

# The Harcourt Building

HARCOURT STREET, DUBLIN 2



FITTED OFFICE SUITES AVAILABLE ON NEW LEASE TERMS

Sizes 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

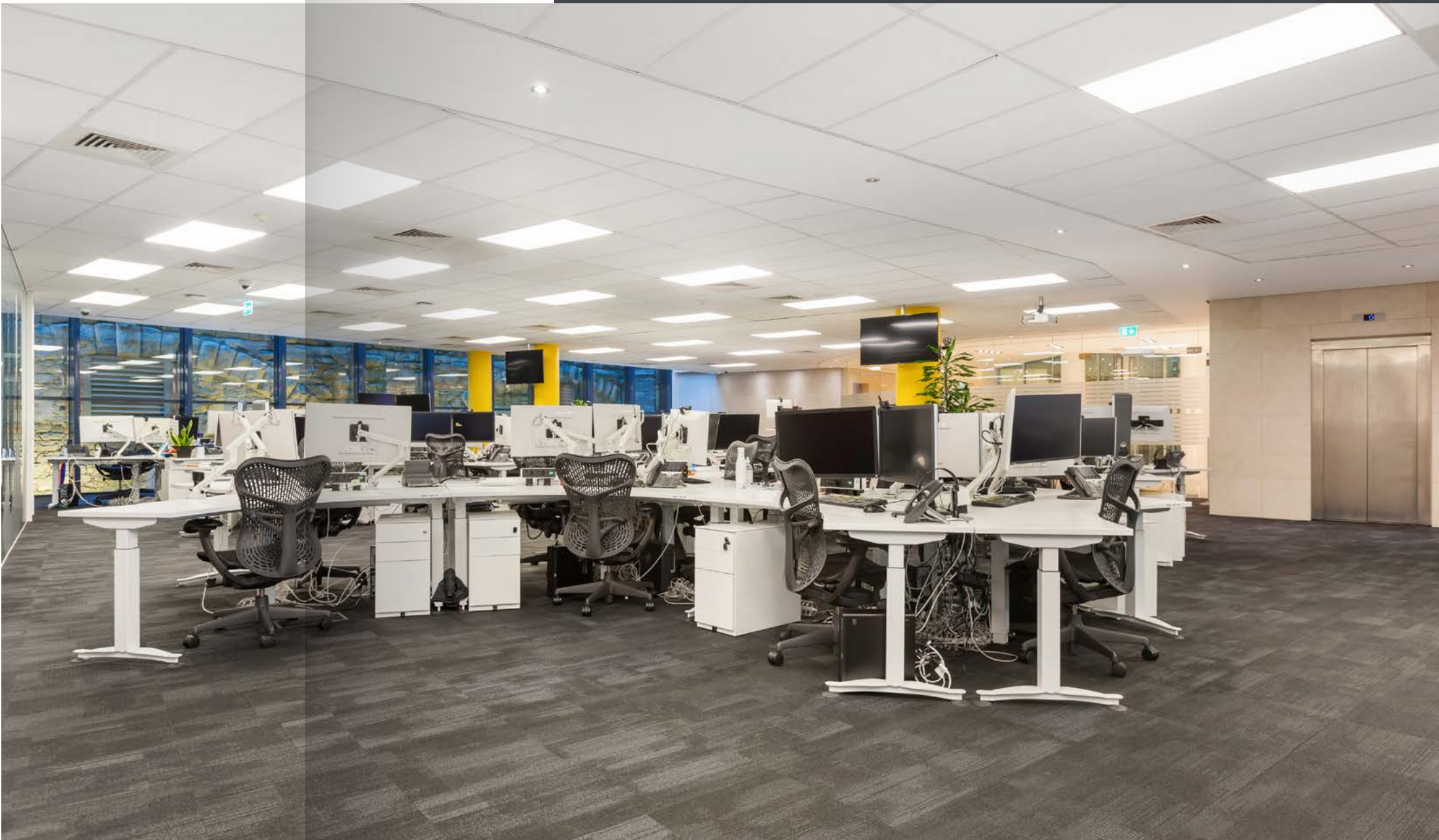
The Harcourt Building is a modern office building, situated in a prominent location on the corner of Harcourt Street and Adelaide Road. A large central atrium allows natural light to flood into the building, creating a bright and energising work environment. The building has a range of office suites available with secured basement car parking and bicycle parking.

// Fitted office suites available on new lease terms //



# Description

The Harcourt Building offers a range of 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. The suites are available from 1st August 2025.



# Specification



Fitted office options available



Raised Access Floors



Suspended Ceiling



Air-Conditioning



On-site Receptionist



Secure Basement Car Parking



Bicycle Parking



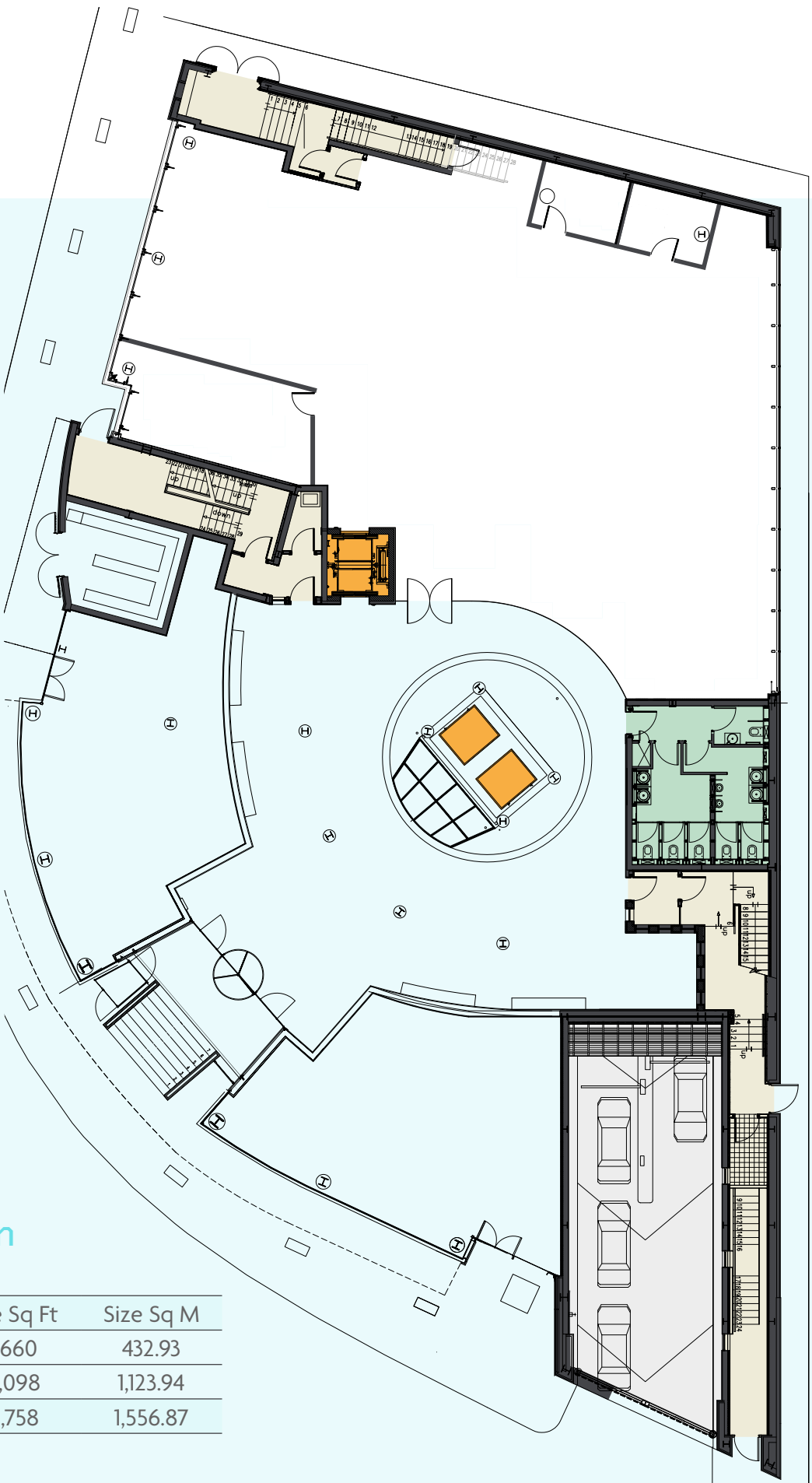
Shower facility available



# The Harcourt Building

## Floor Plans

Ground Floor



### Schedule of Accommodation

Unit	Size Sq Ft	Size Sq M
Part Ground Floor	4,660	432.93
First Floor	12,098	1,123.94
Total	16,758	1,556.87

First Floor



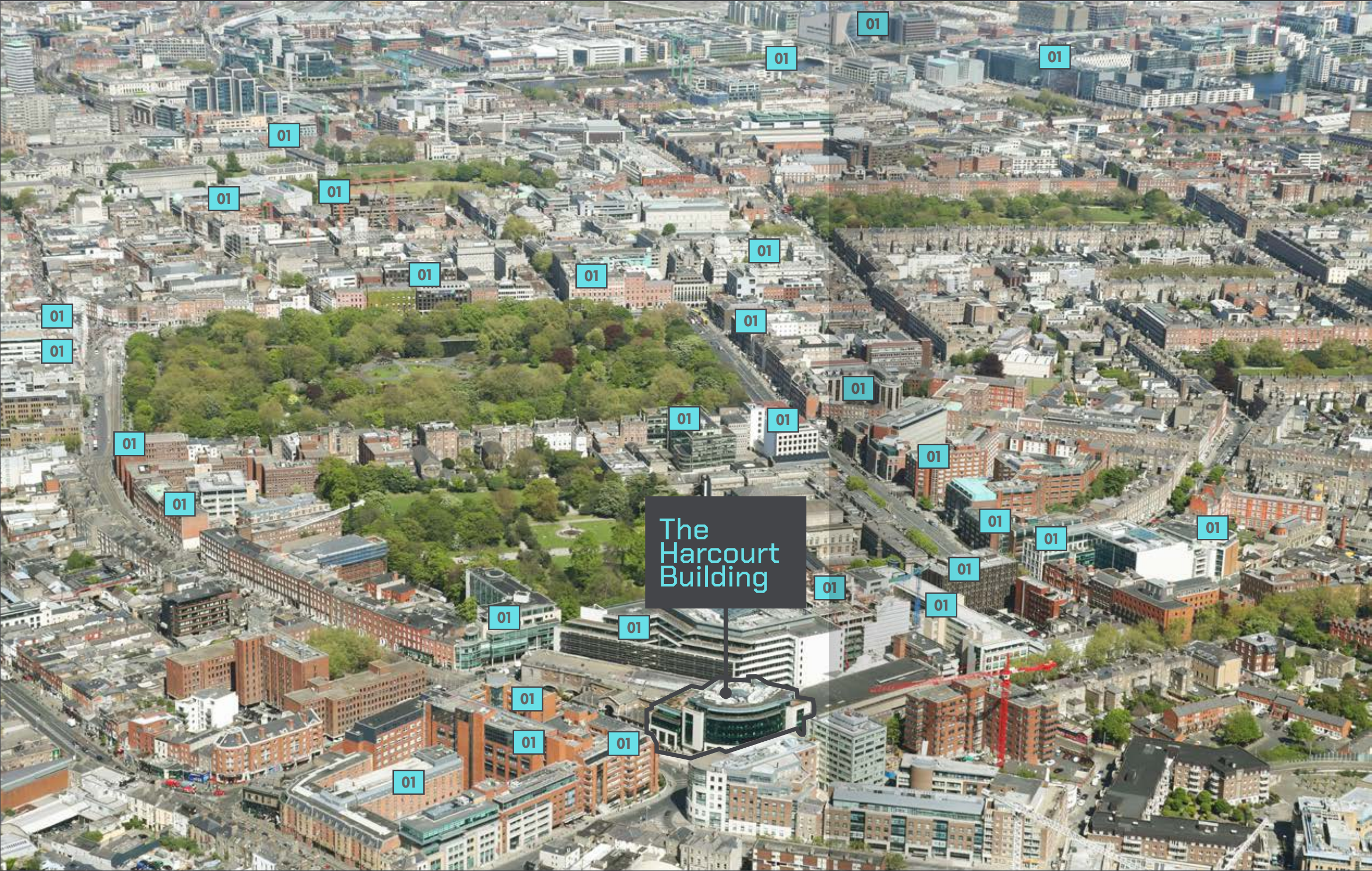


# You are in great company

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

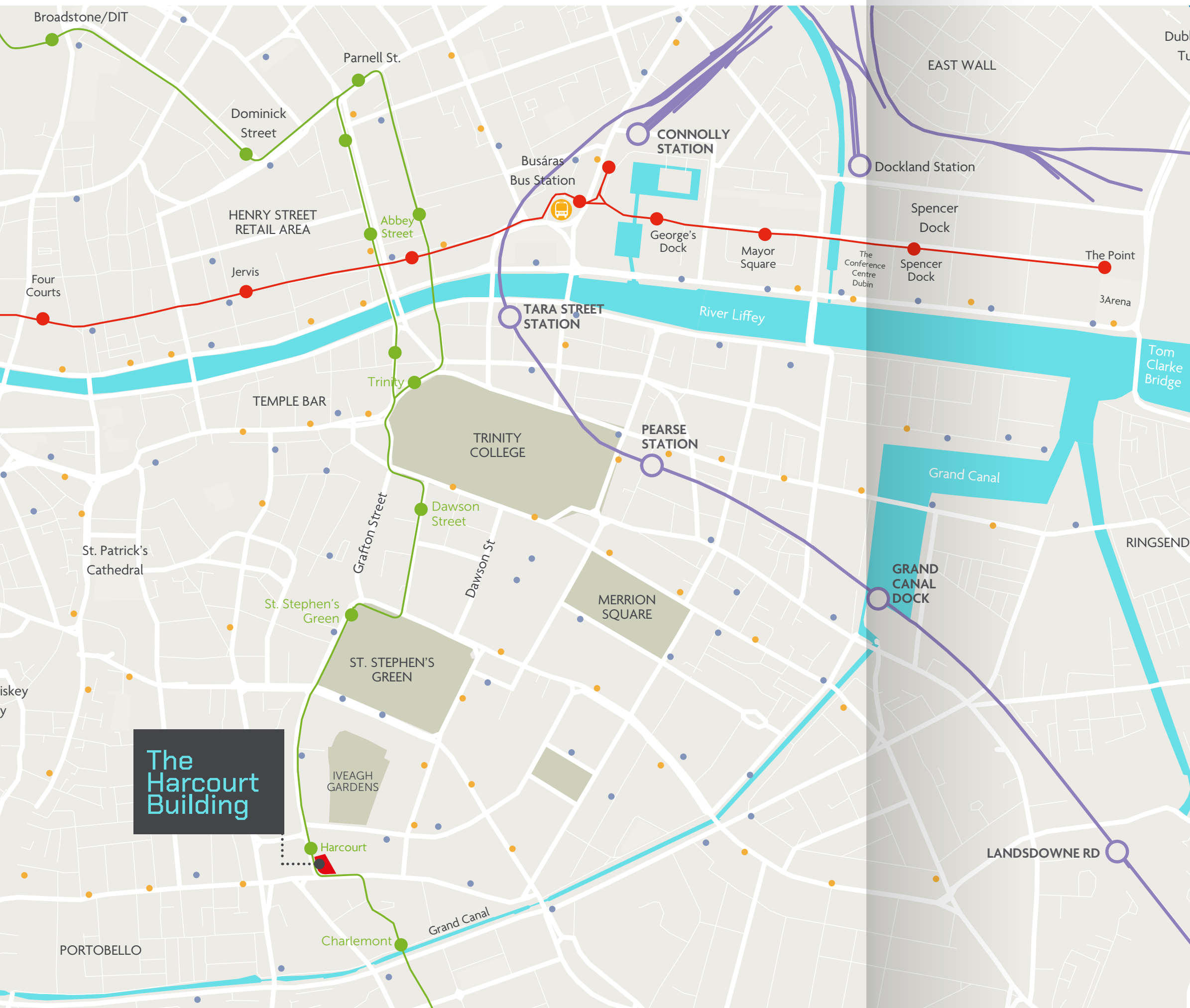
Surrounded by a range of amenities, The Harcourt Building offers a dynamic work environment with a multitude of restaurants, cafes, hotels, and retail outlets in the immediate area.

## The Harcourt Building



01	Convention Centre
02	Facebook
03	Hubspot
04	Trinity College
05	AIB
06	Barclays
07	Intercom
08	The Shelbourne Hotel
09	Government Buildings
10	Indeed
11	RCSI
12	Emirates
13	Permanent TSB
14	KPMG
15	Byrne Wallace
16	Standard Life
17	Cantor Fitzgerald Maples
18	AerCap
19	BioMarin
20	Conrad Hotel
21	National Concert Hall
22	Eversheds Sutherland
23	Arthur Cox
24	MetLife Covidian
25	Deloitte
26	The Dean Hotel
27	L'Oreal / Bank Of China / SEI Investments
28	Aviva / Bank of America / Merrill Lynch/ Dropbox
29	IDA/ CNP Santander/ Deloitte
30	Capita / Prudential
31	Regeneron
32	EY
33	Camden Court Hotel
34	Mazars





## The location is served by numerous public transport modes

**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.



# The Harcourt Building

HARCOURT STREET, DUBLIN 2

## LEASE TERM

Available from 1st August 2025.

## ANNUAL RENT

On application.

## COMMERCIAL RATES

On application.

## SERVICE CHARGE

On application.

## AGENT



Inspections - strictly by prior appointment through sole agents JLL.

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## BER RATING



Target BER of A2