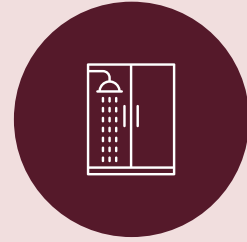




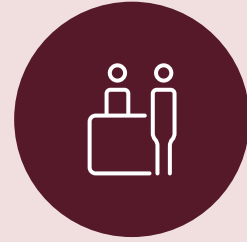
BLOODSTONE



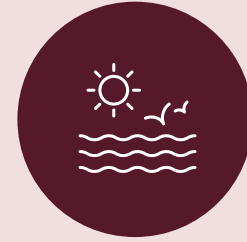
Features



New shower facilities



New reception area



Waterfront views



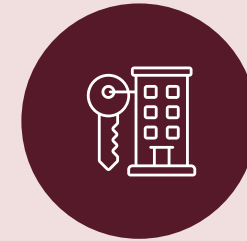
2 exclusive terraces



Meeting rooms



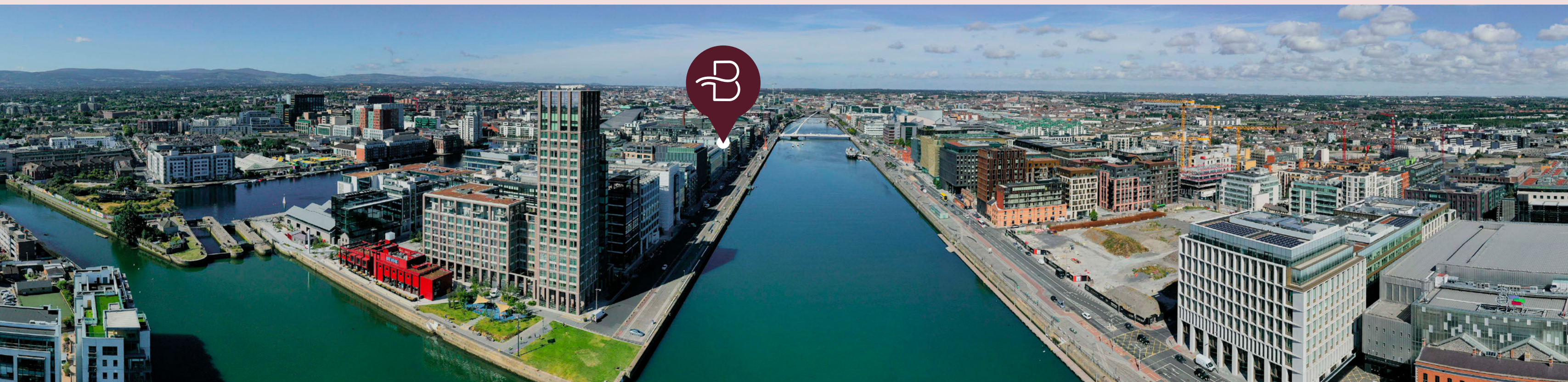
Staff break-out space



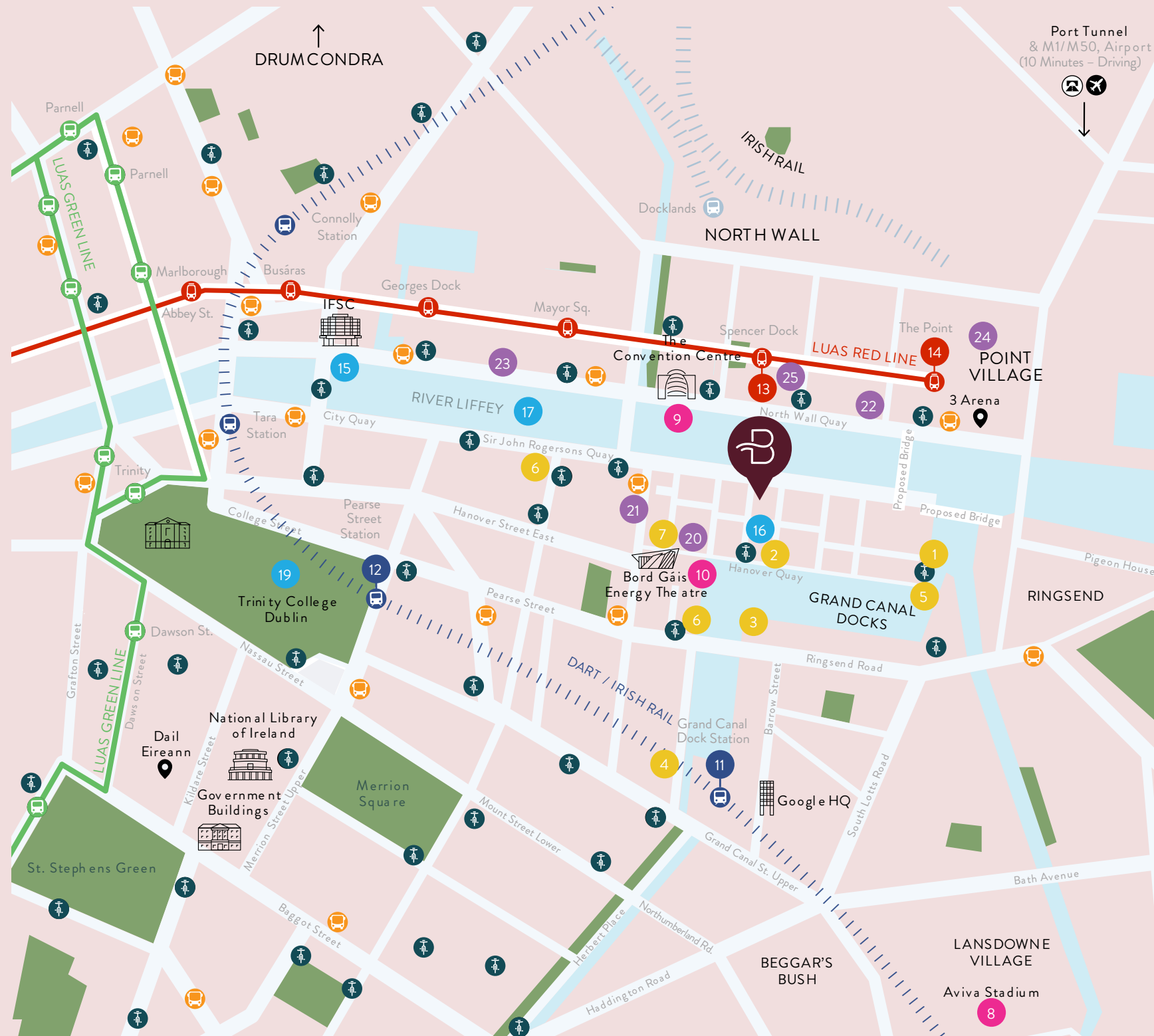
Turnkey tenant fit out



Dedicated bicycle & car parking



4 | BLOODSTONE BUILDING



- | | | | | | |
|----------------------|--------------------------------------|--------------------------------------|---------------------|---------------------------------|----------------------|
| Restaurants / Bars | Amenities | Transport | Areas | Hotels | Transport Services |
| 1. BrewDog | 8. Aviva Stadium | 11. Grand Canal Dock Station
DART | 15. IFSC | 20. The Marker | 🚌 Airport Bus Stops |
| 2. Mackenzie's | 9. The National Convention
Centre | 12. Pearse St. Station
DART | 16. South Docks | 21. Clayton Hotel, Cardiff Lane | 🚊 Rail/Dart Station |
| 3. Charlotte Quay | 10. The Bord Gáis Energy
Theatre | 13. Spencer Dock
Luas | 17. River Liffey | 22. The Mayson | 🚇 Luas Stop |
| 4. Osteria Lucio | | 14. The Point
Luas | 18. Dublin Port | 23. The Spencer Hotel | 🚲 Dublin Bikes |
| 5. Pause Café | | | 19. Trinity College | 24. The Gibson | ✈️ Dublin Airport |
| 6. The Art of Coffee | | | | 25. The Samuel | 🚇 Dublin Port Tunnel |
| 7. The Brasserie | | | | | |

Location

Grand Canal Dock is an established national and international business centre in one of the most accessible parts of Dublin City Centre.

Within the docks, the Bloodstone Building is a recognisable building on the landscape of Sir John Rogerson's Quay, with uninterrupted water frontage onto the River Liffey. The local area is home to numerous international occupiers including Air BnB, JP Morgan, State Street, Indeed, Rabobank, Zurich, Trinseo, AirBnB, Docusign and Accenture.

Dublin Bus, the DART and Luas light rail system all provide reliable access links to this central location with stations within easy reach. The area has excellent road infrastructure with the Samuel Beckett Bridge providing speedy access to the North Docks, IFSC and Dublin Airport. A new bridge is also planned connecting Grand Canal Dock with Ringsend. With five dedicated Dublin bike stations located within the Grand Canal Dock and ample bicycle storage within the building, it serves both the casual and the most perennial of cyclist commuters.





Accenture

Google

William Fry

Hubspot

Three Ireland

AIG Ireland

DocuSign

McCann Fitzgerald

PWC

Zurich, Rabobank

Matheson

Boeing

Salesforce

Accenture

Central Bank of Ireland

AirBnB

JP Morgan

State Street

National Treasury Management Agency

Fiserv

Indeed

WeWork

 BLOODSTONE

Microsoft

Future CitiBank HQ

LCI Aviation

Gilead Sciences

An Post, Yahoo, Ancestry.com

The Building

The Bloodstone Building is a prominent HQ building overlooking the River Liffey with modern, contemporary finishes throughout. The available space is located on the 4th floor and extends to approximately 1,193.5 sq. m. (12,846 sq. ft.).

The space benefits from an existing high-end fit-out throughout. It also benefits from glazing on all four sides of the floor, allowing for plenty of natural light. Outdoor terraces are accessible from various points on the floor, providing a tenant with private external space for staff use. The building is occupied by a number of notable tenants including Boeing, Kennedys Law and Okta.

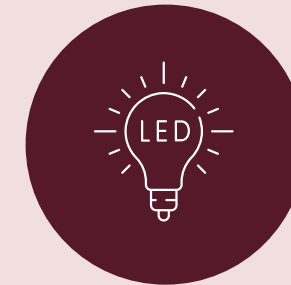
The Landlord is carrying out works to upgrade the current specification, with a partial fit out to be included, new LED lighting, new carpets and upgraded staff break out areas. There are excellent WC provisions available on each floor for tenant use.



Raised access floors



Suspended ceilings



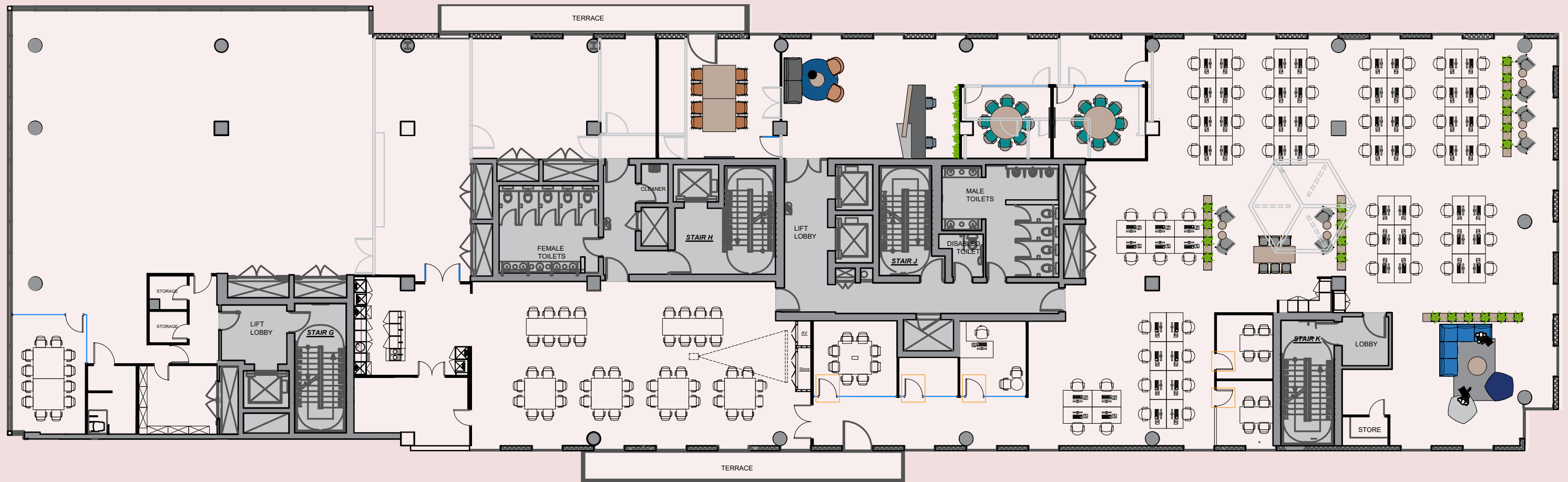
New LED lighting



Air Conditioning



Floor plans



Floor	Sq. M.	Sq. Ft.
4th Floor	1,193.5	12,846

5 car parking spaces

BER



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