

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



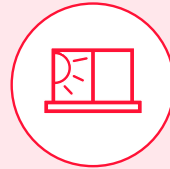
PATHWAY TO BER A3

Clear pathway to a target A3 Building Energy Rating by Q4 2024 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.



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.



HQ OFFICE OPPORTUNITY

Benefiting from own door access.



6 PASSENGER LIFTS

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



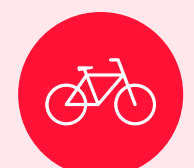
AVAILABLE TO OCCUPY FROM Q4 2024

On competitive terms.



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.

ALL ON YOUR DOORSTEP

LOCAL OCCUPIERS



Banc Ceannais na hÉireann
Central Bank of Ireland
Eurosystem



National Treasury
Management Agency



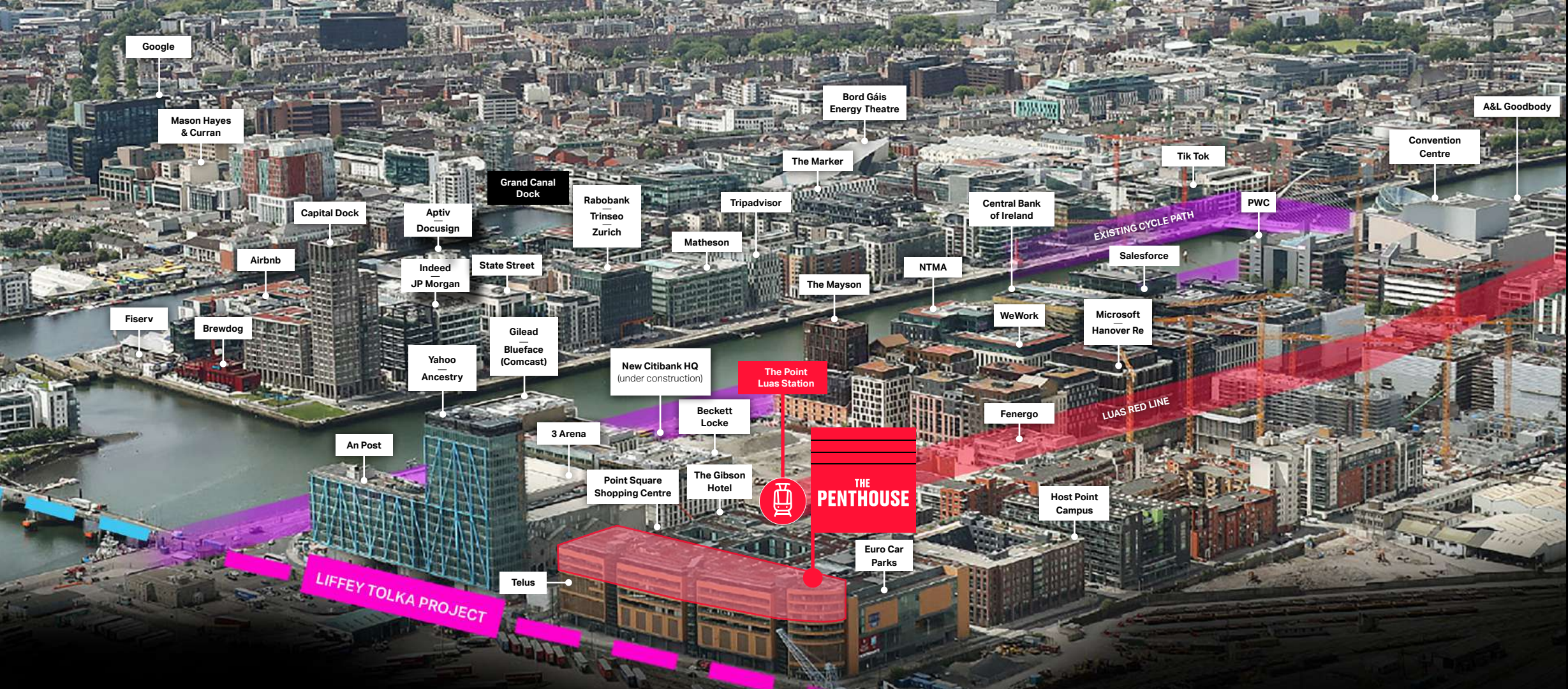
A&L Goodbody



THE
PENTHOUSE

A PLACE
FOR BUSINESS
TO THRIVE





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**.

EXCELLENT CONNECTIVITY

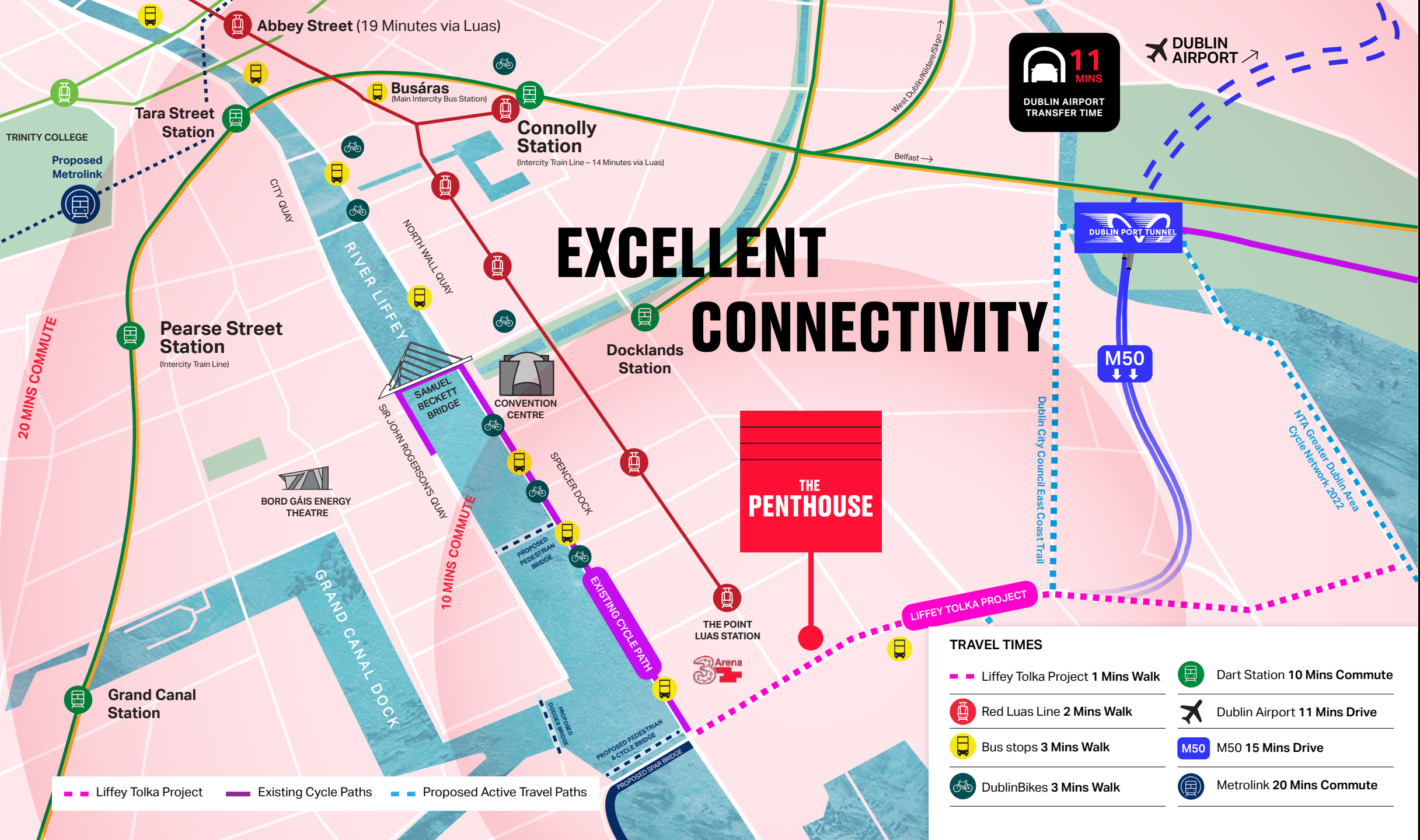
THE PENTHOUSE

11 MINS
DUBLIN AIRPORT
TRANSFER TIME

DUBLIN AIRPORT

20 MINS COMMUTE

10 MINS COMMUTE



TRAVEL TIMES

- Liffey Tolka Project 1 Mins Walk
- Red Luas Line 2 Mins Walk
- Bus stops 3 Mins Walk
- DublinBikes 3 Mins Walk
- Dart Station 10 Mins Commute
- Dublin Airport 11 Mins Drive
- M50 15 Mins Drive
- Metrolink 20 Mins Commute

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

DEVELOPMENT PLANS

DUBLIN PORT MASTERPLAN

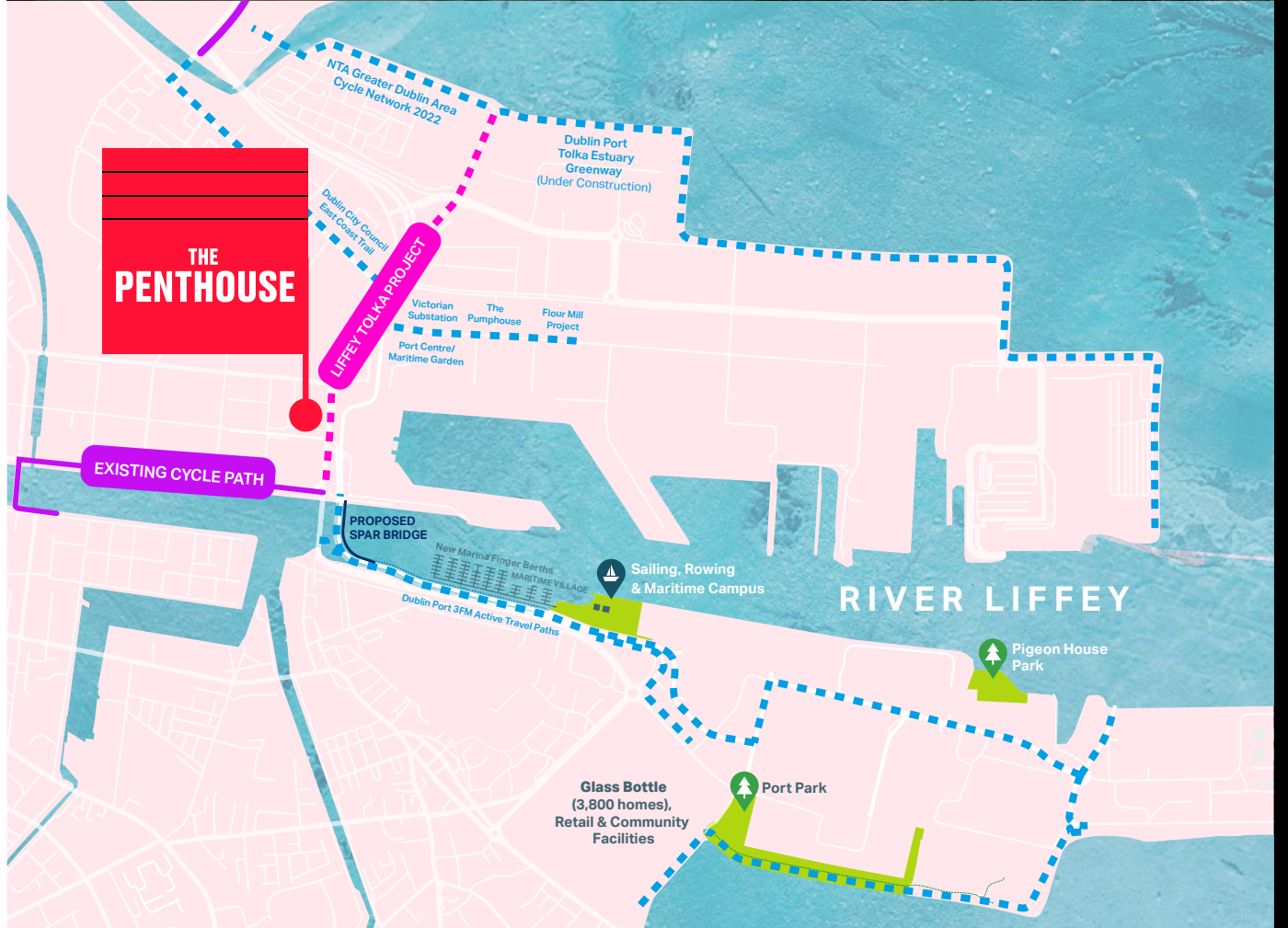
The Point Square will benefit from the large scale investment in improved accessibility and amenity related projects.

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





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.

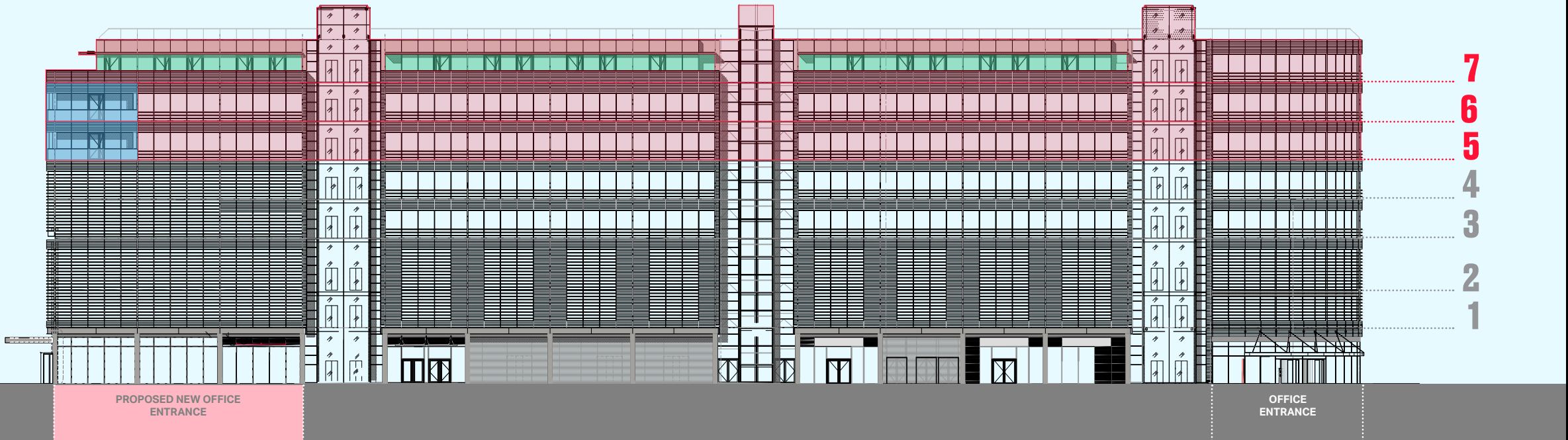
The potential fit-out available comprises open-plan offices, meeting rooms, boardrooms, gym with showers, lockers, and changing facilities, a 120-person canteen, presentation rooms and breakout and collaboration zones. The fit-out is designed to foster an environment of collaboration and dynamism, fitting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





ACCOMMODATION SCHEDULE AND FLOORPLANS

ACCOMMODATION SCHEDULE



EAST WALL ROAD

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

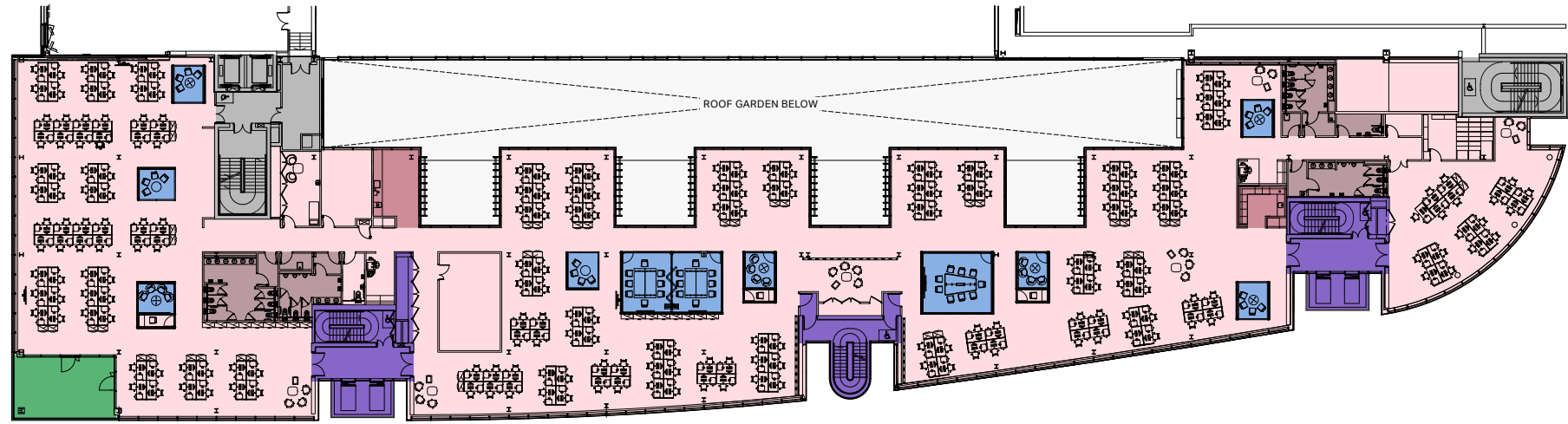
191
Desks



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



EAST WALL ROAD

● Office Space ● Covered Terrace ● WC Block ● Meeting Room ● Circulation Core ● Pantry

6TH FLOOR

OFFICE

21,183 SQ FT

191

Desks

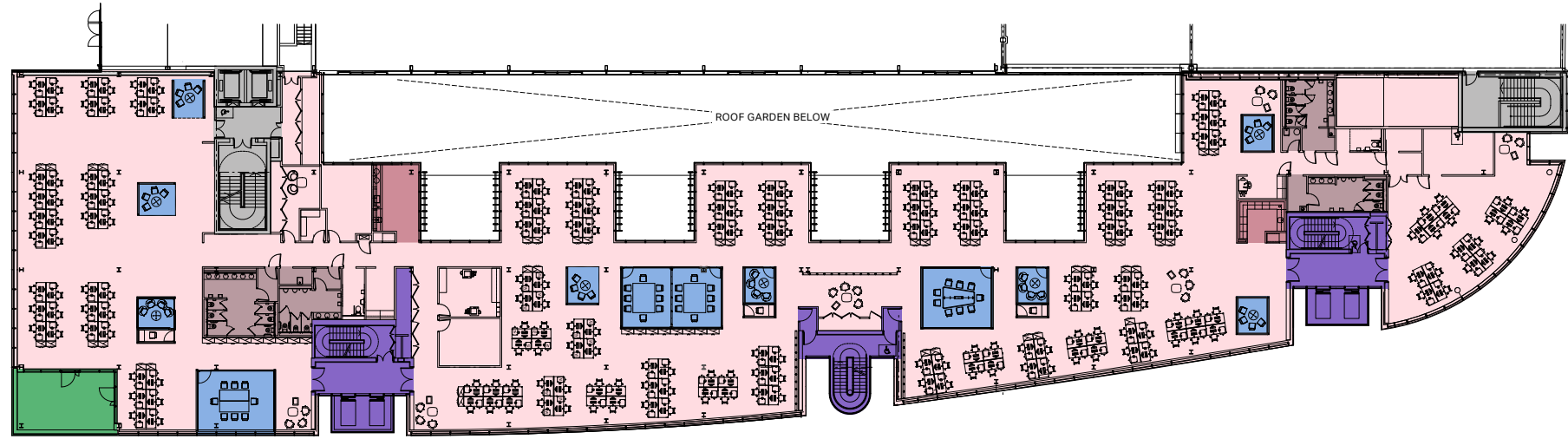


12

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



EAST WALL ROAD

- Office Space
- Covered Terrace
- WC Block
- Meeting Room
- Circulation Core
- Pantry

FLOORPLANS

7TH FLOOR



Expansive canteen area with access to south facing terrace.





Games area with extensive breakout seating / collaboration zones.



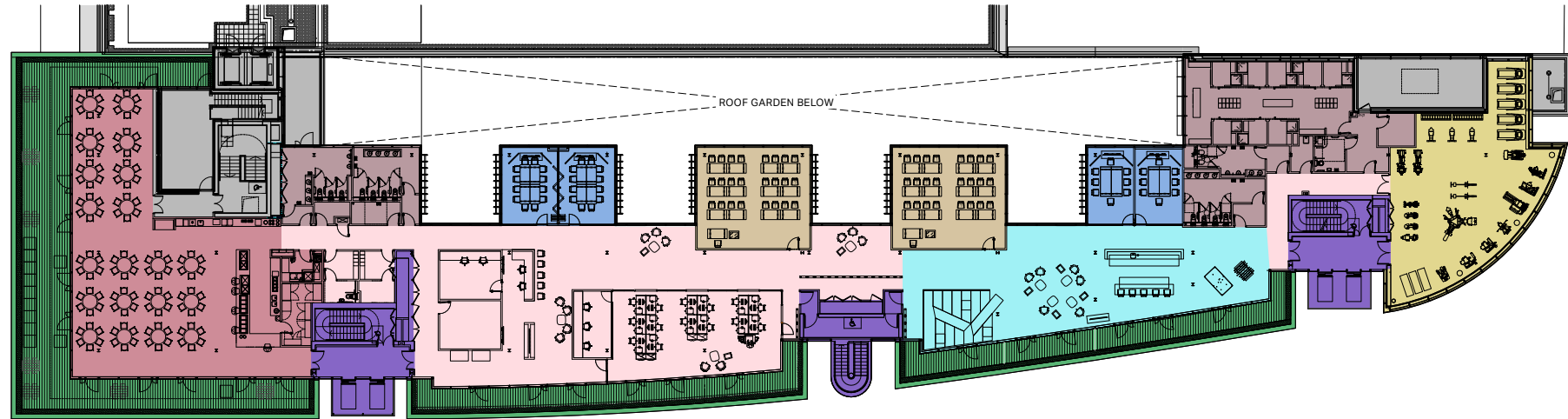
Onsite gym with uninterrupted views over Dublin Port, equipment to be confirmed.

OFFICE

17,203 SQ FT

- 14 Desks 
- 4 Meeting Rooms 

- 2 x eight-person meeting rooms
- 2 x 12-person meeting rooms
- 2 x 24-person presentation rooms
- Expansive break-out / collaboration zone



EAST WALL ROAD

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



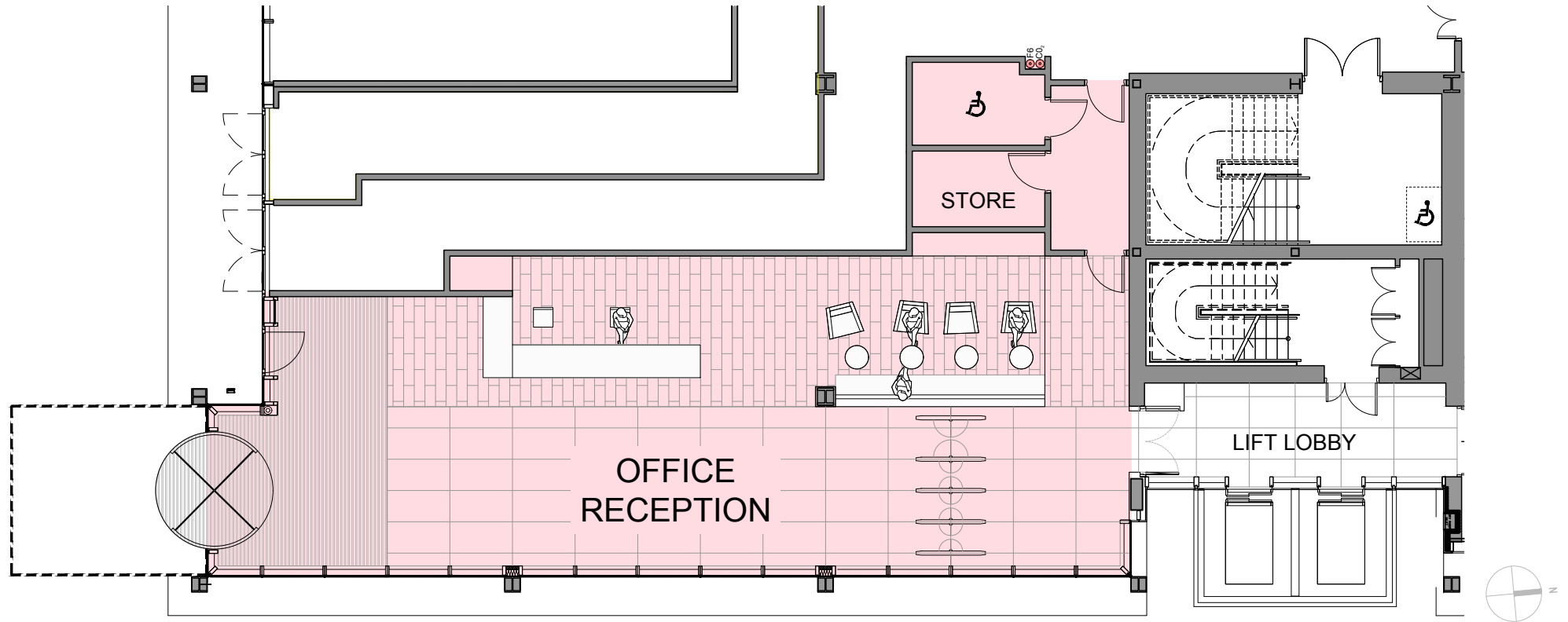
UPGRADE PLAN

A WELCOMING RECEPTION

A planning application has been lodged for a new transformative reception fronting onto the Point Square Plaza with improved profile and extensive glazing. The generous reception size and facilities will ensure a pleasant check-in and pre-turnstile experience on arrival. Proceeding onwards in a free flowing transition via access controlled speed gates into the lift lobby and two feature lifts. After a short wait time, the glazed lifts offer stunning views as you rise to your destination floor.

Put simply, a welcoming, smooth and memorable arrival.

NEW RECEPTION



Subject to Planning Permission. Application lodged.

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 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 2024 and onwards to Net Zero Carbon. The Penthouse at Point Square has already begun its journey to a greener future.

STEPS	2022		2023				2024			
	H2	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
BER Assessments & Energy Audit	COMPLETE ✓									COMPLETE ✓
Carbon roadmap & business case (high level)		COMPLETE ✓								COMPLETE ✓
Car Park LED – 70% energy savings		COMPLETE ✓								COMPLETE ✓
Design Exercise			COMPLETE ✓							COMPLETE ✓
Heat Generating System						IN PROGRESS	IN PROGRESS	IN PROGRESS	IN PROGRESS	COMPLETE ✓
Office ventilation – AHU Fans						IN PROGRESS	IN PROGRESS	IN PROGRESS	IN PROGRESS	COMPLETE ✓
Circulating Pumps & Control Valves						IN PROGRESS	IN PROGRESS	IN PROGRESS	IN PROGRESS	COMPLETE ✓
Rooftop Solar						IN PROGRESS	IN PROGRESS	IN PROGRESS	IN PROGRESS	COMPLETE ✓
Building Envelope						IN PROGRESS	IN PROGRESS	IN PROGRESS	IN PROGRESS	COMPLETE ✓
Building Management System						IN PROGRESS	IN PROGRESS	IN PROGRESS	IN PROGRESS	BER A3 ✓
Tenant Area Energy Measures* *BER A2 potential depending on tenant fit out								UPCOMING ACTIONS	UPCOMING ACTIONS	BER A2 ✓

KEY: COMPLETE  IN PROGRESS  UPCOMING ACTIONS 

DUE FOR COMPLETION BY Q4 2024

Full ESG Pathway Document available on Request.

SOLE LETTING AGENT

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