



**2 GRAND CANAL
SQUARE**

DUBLIN 2

HIGH QUALITY OFFICE TO LET

Prime office space in the heart of Dublin’s South Docklands.

Up to 30,000 sq. ft. available to let in one of Dublin’s most sought after locations.



A Central Location

In the heart of the Dublin Docklands surrounded by **the world’s leading businesses.**



An Iconic Building

Envisioned by world-renowned architect **Daniel Libeskind.**



Fully Fitted Turnkey Office Space

2 Grand Canal Square offers occupiers a variety of spaces, including **turnkey CAT B**, and fully **refurbished CAT A** opportunities.



Flexible Floor Plates

Approx. 30,000 sq. ft across three office suites which offers the flexibility to **accommodate a single or multiple occupiers.**



Sustainability

2GCS is the **first office building in Dublin to achieve a BREAM ‘Excellent’ Rating.** The building holds a B3 BER certificate with CO² emissions considerably lower than standard buildings.

Property Overview

2 Grand Canal Square is an iconic Grade A office building located in the heart of Dublin’s thriving Docklands.



2 Grand Canal Square is a building which offers a prestigious address for companies seeking best-in-class office accommodation.

Centrally located, this is a rare opportunity to acquire office space in a landmark property surrounded by the world’s leading businesses.

2 Grand Canal Square offers both fully fitted turnkey spaces and professionally refurbished CAT A office spaces, providing flexible opportunities for all occupiers. Fitout packages are also available on the CAT A spaces.

Location:
Unrivalled Connectivity

2 Grand Canal Square boasts a central location in the heart of the Dublin Docklands.

This central location is exceptionally well-served by public transport, with the Grand Canal Dock and Pearse Street DART stations just a short walk away, providing easy access for commuters to the city. Numerous Dublin Bus routes and Dublin Bikes stations are also conveniently located nearby.

With on-site private and public car parking, every base is covered for those journeys into the office. And for international travel, Dublin Airport is a 23 minute drive away.

And with a 'Walk Score' of 91/100, day to day life couldn't be easier with every conceivable amenity on your doorstep.

 Dublin Bus
2 MINUTES WALK

 DART
GRAND CANAL - 5 MINS WALK
PEARSE STREET - 5 MINS WALK

 LUAS Green Line
15 MINS WALK

 LUAS Red Line
15 MINS WALK

 Dublin Airport
25 MINUTES DRIVE



Neighbourhood Experience

Immerse your business in a location that inspires and energises.

Grand Canal Dock is a vibrant and cosmopolitan neighbourhood, offering an exceptional quality of life for employees. The area is a culinary hotspot, with a diverse array of dining options, including Forbes Street at The Marker, Charlotte Quay, Mackenzie’s and Herbstreet. For after-work, the area offers a selection of lively bars and traditional pubs, such as BrewDog, the Ferryman and the rooftop bar at

The Marker Hotel. The neighbourhood is also rich in cultural attractions, with the Bord Gáis Energy Theatre. The Grand Canal Dock area offers comprehensive fitness and wellness infrastructure within convenient proximity to 2 Grand Canal Square including Flyefit and The Marker Hotel Spa & Wellness. There are also a number of Yoga and Pilates studios in the area including Yoga Dublin, Reformation and Form School.



In Great Company

Local Amenities

- | | | |
|-----------------------------|-----------------------|--------------------|
| 1. Bord Gáis Energy Theatre | 8. Carved | 15. Café Sora |
| 2. Boojum | 9. Flyefit | 16. Clayton Hotel |
| 3. Brewdog | 10. Lolly and Cooks | 17. Cut and Sew |
| 4. The Ferryman | 11. Herbstreet | 18. Nutbutter |
| 5. The Marker | 12. Spar | 19. il Valentino |
| 6. Mackenzie's | 13. Surge Coffee | 20. Fresh |
| 7. Milano | 14. The Art of Coffee | 21. Charlotte Quay |

Local Occupiers

- | | | |
|---------------------|-----------------------|---------------------------|
| 22. Fiserv | 28. Aptiv | 34. Indeed |
| 23. Accenture | 29. DocuSign | 35. Google |
| 24. HSBC | 30. McCann FitzGerald | 36. Mayson Hayes & Curran |
| 25. Bank of Ireland | 31. Tiktok | 37. Wix |
| 26. Citadel | 32. Matheson | 38. GoTo |
| 27. Procore | 33. JP Morgan | |

Availability

2 Grand Canal Square currently offers a unique opportunity to lease prime office space in a landmark building.

The available office space extends to approx. 30,000 sq. ft across three office suites which offers the flexibility to accommodate a single or multiple occupiers. Details of the available space are outlined herein.



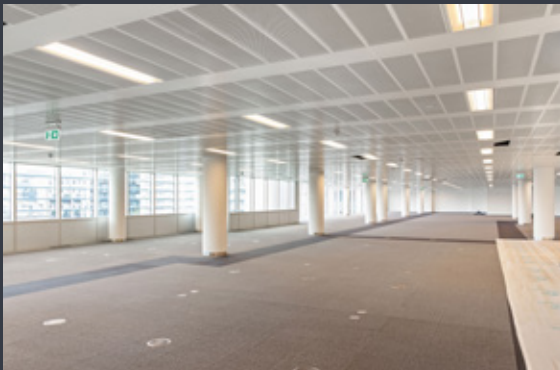
YOUR OPPORTUNITY TO JOIN A THRIVING HUB



MEZZANINE LEVEL
8,033 sq ft

New CAT B fit out being delivered by the landlord

Available Q4 2026



FIRST FLOOR (WEST)*
12,552 sq ft

Refurbished CAT A
Landlord open to discussing fitted solutions

Available Immediately



FIRST FLOOR (EAST)*
9,273 sq ft

Refurbished CAT A
Landlord open to discussing fitted solutions

Available Immediately

* The first floor can be combined to accommodate a single occupier of 22,134 sq ft.

Mezzanine Level

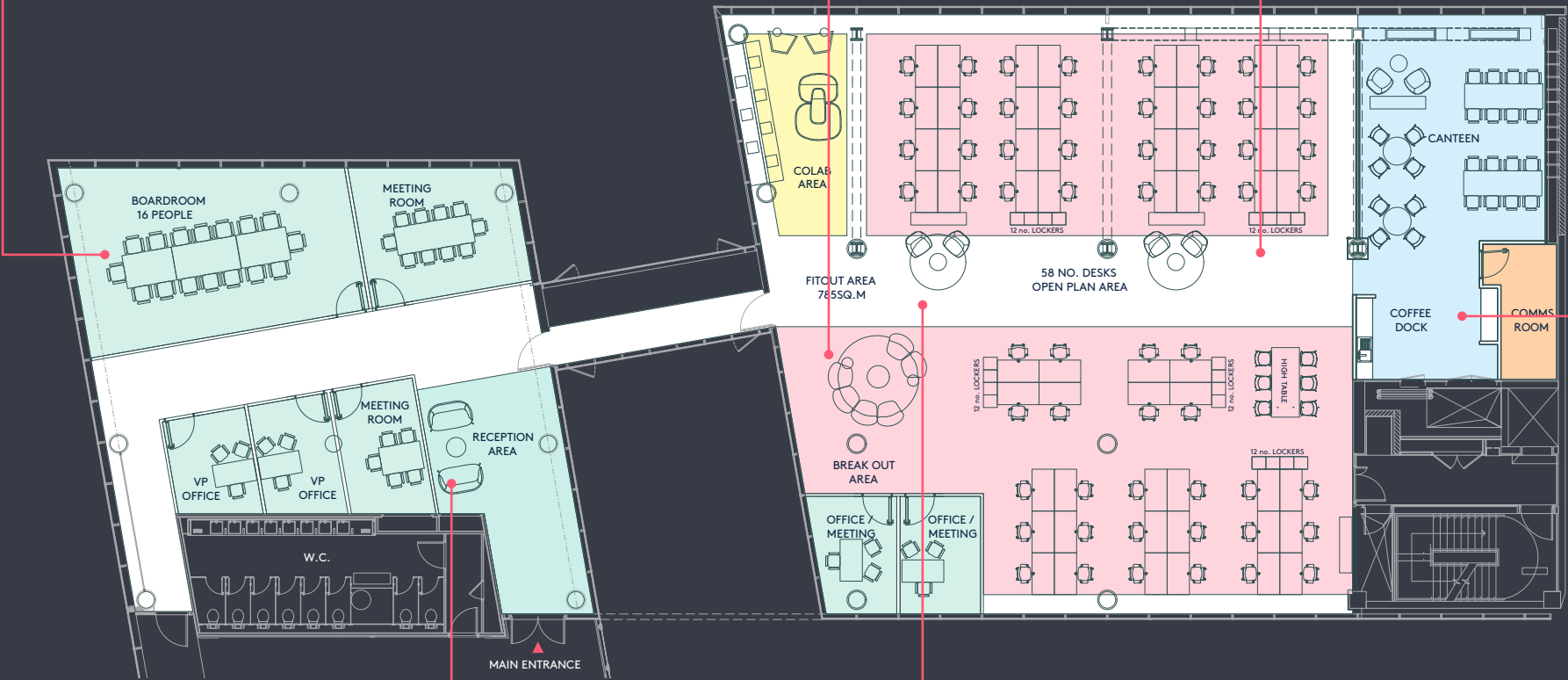
8,033 sq ft

A brand new turnkey fit out is being delivered on the Mezzanine Floor which presents an opportunity for occupiers to acquire turnkey, ready-to-occupy office space and benefit from significant Cap Ex savings.

The fit-out plans are considerate of current occupier trends and incorporate a mix of open plan seating areas, formal meeting spaces, collaborative breakout areas and a thoughtfully designed canteen.

Outline specification includes:

- 58 Open Plan Work Desks
- 16-person Boardroom
- 10-person Meeting Room
- 5 Small Meeting Rooms
- 1 Reception Area
- 1 Collaborative Area
- 1 Canteen
- 1 Comms Room





First Floor West

12,552 sq ft

The First Floor is presented in CAT A specification offering occupiers complete design flexibility to create a bespoke workplace aligned with operational requirements and brand identity.

The First Floor configuration provides additional flexibility by accommodating either a single occupier across the entire floor or two separate tenants in either wing.

120 Open Plan Work Desks

8 Meeting Rooms

1 Boardroom

3 Offices

1 Huddle Room

2 Open Colab Areas

3 Phone Booths

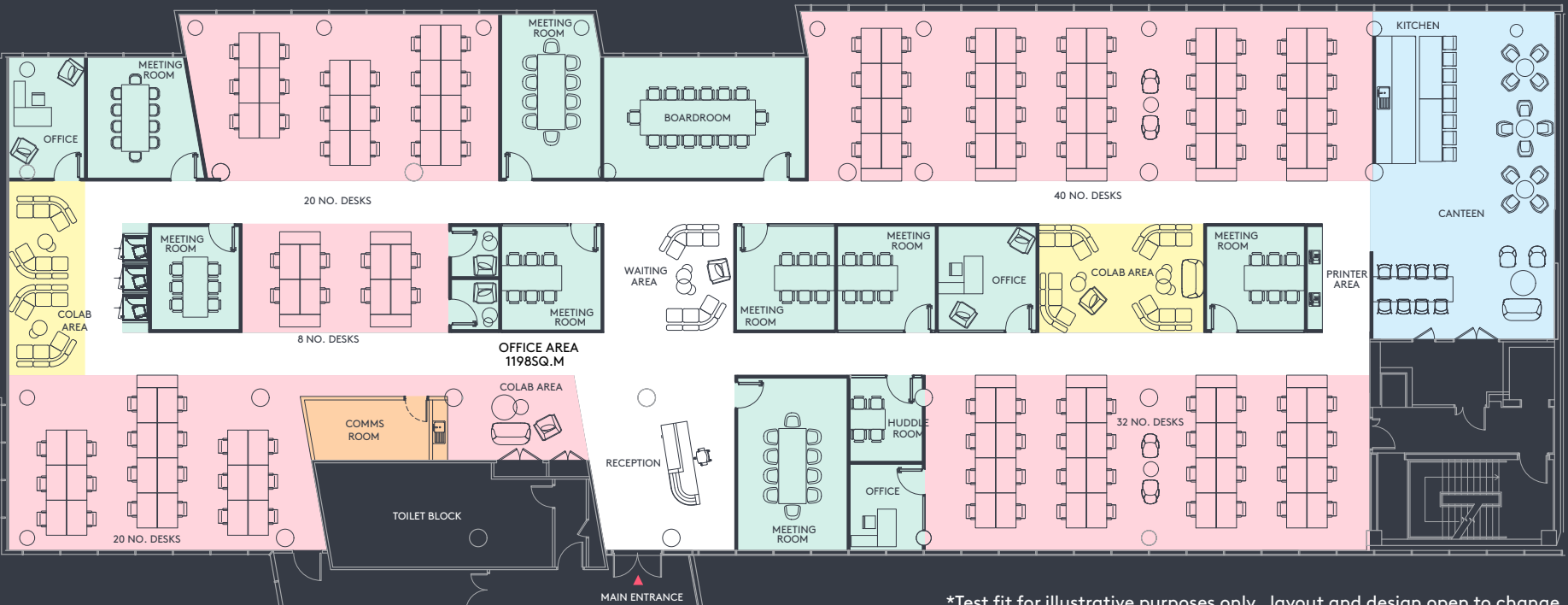
1 Kitchen/Canteen



1st Floor West

Test fit

Landlord open to discussing fitted solutions.



*Test fit for illustrative purposes only, layout and design open to change.



1st Floor East



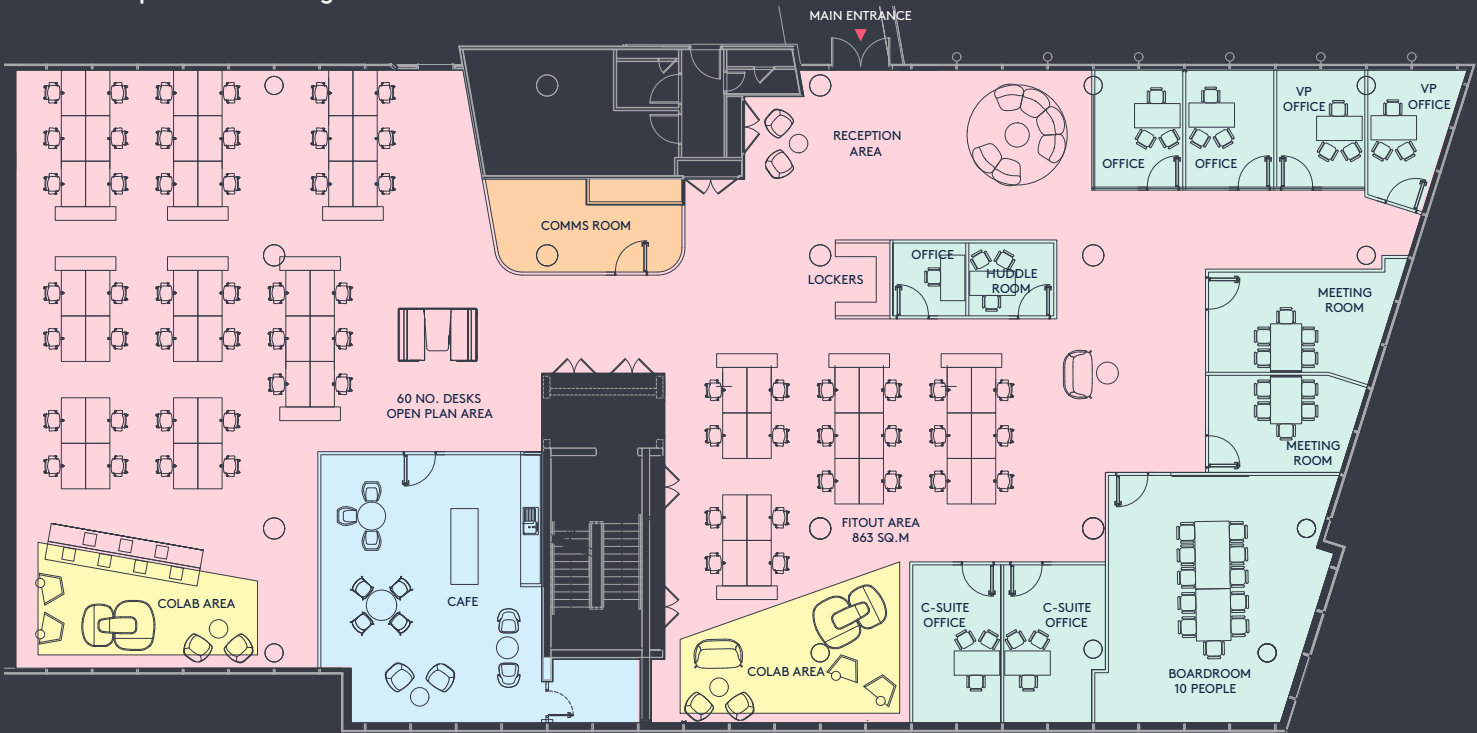
First Floor East

9,273 sq ft

The First Floor East is also available in CAT A specification and offers waterfront views over Grand Canal Dock.

- | | | | |
|----|----------------------|---|------------------|
| 60 | Open Plan Work Desks | 3 | Open Colab Areas |
| 2 | Meeting Rooms | 1 | Reception Area |
| 1 | Boardroom | 1 | Kitchen/Canteen |
| 6 | Offices | | |

Test fit
Landlord open to discussing fitted solutions.



*Test fit for illustrative purposes only, layout and design open to change.



/// A S Y M P H O N Y O F S U S T A I N A B I L I T Y A N D S T Y L E

Building Design

The design of 2 Grand Canal Square is a testament to architectural innovation and environmental responsibility.

As one of the first office buildings in Dublin 2 to achieve a BREEAM 'Excellent' rating, it sets a benchmark for sustainable development. This prestigious certification, along with an B3 BER certificate, translates into significant operational cost savings and a reduced carbon footprint, with CO² emissions considerably lower than standard buildings.

The building's high-performance, triple-glazed façade and chilled beam air conditioning system ensure optimal energy efficiency and a comfortable internal climate.

Every detail, from the use of sustainable materials to the focus on natural light, has been meticulously crafted to enhance the user experience and reflect the highest modern standards, making it a workspace that is both aesthetically striking and intelligently designed.



At the heart of the building's seven-storey atrium is the iconic 'Wall of Letters', a bespoke architectural artwork inspired by James Joyce's Finnegans Wake.

Designed as part of Daniel Libeskind's architectural vision, it features cascading fragmented typography drawn from Joyce's experimental text. Rather than presenting readable passages, the installation deconstructs language into a dynamic visual composition, reflecting the fluid, dreamlike structure of Joyce's novel. The result is a striking focal point within the atrium, bringing cultural depth and a distinctive architectural identity to the building's arrival experience.





Amenities

Cultivating Productivity and Wellbeing

2 Grand Canal Square offers a comprehensive suite of amenities tailored to enhance the productivity, wellness, and lifestyle of its occupants. The building is equipped with 24-hour access and on-site security, ensuring a safe and flexible working environment. For those who cycle to work, secure bicycle parking and modern shower and changing facilities are available. The impressive 7 storey central atrium provides a professional and welcoming entrance for both employees and clients. 15 car spaces are also available between the three suites.



The Landlord is due to commence upgrade works to the end-of-trip facilities which will include new “Hotel” quality showers and changing areas for the benefit of the occupiers. Works are expected to be completed in Q4 2026.

Outline Specification

Building

- › 7 Storey Central Atrium
- › Feature Reception
- › High-quality End-of-Trip Facilities
- › Raised Access Floors
- › Floor Boxes
- › Chill Beam Air Conditioning System
- › Suspended Ceilings
- › LED Lighting
- › High-quality WC's



Kevin Tutty

JLL

T: +353 86 831 3167

E: kevin.tutty@jll.com

PSRA No: 002273 - 010714

James Lynn

JLL

T: +353 86 190 8503

E: james.lynn@jll.com

PSRA No: 002273 - 010514

AVISON
YOUNG

Seamus Weldon

Avison Young

T: +353 83 061 9189

E: seamus.weldon@avisonyoung.com

PSRA No: 001234 - 007466

Leo Seddon

Avison Young

T: +353 87 484 6470

E: leo.seddon@avisonyoung.com

PSRA No: 001234 - 010301

Copyright © Jones Lang LaSalle IP, Inc. 2026. All rights reserved. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically or otherwise howsoever, including without limitation photocopying and recording on magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle IP, Inc.

