

INFINITY SMITHFIELD DUBLIN 7





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DISCOVER THE ENDLESS POSSIBILITIES

DOWNTOWN

Located in the heart of the city close to numerous amenities.

HERITAGE

The development of the area remains sympathetic and true to its deep history, holding a bright vision for its future.

NEIGHBOURS

Sitting alongside some of the most prestigious businesses and cultural venues in the country.

LIFESTYLE

Benefits from an amazing and varied array of amenities.

IMAGINATION

Offers a rich and captivating cultural tapestry.

INFRASTRUCTURE

The area has benefitted hugely from investment.



Infinity, Smithfield, Dublin 7 is located in the heart of the city close to the numerous amenities the area has to offer.

DOWN TOWN

Smithfield is less than 2 km from O'Connell Bridge and adjacent to the Central Business District.

Infinity, Smithfield is one of the most accessible office properties in the City with the LUAS Red line running beside the property which connects to Heuston and Connolly Station and also benefits from numerous bus routes passing the door. There is a Dublin Bike station and a taxi rank in Smithfield Square.

Smithfield Square is less than a two minute walk from the subject offices with numerous bars, restaurants, convenience stores, a gym, health centre, and hotel. The brilliant Lighthouse Cinema and Old Jameson Distillery are also located here.



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HERITAGE

Smithfield or Margadh na Feirme, in Irish meaning *Farm Market* formerly an open market, now officially called Smithfield Plaza.

Smithfield Market was laid out in the mid 17th century as a marketplace. Until its renovation in the early 21st Century, the square was lined with inner city *farm yards* housing livestock.

This historical cobblestoned square was renovated and developed in the early 21st Century. The development of the area remains sympathetic and true to its deep history while also holding a bright vision for its future.



Infinity Smithfield, Dublin 7 sits alongside some of the most prestigious businesses and cultural venues in the country.

NEIGHBOURS

This exciting location attracts a diverse range of organisations and businesses.

Neighbours Include

- Etsy.com
- Workday
- Old Jameson Distillery
- National Museum of Ireland
- Lighthouse Cinema
- Generator Hostel
- 1Escape Health Club
- Maldron Hotel
- Fresh
- District Courts
- Law Library
- The Bar Council of Ireland
- The Law Society of Ireland
- The OPW
- Brown Bag Films
- Element Pictures



Infinity, Smithfield, Dublin 7 benefits from an amazing and varied array of amenities on its doorstep. These combined with the ease of accessibility make for a wonderful work-life balance.

LIFESTYLE

Smithfield Square, Phoenix Park, Royal Hospital Kilmainham Gardens, Jervis Shopping Centre and Henry Street are all very easily accessible.

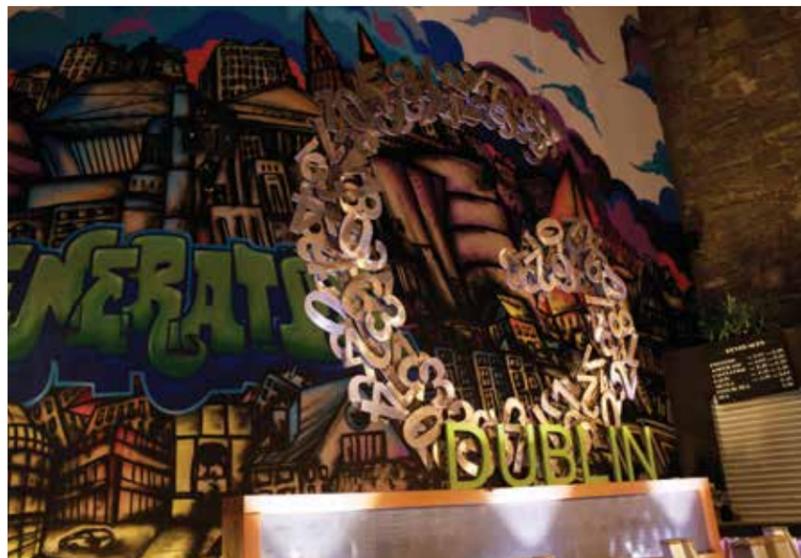
Amenities in the area include: health clubs, cafés, restaurants, bars, markets, parks and public spaces, to name but a few.



Smithfield offers a rich and captivating cultural tapestry. The mix of old Dublin and a renewed enthusiasm for a new Dublin combine to make Smithfield an amazing place to work and live.

IMAGINATION

Smithfield inspires and excites, welcomes and includes. The area is united by a common vision, to create an exciting work-life balance. A dynamic mix of changing creative presences and experiences animate Smithfield and are supported by businesses in the area.



The Building

INFINITY SMITHFIELD DUBLIN 7

Infinity, Smithfield, Dublin 7 is a modern third generation office building which has just been relaunched to the market. Tenants in place include The Law Society of Ireland, HIQA and The OPW.

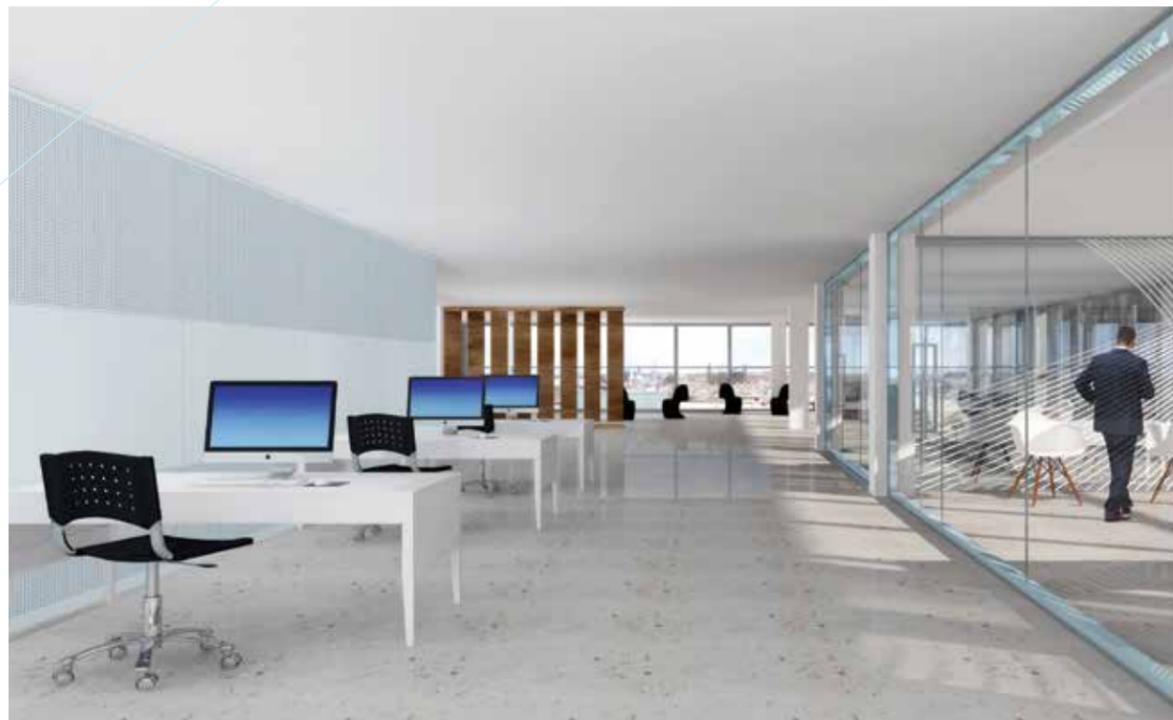
The offices are accessed through a large modern reception area with the available space being located on the ground, second, third and fifth floors.



The spacious environment allows for infinite possibilities when it comes to layout.

SPECIFICATION

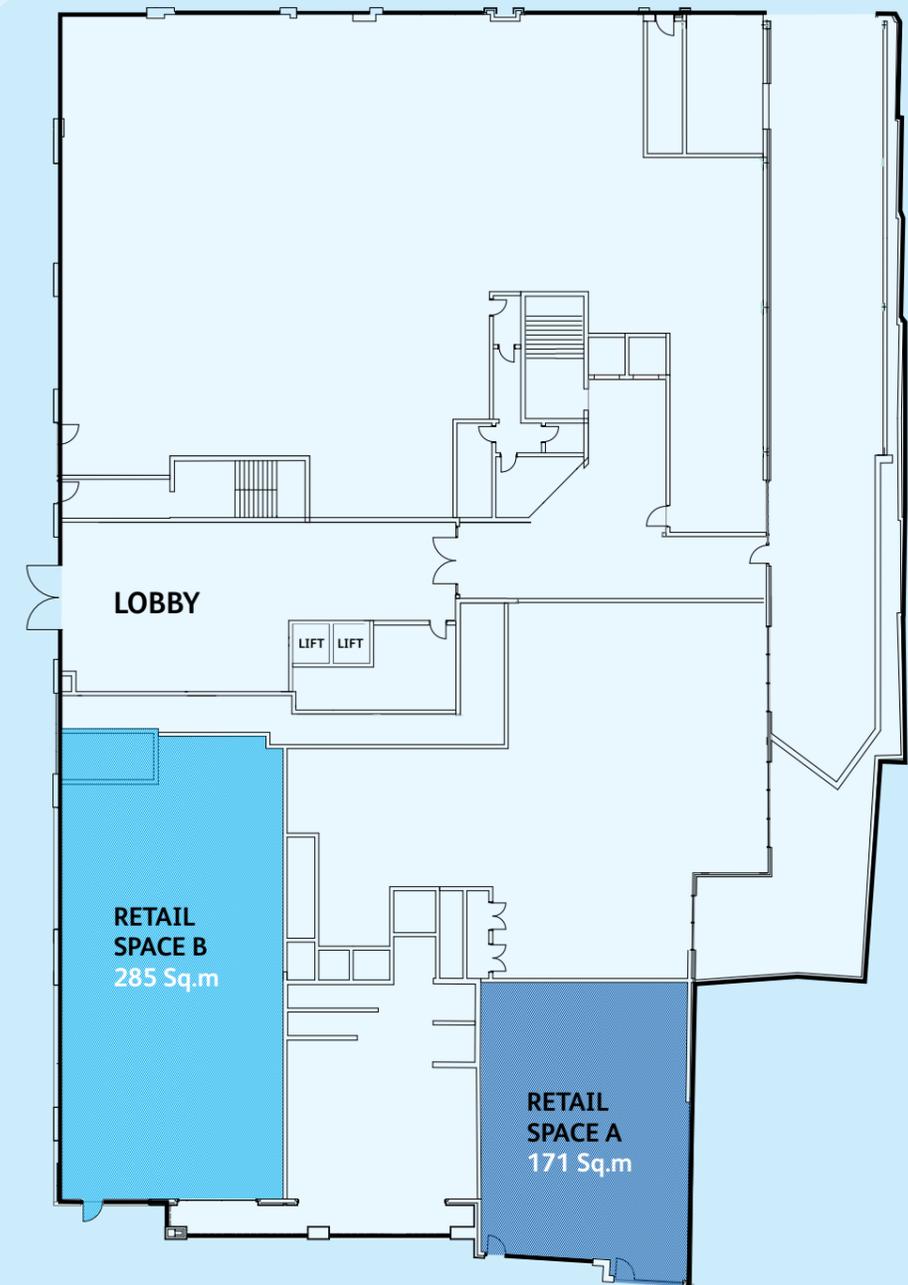
- State of the art newly refurbished reception and common areas
- 4 x 10 person passenger lifts serving each floor
- Painted and plastered walls
- New VRF air-conditioning system throughout
- Raised access floors
- Suspended ceiling tiles with new recessed light fittings
- Secure basement car spaces
- Shower facilities on each floor
- Secure basement bicycle stands



FLOOR PLANS

Floor	SQ M	SQ FT
Fifth Floor	1,070	11,525
Third Floor	1,191	12,824
Second Floor	1,191	12,824
Ground Floor (Retail unit A)	171	1,836
Ground Floor (Retail unit B)	285	3,063
Total	3,908	42,072

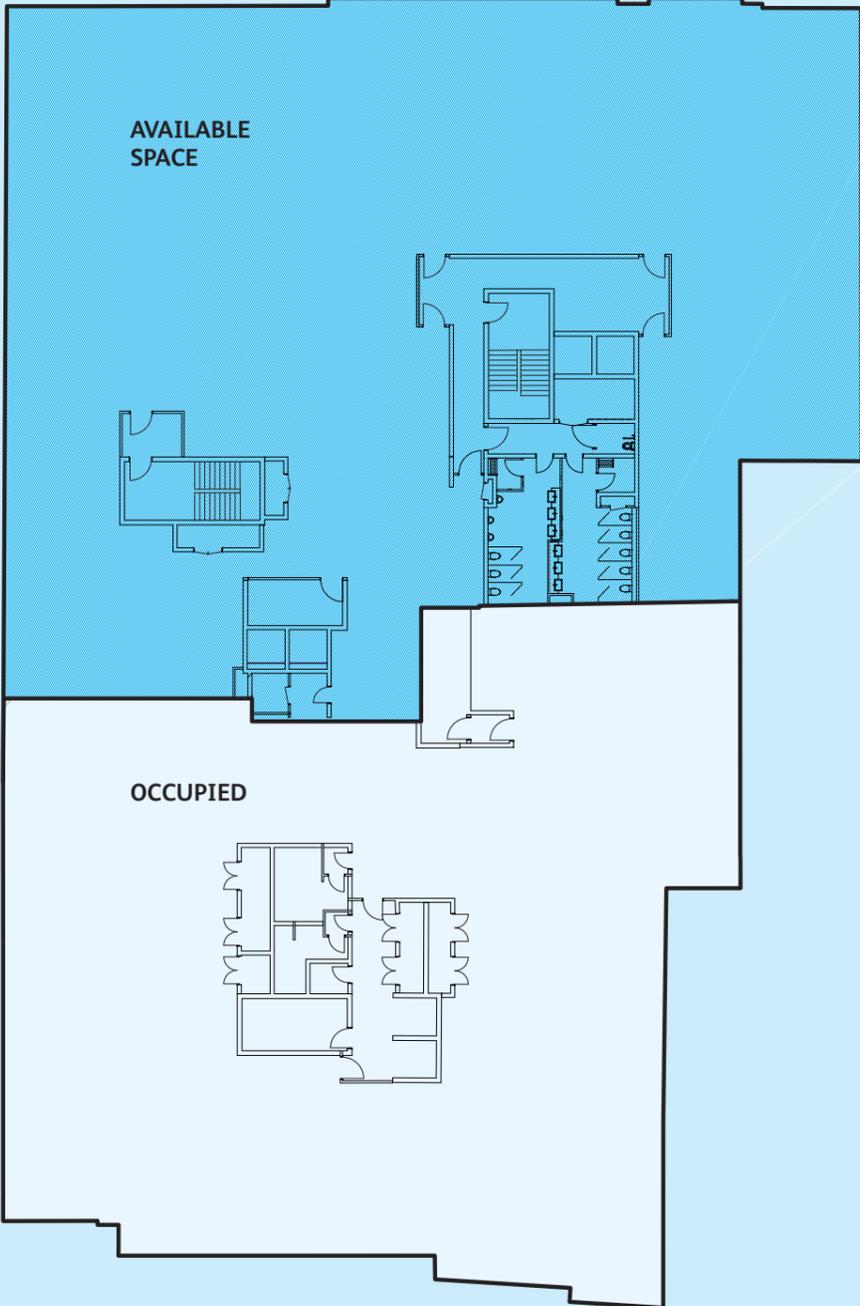
Ground Floor Retail Space
456 Sq.m
4,899 Sq.ft



Second and third floors

1,191 Sq.m

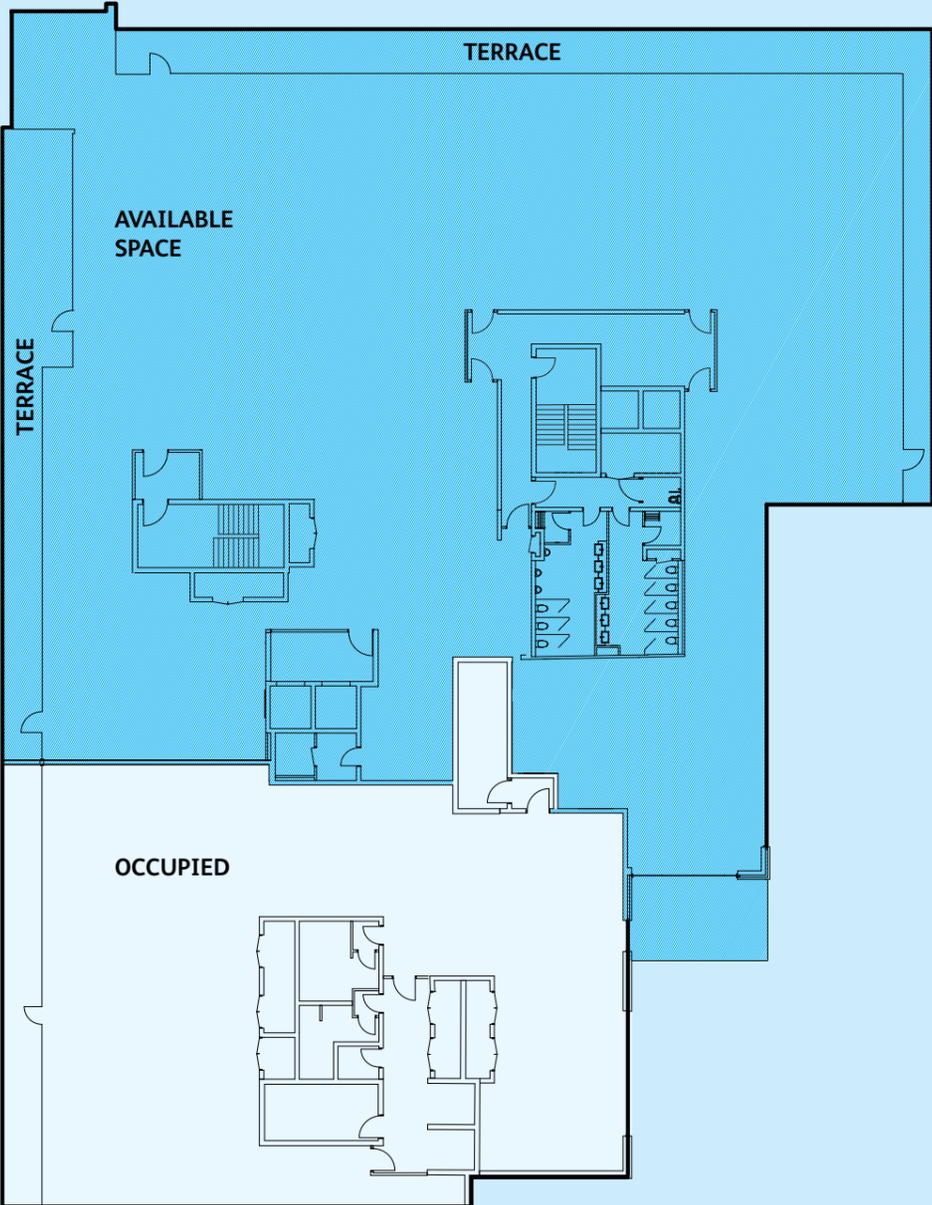
12,824 Sq.ft



Penthouse (fifth) floor

1,070 Sq.m

11,525 Sq.ft



Smithfield has benefitted hugely from investment in its public transport infrastructure.

ACCESSIBILITY

Infinity Smithfield is one of the most accessible buildings in the city:

- LUAS (Light Rail System) – located approximately 400 metres from the front door and serves the Docklands, the IFSC, Connolly Station, Heuston Station and the Dublin suburbs.
- RAIL – Heuston Station & Connolly Station- Ireland's largest rail transport hubs are located 10 minutes from the building via the LUAS.
- BUS – Smithfield is served by over 11 bus routes in and out of the city centre.
- AIR – Dublin Airport is located approximately 20 minutes from the building.
- BIKE – very popular *dublinbike* station located in Smithfield Square.



From here the possibilities are infinite!

FROM ABOVE

1. Infinity, Smithfield, Dublin 7
2. Phoenix Park
3. Heuston Station
4. Henry Street
5. Collins Barracks
6. Four Courts
7. IFSC
8. O'Connell Street
9. Grand Canal Dock
10. DIT Grangegorman
11. Guinness Storehouse



IRISH INFINITY FUND

The Fund is building a portfolio of commercial real estate assets in Ireland.

Its latest acquisition - Infinity Smithfield Dublin 7 - is a prestigious third generation modern office block in Smithfield Dublin with 90% of income from Government bodies.

It owns a landmark commercial freehold building in O'Connell Street, Dublin let on a long lease to Ulster Bank.

The Fund also owns a substantial element (120,000 sqft +) of the Phase 2 of Cork Airport Business Park (CABP) where the tenants on the campus include Amazon, Bord Gais, Hittite, Red Hat and Vertex.

It owns a development site on the campus at CABP with planning consent for an office building with a GIA of 82,000 sqft.

It has recently had an offer accepted on a commercial freehold building in O'Connell Street, Limerick let on a long lease to Bank of Ireland.

The Fund is looking to establish a mixed portfolio of assets. It has funding from Barclays Bank Ireland PLC and Bank of Ireland and the investor behind the Fund is global entrepreneur Erik Henriksen.

Irish Infinity Fund is a regulated fund. The regulator is the Central Bank of Ireland.

THE AQUA NIRVANA FOUNDATION

Erik Henriksen, founder of Irish Infinity Fund has an aim to deliver clear and safe drinking water to the world.

Recent years have seen a rapid decline in the amount of safe, clean water available for use by farmers and people around the world. Reversing this is a global challenge – and unfortunately there are no quick fixes. But we have a secret weapon – technology.

The Aqua Nirvana Foundation recognises the astonishing work that is already taking place at specialist water research facilities around the world. We are inspired by their scientific ideas, dedication, talent and drive, to solve the acute global water crisis.

We therefore believe that further investment in the technologies already developed – and those that are yet to be discovered – is key.

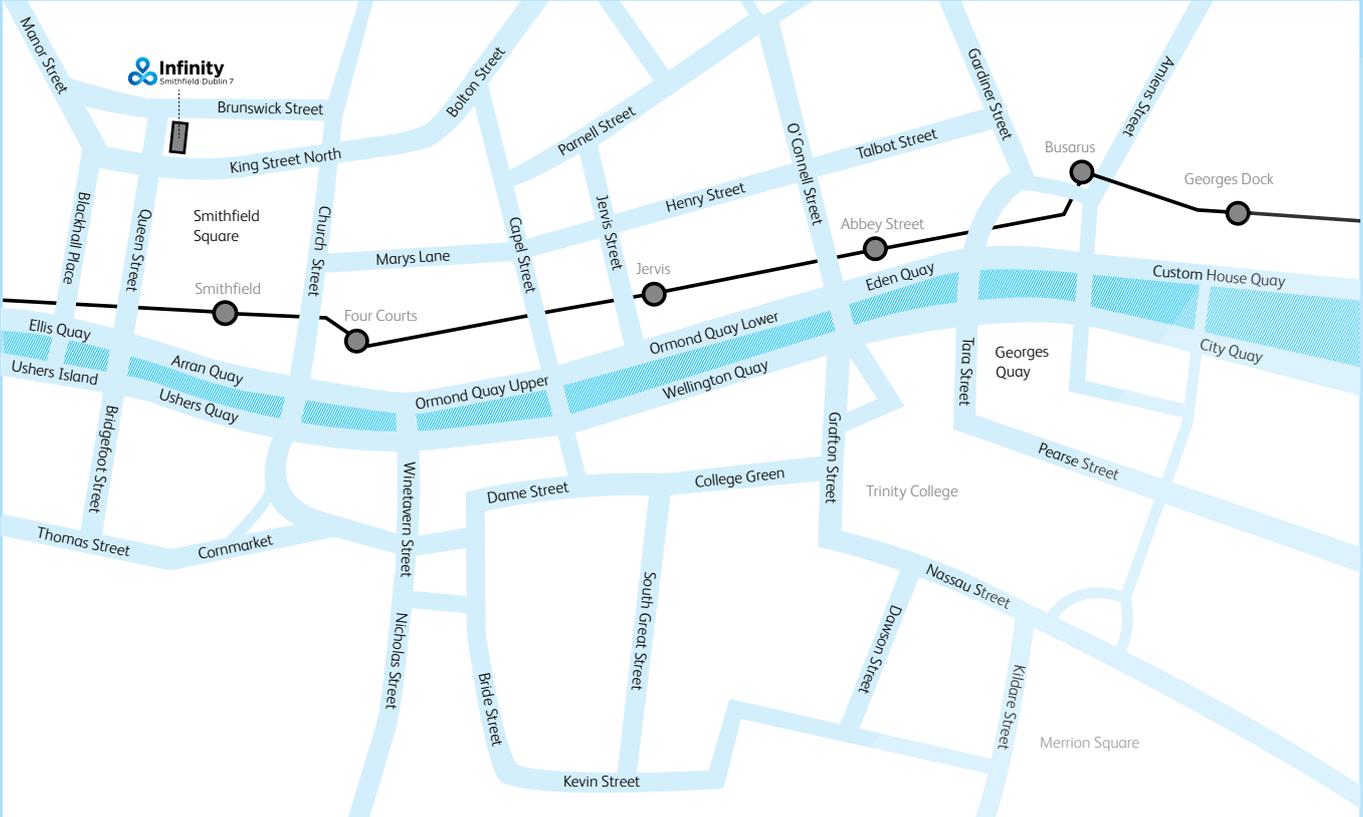
In order to evolve and find new solutions, scientists and engineers need financial support. We believe that serious, sustained investment in technology – and in the people who create it – is vital. Combined with increased public awareness of the global water crisis, we believe we can help secure access to safe water in areas that need it the most.

We believe that the water crisis is solvable. The Aqua Nirvana Foundation has five ongoing projects in the Masai Mara area of Kenya that will bring water closer to the people who need it. By working with both local and global experts we have developed what we believe is the best approach to build and sustain water solutions in the chosen areas. We work hard to make sure that the community's needs always come first.

“Our mission is to give every person in the world access to safe, clean water by investing in technologies that are fully sustainable for the long-term future. The Aqua Nirvana Foundation develops solutions that are efficient and affordable so they can be easily adopted by households, farmers and industries.”

Erik Henriksen

To find out more information visit
aquanirvanafoundation.com



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