. ARTHUR COX |
| 10. INTERCOM | 24. DELOITTE |
| 11. MERRION CAPITAL | 25. IDA |
| 12. CANTOR FITZGERALD | 26. LINKEDIN |
| 13. BANK OF IRELAND | 27. BARCLAYS |
| 14. CASTLELAKE | 28. EY |

At the heart
OF DUBLIN'S
THRIVING CENTRAL
BUSINESS DISTRICT

LUAS
GREEN LINE

5

minutes away

DUBLIN
BUS

2

minutes away

DUBLIN
BIKES

3

minutes away

Commute with ease

DART
PEARSE STN

12

minutes away

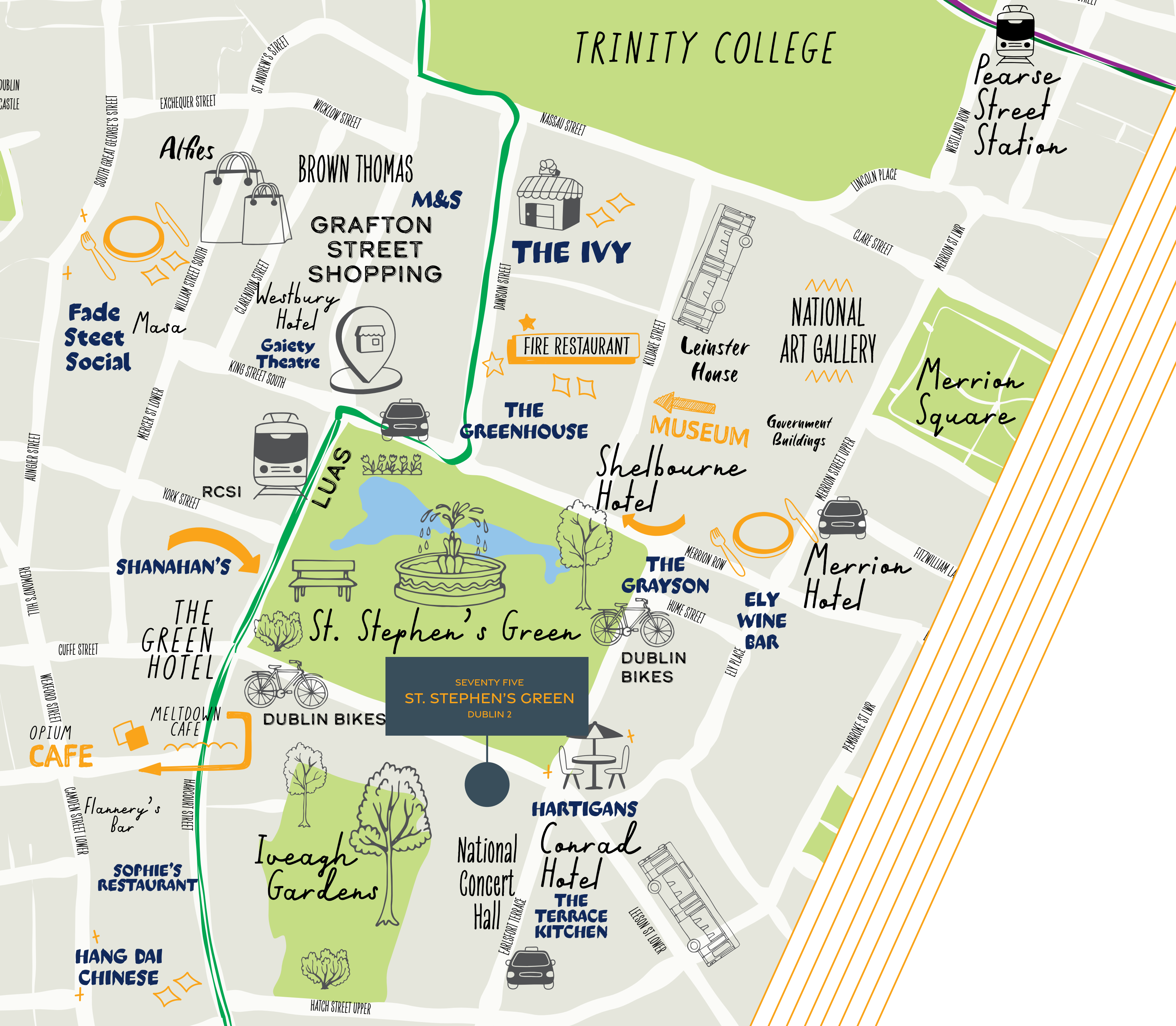
AIRPORT
BUS

3

minutes away

AN AREA
ALIVE WITH
*restaurants, cafés,
shops, entertainment
and outdoor spaces*





EVERYTHING
ON THE
DOORSTEP
and within
walking distance

Walk times	
St. Stephen's Green	1 min
Baggot Street	4 mins
Camden Street	4 mins
Grafton Street	5 mins
Green Line Luas	5 mins
Trinity College	9 mins
Pearse Street DART Station	12 mins



75 ST. STEPHEN'S GREEN

The Building



SPECIFICATION *Features*



New Raised
Access Floor



Exposed ceilings



New 4 pipe
fan coil air con
system



New entrance
lobby



Refurbishment
of ground floor
toilets



Refurbishment
/ Upgrade Works
to terrace areas



LED Lighting
throughout



Shower and
50 shared bike spaces
at basement level



8 Secure
basement car
parking spaces

MAPLES

KKR

HEDGESERV

AVAILABLE SPACE

AVAILABLE SPACE



light FILLED SPACE



Flexible AND ADAPTABLE



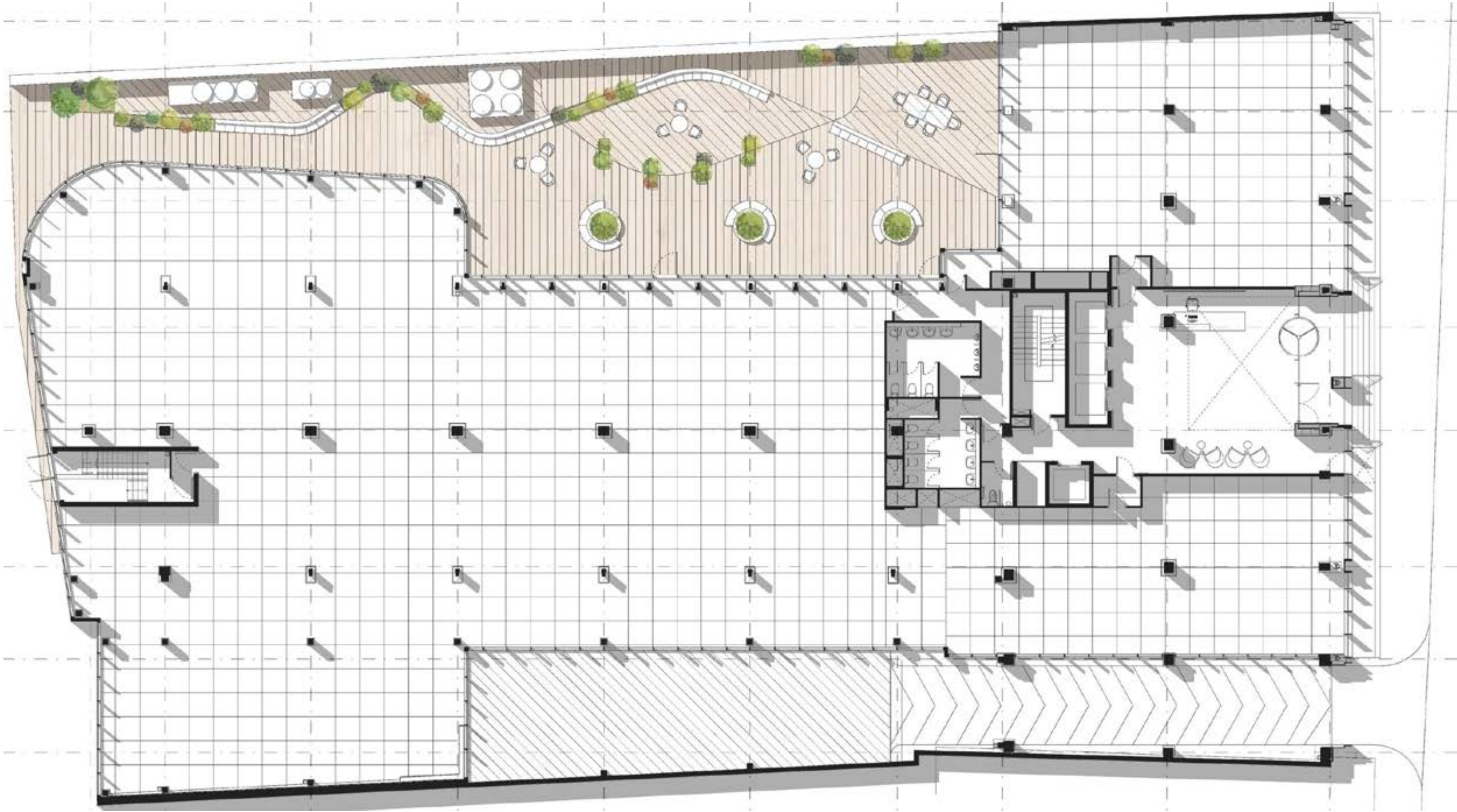
Highest Quality REFURBISHMENT



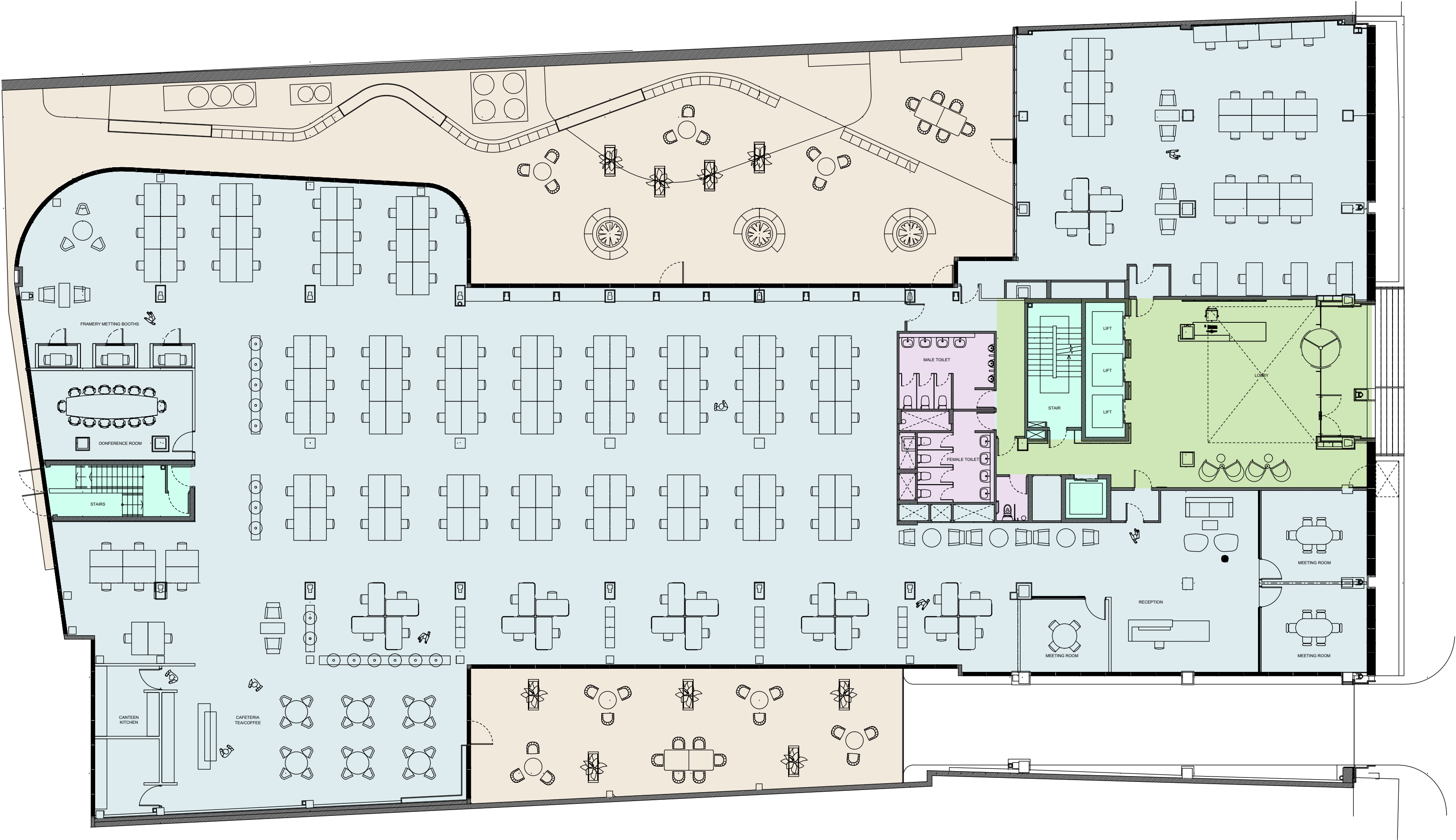
Extensive LANDSCAPED TERRACE AREA

GROUND
FLOOR
PLAN

	Sq m	Sq Ft
Main Office Area	1118.6	12,043
Front Office Area	221.4	2,383
Total	1,340.2	14,426



GROUND
FLOOR
SPACE PLAN





Alan Moran
T +353 1 618 5500
alan.moran@cbre.com

Deirdre Costello
T +353 1 673 1600
Deirdre.Costello@eu.jll.com

Sam Daunt
T +353 1 618 5500
sam.daunt@cbre.com

Conor Fitzpatrick
T +353 1 673 1600
Conor.Fitzpatrick@eu.jll.com

www.cbre.ie

LRN: 001528

www.jll.ie

LRN: 002273



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