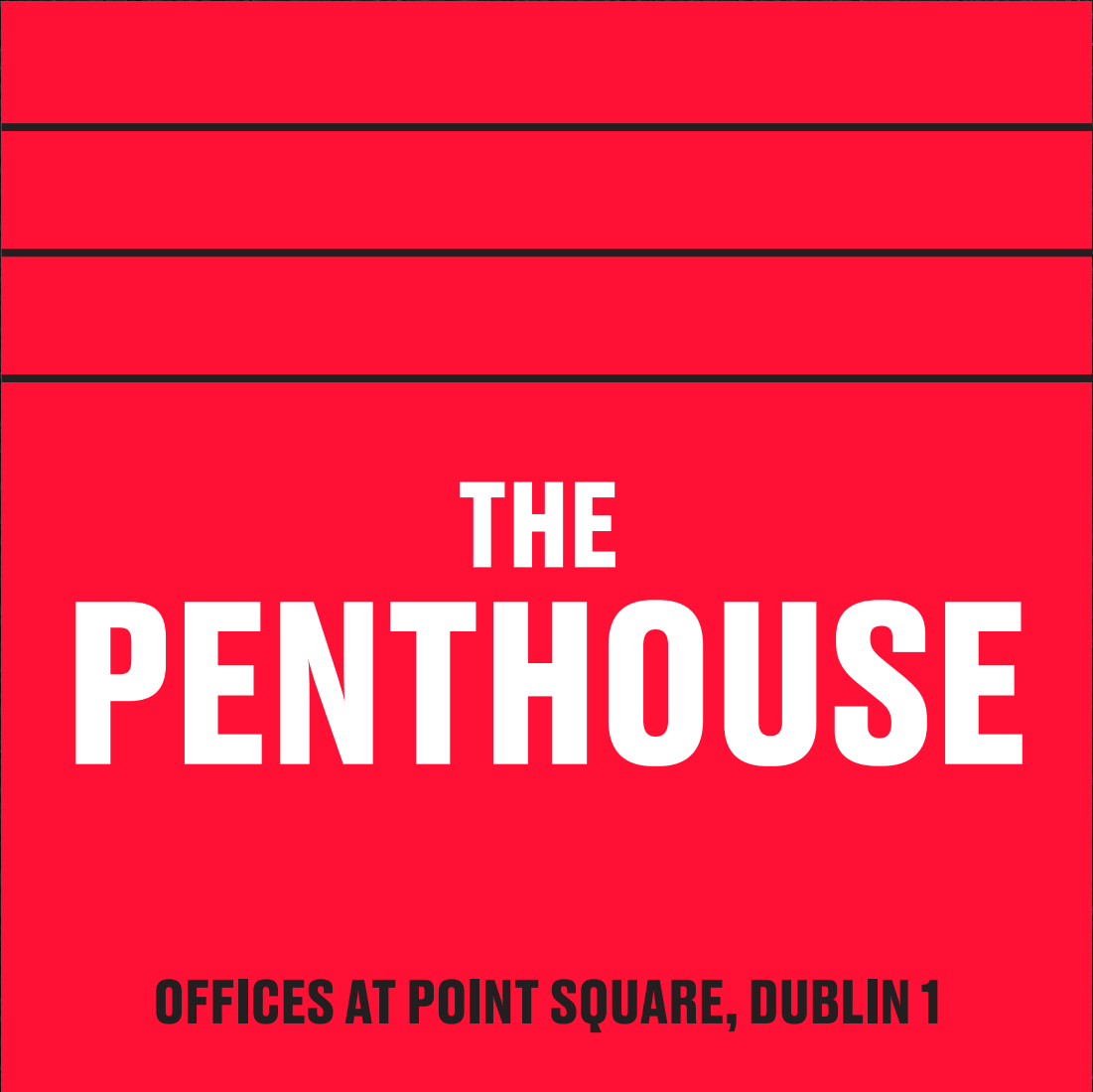




THE PENTHOUSE

OFFICES AT POINT SQUARE, DUBLIN 1

[VIEW](#)



INTRODUCTION

A UNIQUE HQ OFFICE OPPORTUNITY IN DUBLIN'S TECH AND CREATIVE HUB

Set in Dublin's thriving North Docks, the 5th, 6th and 7th floors of Point Square offer an excellent opportunity to occupy a headquarter office with own door access, expansive south facing terraces and unmatched public transport links and secure car parking.

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EXPANSIVE SOUTH FACING TERRACES ON ALL THREE LEVELS

● PENTHOUSE FLOORS ● TERRACE ● COVERED TERRACE



OVERVIEW

BUILDING HIGHLIGHTS



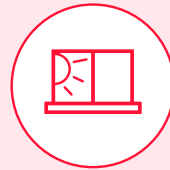
PATHWAY TO BER A3

Clear pathway to a target A3 Building Energy Rating by Q4 2025 underway.



EXPANSIVE SOUTH FACING TERRACES ON ALL THREE LEVELS

Covered terraces at floors 5 & 6, with each terrace offering panoramic views.



EXCEPTIONALLY BRIGHT AND FLEXIBLE FLOORPLATES

Full height glazing and a central atrium provide daylight on all sides.



HQ OFFICE OPPORTUNITY

Benefiting from own door access.



6 PASSENGER LIFTS

Four of which are glazed and offer panoramic views over Dublin Port.



READY FOR IMMEDIATE OCCUPATION

On competitive terms.

TRANSPORT & PARKING



EASE OF ACCESS TO M50 MOTORWAY AND AIRPORT

15 minute drive to Dublin International Airport and M50 motorway. Easily accessed via adjacent Dublin Port Tunnel.



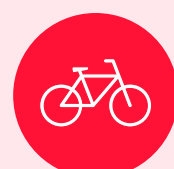
EXCELLENT CONNECTIVITY

Directly adjacent to Point Square Luas.



UNMATCHED CAR PARKING PROVISIONS

Up to 140 secure car spaces available with EV charging points on site and available for the tenant's use.



AMPLE SECURE BICYCLE PARKING

Provided at underground basement level.

LOCATION

CONNECTED FOR WORK AND PLAY

Clockwise from top:
The Glasshouse Bar
Starbucks Coffee
3 Arena
Ruby's
The Point Luas Stop
The Gibson Hotel



15&

Bars and restaurants
within a 20
minute walk



8&

Hotels within a
15 minute walk



THE PENTHOUSE



8&

Culture and event
venues within a
15 minute walk



3&

Modes of public
transport right on
your doorstep



4&

Gyms within
a 20 minute
commute



The North Docks has established itself as a sought-after, thriving location for office occupiers from all industries thanks in part to the excellent connectivity offered by public transport links, easy access to arterial routes such as the Port Tunnel and the M50, and popular restaurants, cafés and recreational venues nearby.

LOCAL OCCUPIERS



Banc Ceannais na hÉireann
Central Bank of Ireland
Eurosystem



an
post

yahoo!



citibank®

GILEAD

ancestry



National Treasury
Management Agency



THE MAYSON
HOTEL

the
glasshouse
bar

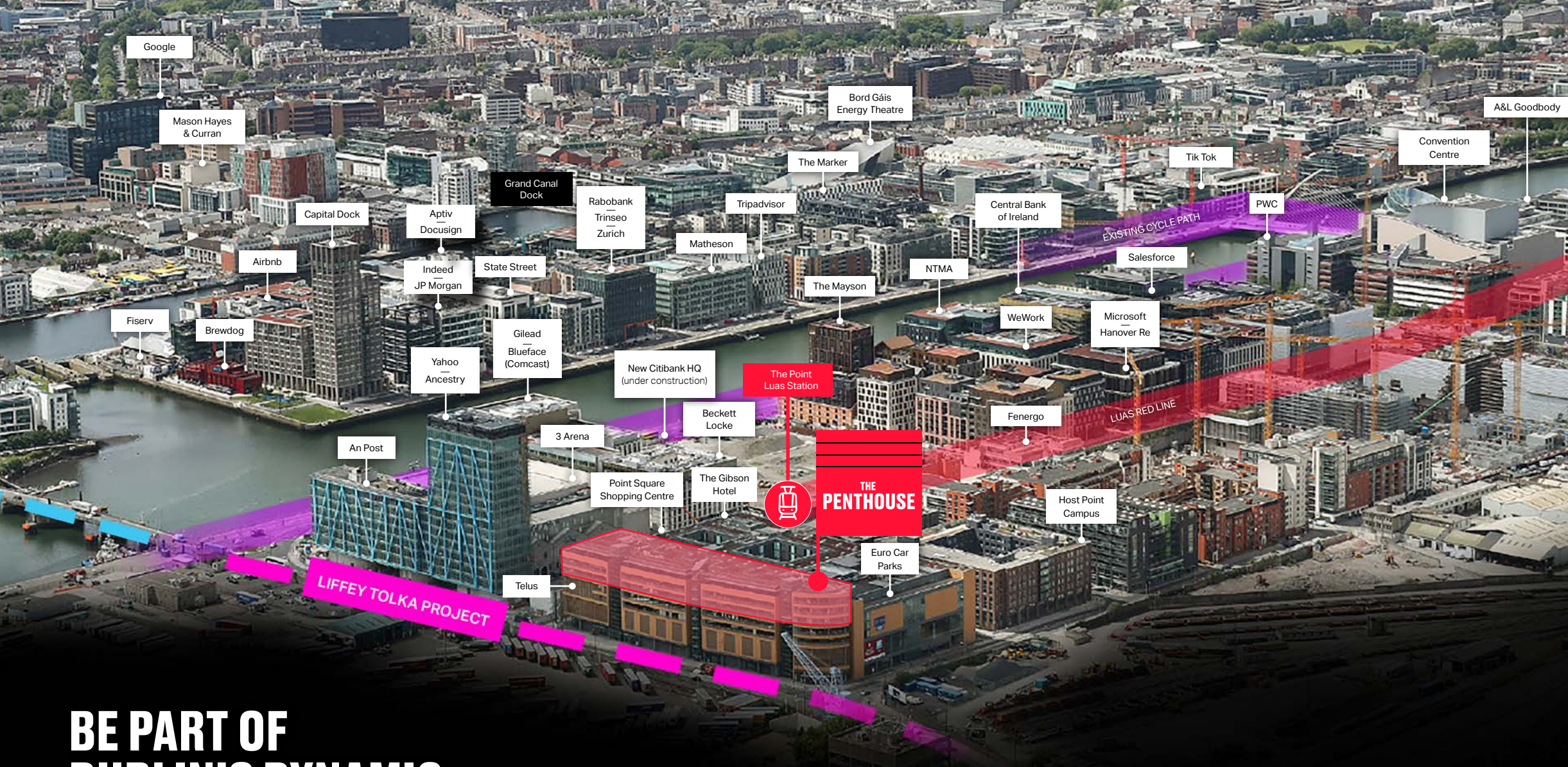


A&L Goodbody

A PLACE
FOR BUSINESS
TO THRIVE

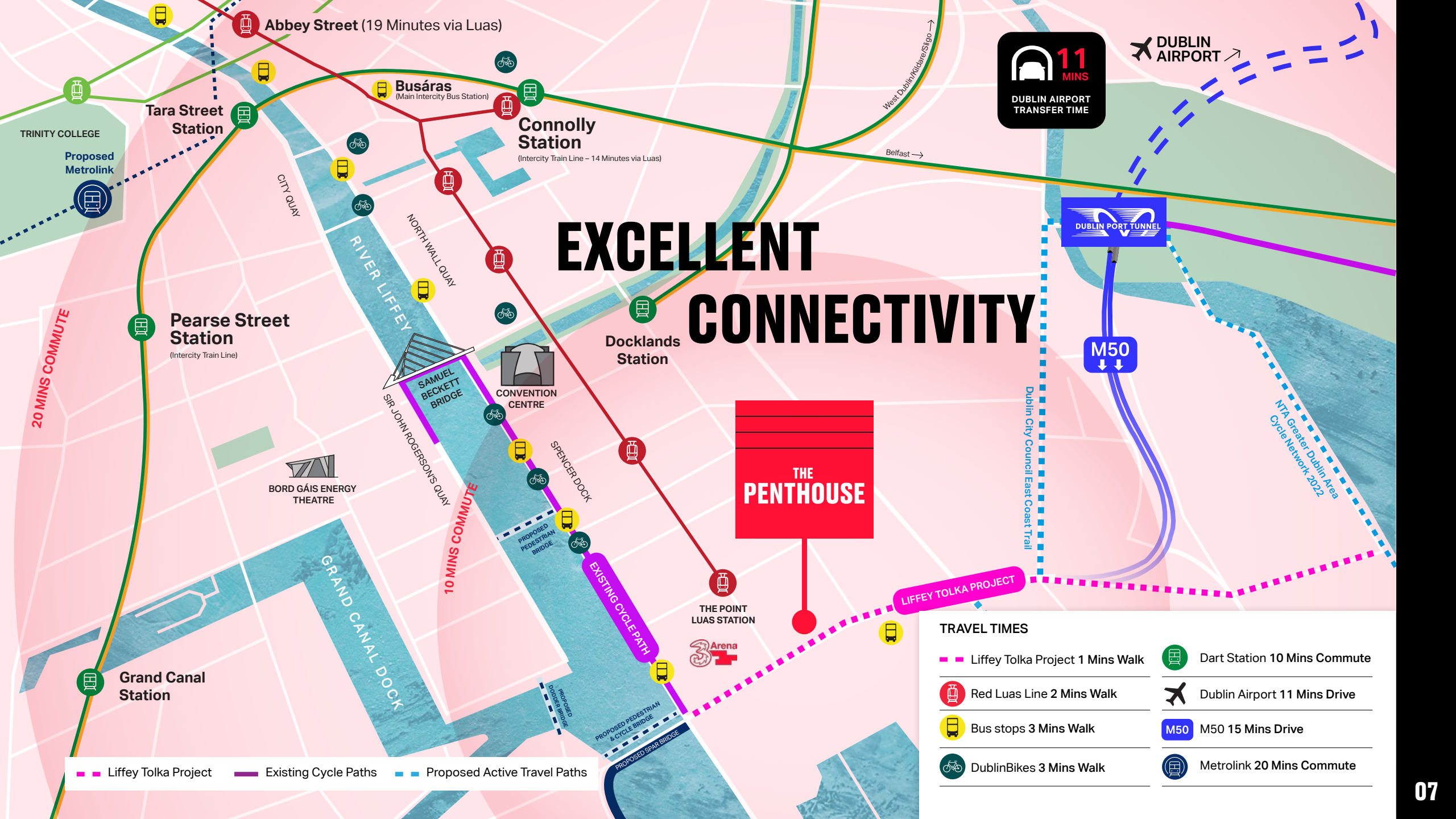
TELUS

blueface
A COMCAST BUSINESS COMPANY



BE PART OF DUBLIN'S DYNAMIC DOCKLANDS

Working in the North Docks, you will be part of a dynamic ecosystem of renowned national and international companies such as An Post, Yahoo, Telus, Citibank, Salesforce and Gilead, to name a few – resulting in an energetic and vibrant environment that **fosters creativity** and collaboration and **attracts key talent**.



DEVELOPMENT PLANS

DUBLIN PORT MASTERPLAN

The Point Square will benefit from the large scale investment in improved accessibility and amenity related projects.

Dublin Port are now progressing into the third and final stage (the "3FM Project") of their overall Masterplan 2040. Amongst other large scale infrastructural projects to improve the operations and capacity of the port such as new terminals, waterside turning circle and the Southern Port Access Route (SPAR), this stage also aims to deliver community gain projects and improve the permeability of the port to the public. A new maritime village with enhanced public realm is planned near the Point Square along the Liffey.

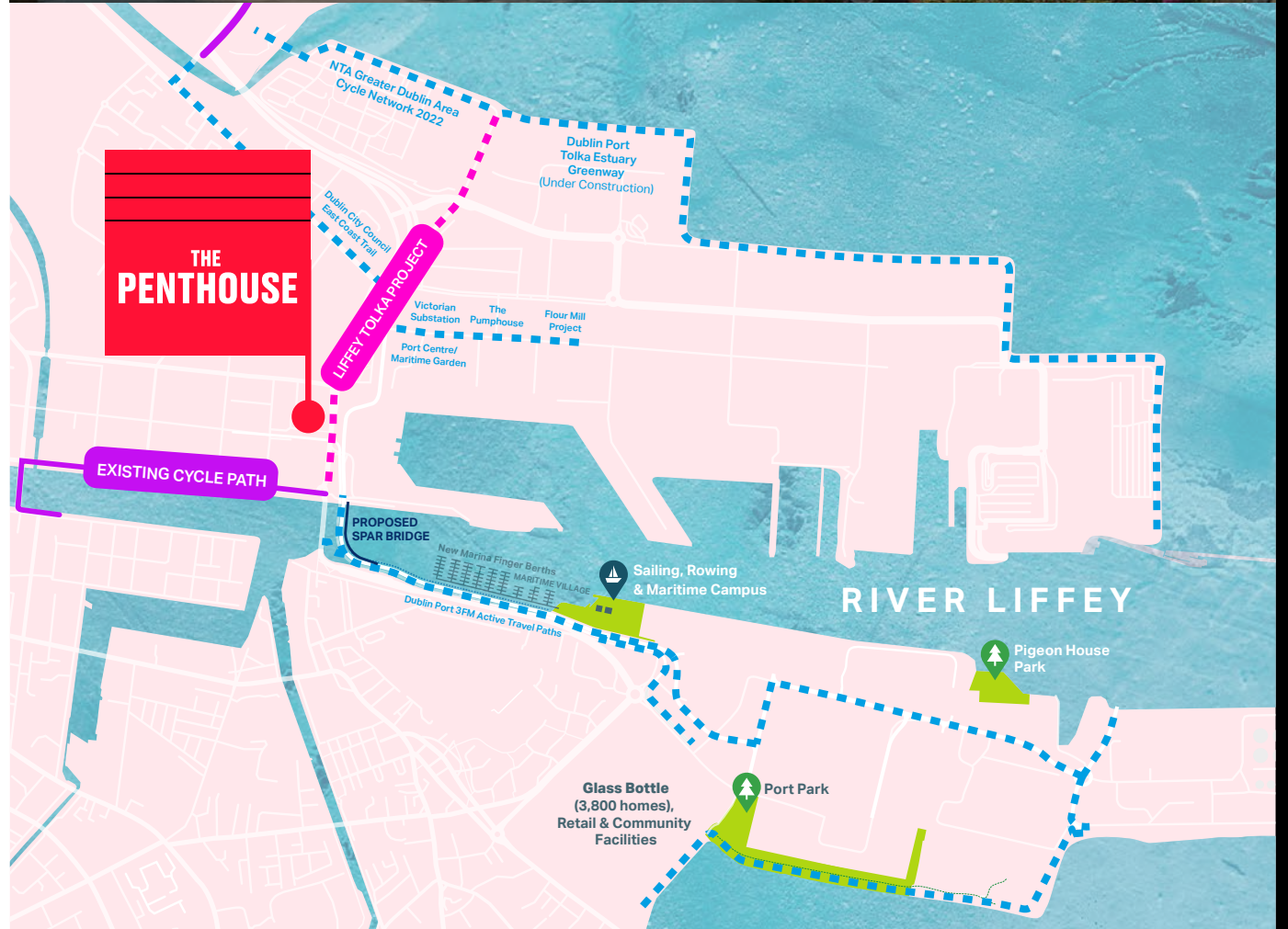
More notably, an extensive network of new Active Travel Paths will link new parks, 5G floodlit playing pitches, a dog park while also integrating with key public interest landmarks and amenities of the broader Masterplan such as the Liffey Tolka Project, the Flour Mill Masterplan and the Dublin Port Tolka Estuary Greenway. These Active Travel Paths integrate with the broader Active Travel plans of Dublin City Council (the East Coast Trail) and the National Transport Authority (the Greater Dublin Area Cycle Way).

For more information visit: dublinport.ie/masterplan/3fm

— Liffey Tolka Project — Existing Cycle Paths — Proposed Active Travel Paths



View looking North, with Point Square directly to the left, out of view.





AMENITIES

A PLACE FOR WORKLIFE BALANCE

Food & drink

1. Elephant and Castle
2. The Bottle Boy
3. Urban Brewing
4. Salsa
5. Toss'd
6. Insomnia
7. Drunken Fish Pub
8. The Natural Bakery
9. Allta
10. Musashi
11. Mackenzies
12. Milano
13. East Restaurant
14. Rocket's
15. Gerard's Deli
16. Sprout
17. The Ferryman Bar
18. Boca Café
19. Lolly & Cooks
20. Fresh Food Market
21. Herb Street
22. The Bakehouse Express
23. Ryleigh's Rooftop Grill
24. Pita Pit
25. Starbucks
26. Ruby's Pizza and Grill
27. Point Square Shopping Centre
28. Dunnes Stores
29. Brewdog
30. Bites by Kwanghi
31. The Glasshouse Bar

Hotels

32. Hilton Garden Inn
33. The Spencer Hotel
34. Clayton Hotel
35. The Marker
36. The Mayson
37. The Gibson
38. Beckett Locke Aparthotel
39. Host Point Campus

Wellness

40. Flyefit
41. Perpetua Gym
42. Spencer Health Club
43. Sv Fitness
44. Flyefit

Cultural

45. Abbey Theatre
46. Trinity College
47. Science Gallery
48. Epic Ireland
49. National College of Ireland
50. Bord Gáis Energy Theatre
51. Odeon Cinema
52. Theatre of Light

THE BUILDING

MODERN, FLEXIBLE FLOORPLATES OVERLOOKING POINT SQUARE

Within the distinctive contemporary design of Point Square, floors 5, 6 and 7 extend to a total of 60,000 sq ft. Presented in turn-key condition with an exceptionally high-quality fit-out, all three levels boast impressive south facing terraces, with covered terraces on floors 5 and 6, and all with views across Dublin Port and beyond.

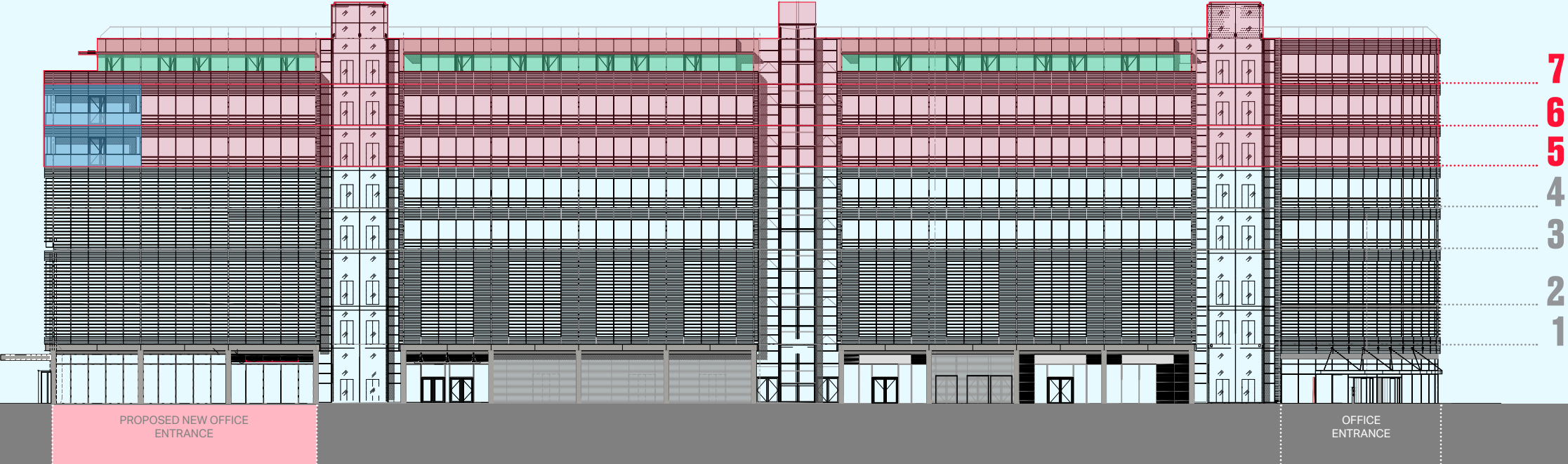
The potential fit-out available comprises open-plan offices, meeting rooms, boardrooms, gym with showers, lockers, and changing facilities, a 120-person canteen, presentation rooms and breakout and collaboration zones. The fit-out is designed to foster an environment of collaboration and dynamism, fitting the building's location.





ACCOMMODATION SCHEDULE AND FLOORPLANS

ACCOMMODATION SCHEDULE



PREMIUM OFFICE SPACE CATERING TO TENANT'S SEEKING

17,000 sq FT - 61,000 sq FT

● PENTHOUSE FLOORS ● TERRACE ● COVERED TERRACE

FLOOR	SQ FT
7 th Floor	17,203
6 th Floor	21,183
5 th Floor	21,183
Exclusive Own Door Reception	1,261
Total	60,830

5TH FLOOR

OFFICE

21,183 SQ FT

191
Desks

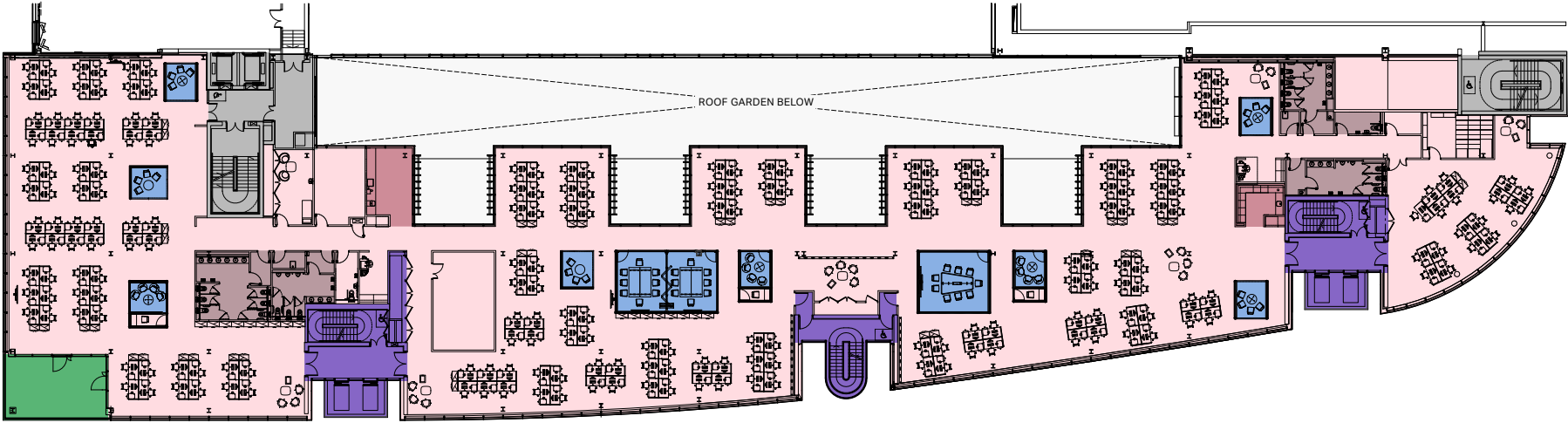


11
Meeting Rooms



- 7 x four-person meeting rooms
- 2 x eight-person meeting rooms (can be combined to 16 person)
- 1 x four-person presentation / video conferencing room
- 1 x nine-person presentation / meeting room
- Numerous break-out casual meeting areas

Office Space Covered Terrace WC Block Meeting Room Circulation Core Pantry



EAST WALL ROAD

FLOORPLANS

6TH FLOOR

OFFICE

21,183 SQ FT

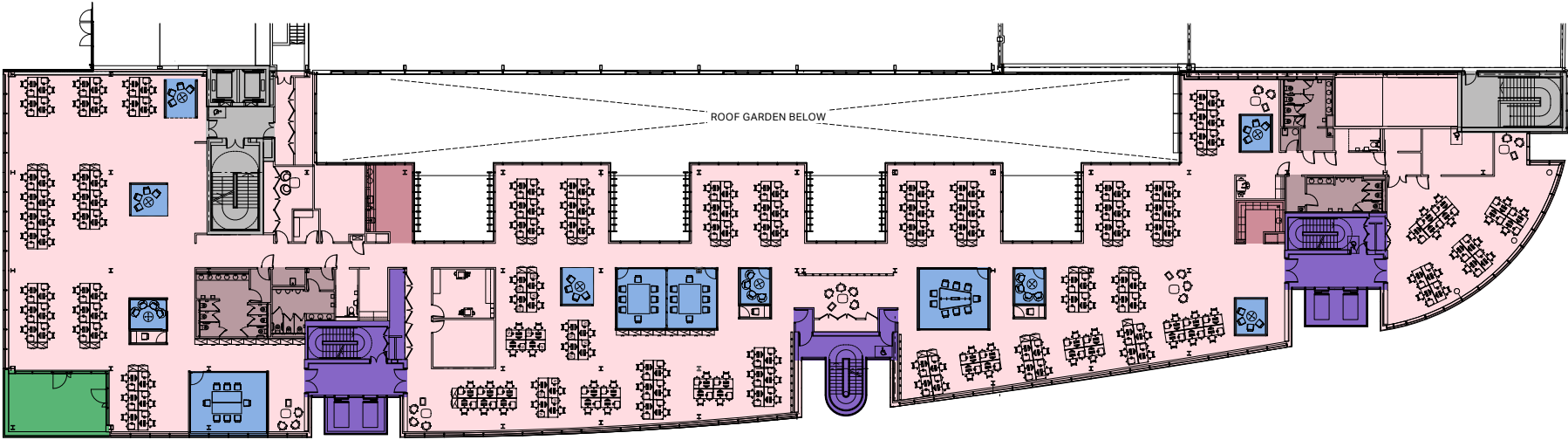
191
Desks



12
Meeting Rooms



- 7 x four-person meeting rooms
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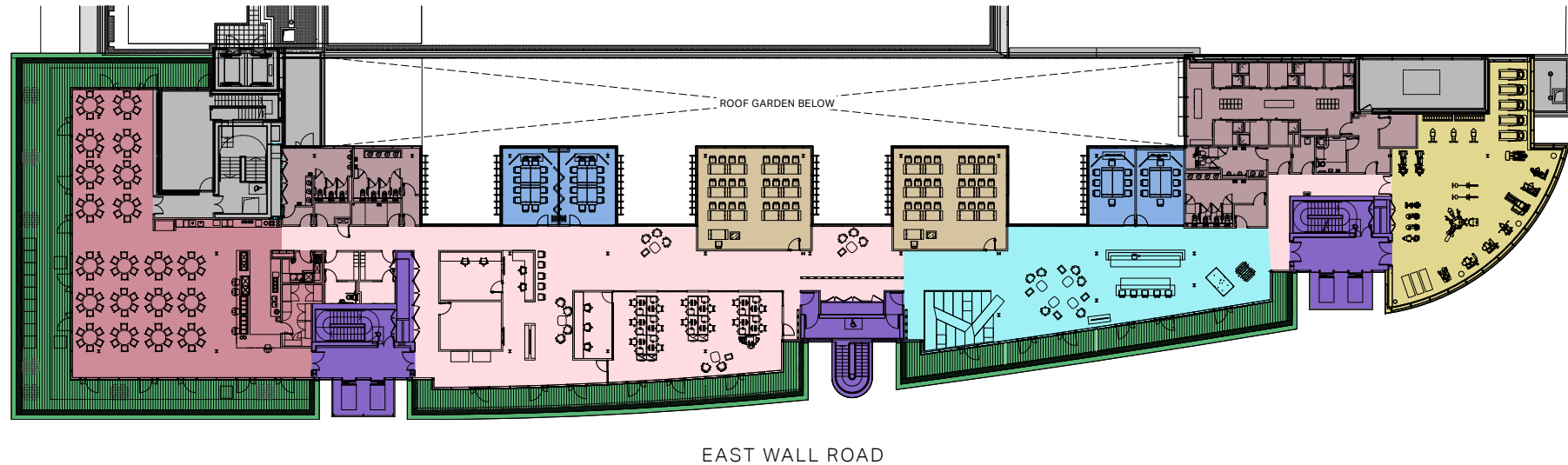
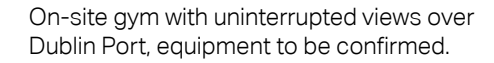
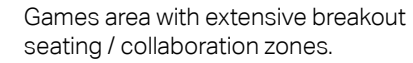
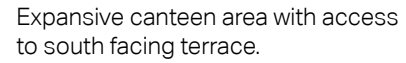
EAST WALL ROAD

Office Space Covered Terrace WC Block Meeting Room Circulation Core Pantry

7TH FLOOR

17,203 SQ FT

- Office Space
 ● Terrace
 ● WC Block
 ● Meeting Room
 ● Circulation Core
 ● Canteen
● Breakout / Collaboration Area
 ● Training / Project Room
 ● Gym

[illegible]

IT ALL STACKS UP



**FOUR PIPE FAN COIL
AIR CONDITIONING**



**RAISED ACCESS
FLOORS**



**3.75-4.1M SLAB TO SLAB HEIGHT
& 100 MM FLOOR TO UNDERSIDE OF SERVICES &**



**SAS METAL SUSPENDED CEILING TILES,
WITH EXPOSED SERVICES IN PART**



**ALUMINIUM FRAMED DOUBLE
GLAZING WITH A HIGH-PERFORMANCE
SOLAR COATING TO THE GLAZING**



**AVAILABLE TO OCCUPY
FROM Q4 2024 IMMEDIATELY ON
COMPETITIVE TERMS**

PATHWAY TO A-RATING

The landlord, with delivery partner Vivid Edge, has a clear pathway to deliver an A3 Building Energy Rating ("BER") by Q4 2025 and onwards to Net Zero Carbon. The Penthouse at Point Square has already begun its journey to a greener future.

STEPS	2024		2025		
	H2	Q1	Q2	Q3	Q4
BER Assessments & Energy Audit	✓				
High level carbon roadmap & business case	✓				
Car Park LED upgrade – 70% energy savings	✓				
Design Exercise	✓				
Heat Generating System					
Office ventilation – AHU Fans					
Circulating Pumps & Control Valves					
Photovoltaic					
Building Envelope					
Building Management System					BER A3
Tenant Area Energy Measures					BER A2

KEY: **COMPLETE**  **IN PROGRESS**  **UPCOMING ACTIONS** 

Full ESG Pathway Document available on Request.

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