



DOCKLINE

IFSC / DUBLIN 1



SPECIFICATION AT A GLANCE



Feature reception



Landscaped courtyard



High quality common areas throughout



4 x High speed Kone passenger lifts



Raised access floors with zone range of 150-200 mm



Plastered and painted walls



Typical floor to ceiling height of 2.7 m



LED Lighting



Four pipe fan coil air conditioning 1 per 8 sq m occupational density



Ceiling zone of 250 mm - 400 mm



Access control



LEED Gold



BER A3



79 secure car parking spaces (7 of which have electric car charging point)



196 bicycle spaces



5 motorcycle parking spaces



Tenant Storage



Male and female toilet facilities



12 showers



Changing facilities



190 lockers



Gym studio



Games room



Events room

DYNAMIC LOCATION

Dockline will deliver a fully refurbished 80,000 sq ft HQ office building in the heart of the IFSC. The thriving location boasts excellent connectivity with the Red Luas line running along Mayor Street, the nearest stop is approximately 100m east of the subject property. Connolly DART/Rail Station and the Red Line Luas interchange are located within 3 minutes' walk of the property which provides unparalleled connectivity to all parts of the city and beyond.

The direct vicinity boasts an excellent mix of amenities consisting of a number of pubs, restaurants and cafes. The nearby CHQ building is home to Starbucks, ELY Bar & Grill, Chopped, J2 Sushi and Tea and Freshii.

The local area is already home to leading occupiers which include Citi Bank, BNP Paribas, A&L Goodbody, KPMG, Hubspot, Salesforce and PWC to name but a few.



Fully Refurbished
80,000 sq ft
HQ Office



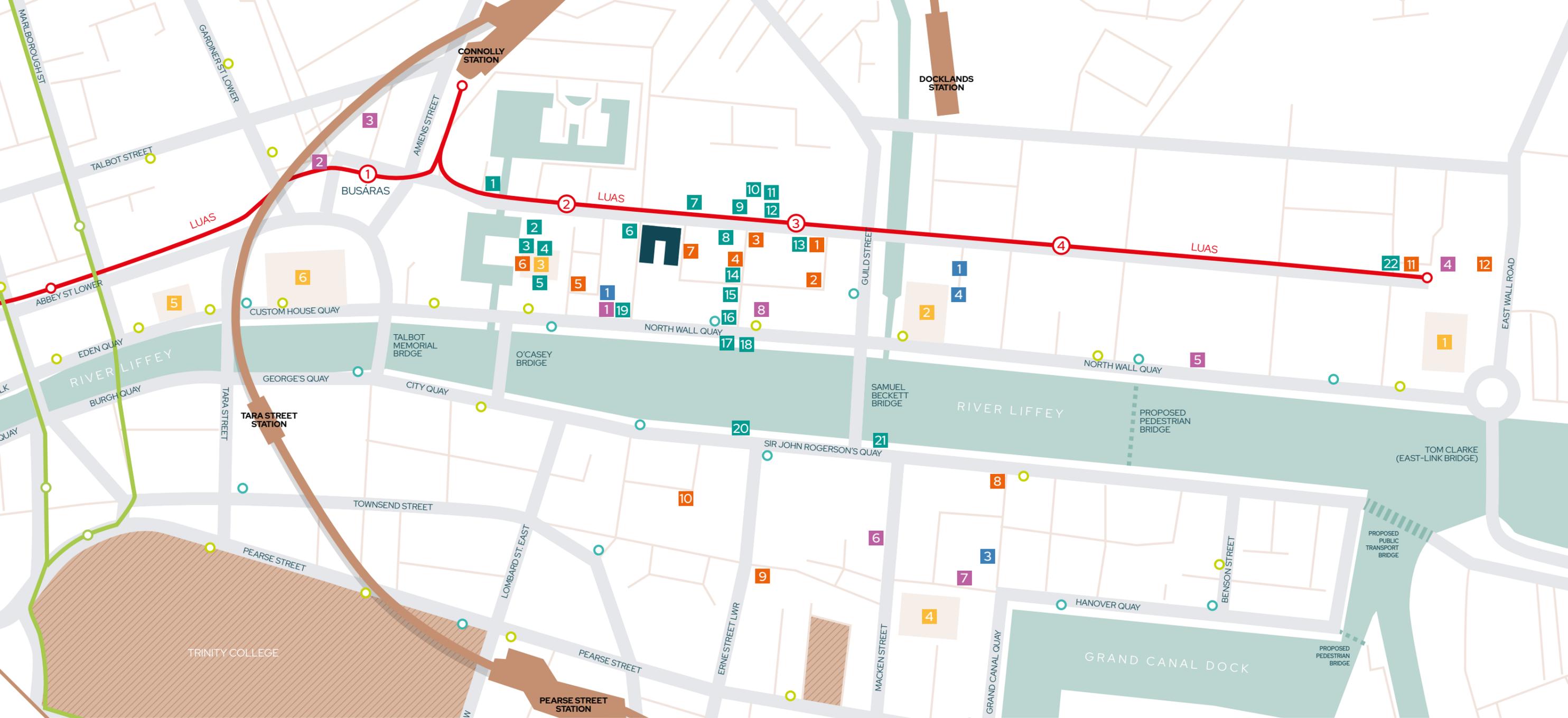
LUAS Red Line
& Rail Station
3 min walk



Large number
of Amenities



Surrounded by
Leading Occupiers



EXCEPTIONAL AMENITIES

RESTAURANTS/CAFÉS

- 1 Harbourmaster Bar and Restaurant
- 2 Ely Bar & Grill
- 3 Urban Brewing & Stack A Restaurant
- 4 Freshii
- 5 Toss'd Noodles & Salads
- 6 Coffeangel IFSC
- 7 Chopped IFSC
- 8 Drunken Fish
- 9 The Natural Bakery
- 10 Boojum - Custom House Square
- 11 Musashi IFSC Noodle & Sushi bar
- 12 Il Fornaio IFSC
- 13 Fresh IFSC
- 14 Seven Wonders
- 15 Caffè Nero
- 16 Milano

- 17 J2 Sushi & Grill
- 18 Rocket's IFSC
- 19 Oly's Bar and Restaurant
- 20 Sprout & Co Campshires
- 21 Barista Angel
- 22 Pita Pit

HOTELS

- 1 Hilton Garden Inn Dublin Custom House
- 2 Beresford Hotel IFSC
- 3 Jacobs Inn
- 4 The Gibson Hotel
- 5 The Mayson
- 6 Clayton Hotel Cardiff Lane
- 7 The Marker Hotel Dublin
- 8 Spencer Hotel Dublin City

LIFESTYLE

- 1 Docklands Dental
- 2 Giraffe Childcare
- 3 National College Ireland
- 4 Marks & Spencers
- 5 Corporate Health Ireland
- 6 Flyefit CHQ
- 7 The Grafton Barber - IFSC
- 8 Docklands Dental
- 9 Safari Childcare Hanover Street
- 10 Perpetua Fitness
- 11 Point Village
- 12 Odeon Point Square

CULTURAL

- 1 3Arena
- 2 The Convention Centre Dublin
- 3 EPIC The Irish Emigration Museum
- 4 Bord Gáis Energy Theatre
- 5 Abbey Theatre
- 6 The Custom House

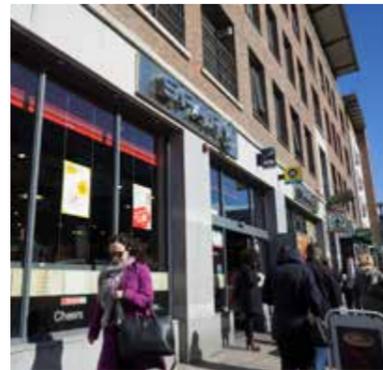
CAR PARKING

- 1 Euro Car Parks Convention Centre
- 2 Dublin Car Park
- 3 Park Rite IFSC
- 4 Hibernian Rd Parking
- 4 Convention Centre Parking Work

TRANSPORT

- 1 Busáras Luas Stop
- 2 George's Dock Luas Stop
- 3 Mayor Square - NCI Luas Stop
- 4 Spencer Dock Luas Stop
- Train/DART Stations
- Bus
- Dublinbikes

EVERYTHING YOU
NEED ON YOUR
DOORSTEP



LEADING INTERNATIONAL OCCUPIERS

OCCUPIERS

- | | | | |
|----|--------------------------|----|-------------------|
| 1 | Voxpro | 29 | Zurich |
| 2 | Oath | 30 | SAS |
| 3 | Gilead | 31 | Susquehanna |
| 4 | NTMA | 32 | SMBC Aviation |
| 5 | WeWork | 33 | Autodesk |
| 6 | Central Bank of Ireland | 34 | Core Media |
| 7 | Salesforce | 35 | Informatica |
| 8 | Credit Suisse | 36 | Bloomberg |
| 9 | PWC | 37 | Tenable |
| 10 | Optum | 38 | Three |
| 11 | Convention Centre Dublin | 39 | Deloitte |
| 12 | AIG | 40 | Dillon Eustace |
| 13 | BNY Mellon | 41 | McCann Fitzgerald |
| 14 | HubSpot | 42 | Facebook |
| 15 | A&L Goodbody | 43 | William Fry |
| 16 | Citi Group | 44 | Link Group |
| 17 | Walkers | 45 | Google |
| 18 | Partner Re | 46 | HSBC |
| 19 | Mediolanum | 47 | DocuSign |
| 20 | BNP Paribas | 48 | Aptiv |
| 21 | Airbus | 49 | Matheson |
| 22 | Willmington Trust | 50 | State Street |
| 23 | Arista Networks | 51 | AirBnB |
| 24 | Dogpatch Labs | 52 | LogMeIn |
| 25 | KPMG | 53 | Wix |
| 26 | Wells Fargo | 54 | Accenture |
| 27 | Bank of Montreal | 55 | JP Morgan |
| 28 | UniCredit | 56 | Indeed |



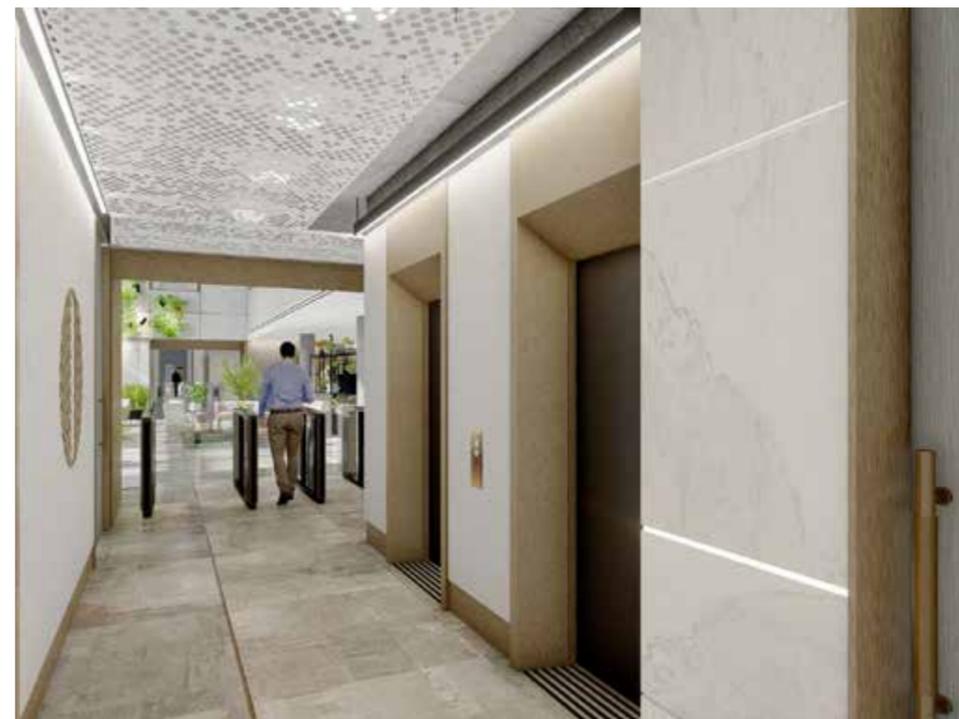
UPLIFTING WORKSPACE

Dockline is accessed via a high profile entrance onto Mayor Street. Design features include an expansive double height reception with views directly onto an internal landscaped courtyard, a unique oasis in a city location.

The building has been designed with maximum flexibility throughout with regular floorplate configuration and abundant natural light throughout. The building benefits from two lift cores and has generous toilet allocation on every level.

The building welfare facilities have been designed to clubhouse standard with male and female showers, a drying room and generous locker allocation all provided at basement level. There are 59 secure basement car spaces and 196 bicycle spaces.





All images are computer generated and for reference only.

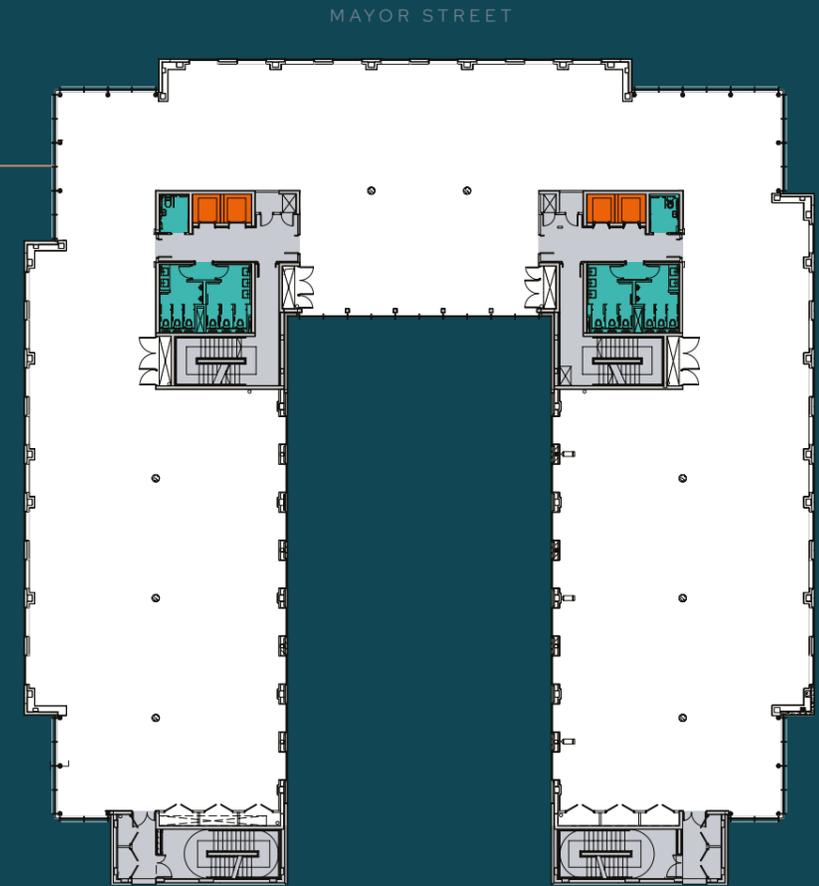


ACCOMMODATION SCHEDULE AND FLOOR PLANS

FLOOR	SQ.M	SQ.FT
Reception	210	2,260
Ground	839	9,031
First	1,331	14,327
Second	1,420	15,285
Third	1,420	15,285
Fourth	1,239	13,336
Fifth	825	8,880
TOTAL	7,284	78,404
Gym	103	1,108
Amenity	102	1,097

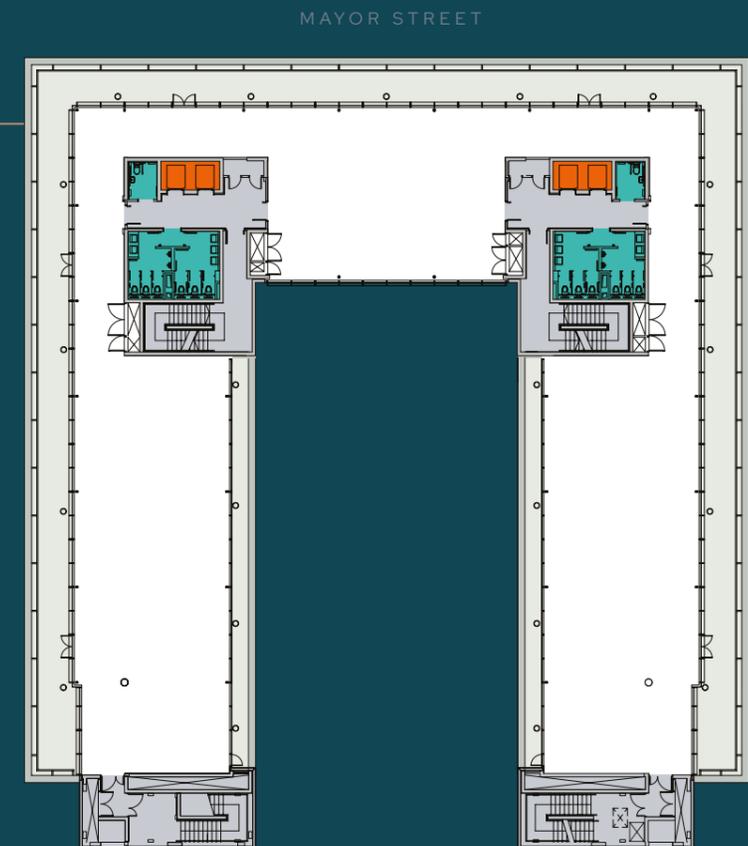
TYPICAL FLOOR PLAN

1,420 sq.m / 15,285 sq.ft



5TH FLOOR

825 sq.m / 8,880 sq.ft



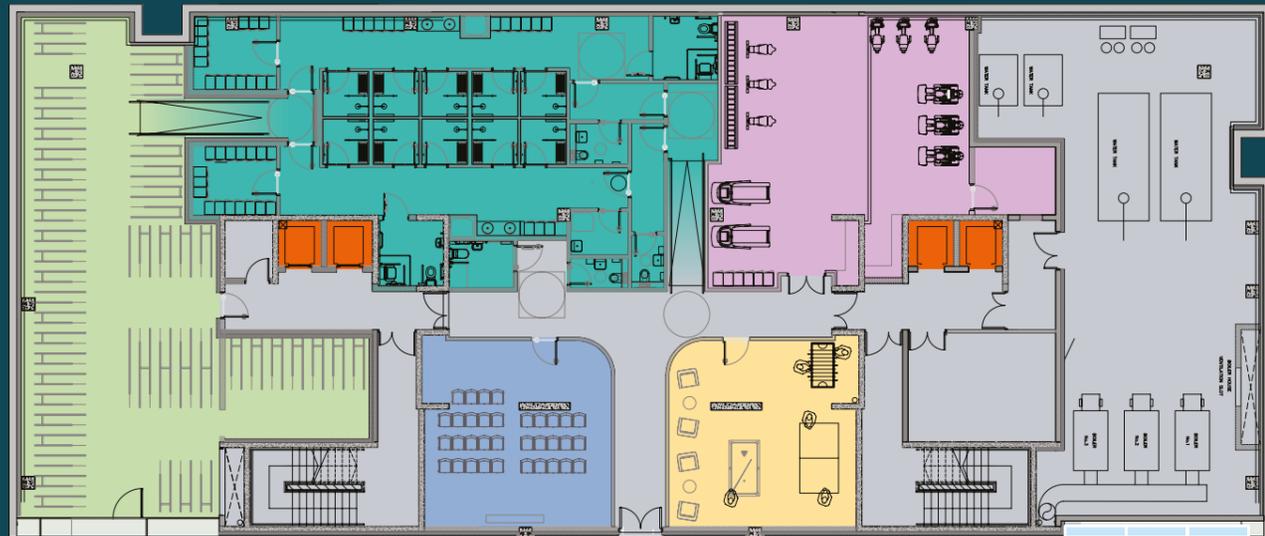
GROUND

839 sq.m / 9,031 sq.ft



BASEMENT FACILITIES

- 16 Showers
- AV Room
- 7 Electric Car Charging Spaces
- Gym
- 196 Bike Spaces
- 59 Parking Spaces
- Games Room



FINANCIAL SERVICES

HIGH DENSITY:
8 sq m per person

- 170 Desks
- 2 12-person meeting/boardroom
- 4 10-person meeting room
- 8 4-person meeting room
- 5 Break out spaces
- 1 Reception
- 1 Canteen



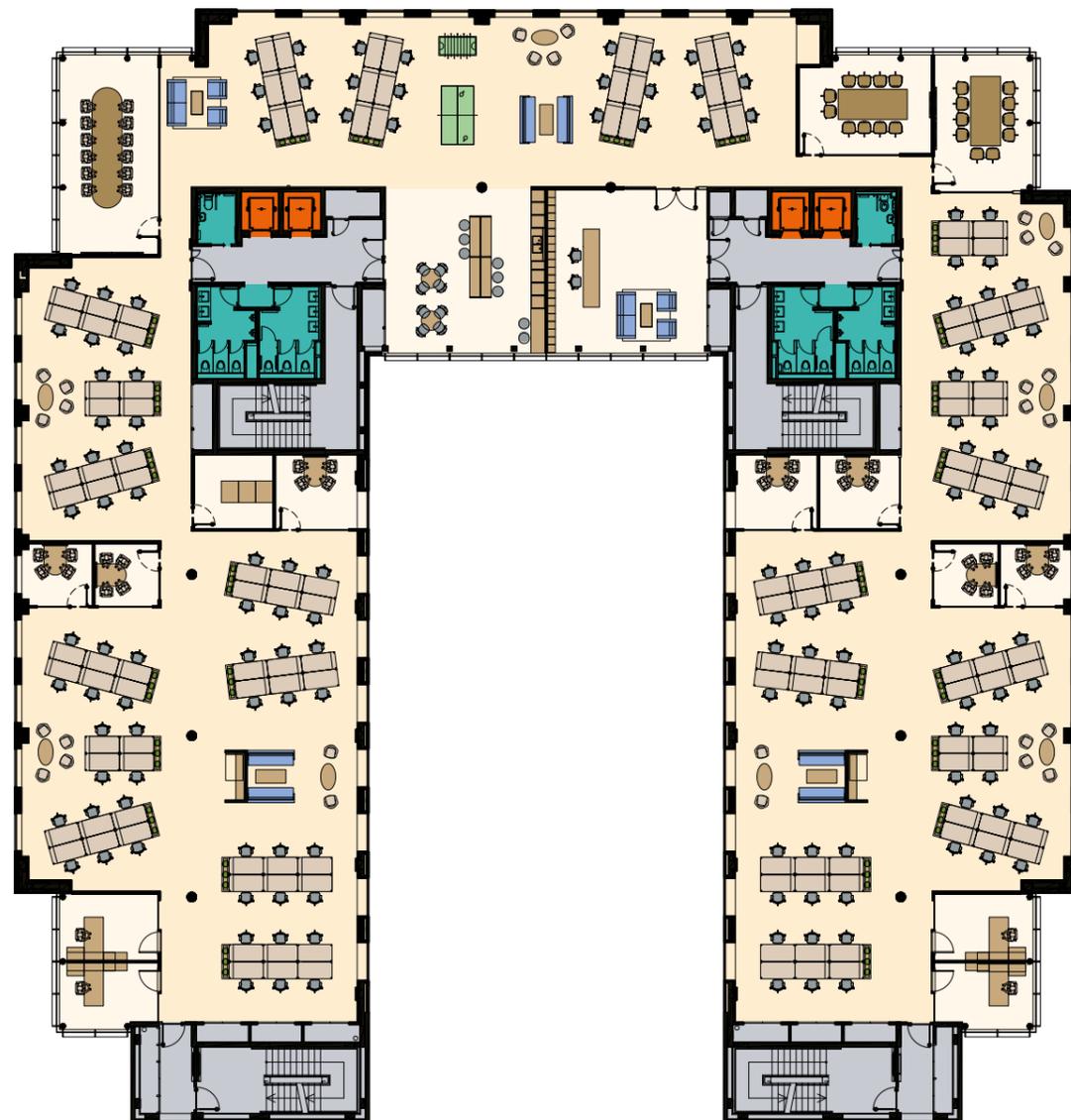
TECHNOLOGY LAYOUT

MEDIUM DENSITY:

10 sq m per person

- 140 Desks
- 4 1 Person Office
- 8 Breakout/Collaborative Spaces
- 7 Small Meeting Room
- 2 Large Meeting Room
- 1 Boardroom
- 1 Reception
- 1 Canteen
- 1 Print Station
- 1 Comms Room

MAYOR STREET



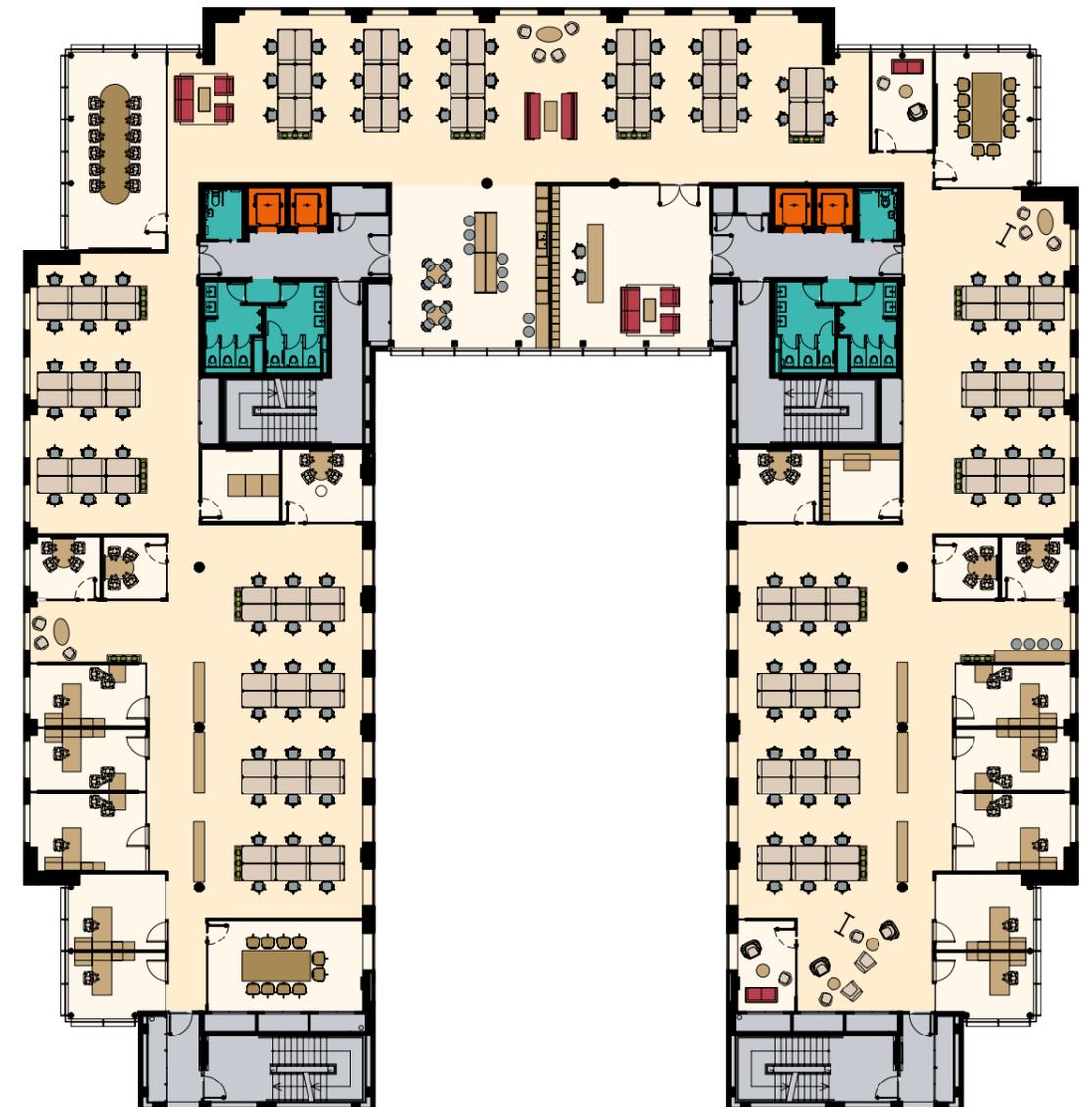
PROFESSIONAL SERVICES

LOW DENSITY:

12 sq m per person

- 118 Desks
- 10 1 Person Office
- 8 Breakout/Collaborative Spaces
- 6 Small Meeting Room
- 1 Large Meeting Room
- 1 Boardroom
- 1 Reception
- 1 Canteen
- 1 Print Station
- 1 Comms Room

MAYOR STREET





FURTHER INFORMATION

For further information contact the joint letting agents.

Styne House
Hatch Street Upper
Dublin, D02 DY27
www.jll.ie

CONTACTS

Conor Fitzpatrick
+353 1 477 9714
conor.fitzpatrick@eu.jll.com

Daniel Carty
+353 1 673 1644
daniel.carty@eu.jll.com

PSP LICENSE NO: 002273

Connaught House
1 Burlington Road
Dublin, D04 C5Y6
www.cbre.ie

CONTACTS

William Dowling
+353 1 618 5590
william.dowling@cbre.com

Alan Moran
+353 1 618 5563
alan.moran@cbre.com

PSP LICENSE NO: 001528

Disclaimer: The particulars and information contained in this brochure are issued by Jones Lang LaSalle and CBRE on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to

change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of Jones Lang LaSalle or CBRE, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the

fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.

WWW.DOCKLINE.IE



CBRE



BER A3

Targeting BER A3