

6 EARLSFORT TERRACE

DUBLIN 2





5 EARLSFORT TERRACE

6 EARLS



6 EARLSFORT TERRACE

6 Earlsfort Terrace is a landmark office development overlooking the iconic National Concert Hall and a vibrant urban park.

Designed by award winning landscape architect Robert Townshend, the park's sustainable urban landscaping and reflective water feature provides a tranquil public place for occupiers and visitors alike.

Each of the available floors offer approximately 5,250 sq ft of LEED Gold office space on bright, flexible floorplates, located 100 metres from St. Stephen's Green and Iveagh Gardens.



EARLSFORT GARDENS



THE BUILDING

HIGHLIGHTS



5,185 - 10,443 SQ FT



PRESTIGIOUS ADDRESS - 100 METRES FROM
ST STEPHEN'S GREEN AND IVEAGH GARDENS



PLAZA DESIGNED BY AWARD WINNING
LANDSCAPE ARCHITECT ROBERT TOWNSHEND



NEWLY INSTALLED CAT A
3RD & 5TH FLOORS



LEED GOLD IN USE
& A3 BER RATING



2 CAR PARKING SPACES
PER FLOOR



BICYCLE, LOCKER
AND SHOWER FACILITIES



ONSITE CONCIERGE AND
BUILDING MANAGER



NEWLY COMPLETED FITNESS SUITE,
EQUIPPED WITH TECHNOGYM EQUIPMENT



DOCKLANDS



MERRION SQUARE

ESB
SMB
ADDLESHAW C

MERRION HOTEL

BAGGOT STREET

DENTONS IRELAND
ARA PARTNERS

LEINSTER HOUSE

AUSTRALIAN EMBASSY

AIRCADLE

SHELBOURNE HOTEL

ROYAL LONDON
GOLDMAN SACHS

AIB

DAVIDSON KEMPNER

KILDARE STREET

DEPARTMEN

DAWSON STREET

ST STEPHEN'S GREEN

GRAFTON STREET

MOLI - MUSEUM OF LITERATURE IRELAND

STEPHEN'S GREEN SHOPPING CENTRE



THE FITZWILLIAM HOTEL DUBLIN

TOAST
INTERCOM
SIRIUS XM

RCSI

KPMG

A SUPERIOR ADDRESS

6 EARLSFORT TERRACE

DUBLIN 2



DEPARTMENT OF HEALTH

TAKEDA

GODDARD

LINKEDIN

EY

STRIPE

BANK OF IRELAND

FITZWILLIAM SQUARE

GRAND CANAL

LEESON STREET

NT OF JUSTICE

PTSB

AERCAP

CONRAD HOTEL

AVIVA LIFE

METLIFE

MAPLES

ARTHUR COX

OPW

HARMONIC FUND SERVICES

BIOMARIN

W&W ADVISORY

EARLSFORT TERRACE

KKR

NATIONAL CONCERT HALL

SCOTIA BANK

IDA

SEAI

DROPBOX

BANK OF AMERICA

IVEAGH GARDENS

HATCH STREET

S&P GLOBAL

ACTIVE CAMPAIGN

FIDELIS

HARCOURT STREET

KPMG



The quality of design and attention to detail is reflected in the elegant double height reception area framed in stone and brass incorporating feature lighting and a bespoke reception desk.

6 Earlsfort Terrace is directly managed by IPUT's experienced Asset Services Team, which ensures a first-class service and active and ongoing engagement with our occupiers.

We have a fully dedicated, highly trained concierge and onsite team who have been part of the building management team for the past six years ensuring continuity and quality of service.





Reception at 6 Earlsfort Terrace

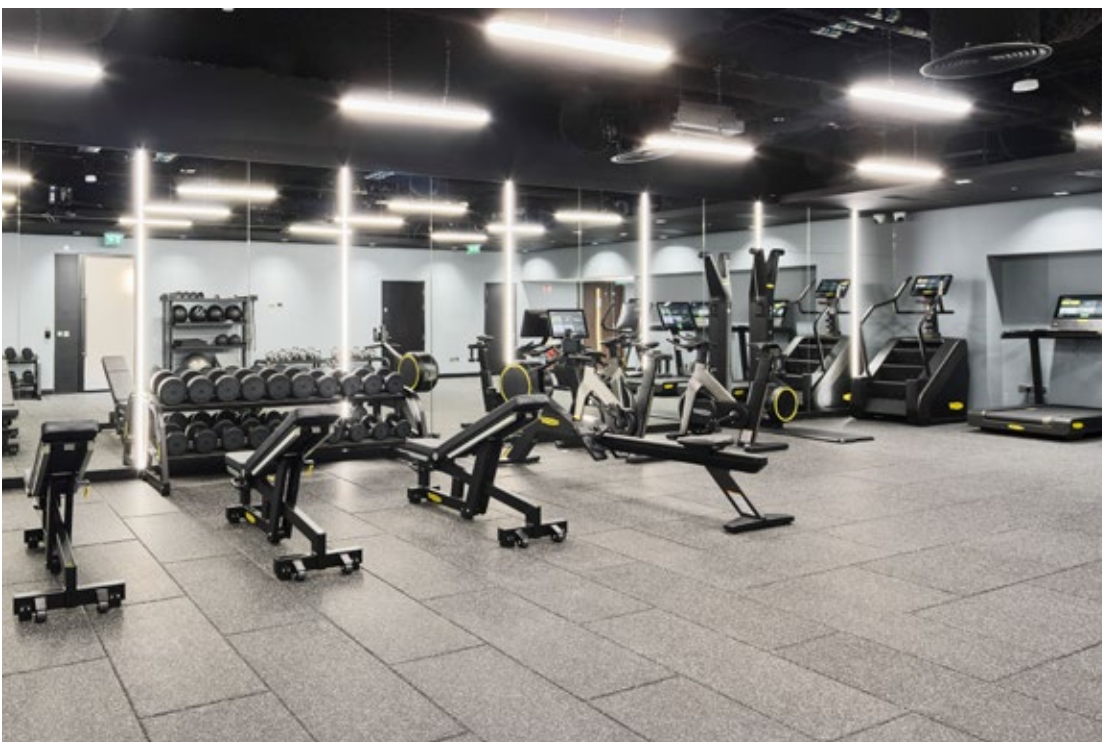
6 EARLSFORT TERRACE



EARLSFORT GARDENS

THE BUILDING

SUPERIOR AMENITIES



- 4 showers
- 31 lockers
- Complimentary towel service
- Hairdryers
- Drying cabinet
- Laundry lockers for cleaning and repair
- 33 secure bicycle places
- Fitness suite

A VIBRANT HUB OF BUSINESS, CULTURE AND SHOPPING.



Ireland's premier shopping precinct at Grafton Street is a relaxing stroll through St Stephen's Green. The National Gallery and National Museums are also in close proximity.

The Iveagh Gardens, Dublin's 'Secret Park', is within 100m of Earlsfort Terrace, and is accessible via The National Concert Hall.





Christmas Fair at Earlsfort Gardens



Food festival at Earlsfort Gardens





EVENTS AT EARLSFORT GARDENS

Bringing our occupier community together



BUSÁRAS

ABBEY STREET

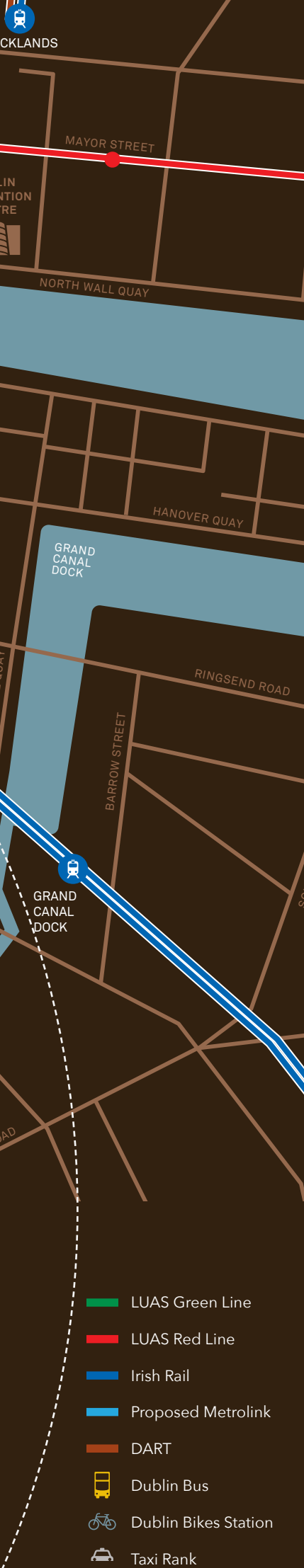
MAYOR ST LOWER

15 MINS

10 MINS

5 MINS

6 EARLSFORT TERRACE
DUBLIN 2



LOCATION & TRANSPORT

TRANSPORT CONNECTIONS

The LUAS Green Line and some of Dublin's most frequent Dublin Bus routes can be accessed within a 1 minute walk. Dublin Bike stations are located nearby and the surrounding area benefits from dedicated new cycle lanes and the Grand Canal cycle path.






AIRLINK EXPRESS	<1 MIN WALK
DUBLIN BUS	1 MIN WALK
DUBLIN BIKES	1 MIN WALK
LUAS GREEN LINE	1 MIN WALK
PROPOSED METROLINK	3 MINS WALK
AIRCOACH	8 MINS WALK
DART (PEARSE STREET STATION)	12 MINS WALK



PORT TUNNEL	15 MINS DRIVE
AIRPORT	30 MINS DRIVE



ACCOMMODATION SCHEDULE

SIXTH	EMERGENT
FIFTH	AVAILABLE 5,258 SQ FT
FOURTH	HPRA 
THIRD	AVAILABLE 5,185 SQ FT
SECOND	SOUTH AFRICAN EMBASSY
FIRST	 Coimisiún um Chaighdeán in Oifigí Poiblí Standards in Public Office Commission
GROUND	 Ombudsman

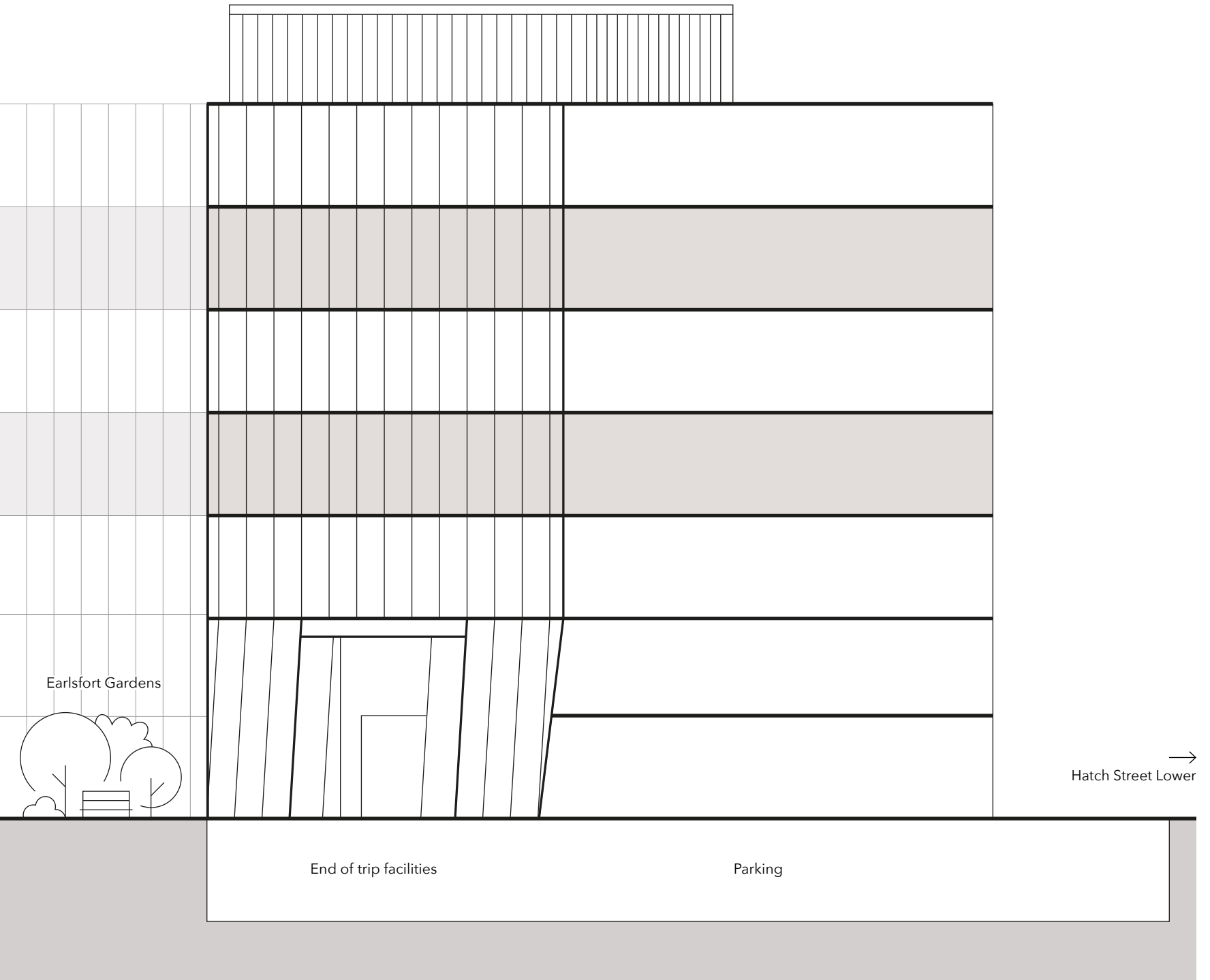
36,000 sq ft

TOTAL

10,400 sq ft

AVAILABLE

ACCOMMODATION



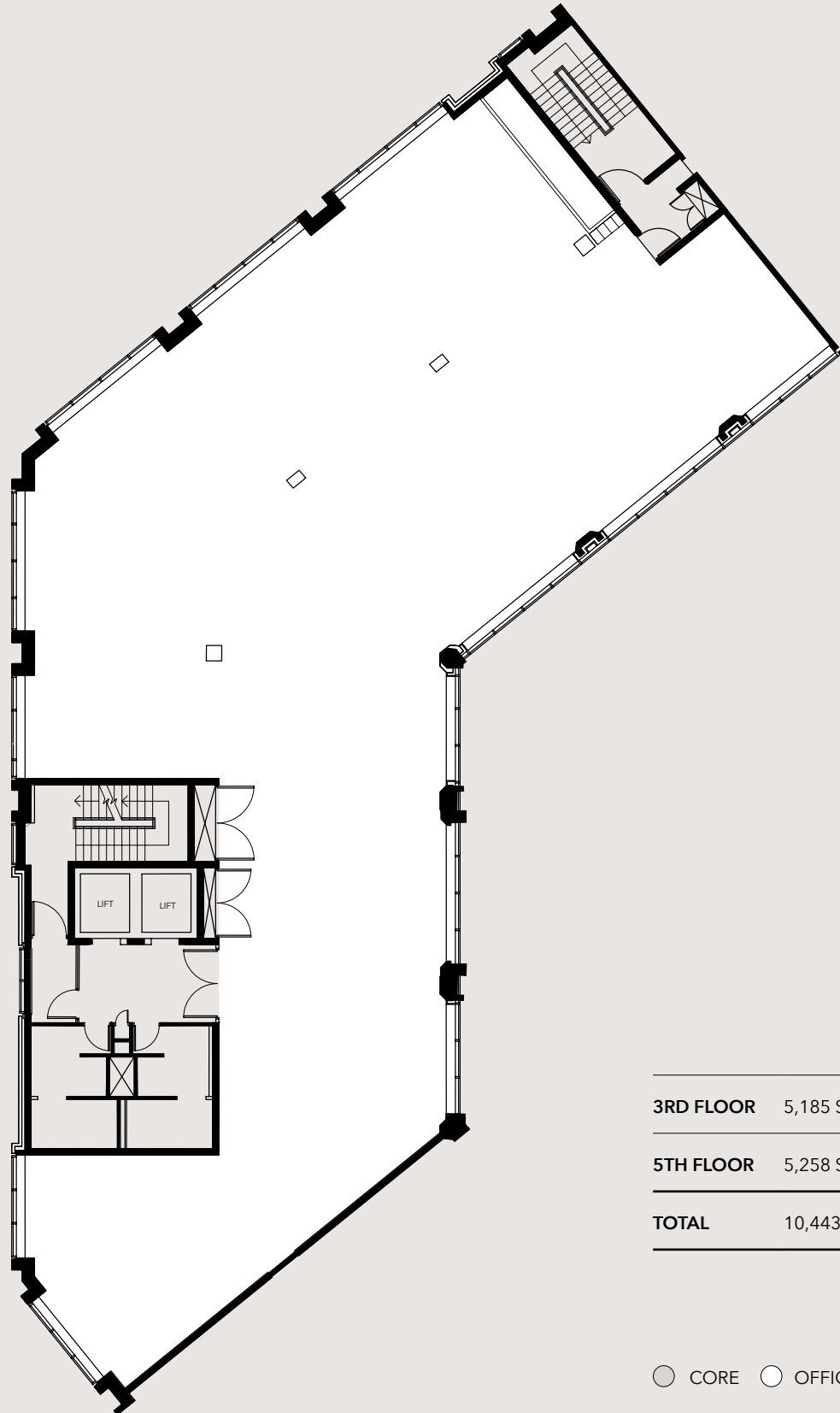
4 SPACES



33 SPACES



FLOOR PLAN



3RD FLOOR	5,185 SQ. FT
5TH FLOOR	5,258 SQ. FT
TOTAL	10,443 SQ. FT

○ CORE ○ OFFICE

INDICATIVE SPACE PLAN



- **48** OPEN PLAN DESKS
- **1** 10 PERSON BOARDROOM
- **2** EXECUTIVE OFFICES
- **3** PHONE BOOTHS
- **1** GENEROUS RECEPTION AREA
- **1** KITCHENETTE AREA
-



Indicative layout



KEY FEATURES



EXPOSED CEILING WITH LED LIGHTING



VRF AIR CONDITIONING



SMART METERING TECHNOLOGY



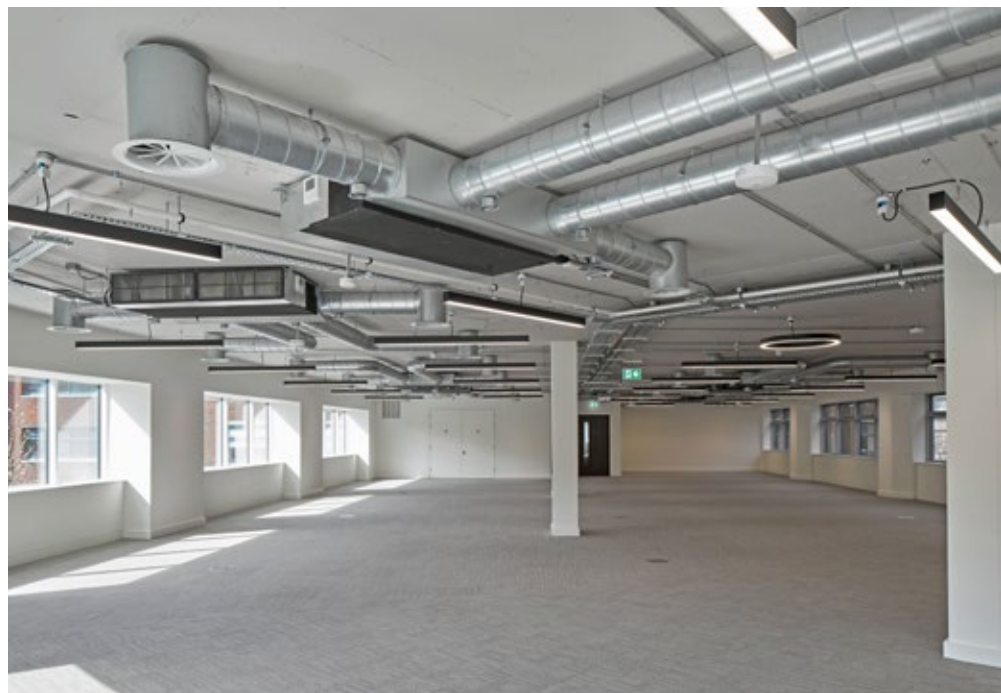
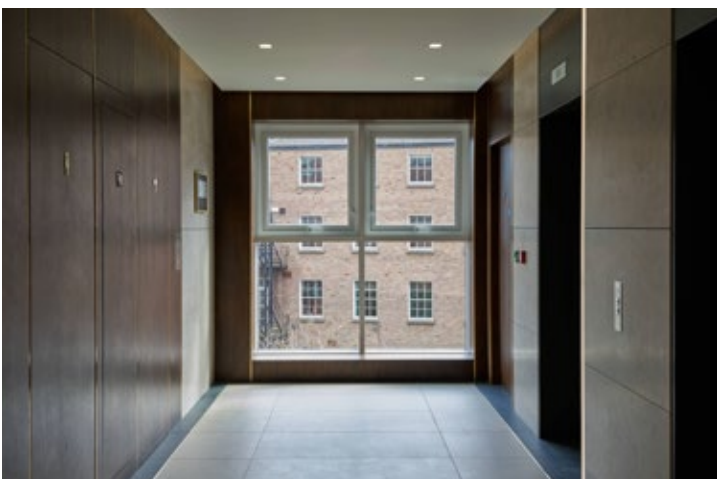
2.7M FLOOR TO CEILING HEIGHT



RAISED ACCESS FLOOR WITH CARPETS



BRIGHT, FLEXIBLE
FLOORPLATES



ASSET SERVICES TEAM

6 Earlsfort Terrace is directly managed by IPUT’s Asset Services Team, who provide a hospitality-led approach to all aspects of the management of the building. Led by the appointed IPUT Senior Property Manager, our on site team comprising of Inga Dvarvyte, Building Manger, and Agnete Kavinska, Concierge, will support all occupier needs whilst providing the highest standards of facilities management services.

Regular engagement is key to our approach to ensure your experience as an IPUT occupier continuously meets your expectations.



Inga Dvarvyte
Building Manager



Agnete Kavinska
Concierge

How we enhance the occupier experience:



“My IPUT” occupier app

A platform to communicate IPUT events, live transport updates, local discounts and all building and amenity information.

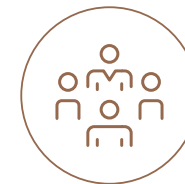
- All building information in one easy to access location
- Direct contact with building management
- Discount offers on local food and beverage operators



Concierge services

Our concierge team provides personalised services and expert recommendations to enhance both the guest and occupier experience.

- Personalised meet and greet welcome at reception
- Booking of meeting, event spaces and podcast studio at Fifteen George’s Quay
- Booking executive transfers
- Recommendations for local restaurants and hotels
- Assistance with guest parking



Occupier engagement

Regular engagement is key to our approach to ensure your experience as an IPUT occupier continuously meets your expectations.

- Regular meetings with the IPUT team to discuss landlord services and standards
- Advice from our sustainability team on reducing energy consumption and cost
- Green Committee forum for collaboration on ESG initiatives
- Feedback forum for service requests and improvement ideas

AMENITIES ACROSS THE IPUT PORTFOLIO



Additional amenities at nearby Fifteen George's Quay, No. 3 Dublin Landings, and Pearse Street provide the perfect complement to your workspace. Available to all occupiers across the IPUT portfolio, these features are designed to enhance collaboration, productivity, and comfort.

Exclusive amenities include:

- Business lounges
- Media room
- Roof garden
- Auditorium
- Event spaces
- Fitness suites
- Meeting rooms



Pictured (clockwise from top)

- Business lounge at Fifteen George's Quay
- Auditorium at Pearse Street
- Boardroom at Fifteen George's Quay
- Roof garden at Fifteen George's Quay
- Business lounge at No.3 Dublin Landings



Delivering the highest quality in everything we do

We own, develop and manage a portfolio of prime commercial assets around the city. Our fund has a track record of almost 60 years in Ireland, and we are the largest owner of offices and logistics assets in the country.

We are a socially and environmentally conscious investor with an unrivalled reputation for delivering the highest standards of design and placemaking.

Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

We create exceptional workplaces for premium local and international occupiers and deliver outstanding longterm dividends to our shareholders.

Top to bottom:

Tropical Fruit Warehouse, Dublin 2
Styne House, Hatch Street, Dublin 2
Fifteen George's Quay, Dublin 2



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One Wilton Park, Dublin 2



