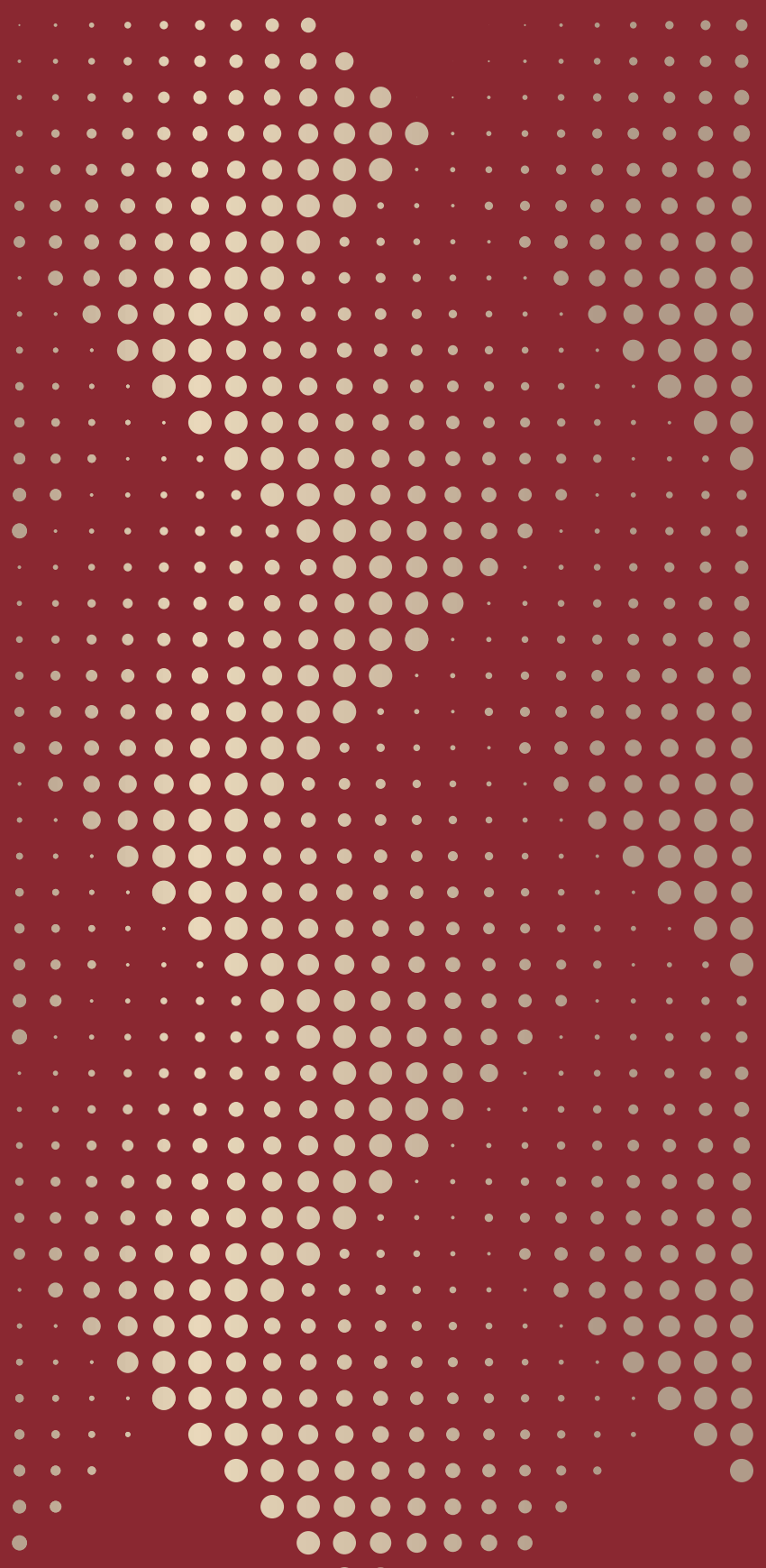


# LUMEN

UPPER BAGGOT STREET, DUBLIN 4



# ILLUMINATING CENTREPIECE FOR BAGGOT STREET

A stunning refurbishment, situated on the busiest gateway to Dublin’s CBD, on the banks of the Grand Canal. A proven location with notable local occupiers including Amazon, Bank of Ireland, Sky and LinkedIn.

Immediate connectivity to a strong public transport network including DART, LUAS, Dublin Bus and a much utilised cycle path. The location provides a host of amenities on your doorstep including numerous restaurants, coffee shops, gyms and bars.

KEY BUILDING FEATURES:

- IMPRESSIVE 9,782 SQ FT HQ OFFICE BUILDING
- PROMINENT BAGGOT STREET FRONTAGE
- EASY WALKING DISTANCE TO ST. STEPHEN’S GREEN
- EFFICIENT FLOORS FROM 959 – 1,711 SQ.FT.
- SPACIOUS ROOF TERRACE OVERLOOKING DUBLIN’S CBD
- FEATURE ILLUMINATED ENTRANCE



8 Car Spaces



Secure Bicycle Storage



Shower and Changing Facilities



Feature Roof Terrace



STRIKING NEW OFFICE SPACE IN DUBLIN’S CBD



# PROMINENT CONNECTED LOCATION

Lumen occupies a central location on Baggot Street Upper in one of the city’s most vibrant commercial quarters.



Landmark Amenities



STRONG TRANSPORT LINKS

- DUBLIN BIKES
- LUAS GREEN LINE
- LUAS RED LINE
- DART LINE
- DUBLIN BUS
- AIRCOACH







## A PROVEN LOCATION

1. AerCap
2. Permanent TSB
3. Department of Health
4. Twitter
5. Citigroup
6. Verizon Ireland
7. Facebook
8. ESB Head Office
9. Google
10. Accenture
11. Bord Gais
12. Dentsu Aegis
13. Eaton Corp
14. Bank of Ireland Baggot Plaza
15. DAC Beachcroft
16. DCYA
17. Shire Pharmaceutical
18. Phillip Lee Solicitors
19. EBS
20. Amazon
21. Sky
22. Eugene F Collins
23. Macquarie
24. Bank of Ireland
25. LinkedIn
26. IDA
27. Huawei
28. Amazon
29. Clayton Hotel
30. Storyful



## FLEXIBLE FLOORS REFURBISHED TO A HIGH SPECIFICATION

**Spectacular vista over Baggot Street including  
the historic Baggot Street Hospital building**





## AN ELEVATED VIEWPOINT

Generous roof terrace with views over the rooftops of the Docks to the north, St Stephen's Green to the west and Ballsbridge and Dublin Bay to the east.





The internal reception finishes and illuminated feature lighting emphasise the clean, contemporary and durable design of the building.

*Image for illustrative purposes only.*

## A STATEMENT ENTRANCE WITH STRONG EMPHASIS ON CHARACTER AND LIGHTING

**Retreat from the vibrancy of Baggot Street and the Grand Canal to the serene reception of Lumen, a Grade A professional headquarters in the heart of Dublin.**

Lumen provides an exceptional working environment. A striking external profile met with internal design functionality provides a most stimulating and flexible work space, set in one of Dublin's most thriving business districts.

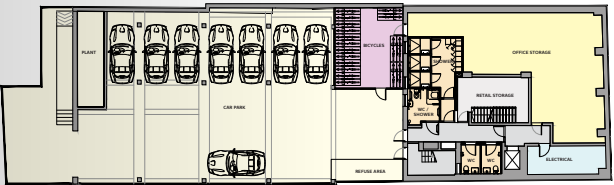
# ACCOMMODATION & FLOOR PLANS

SIXTH FLOOR	958 SQ FT	89 SQ M
FIFTH FLOOR	1,711 SQ FT	159 SQ M
FOURTH FLOOR	1,711 SQ FT	159 SQ M
THIRD FLOOR	1,711 SQ FT	159 SQ M
SECOND FLOOR	1,711 SQ FT	159 SQ M
FIRST FLOOR	1,711 SQ FT	159 SQ M
GROUND	968 SQ FT	90 SQ M
TOTAL (NIA)	10,481 SQ FT	973 SQ M
RETAIL	2,400 SQ FT	223 SQ M

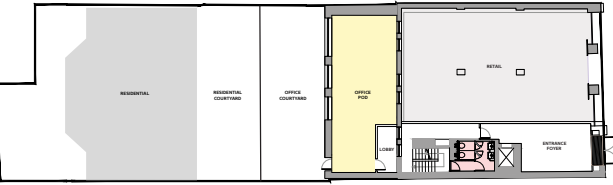
## SPECIFICATION

- NEW AIR CONDITIONING
- LED LIGHTING
- 8 PERSON PASSENGER LIFT
- METAL CEILING TILES
- QUALITY CARPET TILE FINISH
- BALCONY AT 6TH FLOOR LEVEL
- NEW DOUBLE GLAZED WINDOWS SET BACK FROM THE FACADE
- PRIVATE, TRANQUIL URBAN TERRACE GARDEN
- FLOOR BY FLOOR METERING
- PRIVATE PARKING FOR 8 CARS
- SECURE BICYCLE STORAGE
- SHOWERS, LOCKERS AND CHANGING FACILITIES
- TOILETS ON ALL LEVELS

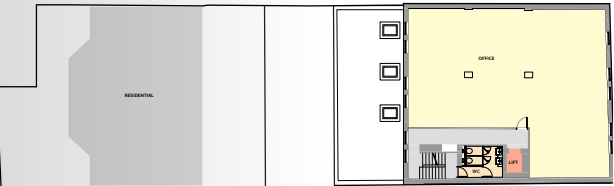
Basement



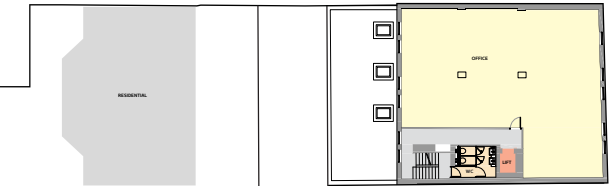
Ground 968 SQ FT | 90 SQ M



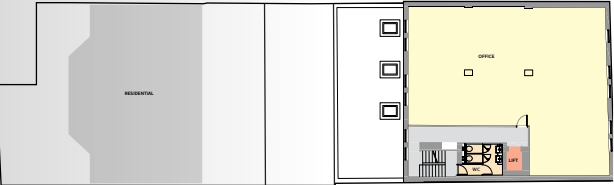
First 1,711 SQ FT | 159 SQ M



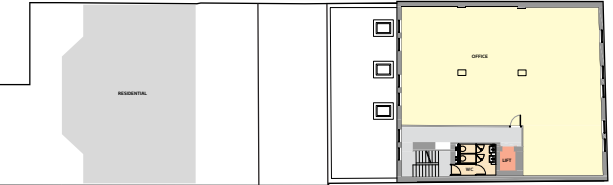
Second 1,711 SQ FT | 159 SQ M



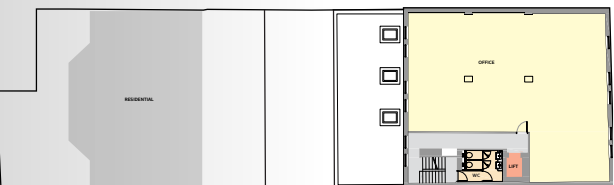
Third 1,711 SQ FT | 159 SQ M



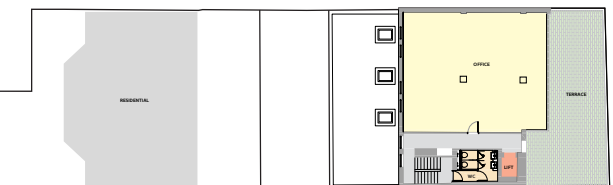
Fourth 1,711 SQ FT | 159 SQ M



Fifth 1,711 SQ FT | 159 SQ M



Sixth 958 SQ FT | 89 SQ M



## KEY

- OFFICE
- TERRACE
- LIFTS
- CORE
- SHOWERS / WC
- CAR PARKING
- BICYCLE BAYS
- COMMS/ SWITCH ROOM





## PROFESSIONAL TEAM

Developer:	<b>Burlington Real Estate</b>
Architect:	<b>DMOD Architects</b>
Quantity Surveyor:	<b>Mulcahy McDonagh &amp; Partners (MMP)</b>

## JOINT LETTING AGENTS



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