



PORTVIEW HOUSE

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THORNCASTLE STREET, D04 V9Y9

FULLY FITTED 'PLUG & PLAY'
PENTHOUSE OFFICES


AVAILABLE TO LET


400 sq. m. / 4,306 sq. ft

Portview House is a Grade A waterfront office, which benefits from a private terrace and unrivalled views across the Dublin Docklands

The fifth-floor penthouse suite provides modern and open-plan office accommodation on a bright and efficient floor plate

Flexible floor splits available

 **PENTHOUSE FLOOR**
400 SQ. M

 **OPEN-PLAN OFFICE ACCOMMODATION**


 **44 DESKS**

 **FOUR**
SECURE CAR PARKING SPACES

 **2.65 M**
FLOOR TO CEILING HEIGHTS


 **SHOWER FACILITIES**

 **1 BOARDROOM & 1 MEETING ROOM**

 **FULL HEIGHT GLAZING ON PENTHOUSE FLOOR**

 **FLEXIBLE LEASE TERMS**

WELL APPOINTED RECEPTION & LOBBY AREAS

 **STUNNING VIEWS OVER DUBLIN DOCKLANDS**

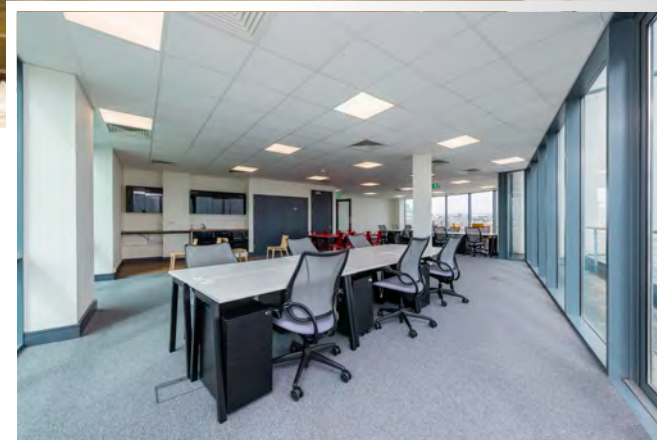
 **BIKE STORAGE ON SITE**

 **NEW FITTED KITCHENETTE FACILITIES**

 **POINT SQUARE SHOPPING MALL 5 MINUTE WALK**

 **ON FOOT: 8 MINUTES TO LUAS 15 MINUTES TO DART**

DESCRIPTION



The property comprises a six storey over basement building, with a shared manned reception.

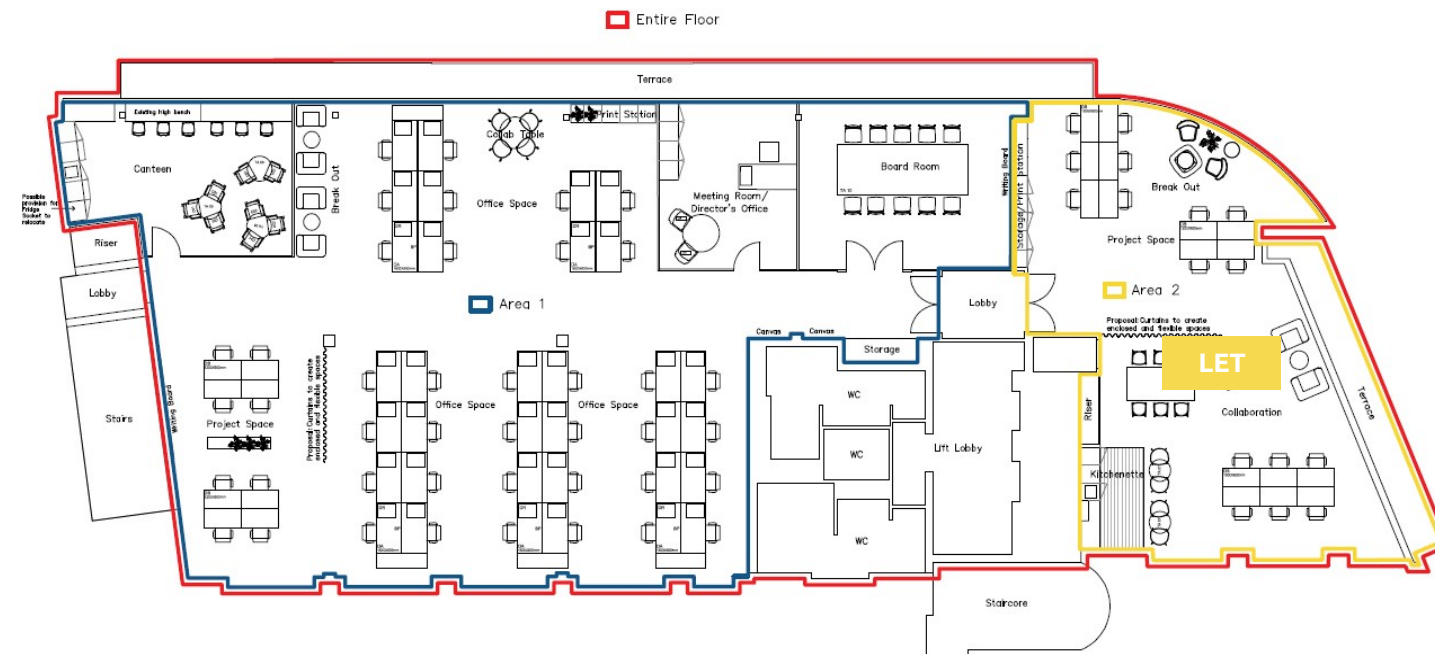
The penthouse floor has recently been refurbished to a high specification with floor-to-ceiling glazing allowing excellent natural light throughout. The configuration is predominantly open plan with 2 glazed partitioned meeting/board rooms and a fitted kitchenette facility on each wing. There is also a highly attractive balcony with stunning views over Dublin Docklands.

Accommodation

Floor	Sq.ft	Sq.m	Car parking
Penthouse	4,036	374.9	3

Measured on a net internal basis.

Penthouse floor



Floor plan is for illustrative purposes only.

Area 1

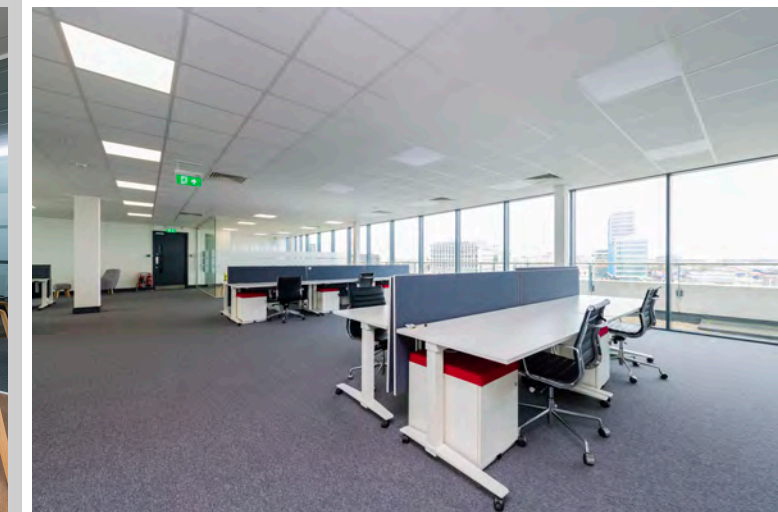
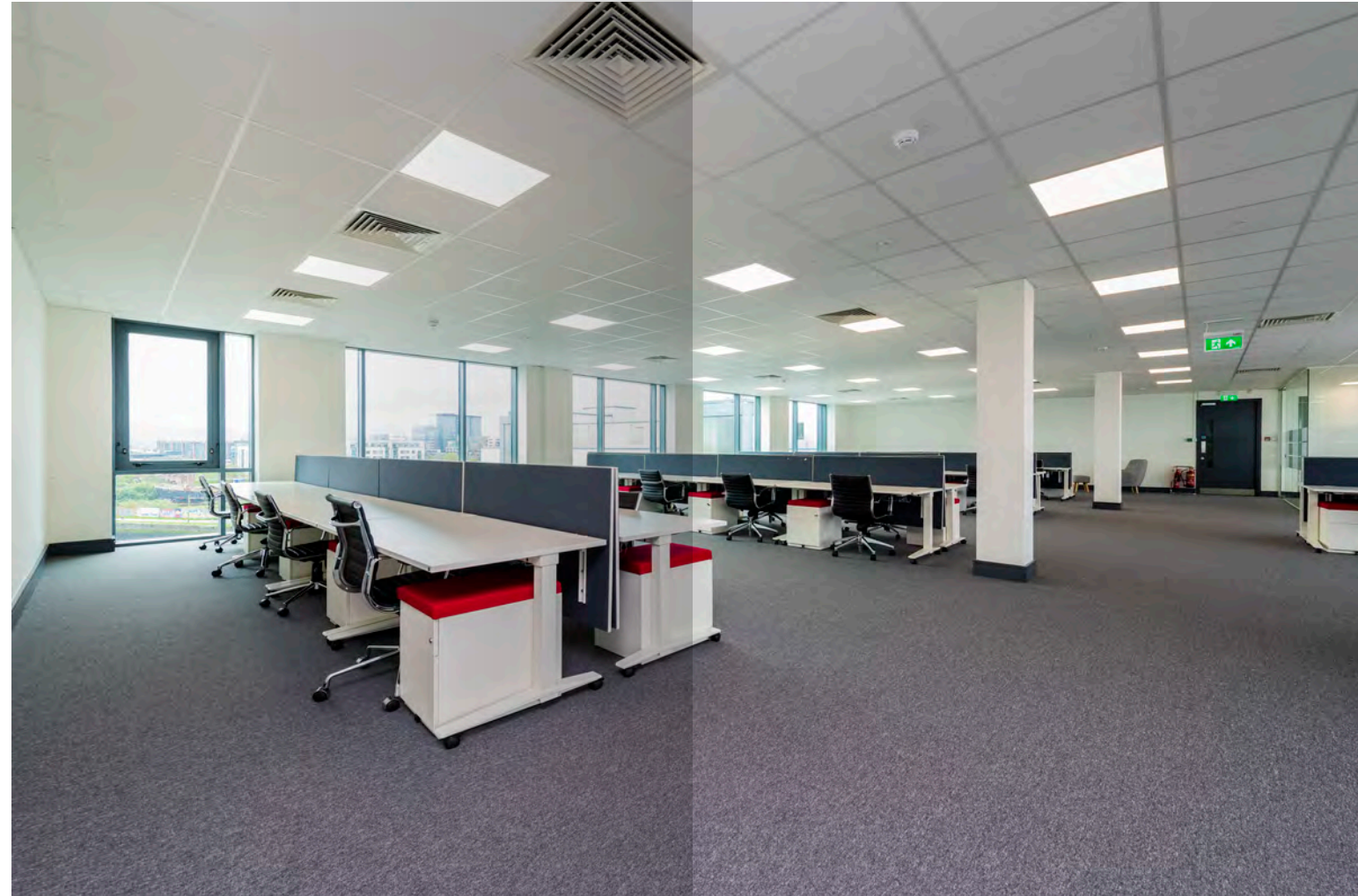
- 44 Desks
- Meeting room/Private office
- Large boardroom/Conference room

- Fully fitted canteen
- Break out seating
- Collaboration space

- Storage space
- Terraced area
- Shower facility

OUTLINE SPECIFICATION

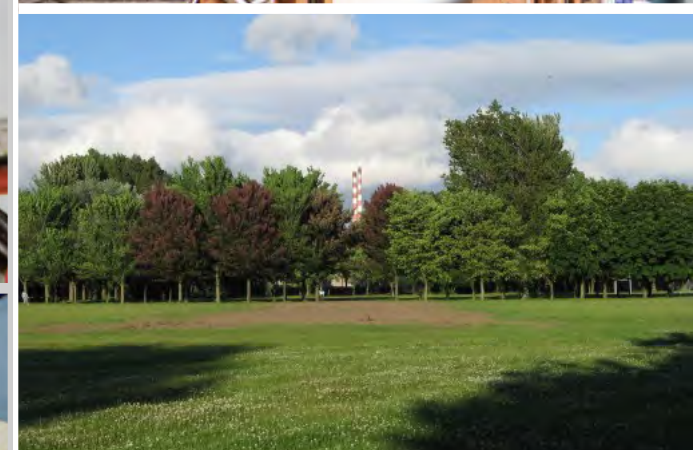
- › Flexible and efficient floorplate
- › Raised access floors with carpet finish
- › Floor boxes wired for primary power
- › Suspended ceilings with LED lighting
- › Air conditioning
- › Dedicated comms room
- › Excellent natural light to open plan offices
- › High speed lift to all floors
- › 2.65 m floor-to-ceiling height
- › Secure basement car and bike spaces



LOCATION

Portview House is situated in a prime waterfront location overlooking Dublin Docklands, minutes from the City Centre.

The building is within walking distance from the landmark event venues of the 3 Arena, Aviva Stadium and Bord Gáis Energy Theatre. The surrounding area is home to an abundance of best-in-class amenities including The Bridge Cafe, Basil Pizza, Ringsend Park and The Gibson Hotel, to name but a few. Neighbouring high-profile occupiers include Google, Pfizer, Facebook, ARUP, Mason Hayes & Curran, JP Morgan and many others.






TRANSPORT

The property is excellently served by all transport links including the Red Line Luas, an 8 minute walk away via the East Link Bridge, Grand Canal train station approximately a 15 minute walk away and a number of Dublin Bus routes available within the immediate vicinity. The building is also located adjacent to the East Link Toll Bridge linking North and South Dublin.









Portview House is easily accessible by bicycle from both the North and South Docks with private cycling facilities prioritised within the building.

From Portview House

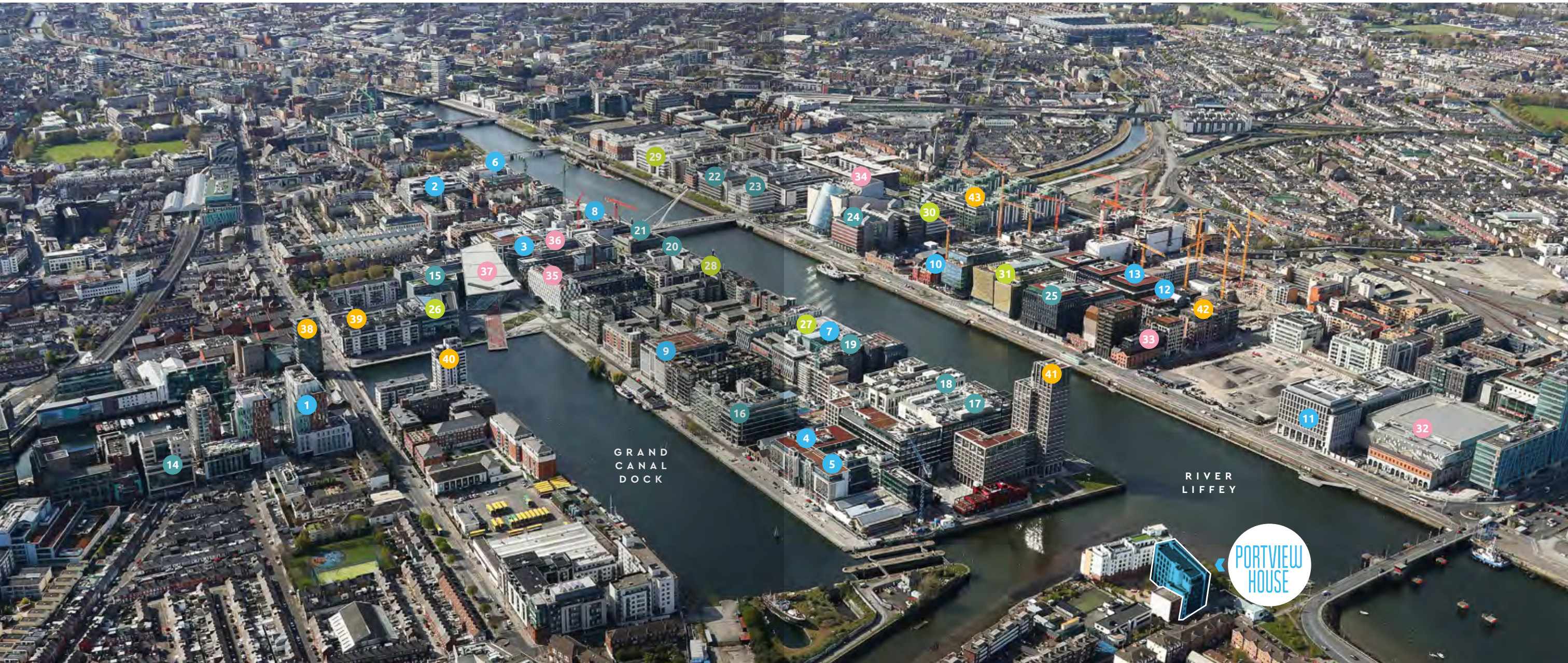
BY CAR

 Port Tunnel	8 mins
 M50 via Port Tunnel	12 mins
 Dublin Airport via Port Tunnel	15 mins

WALKING TIME

 Luas Red Line	8 mins
 Luas Green Line	30 mins
 Dublin Bus	8 mins
 Dublin Bike	8 mins
 Airlink	11 mins
 DART Grand Canal Dock Station	15 mins
 Pearse Street Station	22 mins
 Connolly Station	27 mins





YOUR NEIGHBOURS

TECHNOLOGY SECTOR

- 1. Google
- 2. Informatica Core Autodesk
- 3. Facebook
- 4. Airbnb
- 5. LogMeIn / Airbnb / Wix
- 6. HubSpot
- 7. Equifax
- 8. Three Mobile
- 9. Aptiv / DocuSign
- 10. Salesforce
- 11. Blueface / Gilead
- 12. Microsoft
- 13. WeWork

PROFESSIONAL SERVICES

- 14. Mason Hayes & Curran
- 15. William Fry
- 16. Accenture
- 17. Indeed / JP Morgan
- 18. State Street
- 19. Matheson
- 20. Beauchamps
- 21. McCann Fitzgerald
- 22. A&L Goodbody
- 23. AIG
- 24. PWC
- 25. NTMA

FINANCIAL SERVICES

- 26. HSBC Bank
- 27. SEB Life
- 28. BNY Mellon
- 29. Citigroup
- 30. Credit Suisse
- 31. Central Bank of Ireland

OTHER OCCUPIERS

- 32. 3Arena
- 33. The Mayson
- 34. Convention Centre
- 35. The Marker Hotel
- 36. The Clayton Hotel
- 37. Bord Gáis Energy Theatre

RESIDENTIAL

- 38. Alto Vetro
- 39. Gallery Quay
- 40. Millennium Tower
- 41. Capital Dock
- 42. Dublin Landings
- 43. Spencer Dock



FURTHER INFORMATION:

Rent:

On application

Inspection:

Strictly by appointment

BER:

BER D1

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