

The Harcourt Building

HARCOURT STREET, DUBLIN 2



FULLY FITTED OFFICE SUITES AVAILABLE

Areas from 4,660 sq ft (432.93 sq m) to 12,098 sq ft (1,123.94 sq m)

Targeting BER A2





The Harcourt Building

The Harcourt Building is an iconic office building, situated in a prominent location on the corner of Harcourt Street and Adelaide Road, next to the Harcourt Luas stop (Green line). A large central atrium allows natural light to flood into the building, creating a bright and energising work environment.

“ Brand new, turnkey office suites in the heart of Dublin 2, ”

Description

The Harcourt Building offers a range of fully fitted office suites tailored to suit a variety of business needs. From small startups to large corporations, the building can accommodate a diverse range of occupiers.



Highlights



Fully fitted CAT B office spaces of 4,660 & 12,098 sq. ft



Secure Basement Car Parking



On-Site Concierge



St. Stephen's and Iveagh Gardens a short stroll away



Luas on your door-step



Secure basement bicycle parking



Target BER A2



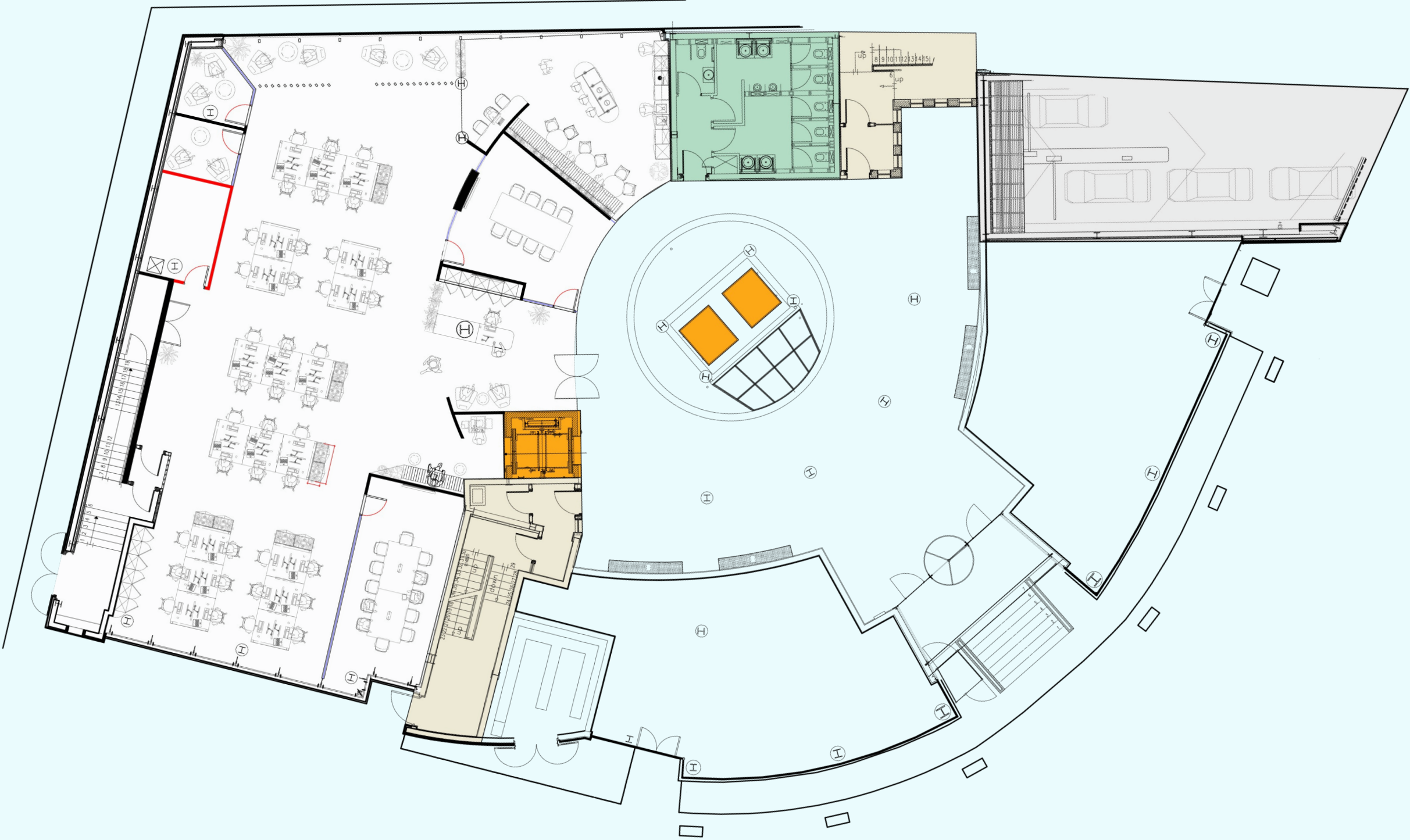
Refurbished ground floor lobby

Floor Plans

Ground Floor

Schedule of
Accommodation

Unit	Size Sq Ft	Size Sq M
Part Ground Floor	4,660	432.93
Fitout Includes		
Open Plan Workstations		38
Large Kitchen		1
12 Person Meeting Rooms		1
8 Person Meeting Rooms		1
Storeroom		1
Quiet Rooms		2



Floor Plans

First Floor

Schedule of
Accommodation

Unit	Size Sq Ft	Size Sq M
First Floor	12,098	1,123.94
Fitout Includes		
Open Plan Workstations		105
Large Kitchen/Breakout Area		1
13 Person Meeting Room		1
10 Person Meeting Room		1
8 Person Meeting Room		1
6 Person Meeting Room		1
Informal Meeting Room		1



The Harcourt Building

You're in great company

Harcourt Street is home to a diverse range occupiers, including financial institutions, multinational corporations, and professional services firms. Its strategic location, adjacent to Harcourt Luas Stop offers excellent connectivity and accessibility.

1	KPMG
2	JLL
3	Bank of China
4	Fidelis
5	Parexel
6	Block
7	IDA Ireland
8	Deloitte
9	Arthur Cox
10	KKR
11	Eversheds Sutherland
12	Dropbox
13	Bank of America
14	CNP Santander
15	CVS
16	Alkermes
17	Version 1
18	Apple
19	Orix Aviation
20	MetLife
21	EY
22	Forvis Mazars
23	Maples Group
24	Bloomberg
25	Amazon





Excellent public transport connectivity

- LUAS**
1 – minute walk to the Luas stop at Harcourt Street.
- BUS**
Exceptional accessibility via Dublin Bus & National Bus services via Busáras.
- DART & COMMUTER RAIL**
33 – minute walk to Grand Canal DART & Rail Station.
- DUBLIN BIKE**
5 – minute walk to Dublin Bike Station on Hatch Street Upper.



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AGENT



Inspections by prior appointment through sole agents JLL.

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BER RATING



Target BER of A2