

QUALITY SPE  
G2 PRIME LOC  
HARBOUR  
SC MASTER  
PLACE TO  
ULLY FITTED  
PEN-PLANAR  
XCEPTIONAL  
NIFSC PROPE  
ED DUBLIN 1 LC  
RANSPORT

# FULLY FITTED PLUG & PLAY OFFICE SPACES



The property comprises of fully fitted office accommodation arranged over five floors, with typical floor plates of approximately 9,000 sq. ft. Each floor can be leased individually or combined to create a larger self-contained headquarters.

The fitout includes a mix of open-plan and private office layouts, complemented by large boardrooms, meeting rooms, breakout areas, a welcoming reception space and high-quality kitchen and canteen facilities. This plug in and play space allows incoming tenants to reduce fitout costs and move in with minimal disruption.

The building is finished to a high-quality specification that includes raised access flooring, suspended ceilings, air conditioning, LED lighting and dedicated shower facilities located on the ground floor. In addition to its internal features, the building also offers 31 secure underground car parking spaces along with ample bicycle storage.



# At A Glance



WELCOMING RECEPTION SPACE



OPEN-PLAN & PRIVATE LAYOUTS



LARGE BOARD/MEETING ROOMS & BREAKOUT AREAS



HIGH-QUALITY KITCHEN & CANTEEN FACILITIES



RAISED ACCESS FLOORING & SUSPENDED CEILINGS



AIR CONDITIONING



SHOWER FACILITIES



BICYCLE STORAGE



SECURE UNDERGROUND PARKING



## Location

No. 2 Harbourmaster enjoys one of the most accessible locations in Dublin's IFSC.

Positioned just a 30-second walk from both Connolly Station and the Luas Red Line, the building provides immediate access to the DART, suburban and intercity trains. Various Dublin Bus and Bus Éireann routes are also located within a 1 minute walk and provide direct access into Dublin City Centre.

The area is well-served by cycleways and pedestrian routes, including the Liffey Cycle Path and the City Centre walking network, enhancing sustainable commuting options for occupiers. This level of connectivity ensures efficient travel for staff, clients, and visitors alike.

# 5

Floors of fully fitted office space extending to 43,070 sq. ft.

# 30

Seconds from Connolly Station and the Luas Red Line.

# 31

Secure basement car spaces & ample bicycle storage.

# 9,000

sq. ft of typical floor plates.

Located at the heart of the International Financial Services Centre (IFSC), No. 2 Harbourmaster places occupiers within one of Ireland’s most historic business districts. The surrounding area is home to leading financial institutions, global technology companies, international banks, and a diverse mix of professional services firms. This concentration of major employers supports a dynamic and vibrant working environment.



A wide range of amenities are located within immediate proximity, including cafés, restaurants, sandwich bars, gyms, convenience stores and hotels, ensuring occupiers have everything they need within moments of the building.

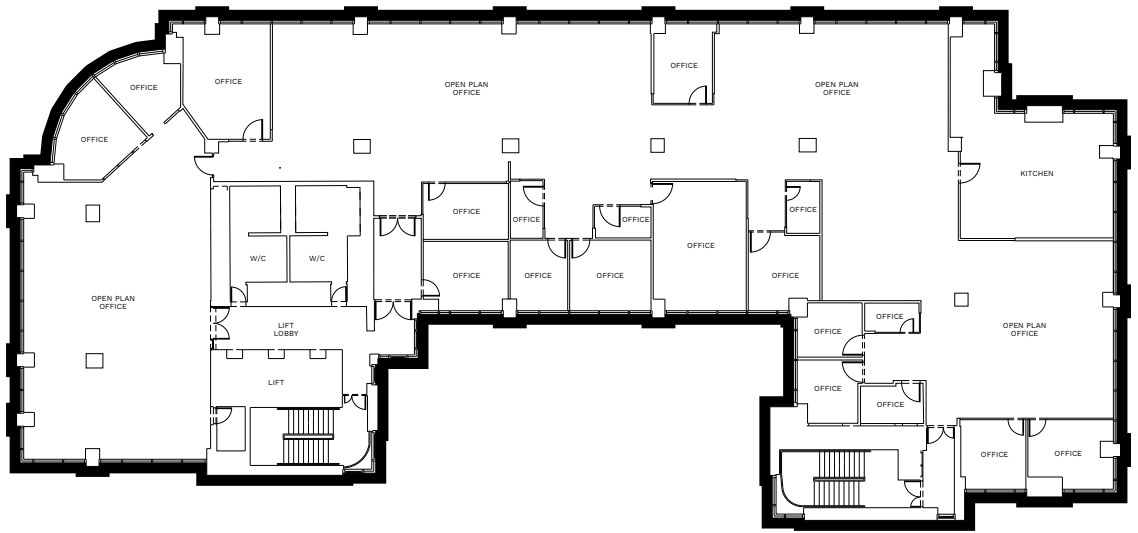
The River Liffey waterfront offers attractive outdoor spaces for breaks, lunchtime walks and informal meetings, adding to the appeal of this prime location.

With exceptional transport links, a highly connected business community and a rich mix of amenities, No. 2 Harbourmaster offers an unrivalled location for modern occupiers seeking convenience, profile and connectivity in the heart of Dublin.



4<sup>th</sup>

Typical  
Floorplan



9,253 sq. ft (NIA) | 860 sq. m (NIA)

## Accommodation Schedule

FLOOR	AVAILABILITY	SQ. FT (NIA)	SQ. M (NIA)
Ground	AVAILABLE	6,247	580
First	AVAILABLE	9,253	860
Second	AVAILABLE	9,253	860
Third	Occupied	9,253	860
Fourth	AVAILABLE	9,253	860
Fifth	AVAILABLE	9,065	842
Sixth	Occupied	9,683	900
<b>Total</b>		<b>62,005</b>	<b>5,767</b>

SPECIFICATIONS





BREAKOUT AREAS



PRIVATE OFFICES



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## COLLIERS

### Hambleton House

19-26 Lower Pembroke Street  
Dublin 2

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## AGENTS

### Willie Dowling

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## VIEWINGS

Strictly by appointment with the  
sole Leasing agents Colliers.

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## LEASE

Available by way of new lease.

## BER

D1

# HM2

