



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.

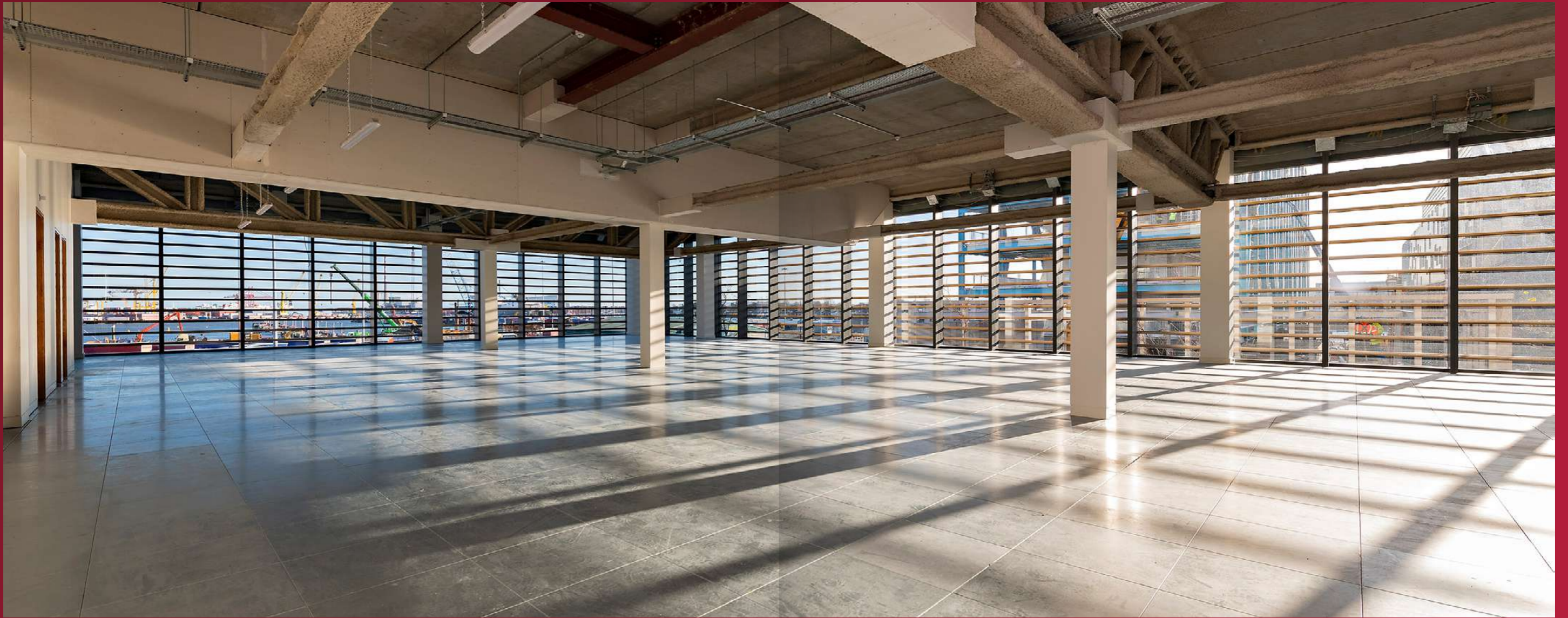
Available in its entirety, or on a floor by floor basis, the bright and efficient floorplates are presented with a partial CAT A fit out in place. The raised access floors (with 150mm floor zone) are installed and a credit is available for the ceilings, lights and air conditioning, yet to be installed 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
Total	11,211	1,041.8



CGI for indicative purposes only

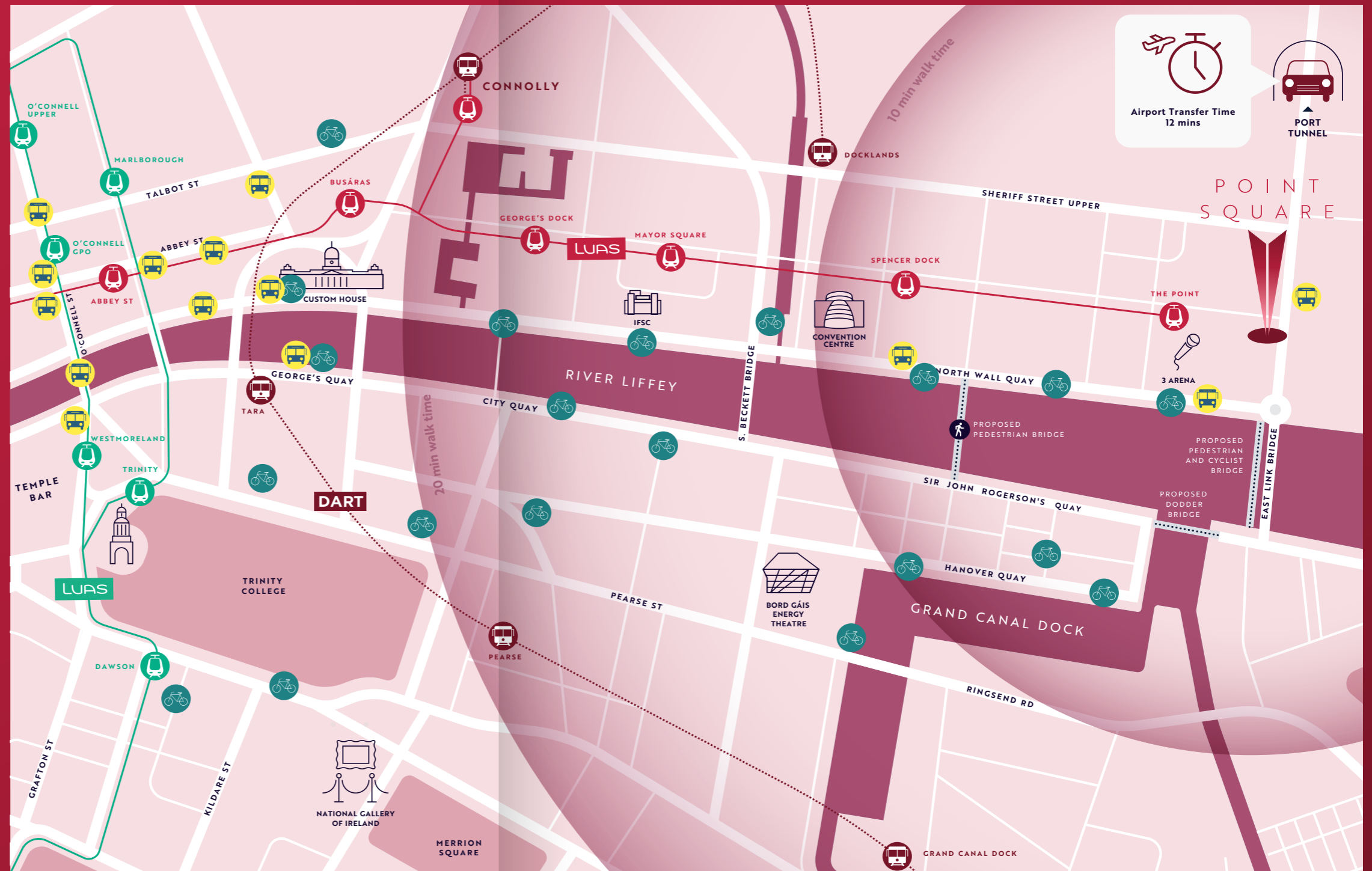


Prime Location









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

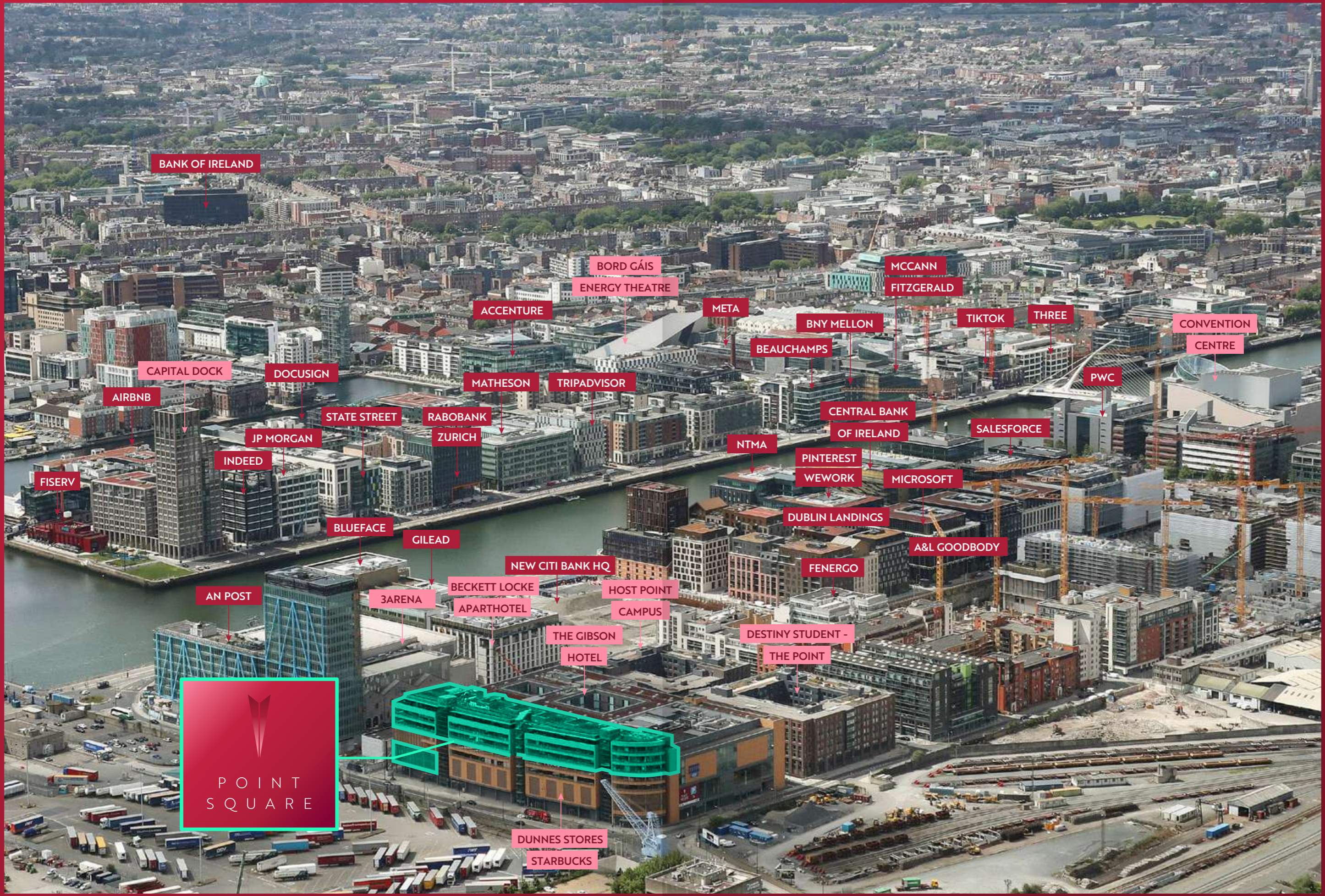
The immediate area has experienced extensive transformation in recent years, with the completion of numerous commercial and residential developments, making it a highly desirable place to work, live and shop. As a result, the North Docklands is home to a host of multinational companies and is increasingly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



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OF IRELAND

SALESFORCE

PWC

FISERV

INDEED

JP MORGAN

NTMA

PINTEREST

WEWORK

MICROSOFT

BLUEFACE

GILEAD

NEW CITI BANK HQ

DUBLIN LANDINGS

A&L GOODBODY

AN POST

3ARENA

BECKETT LOCKE

APARTHOTEL

HOST POINT

CAMPUS

FENERGO

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

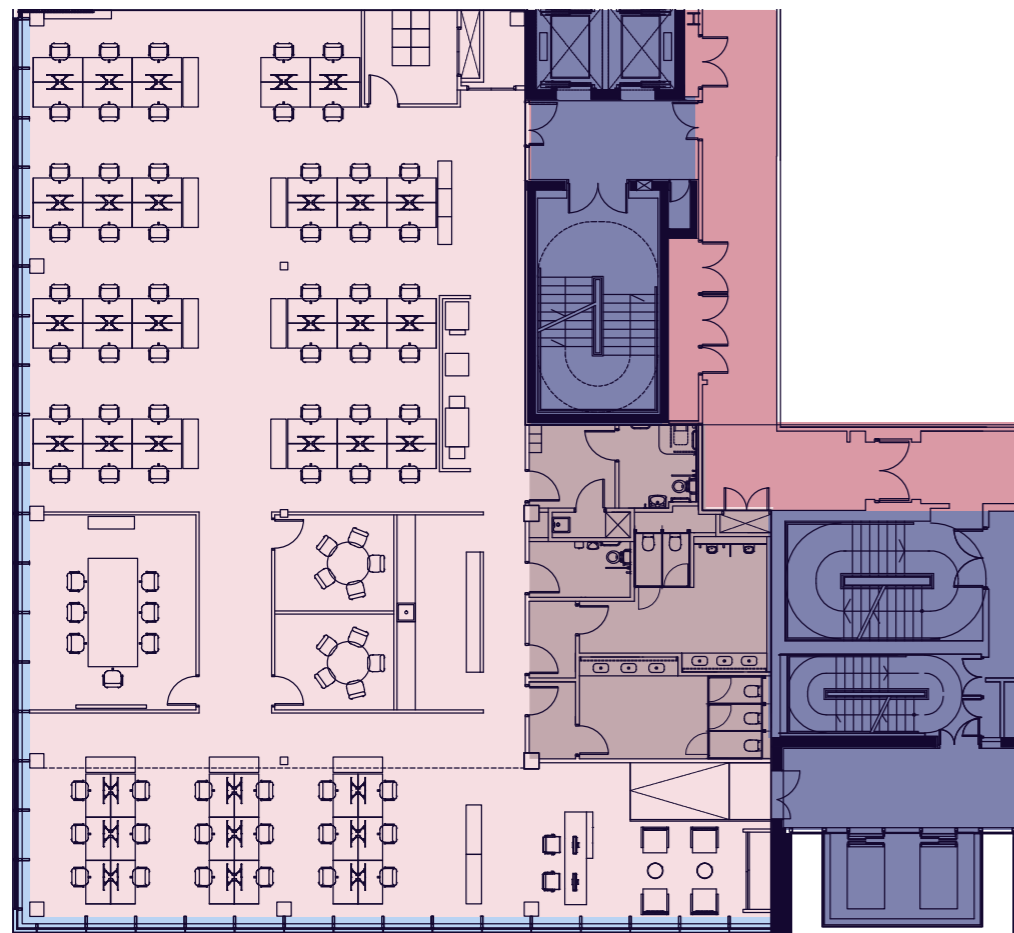


► Dublin Port



► 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 sole letting agent Savills

▶ **BER Certificate**



Agent



Savills
33 Molesworth Street
Dublin 2
savills.ie
PSRA No. 002233

▶ **Andrew Cunningham**
+353 1 618 1720
Andrew.Cunningham@savills.ie

▶ **Simon Creighton**
+353 1 618 1705
simon.creighton@savills.ie

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