





*14,426 sq ft*

RECENTLY  
REFURBISHED  
GRADE A  
OFFICE SPACE

*2 Terraces*

5,500 SQ FT OF  
LANDSCAPED  
TERRACES

*Connected*

NEXT TO AMPLE  
TRANSPORT LINKS  
INCLUDING LUAS  
GREEN LINE

# KEY FEATURES

*Green Space*

LOCATED ON  
THE ICONIC  
ST. STEPHEN'S  
GREEN

*Amenities*

ON THE DOORSTEP:  
HOTELS, RESTAURANTS  
CAFES, SHOPPING, CULTURE  
AND ENTERTAINMENT VENUES





# Local Area



SEVENTY FIVE  
ST. STEPHEN'S GREEN  
DUBLIN 2

IVEAGH  
GARDENS

ST. STEPHEN'S  
GREEN

*At the heart*

OF DUBLIN'S  
THRIVING CENTRAL  
BUSINESS DISTRICT

LOCAL OCCUPIERS

- |                                       |                            |
|---------------------------------------|----------------------------|
| 1. HEDGESERV                          | 15. AUSTRALIAN EMBASSY     |
| 2. MAPLES                             | 16. EMIRATES               |
| 3. DEPARTMENT OF FOREIGN AFFAIRS      | 17. ARALEZ PHARMACEUTICALS |
| 4. DEPARTMENT OF JUSTICE AND EQUALITY | 18. OPW                    |
| 5. STANDARD LIFE IRELAND              | 19. PERMANENT TSB          |
| 6. KPMG                               | 20. AERCAP                 |
| 7. ICONIC OFFICES                     | 21. HORIZON                |
| 8. RCSI                               | 22. METLIFE                |
| 9. INDEED                             | 23. ARTHUR COX             |
| 10. INTERCOM                          | 24. DELOITTE               |
| 11. MERRION CAPITAL                   | 25. IDA                    |
| 12. CANTOR FITZGERALD                 | 26. LINKEDIN               |
| 13. BANK OF IRELAND                   | 27. BARCLAYS               |
| 14. CASTLELAKE                        | 28. EY                     |



LUAS  
GREEN LINE

5

*minutes away*

DUBLIN  
BUS

2

*minutes away*

DUBLIN  
BIKES

3

*minutes away*

# Commute with ease

DART  
PEARSE STN

12

*minutes away*

AIRPORT  
BUS

3

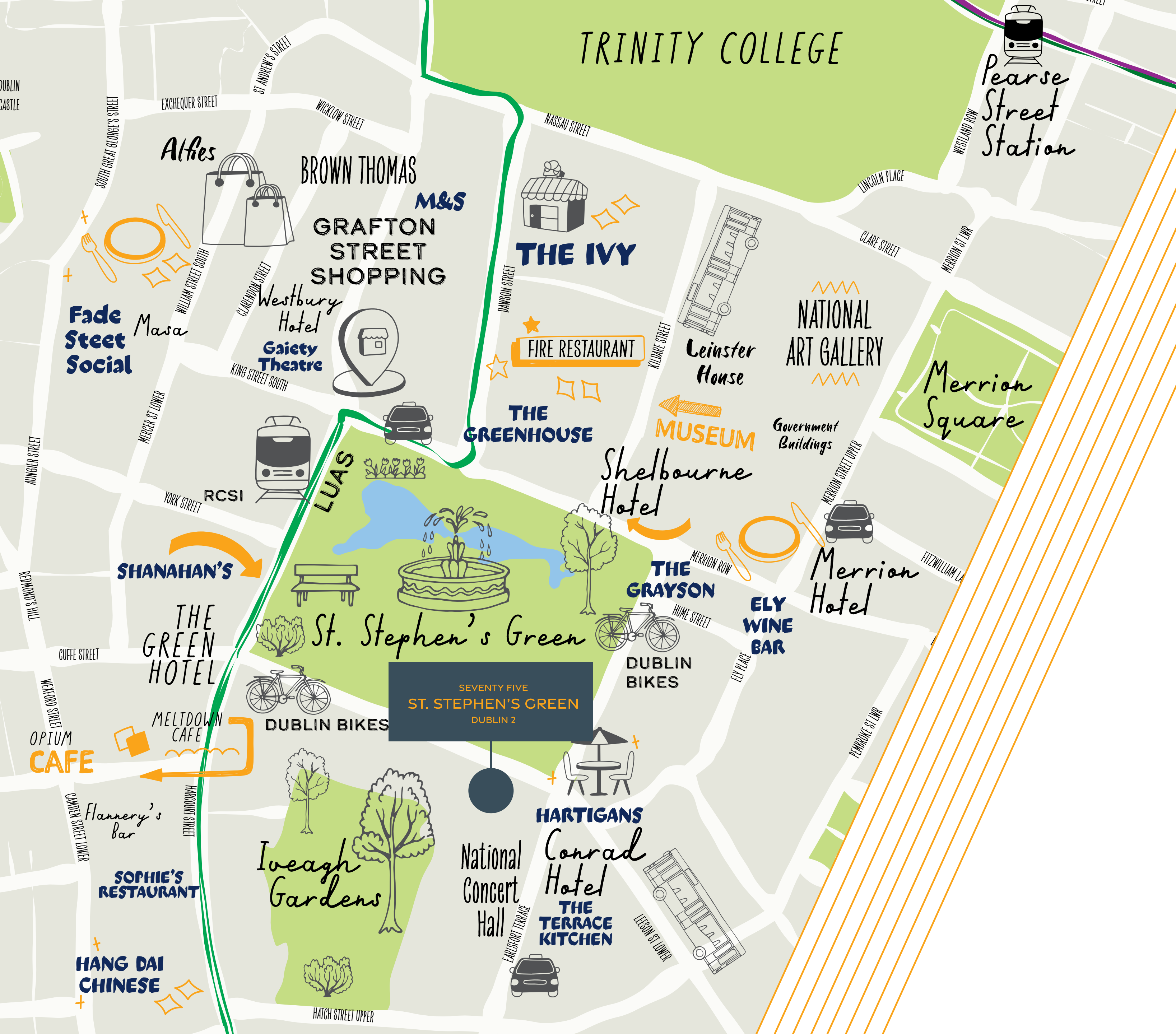
*minutes away*




AN AREA  
ALIVE WITH  
*restaurants, cafés,  
shops, entertainment  
and outdoor spaces*







EVERYTHING  
ON THE  
DOORSTEP  
and within  
walking distance

Walk times	
St. Stephen's Green	1 min
Baggot Street	4 mins
Camden Street	4 mins
Grafton Street	5 mins
Green Line Luas	5 mins
Trinity College	9 mins
Pearse Street DART Station	12 mins



An aerial photograph of a city, likely Dublin, showing a mix of old brick buildings and modern glass structures. A specific modern building with a glass facade is highlighted with multiple orange outlines. The surrounding area is filled with green trees and a large park area in the foreground. The sky is clear and blue.

75 ST. STEPHEN'S GREEN

# The Building





## SPECIFICATION *Features*



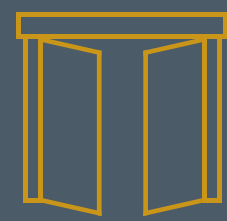
New Raised  
Access Floor



Exposed ceilings



New 4 pipe  
fan coil air con  
system



New entrance  
lobby



Refurbishment  
of ground floor  
toilets



Refurbishment  
/Upgrade Works  
to terrace areas



LED Lighting  
throughout



Shower and  
50 shared bike spaces  
at basement level



8 Secure  
basement car  
parking spaces



MAPLES

KKR

HEDGESERV

AVAILABLE SPACE

AVAILABLE SPACE







*light* FILLED SPACE





*Flexible* AND ADAPTABLE





*Highest Quality* REFURBISHMENT



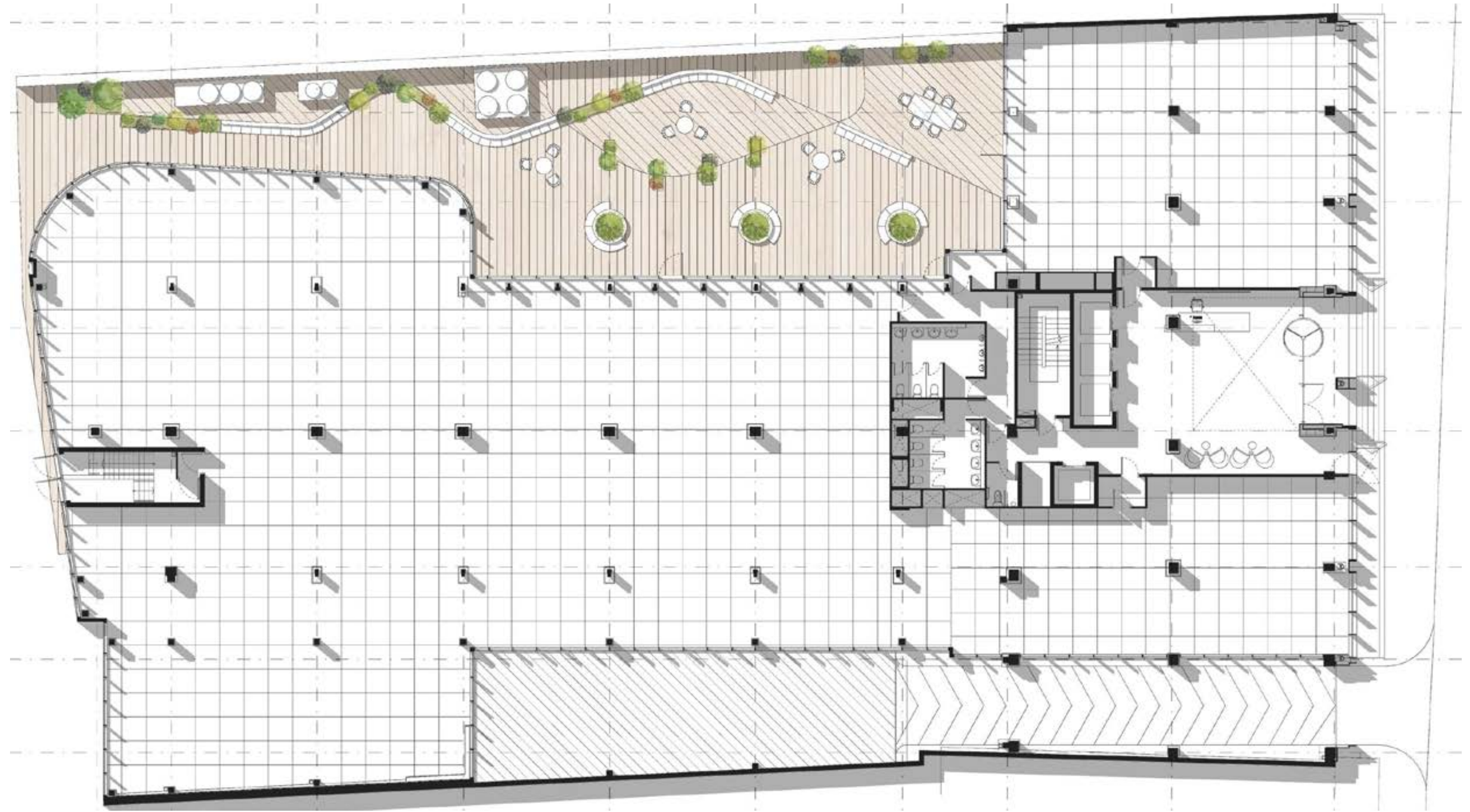


*Extensive* LANDSCAPED TERRACE AREA



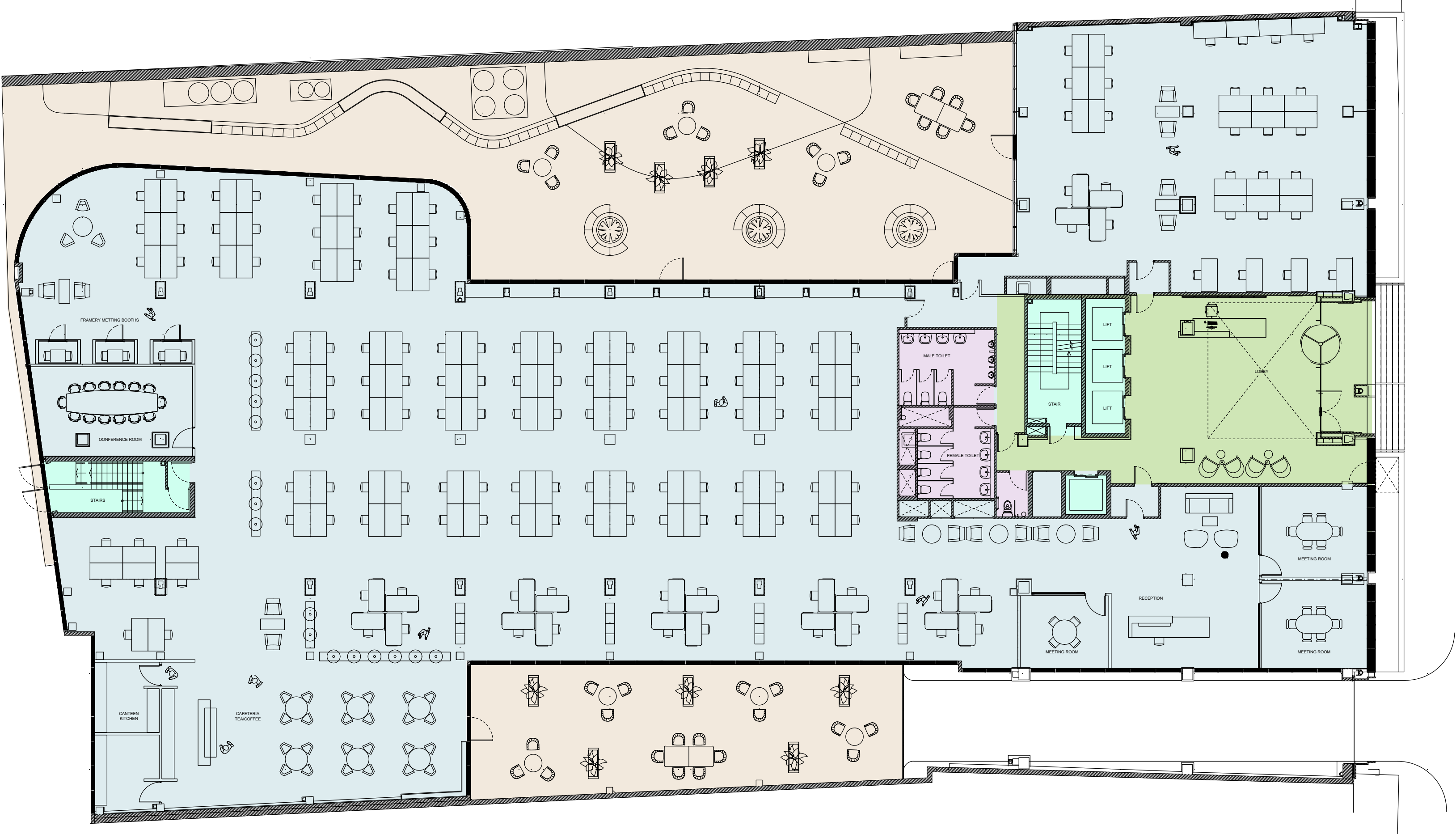
# GROUND FLOOR PLAN

	Sq m	Sq Ft
Main Office Area	1118.6	12,043
Front Office Area	221.4	2,383
Total	1,340.2	14,426





GROUND  
FLOOR  
SPACE PLAN





# CBRE



**Alan Moran**

T +353 1 618 5500

alan.moran@cbre.com

**Deirdre Costello**

T +353 1 673 1600

Deirdre.Costello@eu.jll.com

**Sam Daunt**

T +353 1 618 5500

sam.daunt@cbre.com

**Conor Fitzpatrick**

T +353 1 673 1600

Conor.Fitzpatrick@eu.jll.com

[www.cbre.ie](http://www.cbre.ie)

LRN: 001528

[www.jll.ie](http://www.jll.ie)

LRN: 002273



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