





Approx. 11,211 sq. ft.  
available in total over  
two floors



Modern, Grade A office  
offered with part CAT A  
fit out in place



Bright and efficient  
floorplates, offering  
maximum flexibility



Ample secure car spaces  
and ample bicycle  
parking available



Excellent connectivity,  
located 1 minute walk  
from the Point Square  
Red Line LUAS Stop



Extensive retail and  
leisure amenities on  
your doorstep

## Units 11 & 12, Point Square

Point Square comprises a modern mixed-use development in the heart of Dublin's North Docklands, with the available office accommodation (Units 11 & 12) extending to approx. 11,211 sq. ft. over two floors.

Available in its entirety, or on a floor by floor basis, the bright and efficient floorplates are presented with a partial CAT A fit out in place. The raised access floors (with 150mm floor zone) are installed and a credit is available for the ceilings, lights and air conditioning, yet to be installed to an occupiers desired layout.

Point Square offers excellent parking provisions with the added advantage of being a one minute walk from the Point Square LUAS stop.

FLOOR	SQ. FT.	SQ. M.
First	5,627	522.8
Second	5,584	519
<b>Total</b>	<b>11,211</b>	<b>1,041.8</b>



*CGI for indicative purposes only*

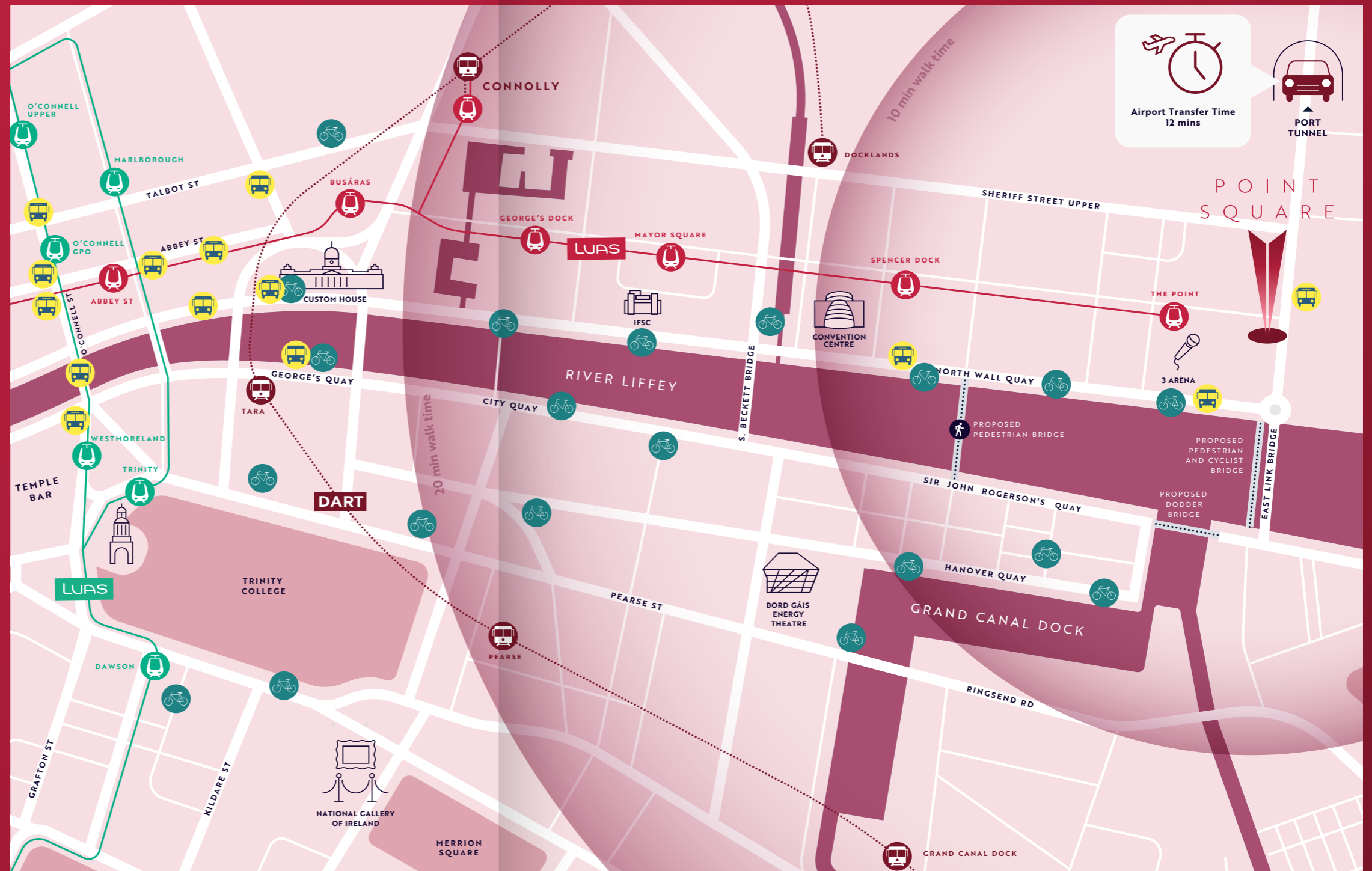


# Prime Location

Point Square is excellently positioned in the rejuvenated and thriving office location of Dublin's North Docklands.

The immediate area has experienced extensive transformation in recent years, with the completion of numerous commercial and residential developments, making it a highly desirable place to work, live and shop. As a result, the North Docklands is home to a host of multinational companies and is increasingly considered one of Dublin's premier office districts.

The immediate area benefits from a wide range of amenities within the Point Square shopping centre, including cafés, restaurants, retail and leisure offerings.



- Dublin Bus stop
- Green Line LUAS stop
- Dublin Bikes station
- Red Line LUAS stop

The Point LUAS Stop  
1 min walk

Dublin Bus Stops  
1 min walk

Dublin Bikes Station  
4 min walk

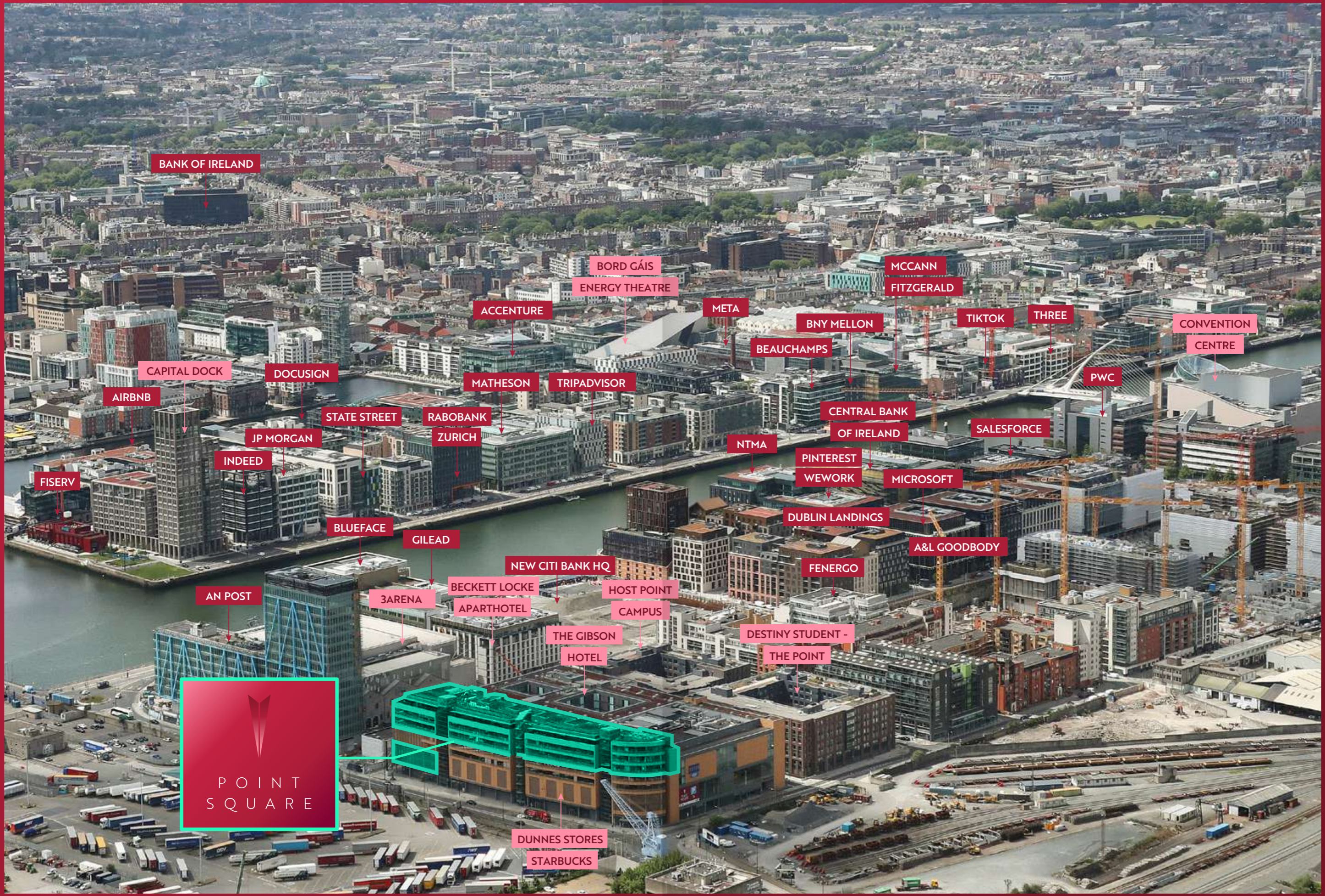
Connolly Train Station  
20 min walk

Busáras  
19 min walk

Port Tunnel  
1 min drive

M50  
11 min drive

Dublin Airport  
12 min reliable transfer time via Tunnel



BANK OF IRELAND

BORD GÁIS

ENERGY THEATRE

ACCENTURE

META

MCCANN FITZGERALD

BNY MELLON

TIKTOK

THREE

CONVENTION CENTRE

CAPITAL DOCK

DOCUSIGN

MATHESON

TRIPADVISOR

BEAUCHAMPS

PWC

AIRBNB

STATE STREET

RABOBANK ZURICH

CENTRAL BANK OF IRELAND

SALESFORCE

JP MORGAN

INDEED

NTMA

PINTEREST

MICROSOFT

FISERV

BLUEFACE

GILEAD

DUBLIN LANDINGS

A&L GOODBODY

NEW CITI BANK HQ

FENERGO

AN POST

3ARENA

BECKETT LOCKE APARTHOTEL

HOST POINT CAMPUS

THE GIBSON HOTEL

DESTINY STUDENT - THE POINT

POINT SQUARE

DUNNES STORES

STARBUCKS



► Liberty Hall & Custom House



► Mayson Hotel



► Convention Centre



► Aviva Stadium



► The Point LUAS Stop

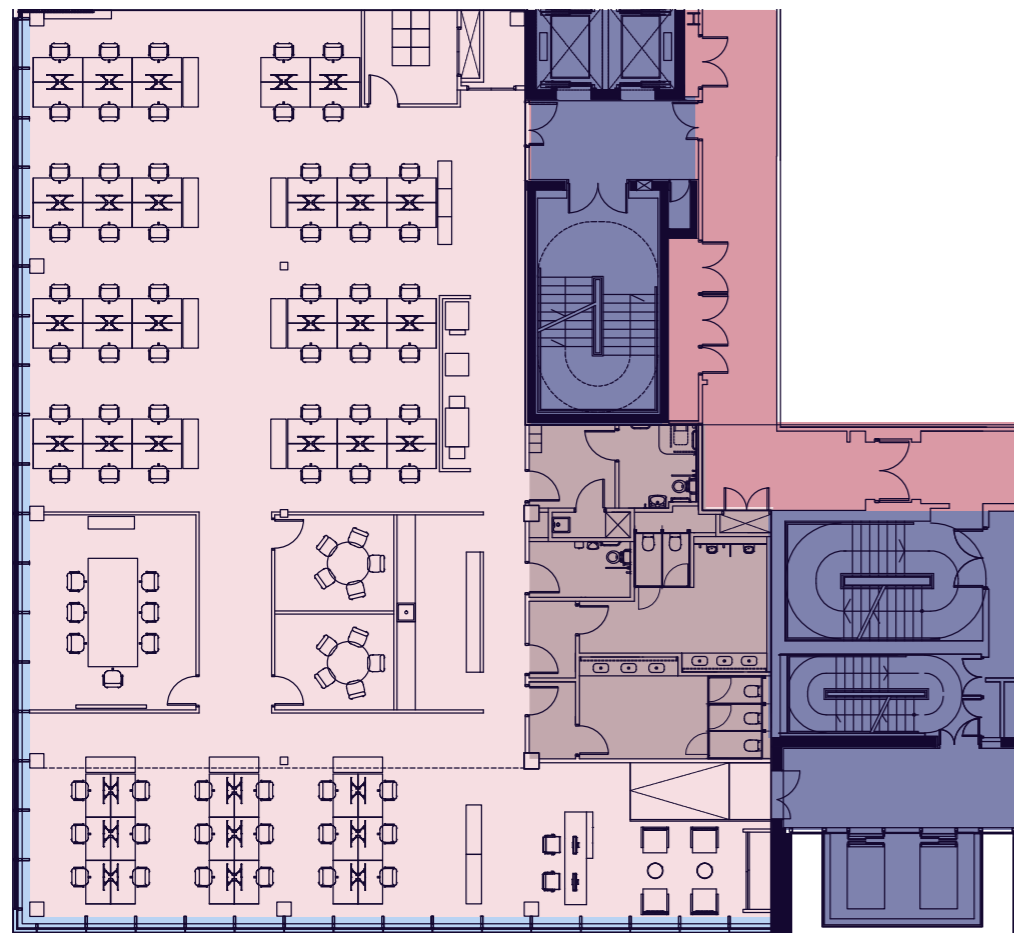


► Dublin Port



► 3Arena

# Sample Fit Out Plan



For indicative purposes only

- ← Demise
- ← WC Block
- ← Circulation Cores
- ← Circulation Core

← **Occupier Density:**  
1 person / 8 sq. m.

← **Accommodation:**  
65 person

← **Single Person Work Stations:**  
64

← **Meeting / Training Rooms:**  
3

← **Tea Station & Breakout Space:**  
1

← **Reception:**  
1

# Further Information

## Viewings

Viewing is highly recommended through joint letting agents Savills and BNP Paribas Real Estate Ireland

## BER Certificate



## Joint Agents



Savills  
33 Molesworth Street  
Dublin 2  
[savills.ie](http://savills.ie)  
PSRA No. 002233



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