

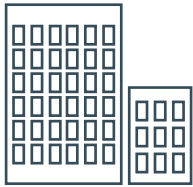


13-18

CITY QUAY

**FULLY FITTED OFFICE TO LET
BY WAY OF FLEXIBLE SUBLEASE**

**DUBLIN 2
IRELAND**



Fully fitted office



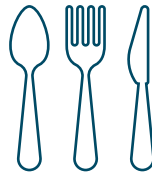
3-5 Year sublease



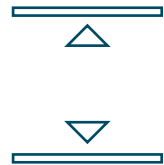
Close to all major public transport, including LUAS cross city.



38m of uninterrupted riverfront views



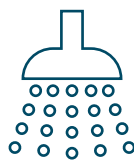
Café and Restaurant at ground floor



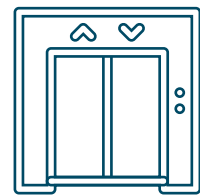
2.8m floor-to-ceiling throughout with a double height reception

1:8

Base occupancy of 1:8 per sq m



20 showers



5 lifts



23 basement bicycles spaces



5 basement car spaces



Delivery Summer 2018

PROPERTY SUMMARY

- 13-18 City Quay is a brand new 8 storey Grade A river fronting office, completing in the summer of 2018 to a high environmentally sustainable standard with both LEED Gold and BER A3 rating.
- The 1,474 sq. m. (15,866 sq. ft.) NIA fitted first floor is available to let via flexible sub-lease for a period from 3 - 5 years from mid 2018.
- Overlooking the river Liffey, the floor will have extensive views to the North Docks, IFSC, and Custom House.
- Landlords specification will include raised access floors, four pipe fan coil air conditioning, metal suspended ceiling tiles, a clear floor to ceiling height of 2.80 metres as well as an impressive manned double height reception.
- In addition, the first floor can be provided fully fitted to include power & data cabling, furniture, partitioning and tea station. There will be an element of flexibility in the configuration/partition layout for interested parties.
- Exceptional transport links with Tara Street DART station situated within 280m of the property, the LUAS red line at George's Dock within 550m, LUAS green line terminus within 1.4km and Busáras with 350m. The Dublin Bikes station is only 100m away.







Shire

An Roinn Sláinte
DEPARTMENT OF HEALTH

MERRION SQUARE

DAIL/GOVERNMENT
BUILDINGS

PEARSON STREET
STATION

Houghton
Mifflin
Harcourt

DART

CHARTERED
ACCOUNTANTS
IRELAND

informatica

Morgan Stanley

Pinsent Masons

Quintillion

HUCKLETREE

SETA
SPORTS



LOCATION

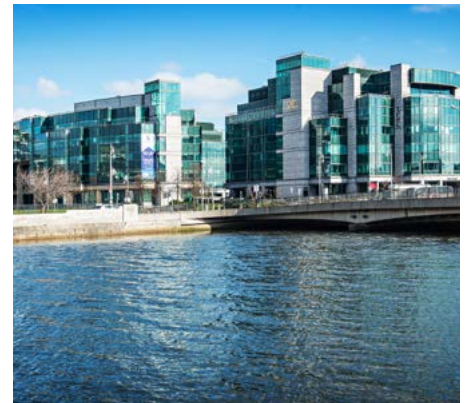
13-18 City Quay will be a new landmark office headquarters situated in the heart of Dublin's central business district offering panoramic views onto the River Liffey. It will add to the iconic landmarks on the Dublin skyline such as the Custom House, The Convention Centre Dublin and the Samuel Beckett Bridge.

The property occupies a prominent position on the south quays as you cross over the Talbot Memorial Bridge and benefits from over 38m of river frontage onto the Liffey. The property is on a corner site bounded by City Quay, Princess Street South, Gloucester Street South and St. Mary's Church. The adjacent Sean O'Casey bridge links the development to the heart of the International Financial Services Centre (IFSC).

Occupiers in the immediate area include: Pioneer, RBC, Fidelity, Informatica, Citibank, Bloomberg, Realex Payments, Publicis, BNY Mellon and Morgan Stanley.

There are a host of amenities on your doorstep with coffee shops such as the Pig & Heifer and Café Parigi to choose from, in addition to a number of top hotels like the Trinity City Hotel, Hilton Garden Inn, The Spencer and The Clayton all close by. This central location is approximately a 10 minute walk to both of Dublin's prime shopping districts, Henry Street and Grafton Street.

The location is easily accessible by all forms of transport. This is emphasised by the fact that Tara Street, Pearse Street and Connolly railway stations are no more than 600m from the subject property. There are a number of Dublin Bus routes which run directly along the quays with Busaras, Dublin's central bus station, just 350m away. The LUAS Red line at George's Dock is 550m to the north, the LUAS Green line terminus is 1.4km to the south while the new LUAS Cross City line will stop at O'Connell Bridge 500m to the west. There is also a Dublin Bikes station just minutes from the front of the new development.





DESCRIPTION

13 – 18 City Quay is a landmark development extending to approximately 9,953 sq. m. (107,133 sq. ft.) Net Internal Area (NIA) of Grade A office accommodation which includes an imposing double height lobby at ground floor. Also at ground floor level, there will be three self-contained commercial/retail units which will provide a further 987 sq. m. (10,624 sq. ft.) NIA of retail space, including a café/restaurant.

The basement level entrance will be off Gloucester Street South and will be accessed via two vehicle lifts and one goods and bicycle lift. 5 secure car parking spaces, and 23 bicycle spaces can be provided to the sub tenant.

The building was designed to incorporate flexibility for occupiers. Services have been designed in a manner that will allow sub-division into two self-contained offices (both with views of the river) on each floor.

Construction on the site has commenced with occupation of the building expected late Q2 2018. 13-18 City Quay will be finished to an exceptionally high base specification (before fit-out) to include:

- Slab to slab height 3.82m / clear floor to ceiling height 2.80m
- Floor to ceiling glazing
- Centralised core for flexible splits (if split, both sides will have views over the river) and maximised natural daylight
- Four pipe fan coil air conditioning system
- Design occupancy for M&E of 1 person per 8 sq. m.
- Metal suspended ceilings (1200 x 300) and raised access floors
- Double height feature reception
- 5 no. 13 person passenger lifts with destination control
- Access controlled floors with integration into broader buildings access control system
- Own self-contained toilet provision on floor
- Extensive high quality tenant facilities in the basement with showers, drying room, lockers and changing facilities at basement level
- Café/restaurant at ground floor
- High quality common area finishes throughout, with feature glazed wall to upgraded central stairs in main core, promoting wellness
- LEED Gold / BER A3
- Extensive views to the North Docks, IFSC, and Custom House

The 1st floor will be provided with the following:

- Power & data cabling
- Carpets
- Furniture
- Internal partitioning
- Tea station
- Signage in reception

Further details can be provided on request.



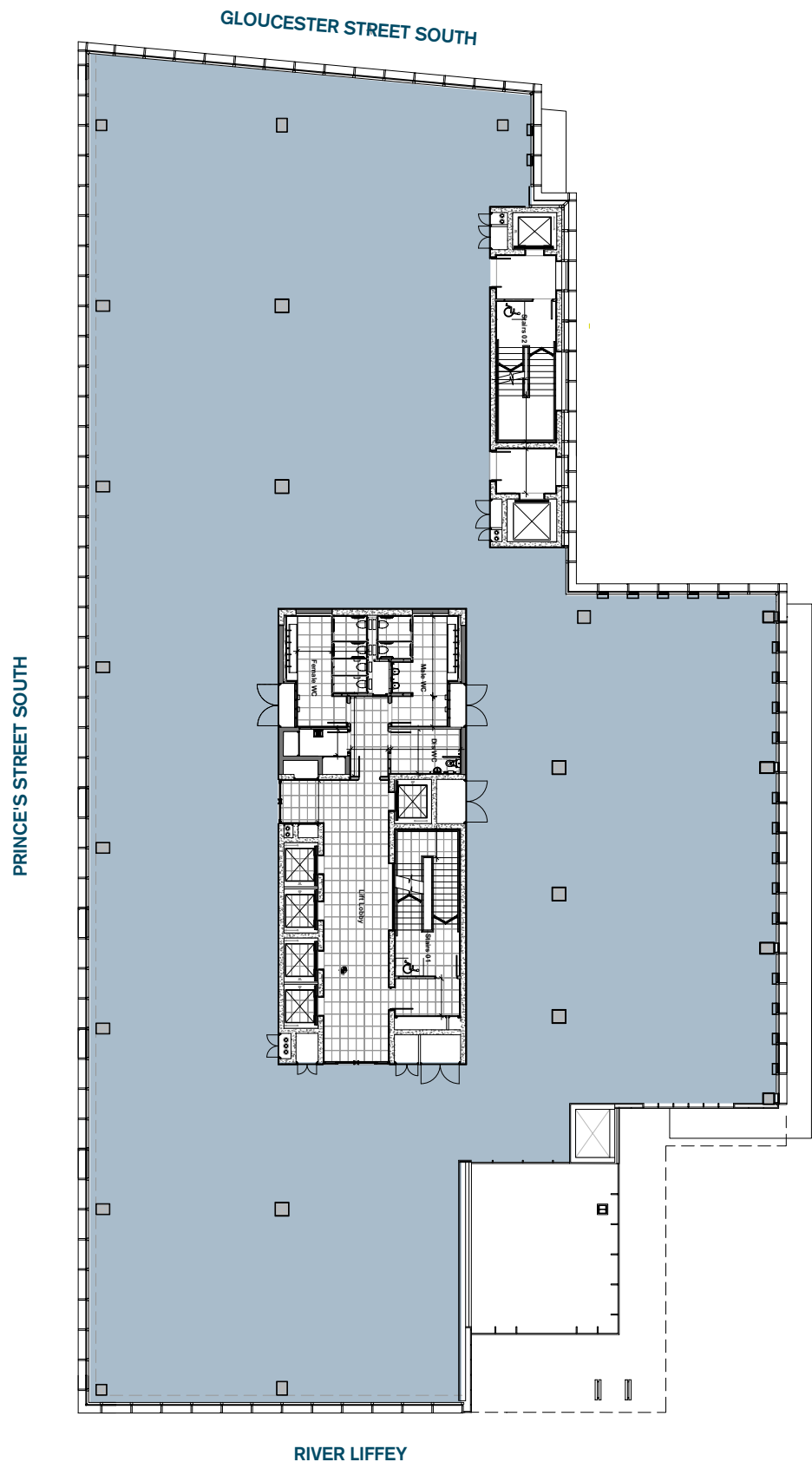


FLOOR PLANS

1st Floor

Base layout from landlord/developer benefitting from:

- Minimised internal columns
- Double Height Reception



Plug and Play Option

This sample floor plan layout, as provided by Grant Thornton, allows for an occupancy for up to 187 workers with associated meeting room space.

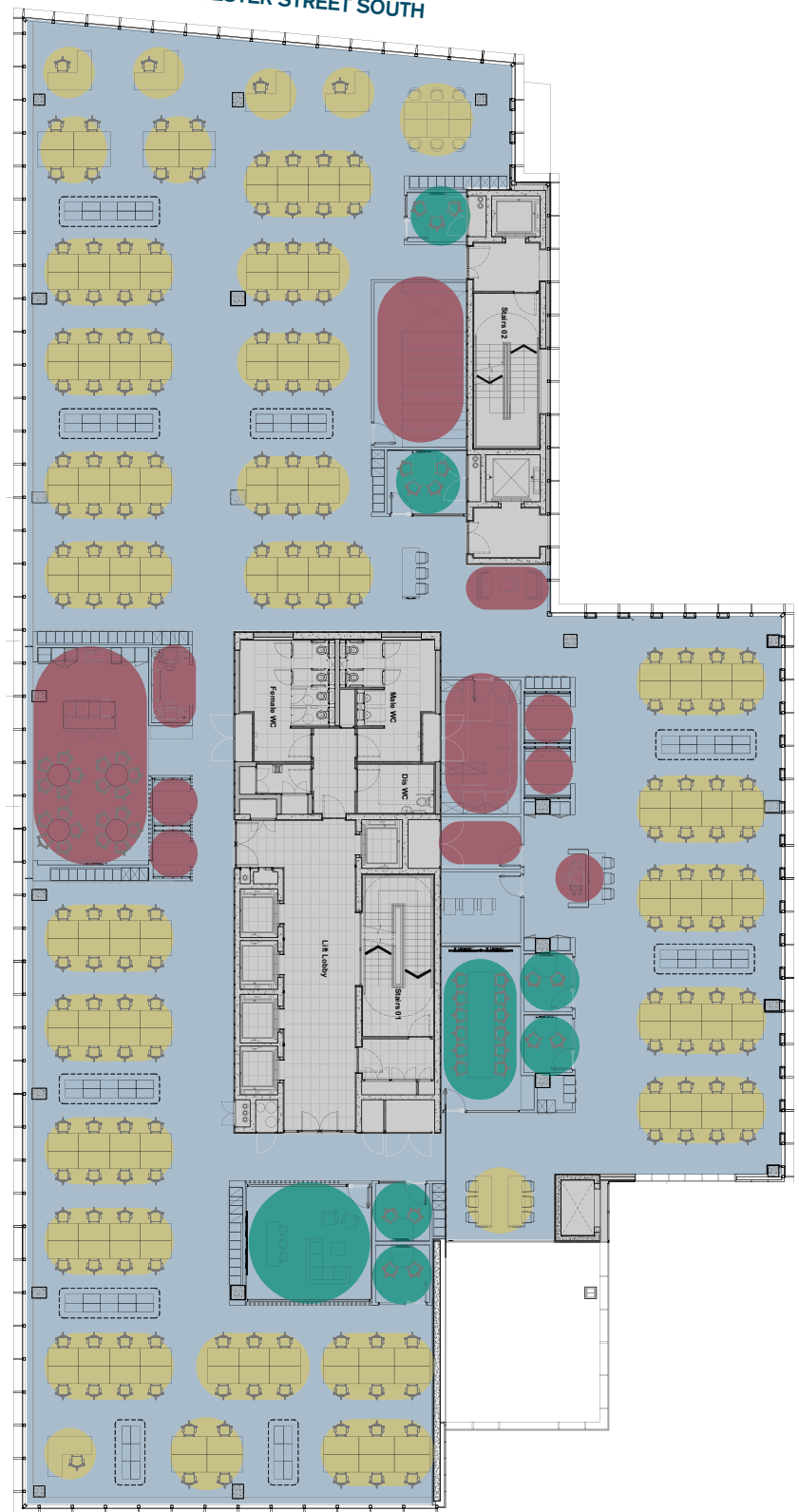
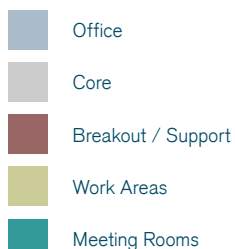
Variations of this proposed plan will be considered by Grant Thornton to suit a potential sub-tenant's own layout requirement. Grant Thornton are open to providing:

- Fully fitted space to an agreed layout. If the costs of same exceed Grant Thornton's own fit-out, they will charge only for the excess beyond their own costs.
- The space in shell condition and offering "CAT A & B credits". The CAT A credits would be in respect of any omitted items from the landlords specification for the office space ie air conditioning fan coil units and ducting, metal ceiling tiles, recessed LED lights, raised access floors and carpets. The sub-tenant can then fit-out the floor again to an agreed layout.

Please note the specification of the fit-out; furniture, partitioning system etc. will be in keeping with the remainder of the building. We can provide interested parties with detailed specification of Grant Thornton's fit-out and CGIs on request.

PRINCE'S STREET SOUTH

GLOUCESTER STREET SOUTH



RIVER LIFFEY









FURTHER INFORMATION

Rent

€62.50 per sq. ft. and €4,000 per car space.

Service Charge & Rates

On Application.

BER Rating



The above is the targeted BER and LEED ratings. A BER and LEED assessment will be required on practical completion.

Contact

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