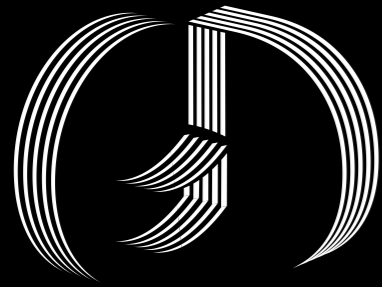




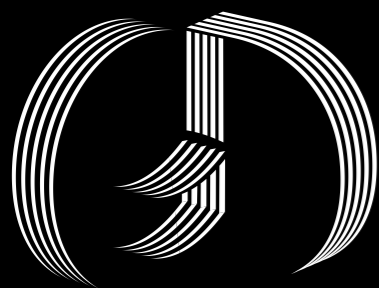
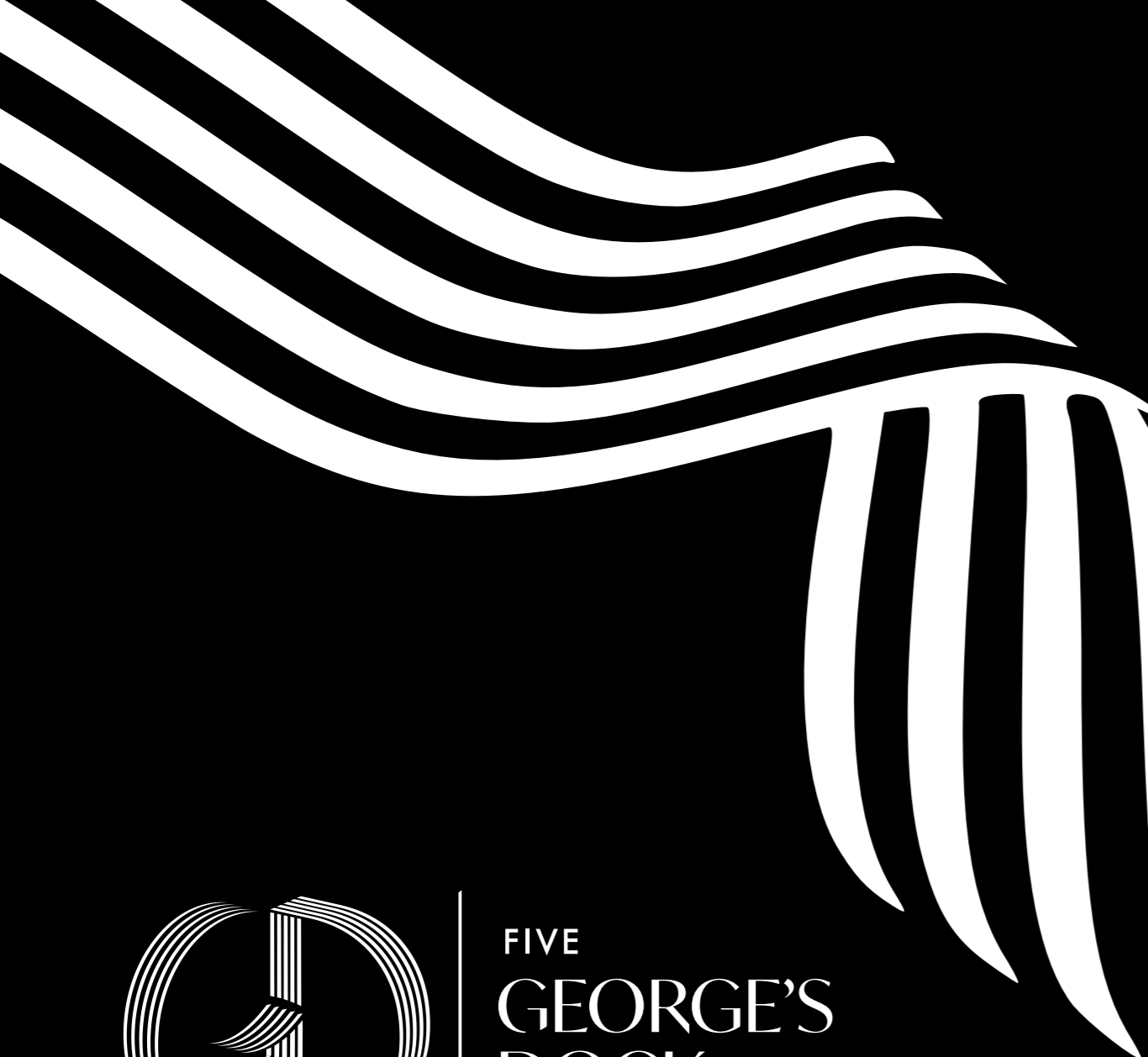
FIVE
GEORGE'S
DOCK



FIVE
GEORGE'S
DOCK

Extensively
modernised office
space in the heart of
the IFSC.



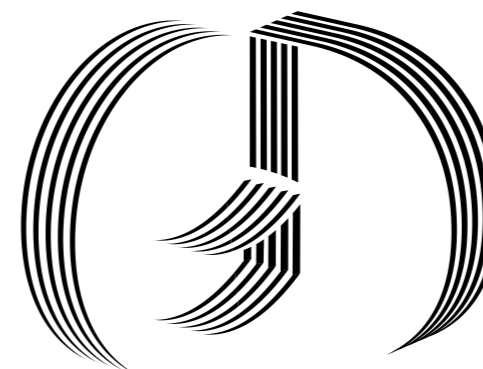


FIVE
GEORGE'S
DOCK

The modernisation of this high profile office building, which is located in the heart of the IFSC, includes: a new state of the art reception area with a coffee dock, new bathrooms, new passenger lifts and a complete refurbishment of the stair cores and lift lobbies.



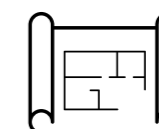
5 George's Dock has been transformed to satisfy the exacting demands of today's global businesses.



FIVE GEORGE'S DOCK



HQ OFFICE
LOCATION



2,800 -
41,000 SQ FT



NEWLY REFURBISHED
CAT A OFFICE SPACE



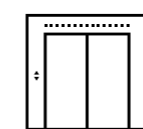
CEILING MOUNTED
AIR CONDITIONING



UPGRADED
RECEPTION AND
COMMON AREAS



TARGETED BREEAM
VERY GOOD



3 NEW HIGH SPEED
PASSENGER
LIFTS



SECURE CAR &
BIKE PARKING



LUAS ON YOUR
DOORSTEP



EXCELLENT LOCAL
AMENITIES



COFFEE ANGEL



URBAN BREWING | STACK A

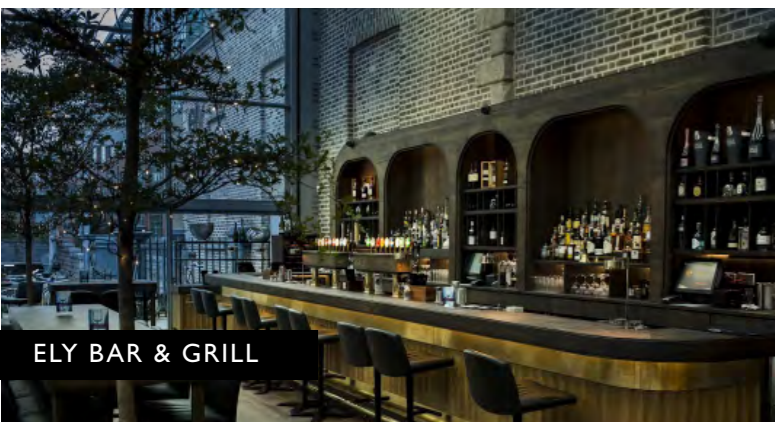


CHQ

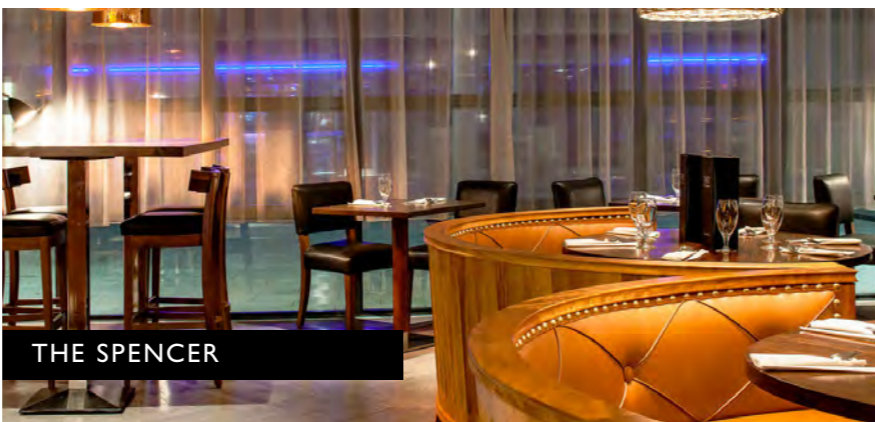


Dublin's IFSC and North Docks are being regenerated and 5 George's Dock is an integral part of this progression.

Once home to half of the world's top 50 banks and insurance companies, the location has evolved to become a destination of choice for leading technology companies such as Hubspot, Salesforce and Dogpatch labs, while retaining its appeal for the financial and professional services industry.



ELY BAR & GRILL



THE SPENCER



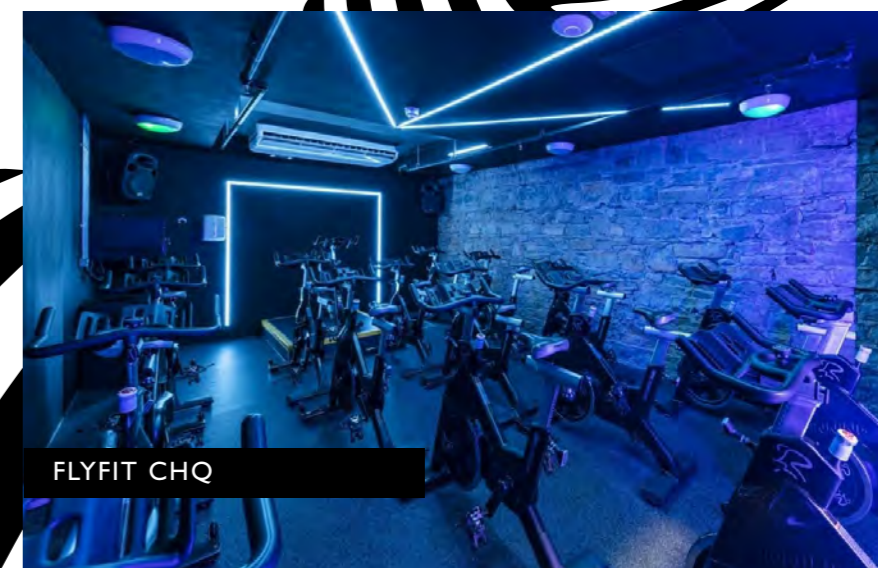
DRUNKEN FISH



HARBOURMASTER



EAST RESTAURANT



FLYFIT CHQ

This office location is surrounded by a host of well-known pubs, cafes and restaurants. The CHQ building, which is located opposite 5 George's Dock, provides a host of amenities including an exceptional mix of shopping, dining, entertainment and leisure.











Dublin's International Financial Services Centre

The IFSC is the most centrally connected part of the city with immediate access to DART and Luas services, in addition to its direct proximity to Busáras, the main commuter bus station and Connolly Station, the main commuter rail station.

Dublin Airport is accessible in 20 minutes directly via the Port Tunnel, while numerous Dublin Bike stations are in the immediate vicinity.

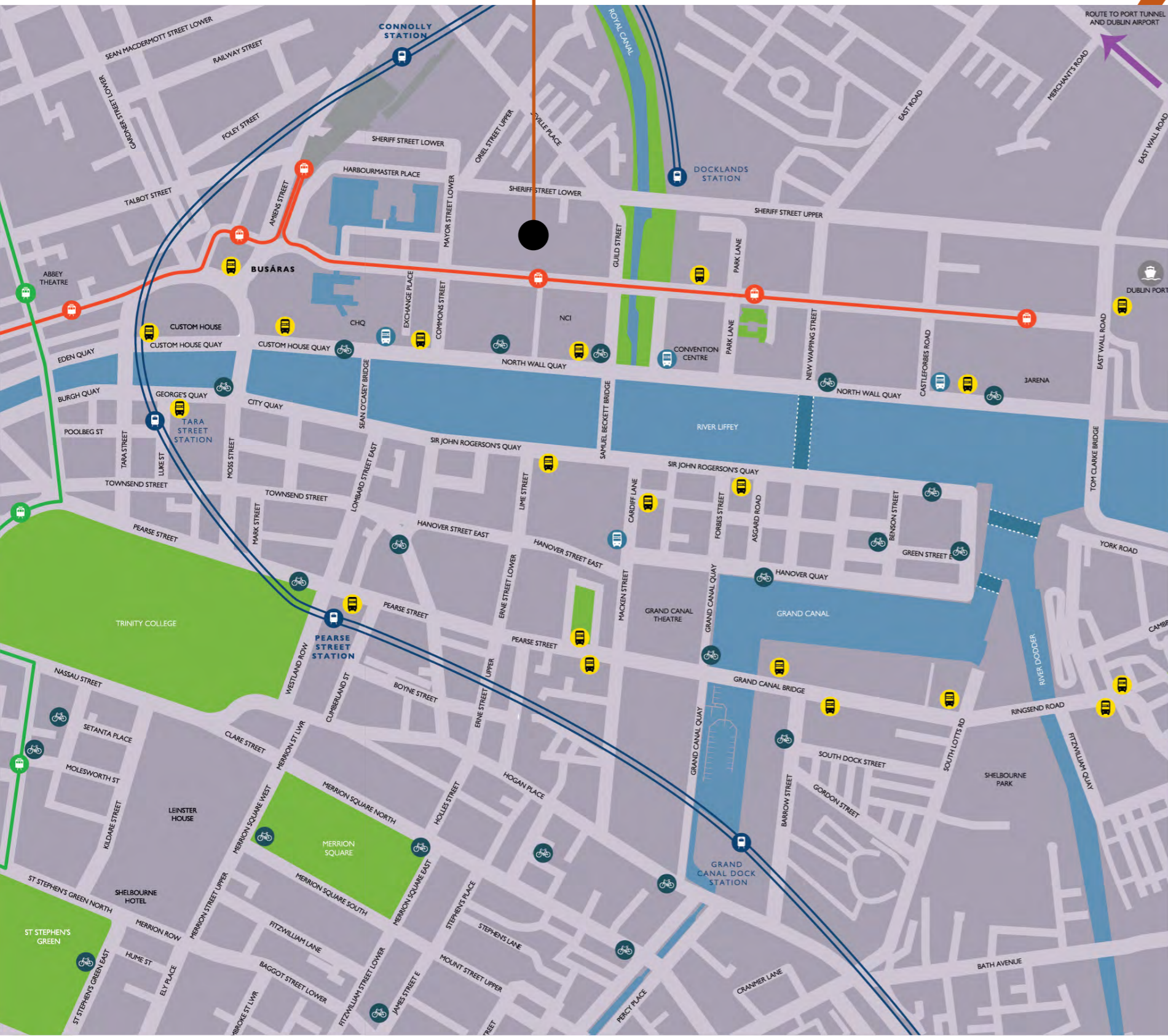


-  1 min walk
**RED LINE LUAS STOP
(IMMEDIATELY OUTSIDE)**
-  3 min walk
DUBLIN BUS
-  4 min walk
DUBLIN BIKES
-  5 min walk
**DART & IRISH RAIL
(CONNOLLY STATION)**
-  6 min walk
BUSÁRAS
-  9 min walk
DART (DOCKLAND STATION)
-  12 min walk
GREEN LINE LUAS
-  20 min drive
DUBLIN AIRPORT













FIVE GEORGE'S DOCK



No matter the mode of transport, all areas of Greater Dublin are easily accessible to the IFSC.

-  LUAS RED LINE
-  DART
-  DUBLIN BUS
-  AIRLINK
-  DUBLIN BIKES
-  TO AIRPORT
-  LUAS GREEN LINE
-  DUBLIN PORT





FIVE
GEORGE'S
DOCK



At the heart of the IFSC.
At the heart of Dublin
business.













- 1 Grant Thornton
- 2 Hubspot
- 3 McCann Fitzgerald
- 4 Three Ireland
- 5 Tenable
- 6 BNY Mellon
- 7 Matheson
- 8 Indeed / JP Morgan
- 9 Airbnb / Wix / LogMein
- 10 Accenture
- 11 Aptiv / DocuSign
- 12 Three Arena
- 13 Blueface / Gilead
- 14 NTMA
- 15 Central Bank of Ireland
- 16 Salesforce
- 17 PwC
- 18 National Convention Centre
- 19 AIG
- 20 A&L Goodbody
- 21 Citigroup
- 22 IFSC House
- 23 Bank of Montreal
- 24 KPMG
- 25 Walkers Global / PartnerRe
- 26 CHQ



FIVE GEORGE'S DOCK

5 George's Dock is being completely repositioned as a modern high specification office building.

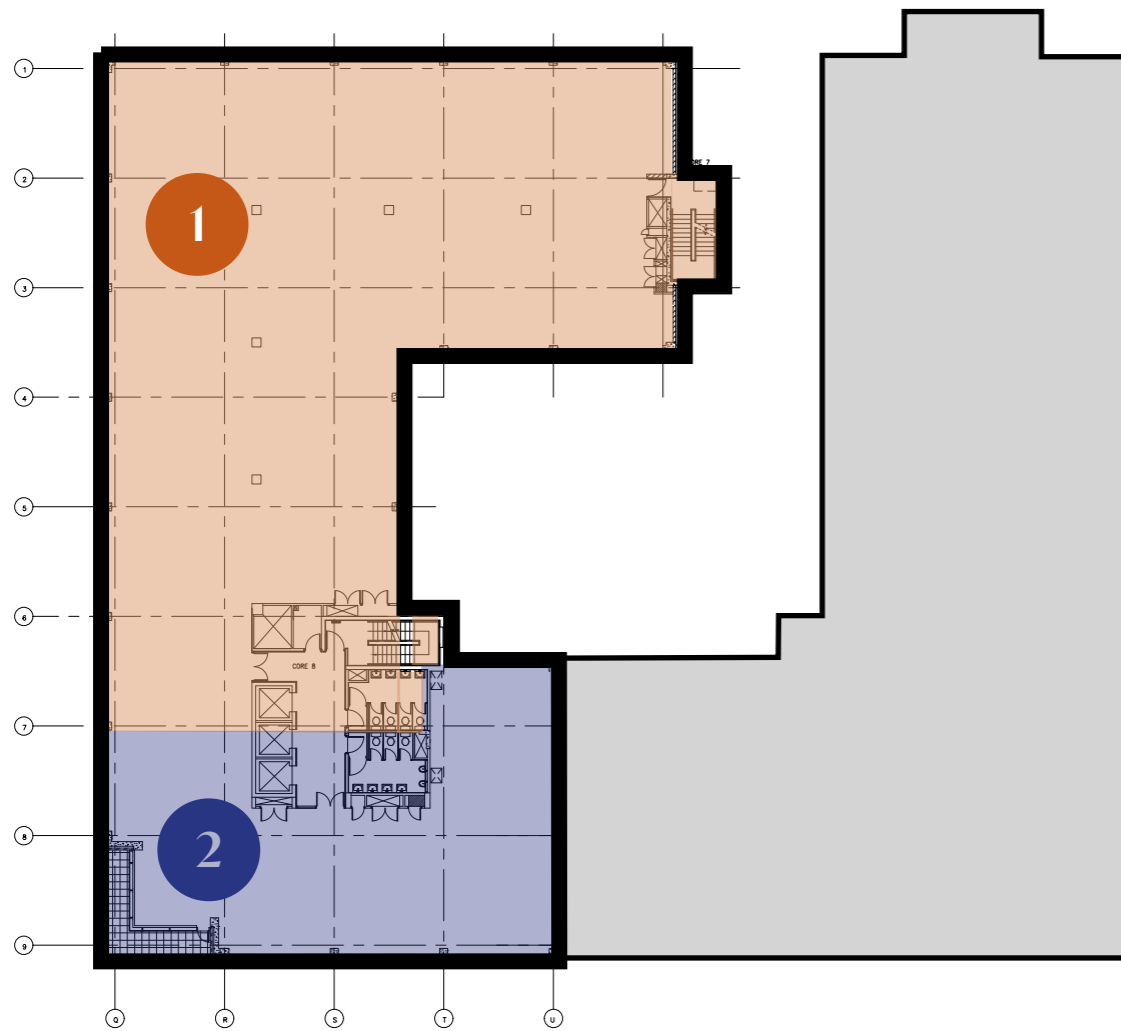
An extensive modernisation program to the reception, lift lobbies and toilets has recently been completed. CAT A refurbishment works are ongoing to vacant floors and works to a new shower block due imminently.

-  BRIGHT AND EFFICIENT FLOOR PLATES
-  COMMUNAL BREAKOUT SEATING WITH COFFEE MACHINE
-  4-PIPE FAN COIL AIR CONDITIONING
-  RAISED ACCESS FLOORS WITH UNDERGROUND PLENUM
-  LED LIGHTING
-  MANNED RECEPTION
-  OCCUPATION DENSITY 1:8 SQ M
-  METAL CEILING TILES
-  SECURE BASEMENT CAR AND BICYCLE PARKING
-  SHOWER & CHANGING FACILITIES
-  NEW PASSENGER LIFTS
-  TERRACED AREA

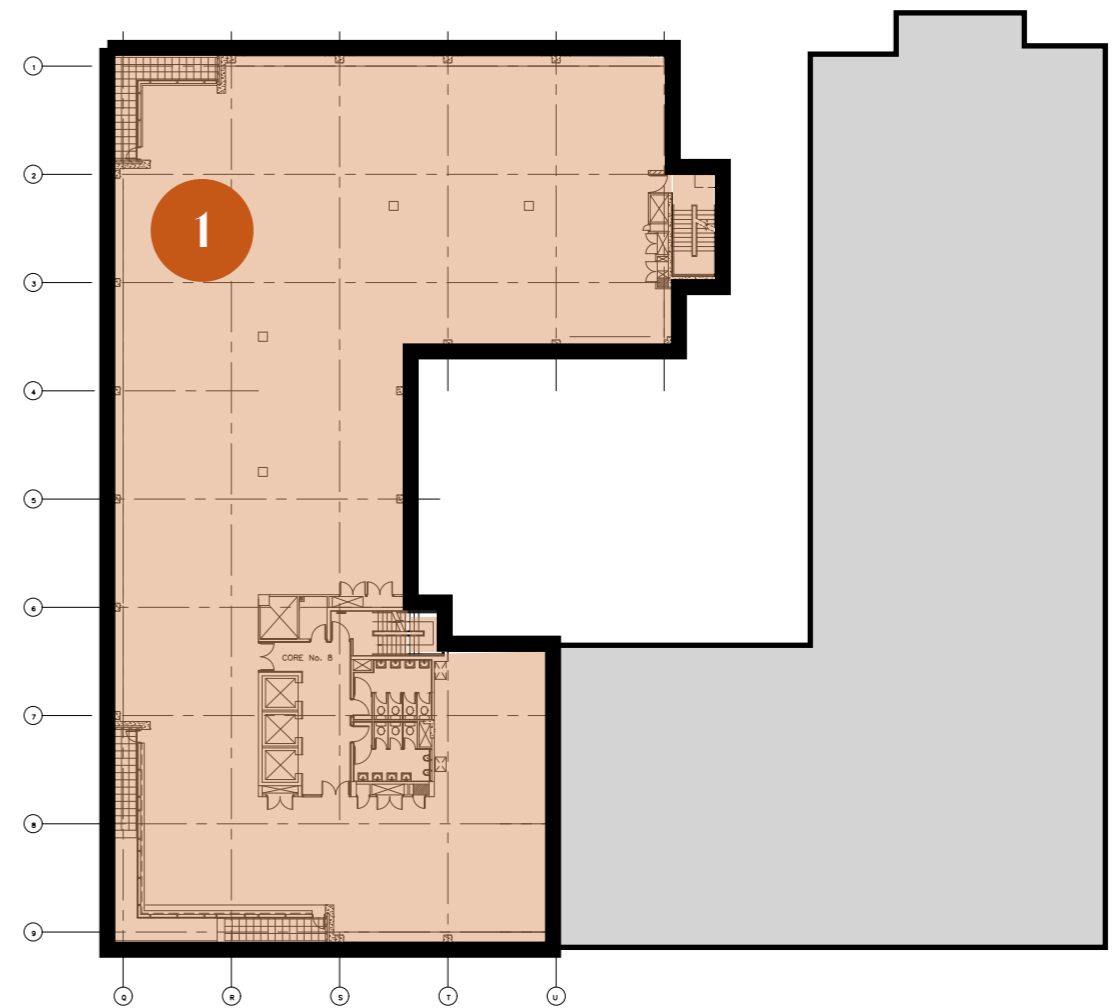
SCHEDULE OF AVAILABLE ACCOMMODATION (NIA)		
FLOOR	Sq Ft	Sq M
First	10,336	960.2
Part Second	2,840	263.8
Part Third	8,159	758
Fourth	10,479	974
Fifth	9,168	852
TOTAL	40,982	3,808



Floorplans



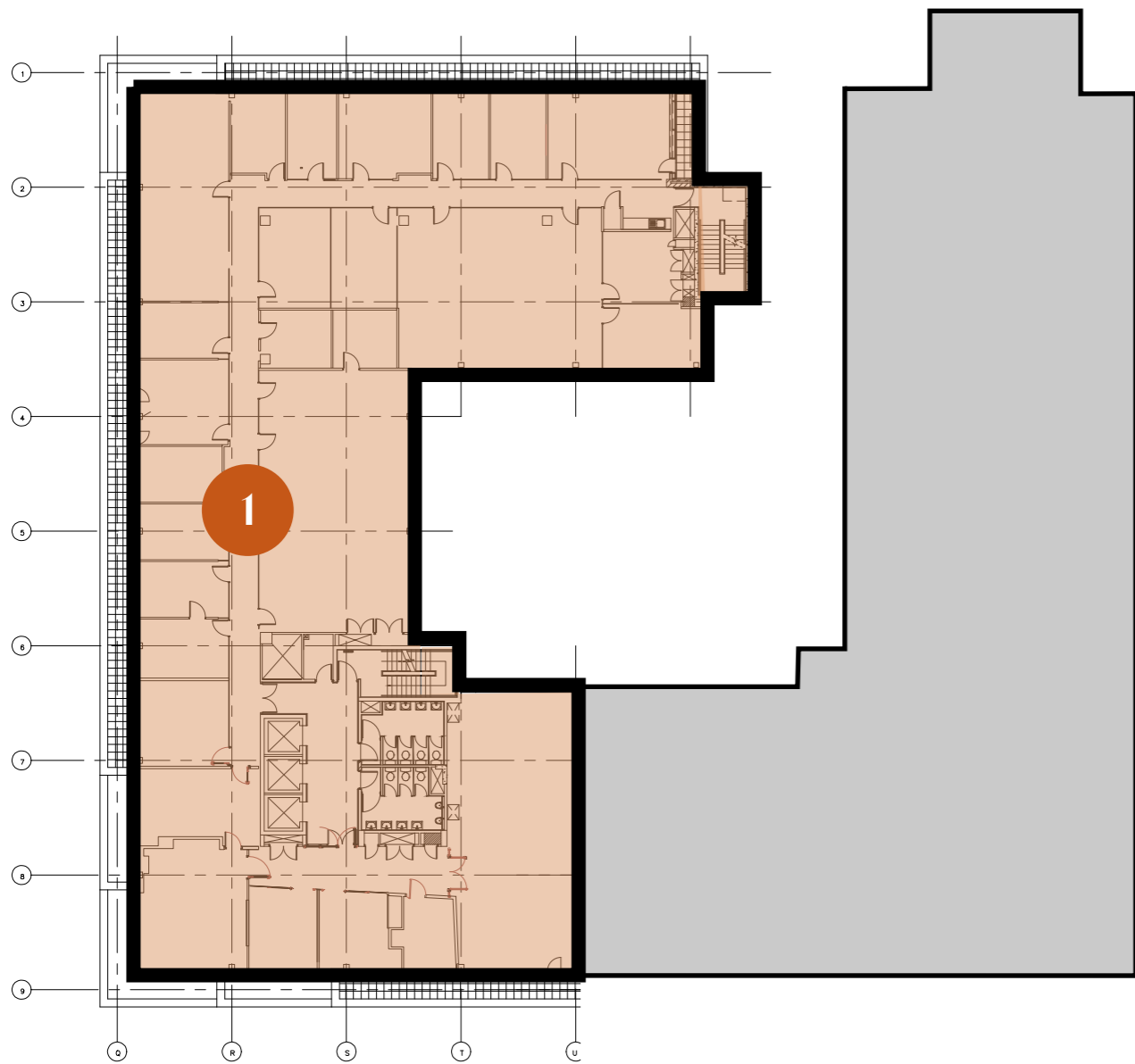
THIRD FLOOR



FOURTH FLOOR



Floorplans



FIFTH FLOOR

1



FIVE
GEORGE'S
DOCK



Contact Us Today

Rent: On application

BER B3

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DOCK