

THE **PENTHOUSE** AT

20

KILDARE STREET





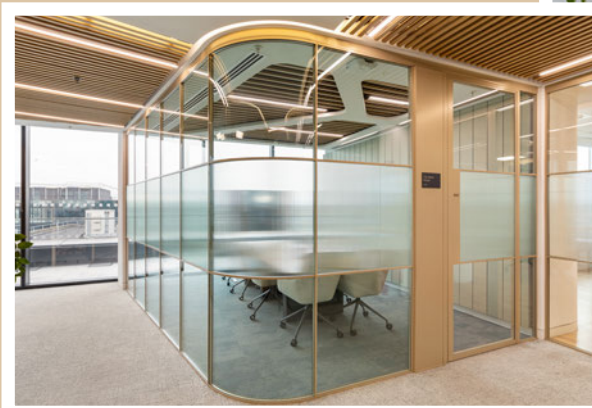
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# INTRODUCTION

An exceptional opportunity to occupy a prime Grade-A fully fitted Penthouse floor overlooking St. Stephen's Green. The 6th floor, 20 Kildare Street is available on short term lease agreement, ideal for occupiers seeking flexibility.



Grade A Penthouse Office



Fully-Fitted Office Space



Prime Core D2 Location Over-  
looking St. Stephen's Green



Short Term Agreement



Exceptional Terrace Views



Clubhouse Standard End of  
Trip Facilities



Fully Electric Building



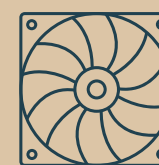
Superb Transport Links



LED Lighting



1:8 Base Occupancy (Person  
Sq. m)



Four Pipe Fan Coil  
Airconditioning





# THE BUILDING

The striking building reception area flows effortlessly into the light-filled triple height glazed atrium and business lounge. This space can be booked for meetings and events.

The property has attained a number of highly sought after ESG credentials including LEED Gold, WIRED Score Platinum, NZEB and a BER A3 rating.

20 Kildare Street also offers occupiers exceptionally appointed end of trip facilities including 9 best-in-class showers with associated lockers, WCs and drying room.





# THE PENTHOUSE

The sixth-floor terrace enjoys breathtaking vistas of St. Stephen's Green - offering a tranquil escape from the lively rhythm of the city below. Other points of interest within view include Shelbourne Hotel, Government Buildings and the National Museum.

**THE ULTIMATE SPACE TO  
REDEFINE YOUR WORKING  
ENVIRONMENT**





# FLOOR PLAN

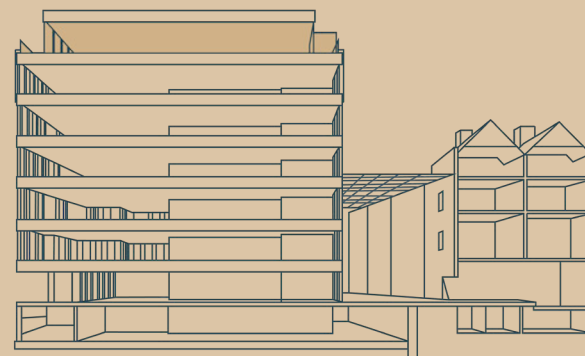
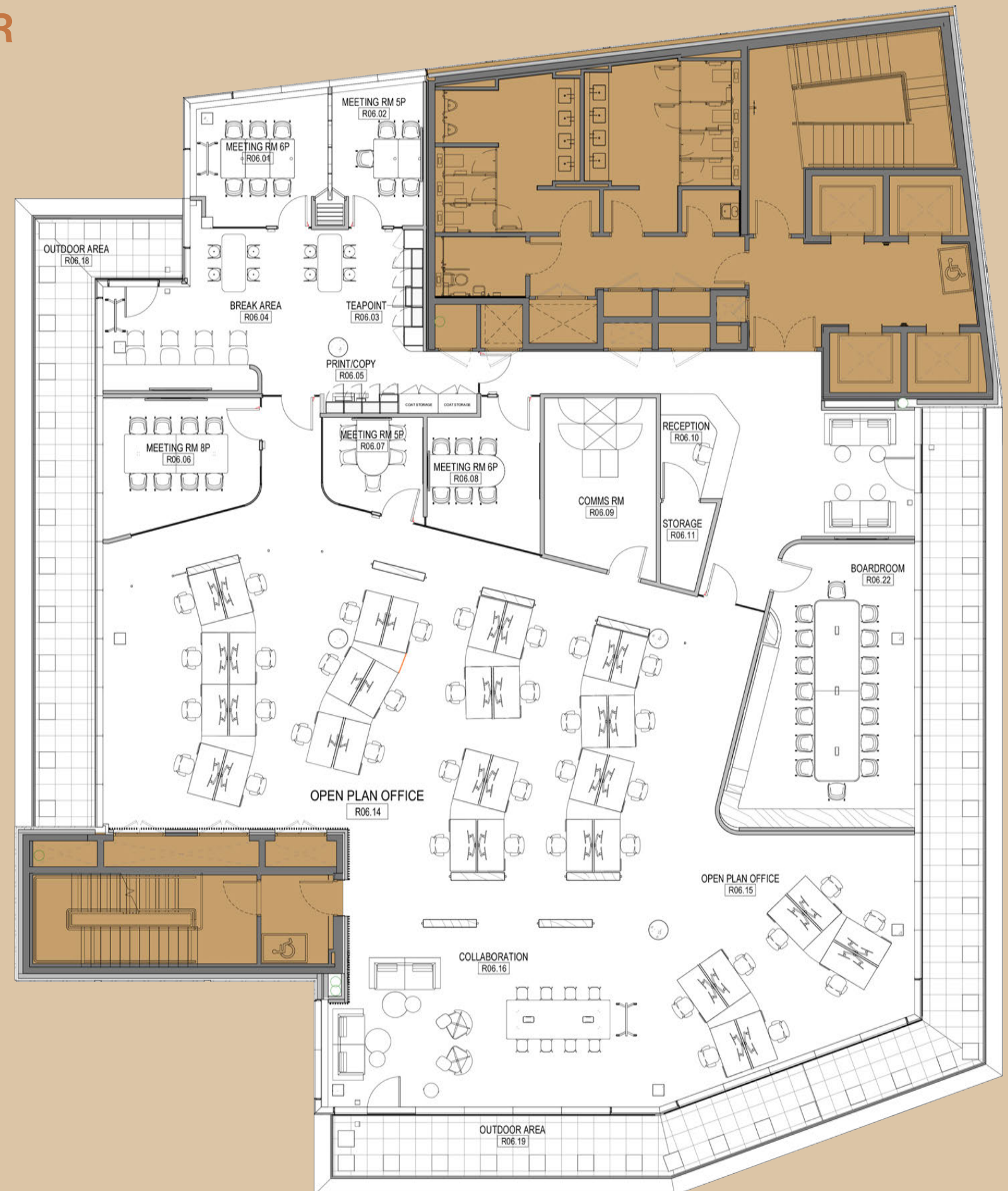
## 6<sup>TH</sup> FLOOR

6,131 SQ.FT NIA

- X38 Open plan sit/stand desks
- X1 Boardroom
- X5 Meeting rooms
- Kitchen/ breakout area
- Reception/ waiting area
- Collaboration area
- Terrace areas
- Comms room
- Storage room

# SPECIFICATION

- 4 Pipe fan coil air conditioning
- Perforated metal ceiling tiles
- Energy efficient led lighting
- 2.85m clear floor to ceiling heights
- Substantially column free floors
- 1:8 Base occupancy (person sqm)
- Best in class green credentials
- Four x 14 person high speed passenger lifts



The tenant will be responsible for their pro rata contribution towards the Ground Floor Business Lounge. The due attribution is 162 sq. ft.



## THE PENTHOUSE AT

# 20

KILDARE STREET

### A Landmark Address in Dublin's Vibrant Core

Set in the very centre of Dublin's most sought after offices locations, 20 Kildare Street stands as a premier development that blends style, function and seamless accessibility. Just steps from the iconic St Stephen's Green, this prestigious location places you within easy reach of Grafton Street - Dublin's leading retail destination.

A superb selection of restaurants, hotels and bars within walking distance including restaurants such as Peploe's, Lennon's Yard and Bang. Whether you're hosting client meetings or enjoying after-work gatherings, the setting is well suited to both business and leisure.

### Unrivalled Connectivity

20 Kildare Street offers exceptional transport links across the city. The Luas Cross City line - connecting both red and green lines passing nearby via Dawson Street and St Stephen's Green. Multiple Dublin Bus routes operate from Dawson Street, Nassau Street, and Kildare Street, while Pearse Street Dart Station is just a 10-minute walk away. For cyclists, Dublin Bikes stations are conveniently located on St Stephen's Green and South Frederick Street.

## LOCAL OCCUPIERS / ATTRACTIONS



Transport Links

Local Attractions

Local Occupiers



# FURTHER INFORMATION

## BER DETAILS



## VIEWINGS

All viewings are strictly by private appointment through the sole letting agent.

## LEASING AGENT



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