

TO LET BY WAY OF ASSIGNMENT
MAGNIFICENT HQ OFFICE BUILDING

Third Floor

75

St. Stephen's Green | Dublin 2



CUSHMAN &
WAKEFIELD



Third Floor

75

St. Stephen's Green | Dublin 2

At a glance...



Located in the heart of the CBD



Minutes' walk from all major transport links



Plug & Play office space



3rd Floor – 15,749 sq ft (NIA)



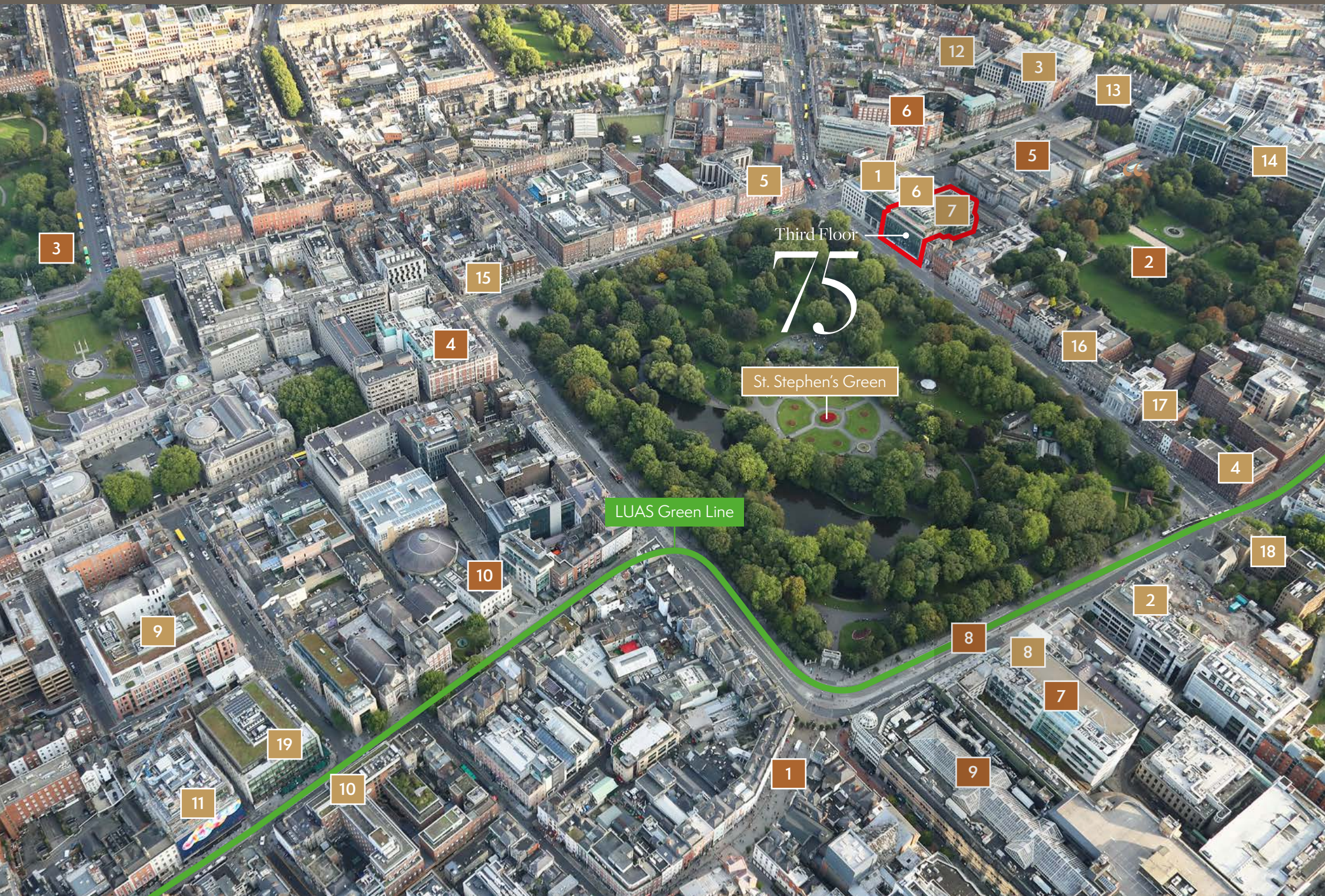
Multiple restaurants, cafes and bars in the immediate vicinity



Uninterrupted views of St. Stephen's Green



An exclusive address to attract the best talent



Exceptional Location

No. 75 St. Stephen's Green is one of the most accessible locations in the city, located on the iconic St. Stephen's Green.

No. 75. St Stephen's Green has views across St. Stephen's Green and the city. The LUAS Green line is within a 5-minute walk and stops on the western side of the Green. Pearse Street Dart station is located within a 15-minute walk. There are numerous Dublin Bus services available in the immediate area and Dublin Bikes are located outside the property.

St. Stephens Green is at the heart of Dublin's CBD, with a host of cultural, hotels and cafes in the immediate area. Various occupiers within the immediate area include AerCap, Maples, Horizon Therapeutics, KPMG and Permanent TSB.



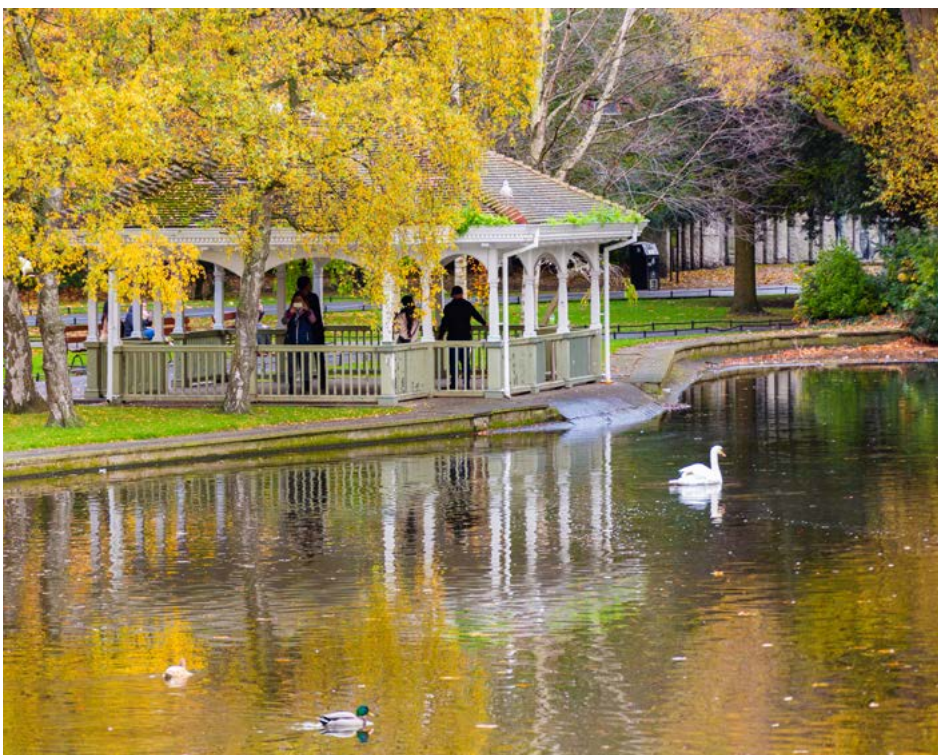
Points of Interest

- | | |
|-------------------------|---------------------------------------|
| 1 Grafton Street | 6 Conrad Hotel |
| 2 Iveagh Gardens | 7 The Fitzwilliam Hotel |
| 3 Merrion Square | 8 LUAS Station |
| 4 Shelbourne Hotel | 9 St. Stephen's Green Shopping Centre |
| 5 National Concert Hall | 10 Mansion House |

Local Occupiers

- | | | |
|------------------------|---------------|---------------------------------------|
| 1 AerCap | 8 Intercom | 15 Bank Of Ireland |
| 2 RCSI | 9 AIB | 16 Department of Justice and Equality |
| 3 Arthur Cox | 10 Davy | 17 Standard Life Ireland |
| 4 KPMG | 11 Goodbody's | 18 Iconic Offices |
| 5 Permanent TSB | 12 Metlife | 19 Barclays, TD Bank |
| 6 Horizon Therapeutics | 13 Deloitte | |
| 7 Maples | 14 IDA | |

Amenities





Well Connected

No. 75 St. Stephen's Green has the benefit of prime transport links on its doorstep and is one of the best served locations in the city centre.



Luas

The LUAS Green and Cross City Lines are a 5-minute walk away and connect St. Stephen's Green with South County Dublin. The LUAS Cross City links the Green and Red LUAS lines together.



Rail

DART and mainline rail services are available at Pearse Street Station which provides access to the entire mainline rail services. The DART service runs along the east coast of Dublin from Malahide / Howth in the North to Greystones, Co. Wicklow in the South.



Dublin Bus

There are numerous Dublin Bus stops located in the immediate area including intercity bus routes.



Dublin Bikes

Dublin bikes are located outside of the Building on St. Stephen's Green South.



Parking

There are numerous public car parks in the vicinity with on-street parking available on Hume Street and St. Stephen's Green.



Walking Times

2 Minutes

St. Stephen's Green, Iveagh Garden's, National Concert Hall and Leeson Street

5 Minutes

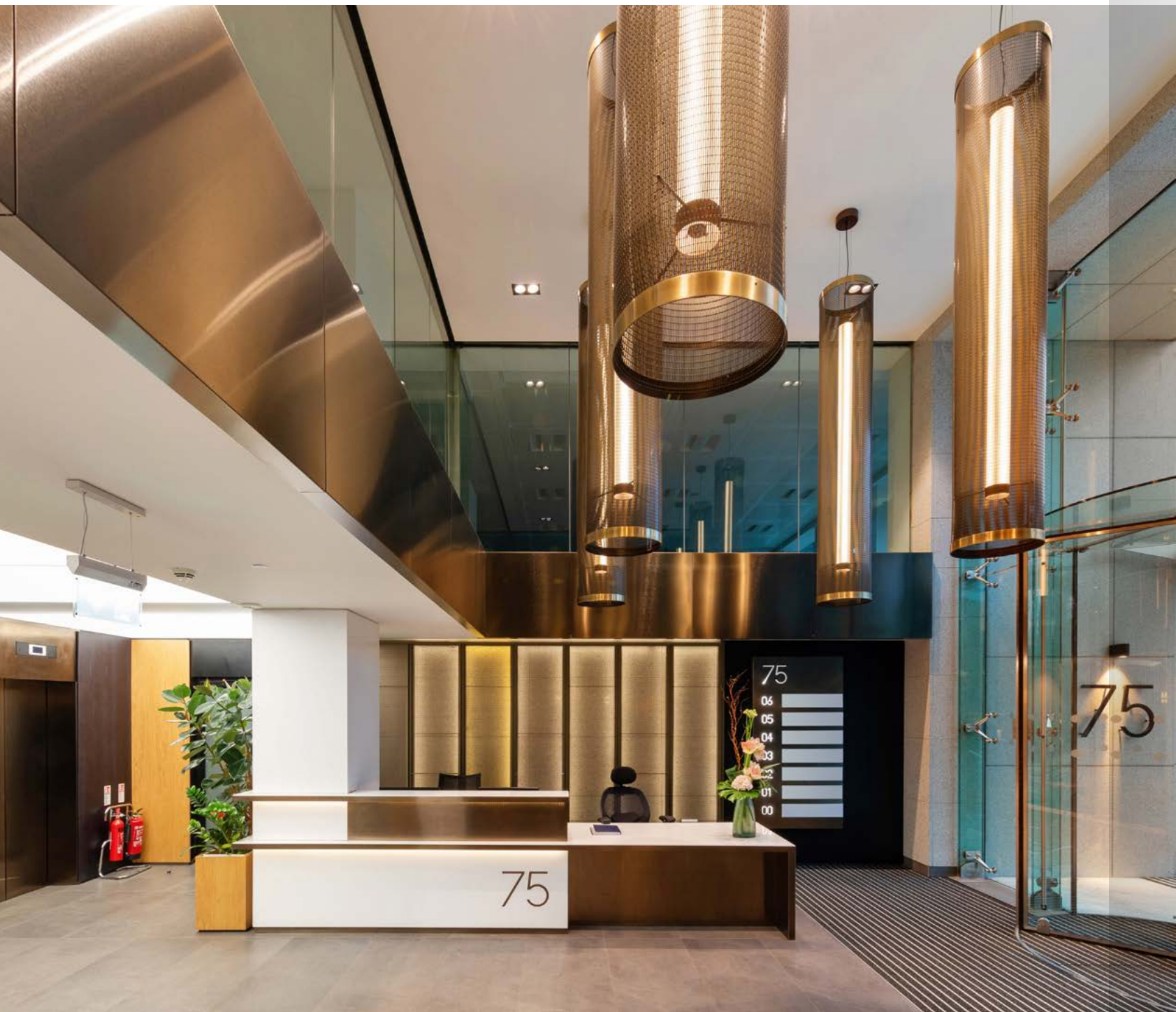
LUAS Green line

10 Minutes

St. Stephen's Green Shopping Centre and Grafton Street

15 Minutes

Trinity College, Pearse Street Dart Station, and Merrion Square



Description

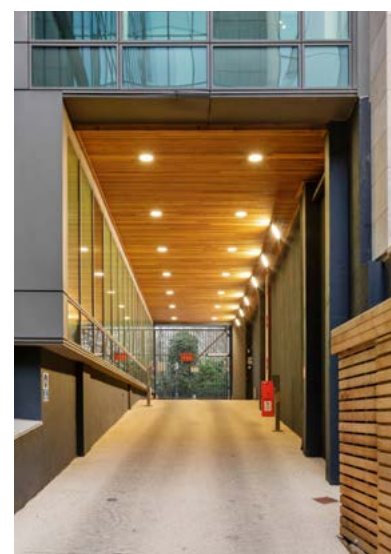
No. 75 St. Stephen's Green is a prestigious seven storey Grade A office with double height entrance lobby.

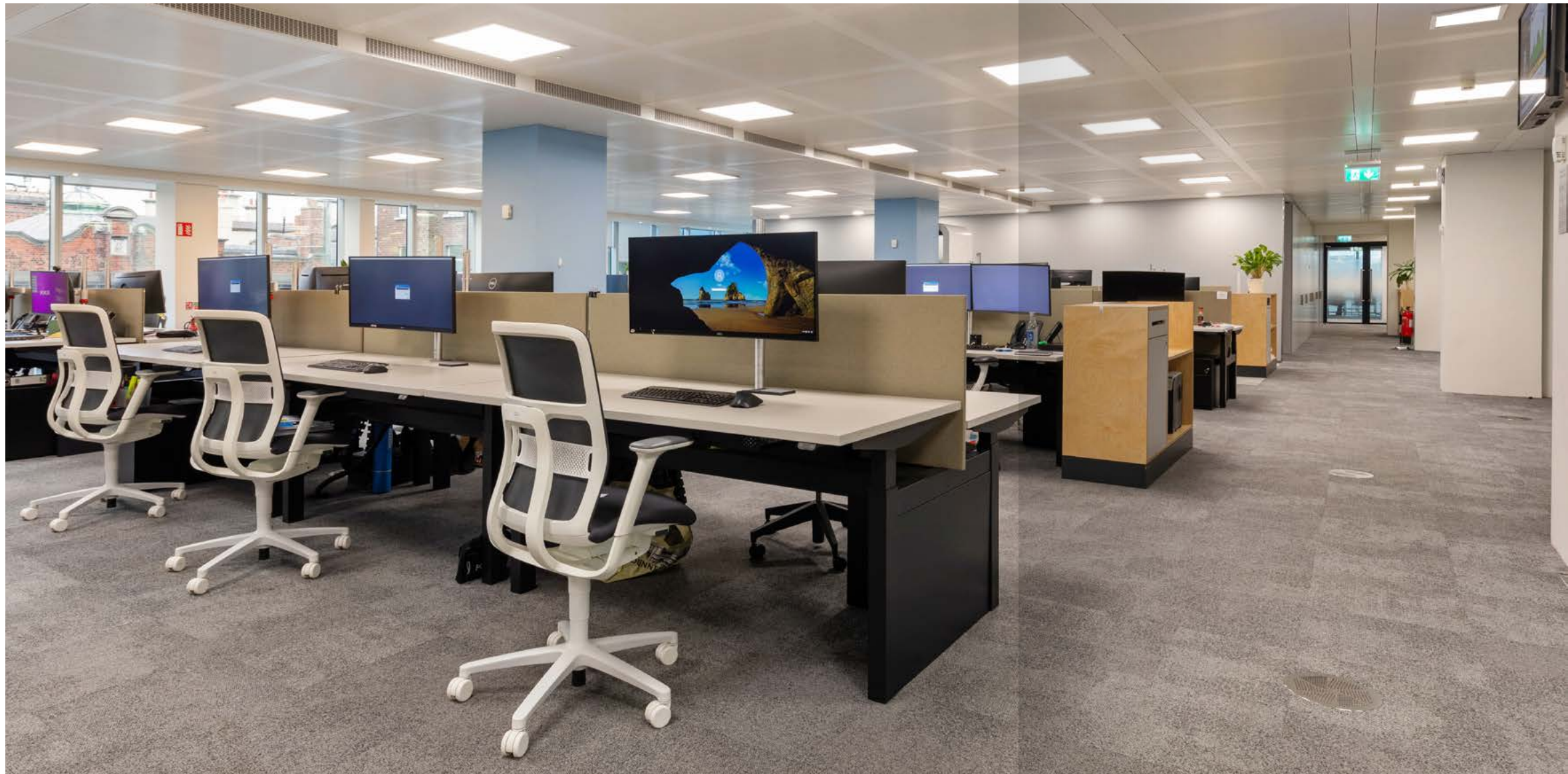
The 3rd floor is a bright open plan plug & play office and extends to approx. 15,749 sq ft (NIA) with 8 basement car parking spaces and secure bicycle parking at basement level.

The office accommodation comprises of open plan office accommodation together with office and meeting rooms and a fully fitted canteen. The 3rd floor has floor to ceiling height windows, providing exceptional natural light and views over St. Stephen's Green.

Reception Area

- Generous ground floor double height reception lobby, with natural stone flooring
- Feature reception desk
- 3 passenger lifts





Fitout

- Mixture of open plan office accommodation and cellular office
- 12-person Boardroom
- 5 meeting rooms
- 4 offices
- 3 Phone booths / meeting rooms
- Fully fitted canteen
- Open plan seating in place for approx. 141 people
- Comms Room with Cat 6 cabling
- 4 Showers



Specification

- Suspended Ceiling
- Air Conditioning
- Raised Access Floors
- LED Lighting

Basement

- 8 car parking spaces
- Shared bicycle bays
- Shower facilities



Flexible Floor Plan

Available Accommodation

Floor	Sq m (NIA)	Sq Ft (NIA)	Car Parking
Third	1,463	15,749	8



Please note not to scale and for identification purposes only.

Third Floor

75

St. Stephen's Green | Dublin 2

Tenure

Available by way
of Assignment to
April 2032.

Rent

On Application.

Rates

On Application.

BER



BER No.
800957649

Viewing

Strictly by
appointment
through the sole
letting agent.

Letting Agent



**CUSHMAN &
WAKEFIELD**

164 Shelbourne Road, Ballsbridge, Dublin 4
www.cushmanwakefield.ie

Patrick Kiersey

patrick.kiersey@cushwake.com
01 639 9211

Harry Oppermann

harry.oppermann@cushwake.com
01 639 9224

PSRA: 002222

A full copy of our general brochure conditions can be viewed on our website at www.cushmanwakefield.com/en/global-privacy-notice or can be requested from your local Cushman and Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information.