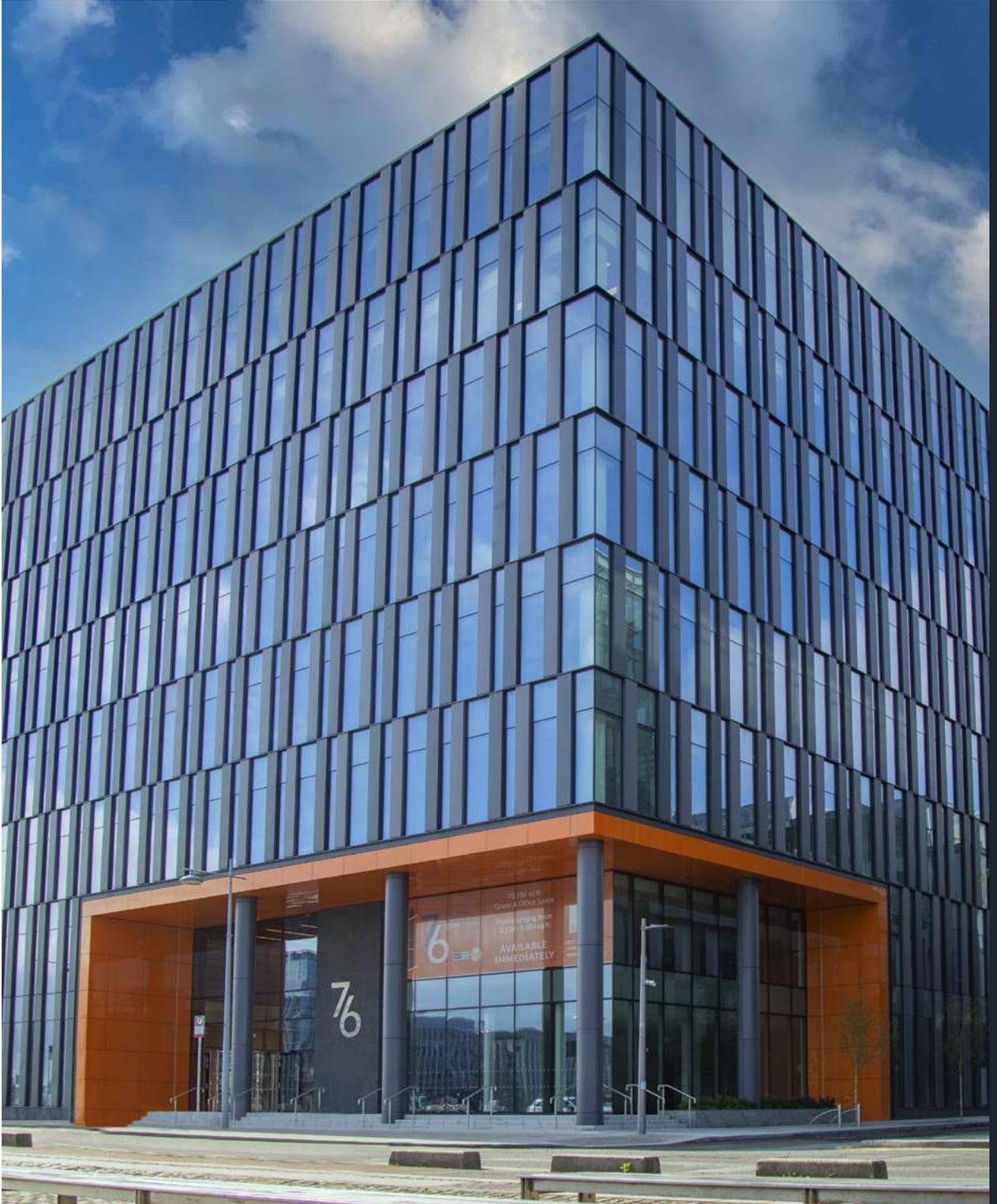


DUBLIN 2



# 76

A striking head quarter office available immediately.

76 Sir John Rogerson's Quay is a magnificent Grade A HQ office building extending to 75,186 sq ft over 9 floors.

This high profile building has been designed to the highest standards and is available immediately. Occupiers in the building include Rabobank and Algebris Investments.



Floor plates ranging from 3,532 - 9,684 sq ft



Double height reception entrance



4 Lifts including good/bicycle lift



2.8m floor to ceiling heights

### High quality end of trip facilities:



23 Car Spaces



94 Bicycle Spaces



11 Individual Showers



**BER A3**

Designed to the highest standards and finished to LEED Gold and BER A3



# One of the last waterfront opportunities in the South Docklands



2.8m floor to ceiling heights



Efficient floor plates from 3,400 – 9,700 sq ft



4 pipe fan coil air conditioning



Raised access floors with 150mm floor zone

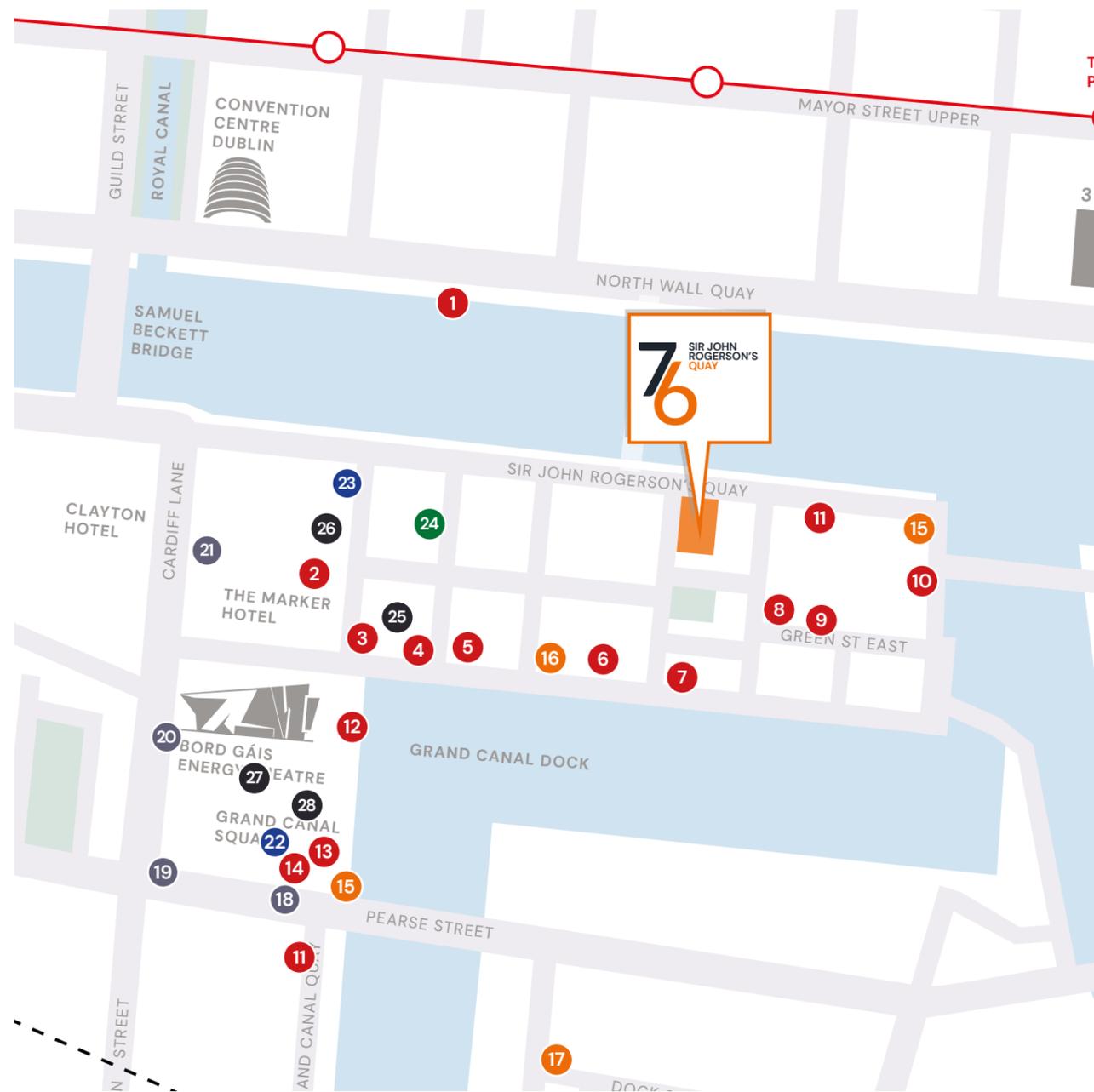


Designed occupancy 1:8 sq m



Sprinkler system





**Restaurants**

- 1. MV Cill Airne
- 2. Lolly & Cooks
- 3. Herbstreet
- 4. Boojum
- 5. Milano
- 6. MacKenzie's
- 7. Pause Cafe
- 8. Hand Print Coffee
- 9. Freshii Capital Dock
- 10. Brewdog
- 11. The Art of Coffee
- 12. Cafe Bar H
- 13. Nutbutter
- 14. Il Valentino

**Retail**

- 15. Fresh
- 16. Spar
- 17. Eurospar

**Sports**

- 18. Andy Kenny Fitness
- 19. Educogym
- 20. FLYEfit Macken St
- 21. Club Vitae Health & Fitness

**Pharmacies**

- 22. Gallery Quay Pharmacy
- 23. Life Pharmacy Hanover

**Doctors**

- 24. Docklands Dental

**Banks**

- 25. AIB
- 26. KBC
- 27. Bank of Ireland
- 28. HSBC



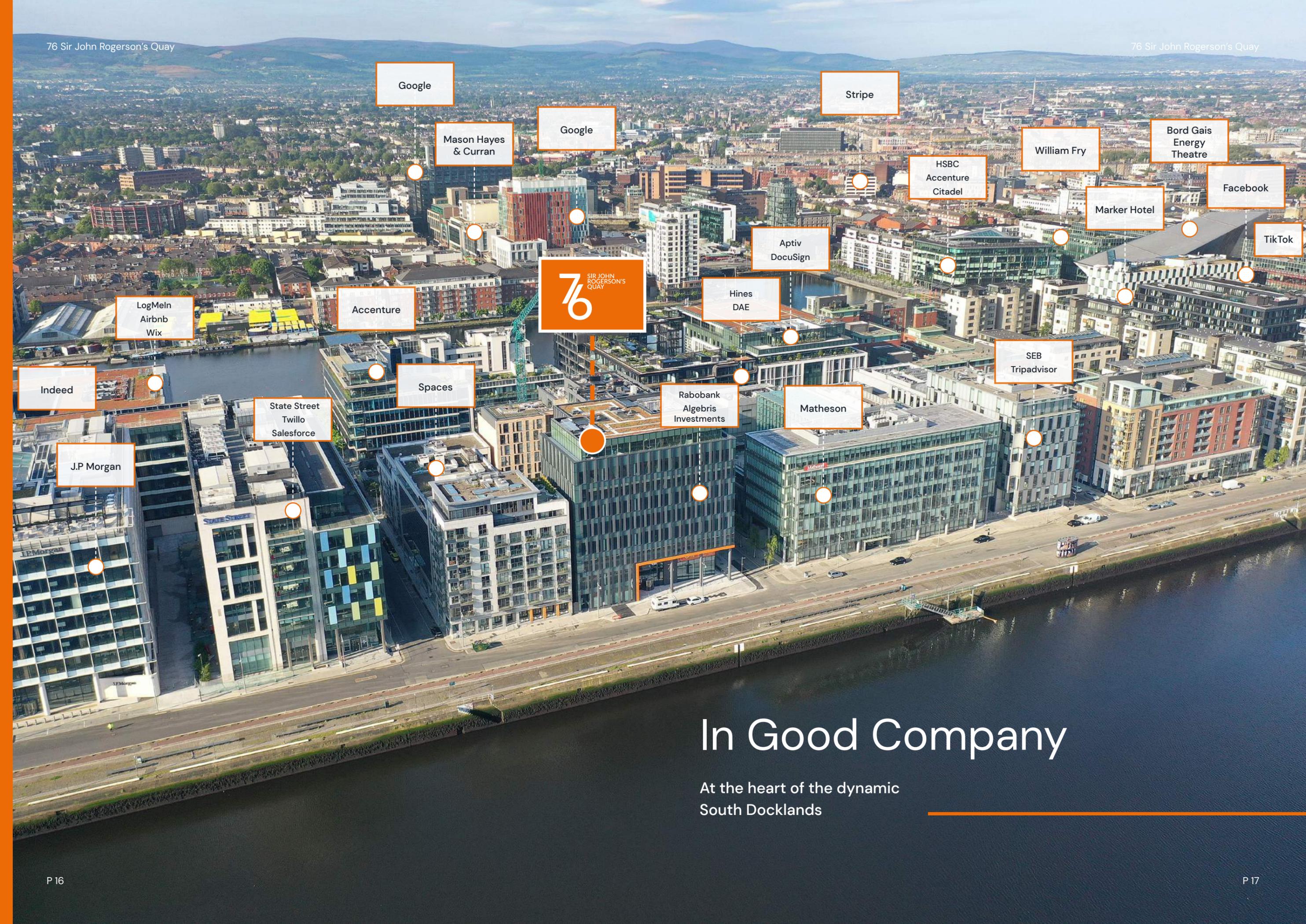
To the rear of the building is the new pocket park 'Benson Park' which will provide a bright sheltered meeting place for local staff and residents.



Magnificent city and water views from all floors



Excellent floor to ceiling height 3.9m at ground floor



Google

Stripe

Google

Mason Hayes & Curran

William Fry

Bord Gais Energy Theatre

HSBC  
Accenture  
Citadel

Facebook

Marker Hotel

TikTok

Aptiv  
DocuSign

**76**  
SIR JOHN ROGERSON'S QUAY

Hines  
DAE

Accenture

SEB  
Tripadvisor

LogMeln  
Airbnb  
Wix

Indeed

Spaces

Rabobank  
Algebris  
Investments

Matheson

State Street  
Twilio  
Salesforce

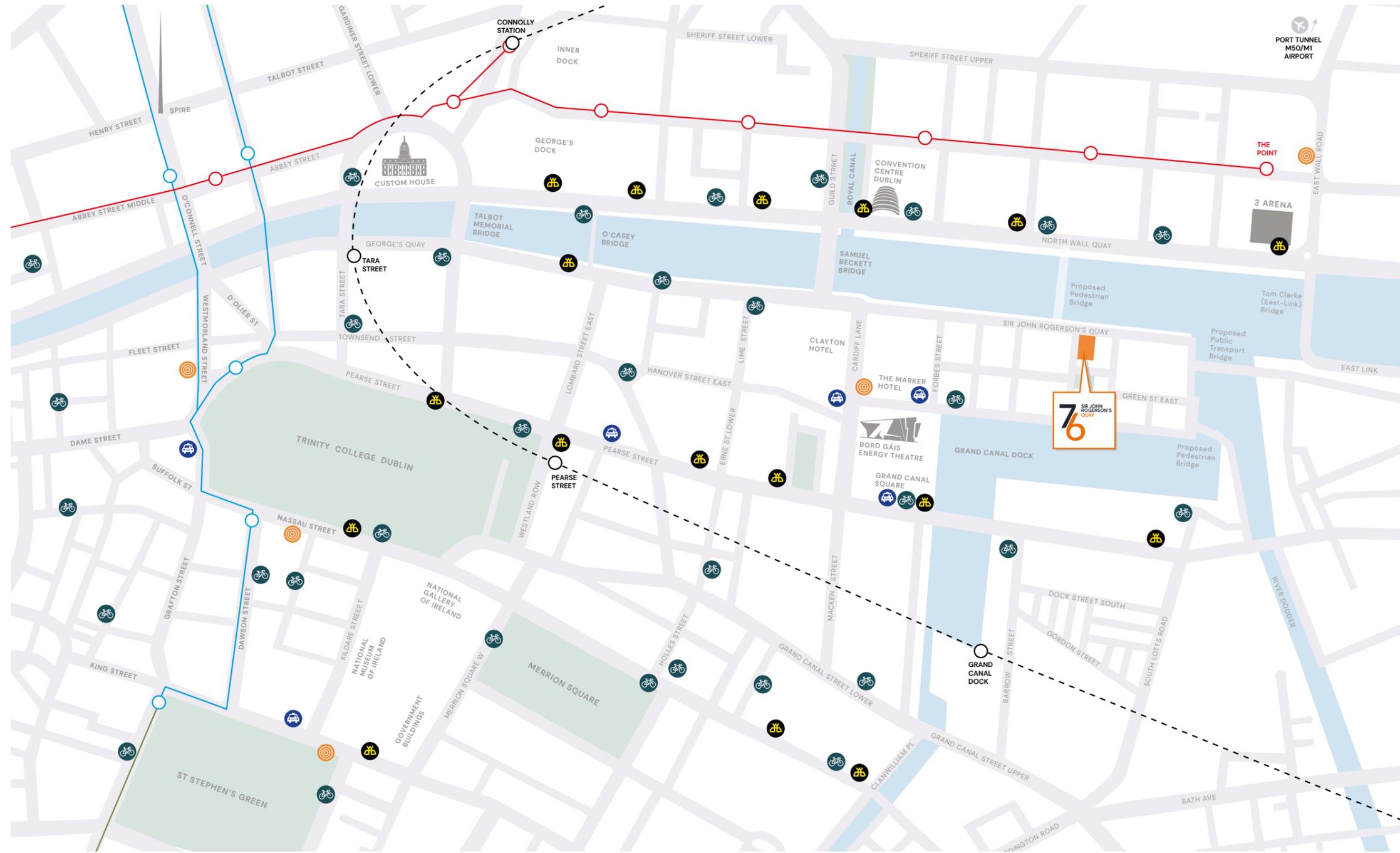
J.P Morgan

# In Good Company

At the heart of the dynamic  
South Docklands

# Superbly Connected Commuter Links

Swift and reliable access locally, nationally and internationally



-  76 SJR QUAY
-  Luas Green Line
-  Luas Red Line
-  Luas Cross City Line
-  DART Line / Irish Rail
-  Taxi
-  Dublin Bus
-  Dublinbikes
-  Aircoach
-  Airport

<b>Dublin Bus</b>	<b>Taxi</b>	<b>Drive</b>	<b>Dublinbikes</b>	<b>Luas Red Line</b>	<b>Aircoach</b>	<b>Airport</b>	<b>Rail/Dart</b>
							
Various Locations	Various Locations	M50 ring road and Airport 20 minutes	1 minute walk	13 minute walk	5 minute walk	20 minute drive	15 minute walk

Admiral William Brown Memorial



Grand Canal Dock Train Station



Grand Canal Dock



Dublin Bikes



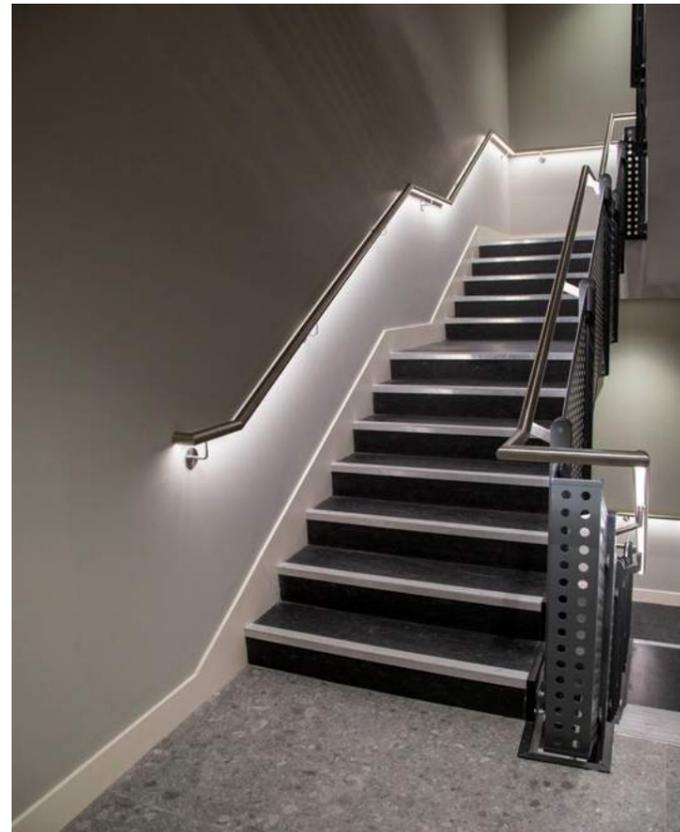
The Aviva Stadium



Grand Canal Dock

Steeped in history, the area offers so much more in terms of daily activities, festivals and opportunities to enjoy this unique area.

# High Quality Tenant Facilities



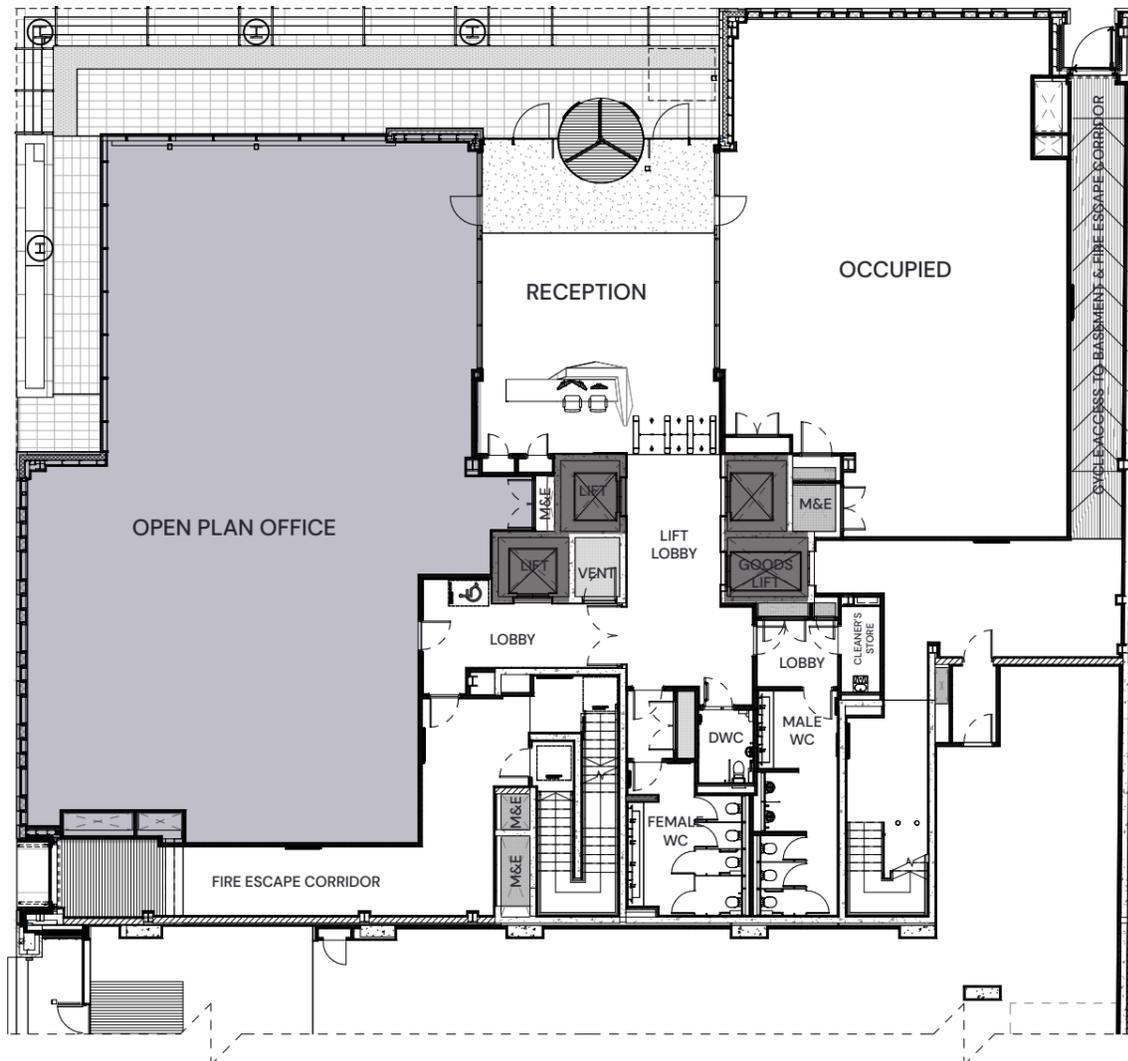


# Ground Floor Plan

NET INTERNAL AREA  
328.1 sq m    3,532 sq ft

River Liffey

Sir John Rogerson's Quay



LEGEND

Office	Lift
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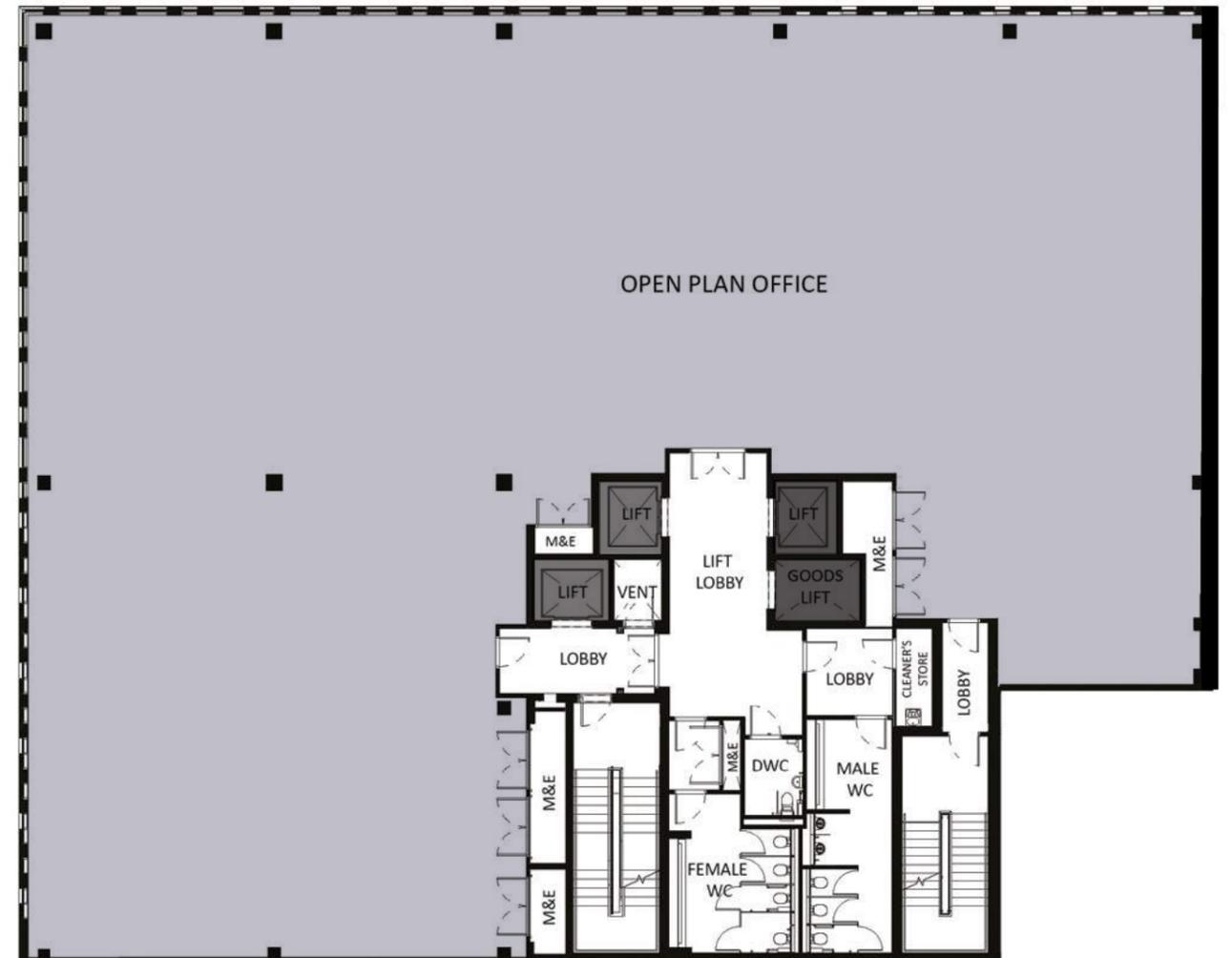


# Typical Floor Plan

NET INTERNAL AREA  
899.7 sq m    9,684 sq ft

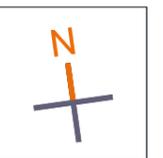
River Liffey

Sir John Rogerson's Quay



LEGEND

Office	Lift	Terrace
--------	------	---------



TYPICAL FLOOR

Occupancy 1:8

Open Plan workstations 112

Total Headcount 112

Test Fit 1:8

River Liffey

Sir John Rogerson's Quay



LEGEND Office Lift



TYPICAL FLOOR

Occupancy 1:12

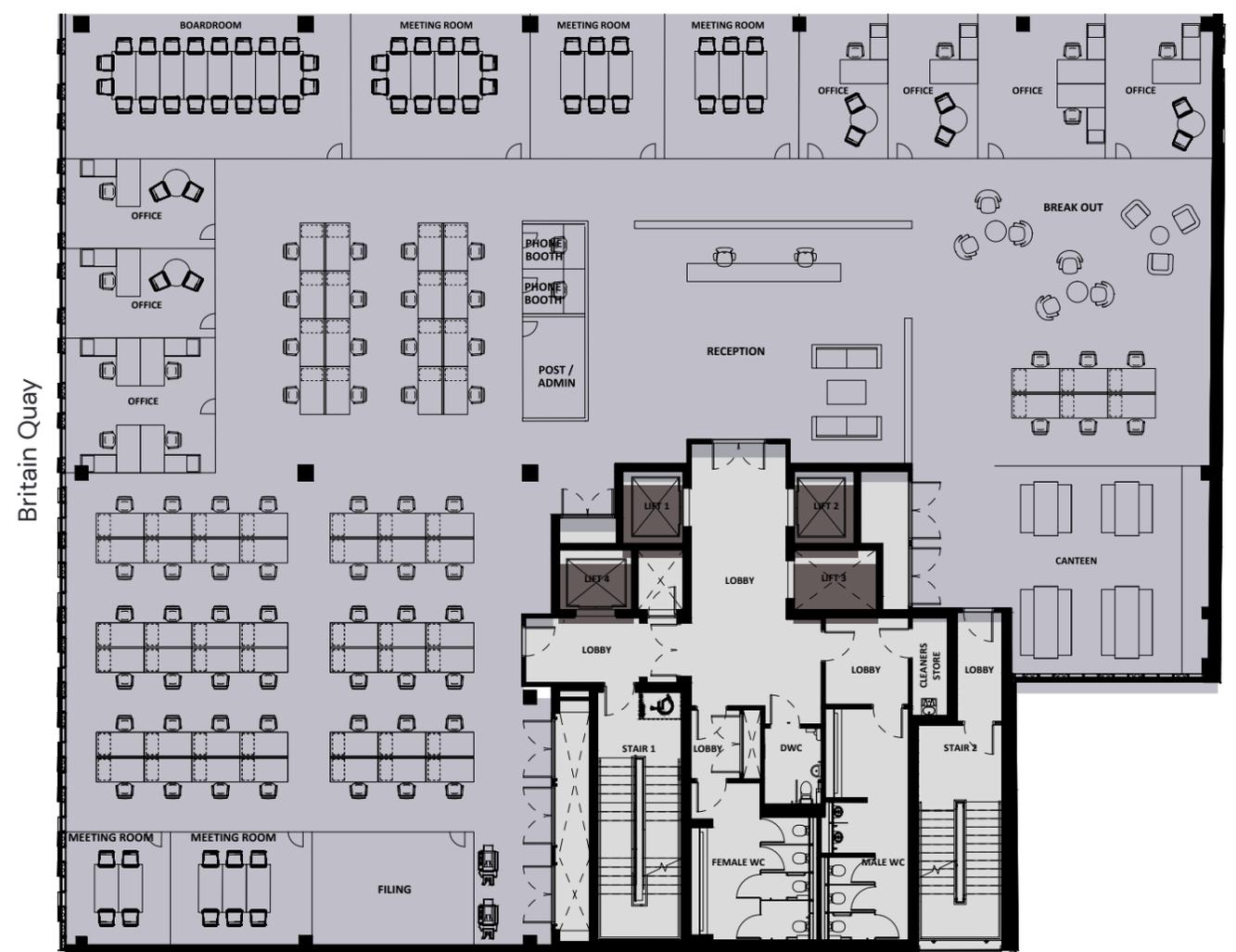
Cellular offices 11

Open Plan workstations 64

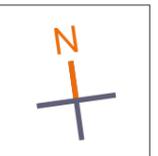
Total Headcount 75

Test Fit 1:12

Sir John Rogerson's Quay



LEGEND Office Lift





# Agents

For more information contact letting agents



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76 SIR JOHN  
ROGERSON'S  
QUAY

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