



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

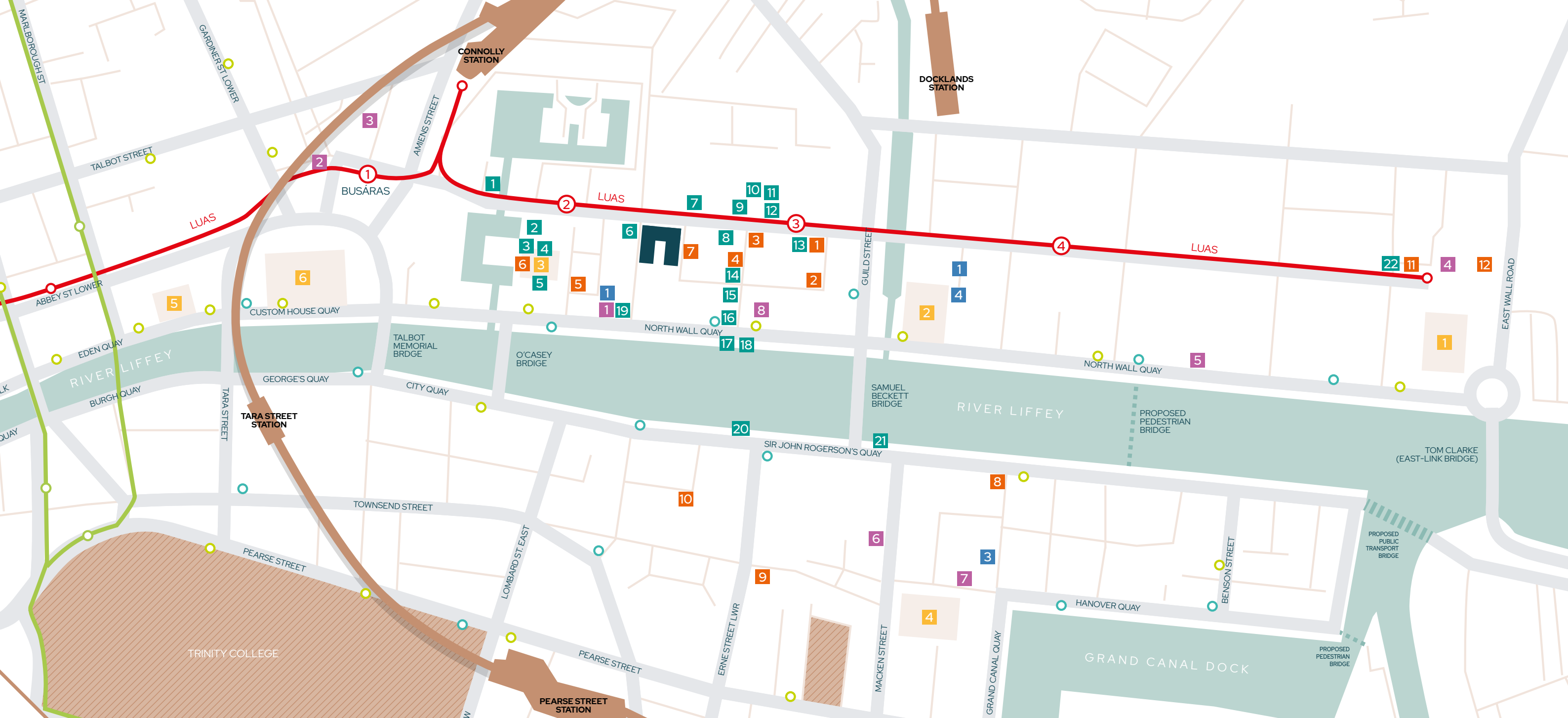


Large number
of Amenities



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 Coffeeangel 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 Mayor Square
- 5 Marks & Spencers
- 6 Corporate Health Ireland
- 7 Flyefit CHQ
- 8 The Grafton Barber - IFSC
- 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

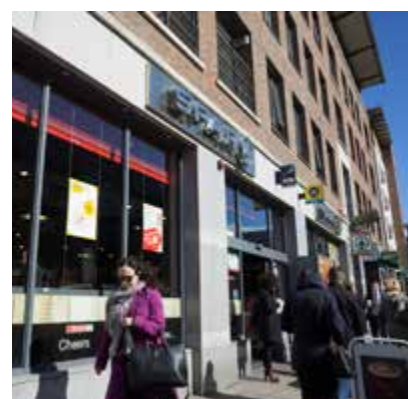
- 1 Euro Car Parks Convention Centre
- 2 Dublin Car Park
- 3 Park Rite IFSC
- 4 Hibernian Rd Parking
- 4 Convention Centre Parking Work

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.



BER A3



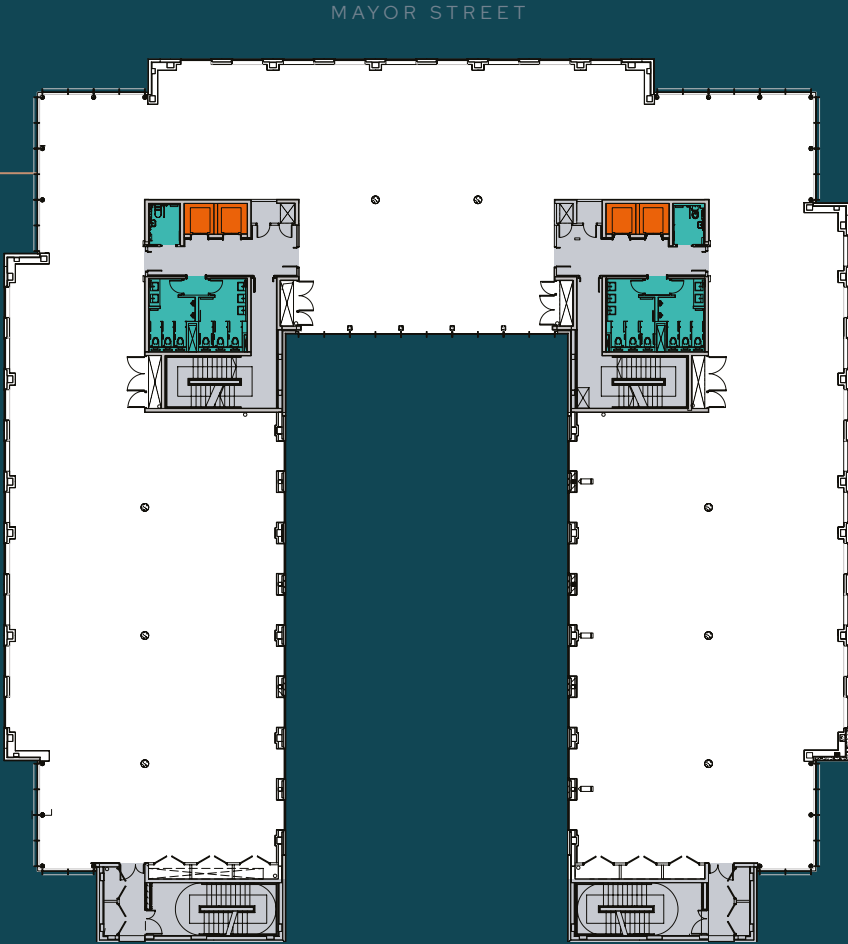
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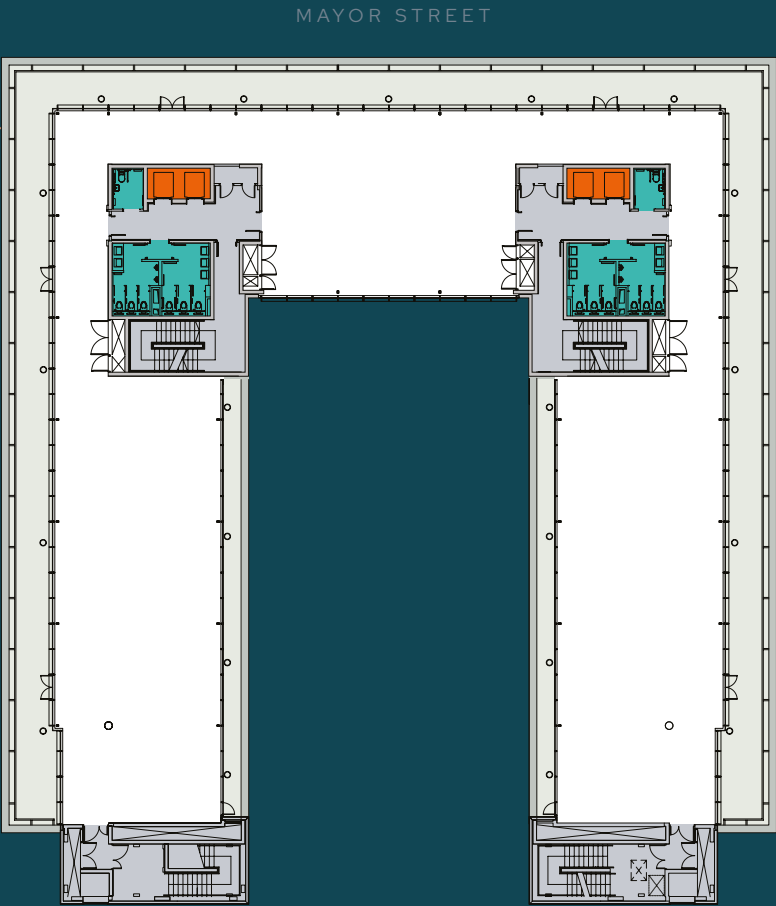
ACCOMMODATION SCHEDULE AND FLOOR PLANS

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

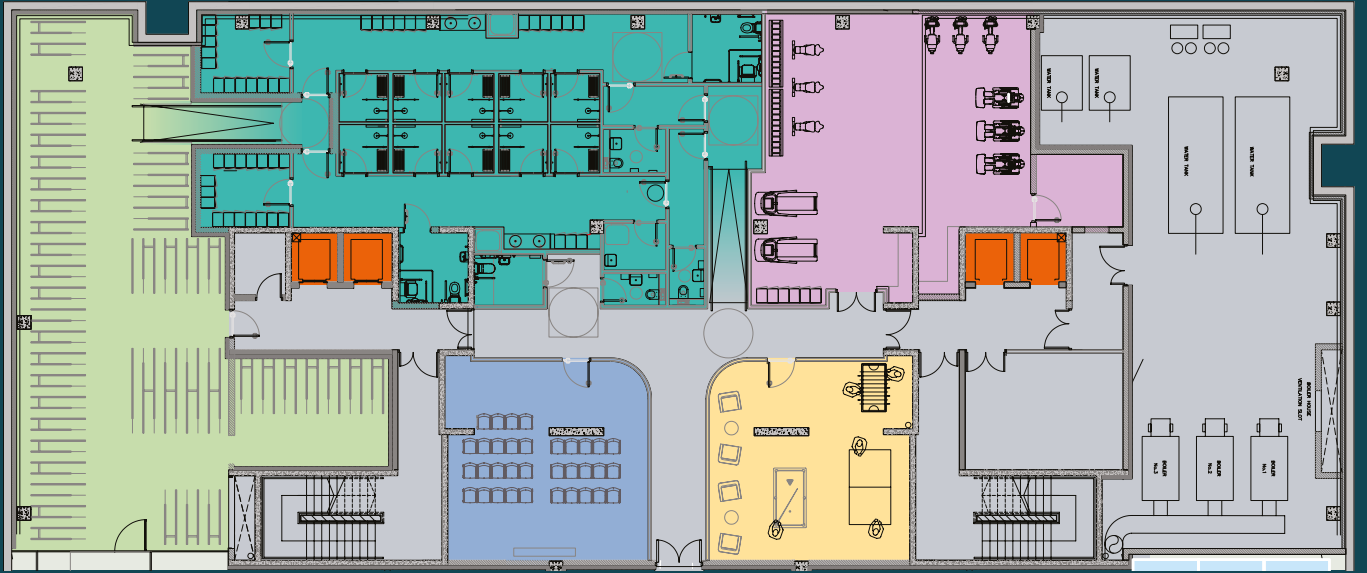


GROUND
839 sq.m / 9,031 sq.ft



BASEMENT FACILITIES

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



FINANCIAL SERVICES

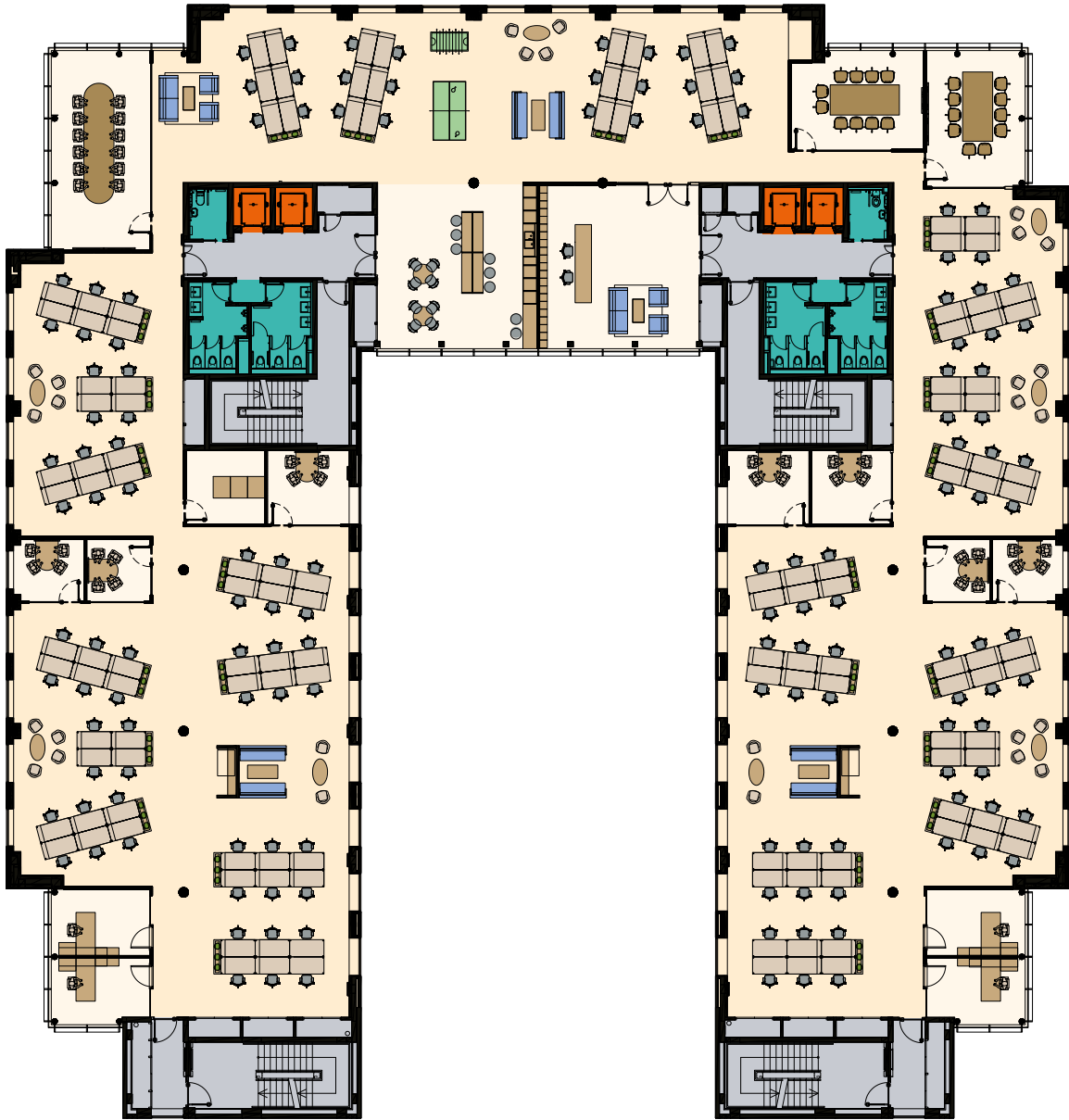
- HIGH DENSITY:**
8 sq m per person
- 170 Desks
 - 2 12-person meeting/boardroom
 - 4 10-person meeting room
 - 8 4-person meeting room
 - 5 Break out spaces
 - 1 Reception
 - 1 Canteen



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

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CBRE



BER A3

Targeting BER A3