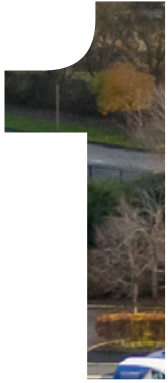


STRATUS HOUSE, BLANCHARDSTOWN, DUBLIN 15

FINE GRAIN PROPERTY

Stratus House, Collage Business & Technology Park, Blanchardstown Road, Dublin 15



AT A GLANCE

Stratus House.

[Pg. 4](#)



THE BUILDING

Three storey office building located in Blanchardstown.

[Pg. 6](#)



THE OFFICE

Part first floor available extending to 8,859 sq. ft.

[Pg. 8](#)



NEARBY OCCUPIERS

Blanchardstown is home to many global occupiers.

[Pg. 10](#)



THE LOCATION

Adjacent to the N3 giving you direct access to M50 within minutes.

[Pg. 12](#)

FINE GRAIN PROPERTY

Stratus House, Collage Business & Technology Park, Blanchardstown Road, Dublin 15



AT A GLANCE



25 mins from
city centre



22 mins from
Dublin airport



35 car spaces
available



Raised access
floors wired for
data and power



5-minute drive to
Blanchardstown
Shopping Centre



BER rating B2



Bus routes serving
the area include:
40D, 220, 236,
238, 139



Covered bike
storage



Direct access to
M3, N2, M50



National aquatic
centre and gym



Corduff Park

AVAILABLE FLOOR SPACE

FLOORS	SQ.M	SQ FT
Part First Floor	823	8,859
Part First Floor Total	823	8,859

FINE GRAIN PROPERTY

Stratus House, Collage Business & Technology Park, Blanchardstown Road, Dublin 15



THE BUILDING

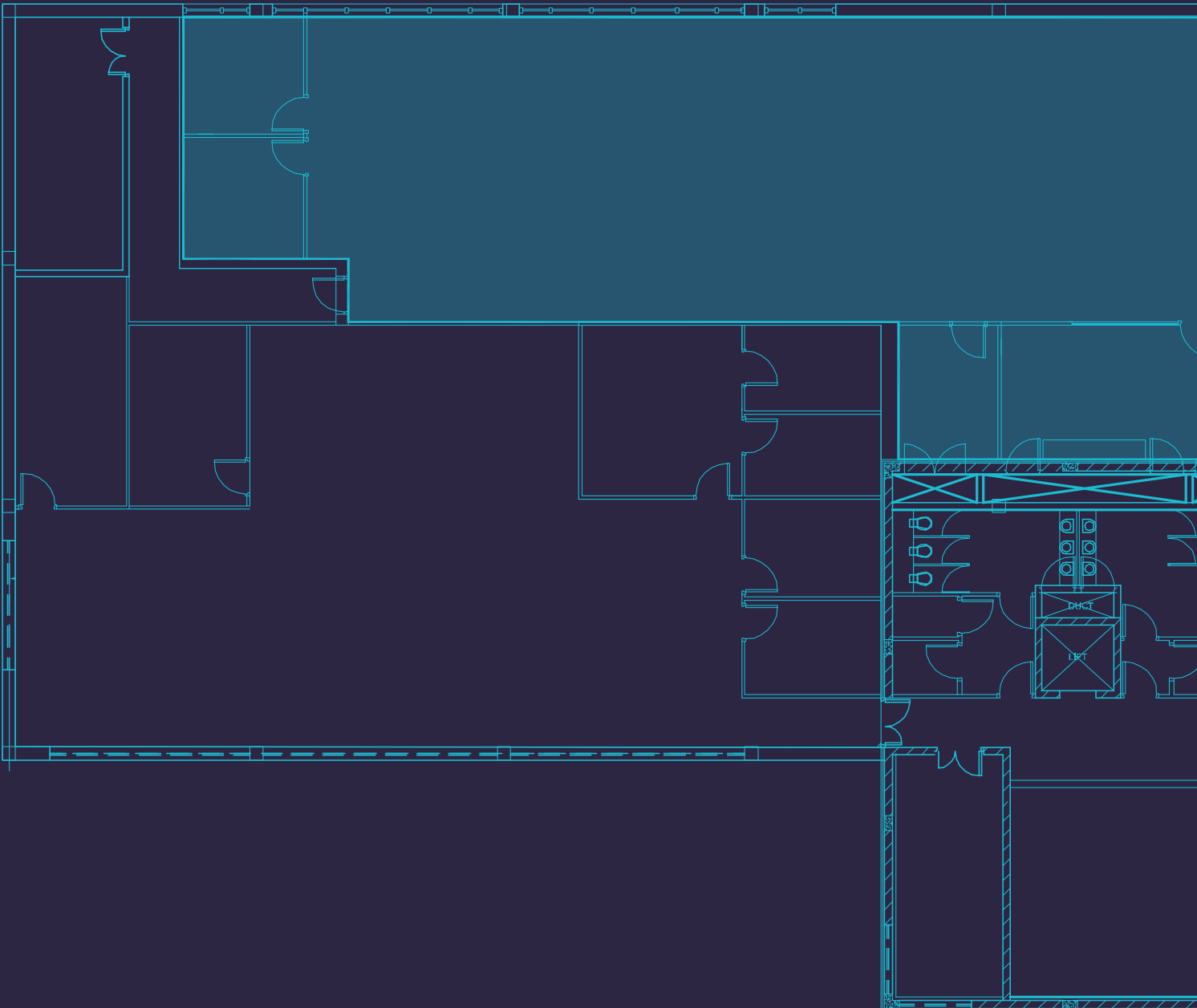
Stratus House is a modern, three-storey office building located in Blanchardstown. The available office space is situated on the first floor, offering a total area of 8,859 sq ft. The space features a mix of open-plan workstations, private offices, meeting rooms, and a Kitchenette. The subject floor is bright and boasts excellent finishes throughout. The property's entrance showcases an impressive double-height atrium.

Key specifications include power and data cabling, suspended ceilings, carpeted raised floors, air conditioning and LED lighting. The office space is finished. The property has a Building Energy Rating (BER) of B2, and ample parking is available.



FINE GRAIN PROPERTY

Stratus House, Collage Business & Technology Park, Blanchardstown Road, Dublin 15



THE OFFICE

Size

- 8859 sq. ft. available
- A mix of open plan office space, private meeting rooms and a board room

Interior features

Raised access floors with carpets

Suspended ceilings

LED light fittings

Wired for power and data

Air conditioning

Lift

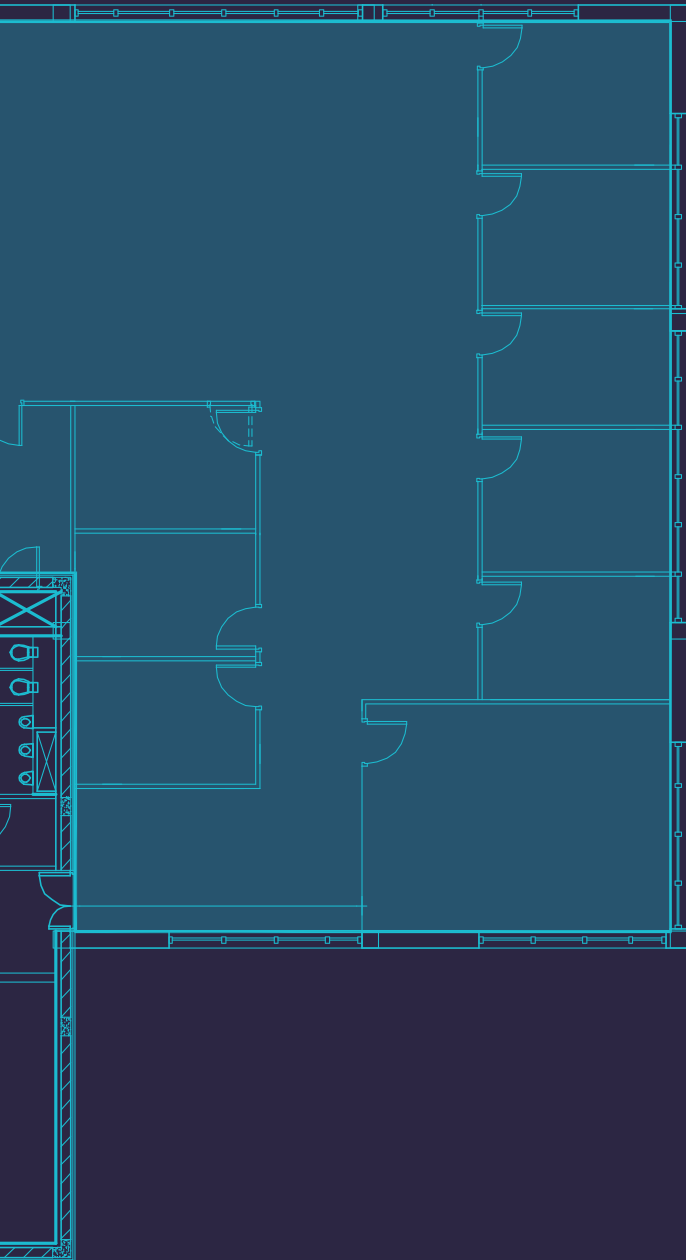
35 car spaces available

Performance

BER **B2**

Air conditioning system

Energy efficient LED Lighting



NEARBY OCCUPIERS





Stratus House

Blanchardstown
Centre



THE LOCATION

Stratus House benefits from excellent connectivity, with direct access to the N3/M3 and M50 road networks. Dublin Airport is just a 20-minute drive, and Dublin city centre is easily reachable being just 12km's away.

Local Amenities

The property is conveniently located near Blanchardstown Shopping Centre, just 2.5 km's away. This offers a wide range of amenities including restaurants, cafés, retail outlets, and leisure facilities.



**KEVIN CONLON**

+353 (0)87 942 5278

kevin.conlon@finegrainproperty.com

**ABOUT
FINE GRAIN PROPERTY**

Fine Grain Property is an Irish-owned international commercial real estate investor and operator. Its business park property portfolio across Ireland comprises more than 1.2 million square feet of commercial real estate, and hosts more than 65 international and domestic clients.

Fine Grain Property's experienced team in Ireland seeks to build success for clients by enabling great workplace communities, which in turn help employers to attract and retain highly educated employees in Ireland, consistently the fastest-growing economy in Europe. Fine Grain Property delivers workplace solutions for its clients' real estate needs, allowing them to focus on their business.

For more information, visit
[finegrainproperty.com](https://www.finegrainproperty.com)

CONOR LENNON

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42

+353 (0) 1 638 2704

+353 (0) 87 254 6809

clennon@lisney.com

lisney.com

JAMES NUGENT

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42

+353 (0) 1 638 2704

+353 (0) 86 838 0361

jnugent@lisney.com

lisney.com



BLOCK 4 WATERSIDE INNOVATION CAMPUS, CITYWEST, DUBLIN 24

finegrainproperty.com/watersideinnovationcampus