

LANDMARK WATERFRONT
OFFICE HQ

A large graphic consisting of a central teal diamond shape containing the text '1GQ' in white. This central diamond is overlaid on two larger, light blue diamond shapes that are filled with a pattern of concentric, slightly offset diamond outlines, creating a tunnel-like effect.

1GQ

DEVELOPED BY



Irish Life

WWW.1GQDUBLIN.COM

ST STEPHEN'S GREEN

GRAFTON STREET

TRINITY COLLEGE

twitter

Chartered Accountants Ireland

HMH

NORTHERN TRUST
informatica

Fidelity

PIONEER Investments

Ulster Bank

1GQ

Grant Thornton

SMBC

SIG
SUSQUEHANNA

RIVER LIFFEY

Scotiabank

IFSC Ireland

THE cha BUILDING

ZURICH

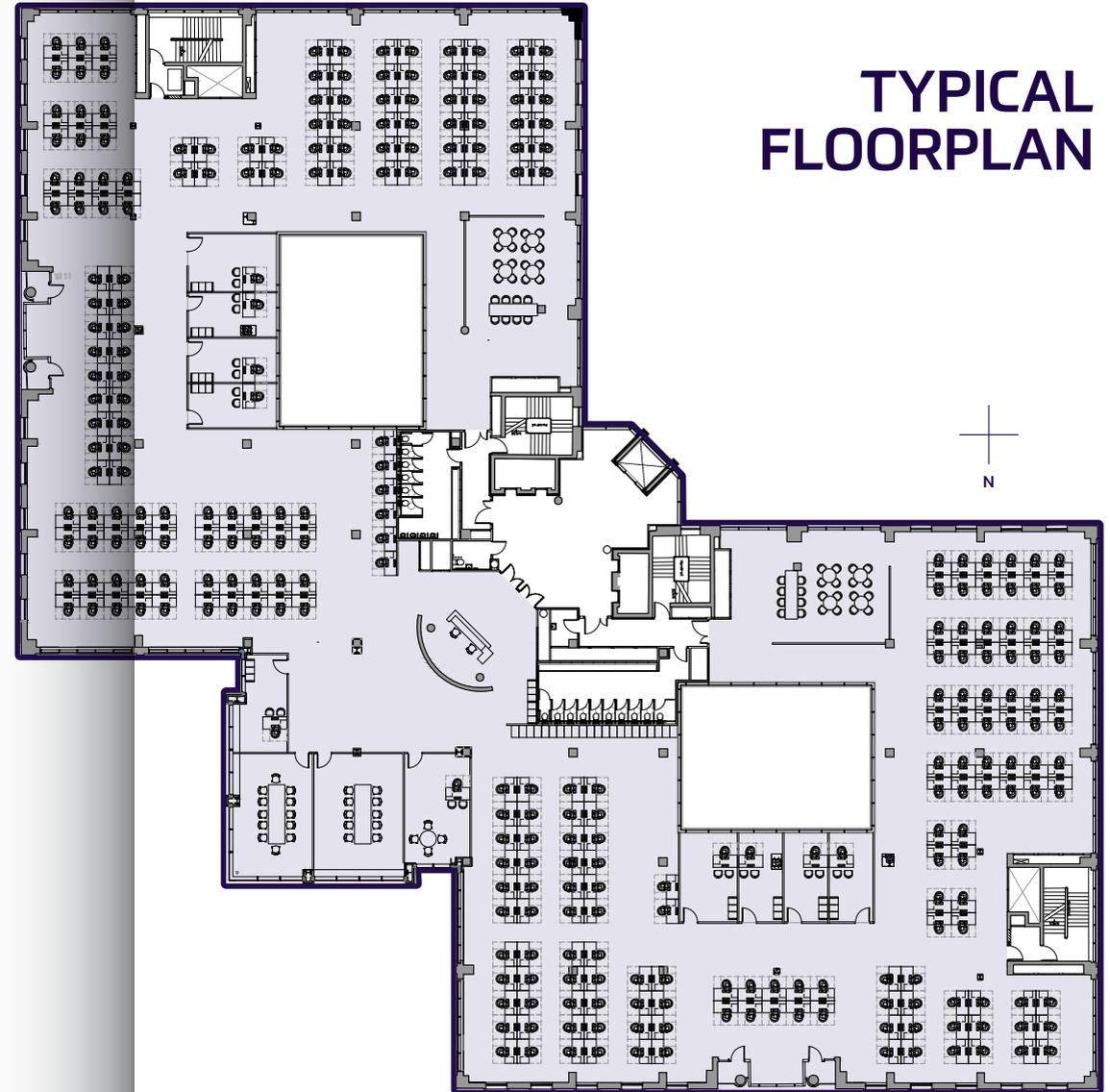


THE OPPORTUNITY

- ◆ Major Refurbishment. A complete overhaul of the current building.
- ◆ Delivering approx 130,000 sq ft of Grade A Office Space
- ◆ Ready to occupy in Q2 2017
- ◆ Ideal HQ
- ◆ Floor plates averaging 25,000 sq ft
- ◆ Waterfront Location
- ◆ Second to none City Centre/South Docks positioning and branding opportunities
- ◆ Showers and changing facilities
- ◆ Secure Bicycle Parking
- ◆ Underground Car spaces
- ◆ Targeting LEED Gold
- ◆ Highly efficient floors high specification and finish

TYPICAL FLOORPLAN

MOSS STREET



Floor plan and detail are subject to Planning Permission

CITY QUAY

GEORGE'S QUAY

TALBOT
MEMORIAL
BRIDGE

RIVER LIFFEY



1GQ IS AT THE HEART OF EVERYTHING DUBLIN HAS TO OFFER



DEVELOPED BY



Irish Life

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