

**FOR SALE**

17 Pembroke Street Upper &  
77 Leeson Street Lower

**Lisney**

COMMERCIAL REAL ESTATE



## ABOUT THE PROPERTY

**Georgian property with generous proportions**

**Dual frontage and access in prime location**

**Sliding sash windows**

**Reception area**

**Ample meeting rooms**

**Comms room**

**Fully equipped kitchen**

**Right of way access to the rear**

### DESCRIPTION

17 Pembroke Street Upper & 77 Lower Leeson Street presents a rare opportunity to acquire a high-profile, end-of-terrace Georgian building occupying a prominent corner position in one of Dublin's most prestigious and sought-after commercial districts. With dual frontage and access, the property enjoys exceptional visibility at the intersection of Pembroke Street Upper and Lower Leeson Street, just 300 metres from the southeast corner of St. Stephen's Green.

Offered for sale with vacant possession, this extensively renovated property seamlessly blends historic charm with modern commercial functionality. Arranged over four storeys above a basement level, the building spans approximately 4,169 sq. ft (387.31 sq. m) and retains beautiful period features including generous proportions, sash windows, and decorative cornicing.

Internally, the accommodation is thoughtfully laid out to support a range of professional uses. It includes a number of private offices, a welcoming reception area, two meeting rooms, a dedicated conference room, and a fully equipped communications room. Kitchen and tea station facilities are also provided, ensuring comfort and convenience for staff and visitors alike. The entire building is fitted with integrated data cabling and central heating throughout, creating a comfortable and efficient working environment.

This landmark building is ideally suited for a prestigious office headquarters, a professional practice, or a prime investment opportunity. Its combination of Georgian elegance, modern amenities, and strategic location in the heart of Dublin 2 makes it a compelling proposition for discerning buyers seeking both character and convenience.







17 Pembroke Street Upper & 77 Leeson Street Lower

## LOCATION

The prestigious location is within walking distance from a range of transport links including Pearse DART Station, the LUAS Green line stops at Dawson Street and St. Stephen's Green. There are also numerous bus routes in close proximity to the property. The property is within easy reach of numerous amenities with St. Stephen's Green and Grafton Street only a short stroll away. The surrounding area benefits from a wide range of restaurants, cafes, banks, pub's and hotels.



## **TITLE**

Freehold / Long leasehold.

## **ZONING**

The property is zoned Z8 "To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective", under the current Dublin City Development Plan 2022-2028.

Z8 – Permissible Uses

Assisted living/retirement home, bed and breakfast, café/tearoom, childcare facility, cultural/recreational building and uses, education, embassy residential, embassy office, home-based economic activity, hostel (tourist), hotel, live-work units, medical and related consultants, office, open space, residential, restaurant.

## **PRICE**

Offers are sought in excess of €2,400,000.



**17 Pembroke Street Upper & 77 Leeson Street Lower**

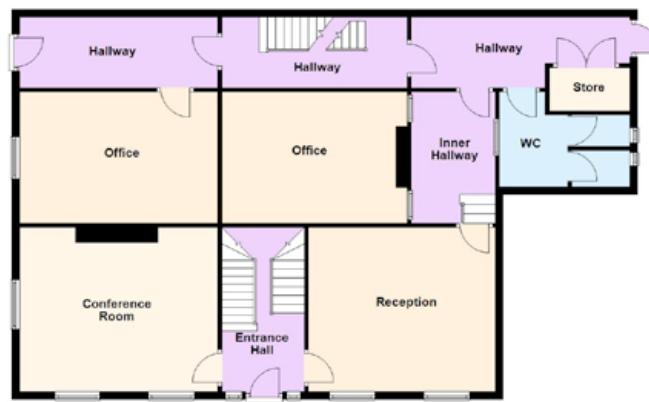
## FLOOR PLANS

Not to scale, for identification purpose only

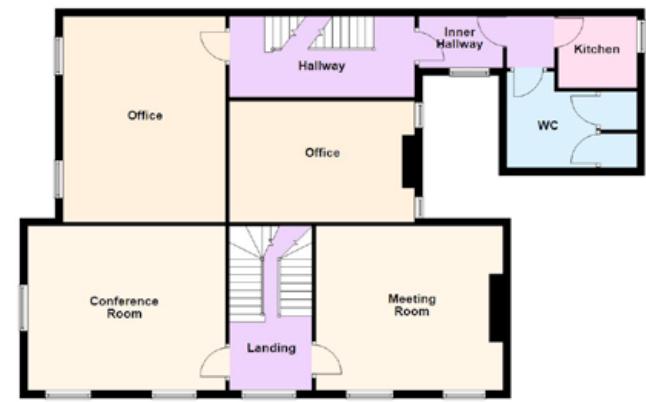
### Basement



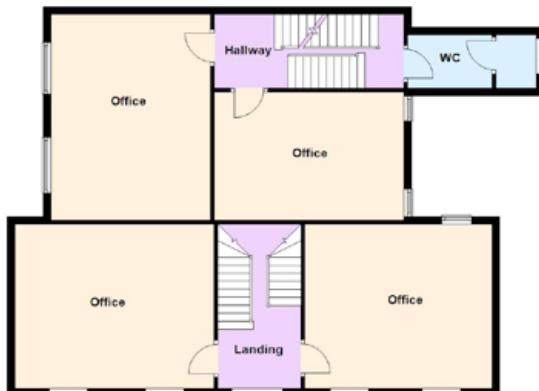
### Ground Floor



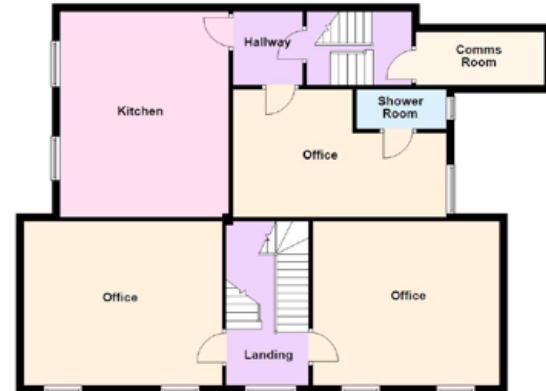
### First Floor



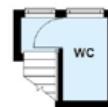
### Second Floor



### Third Floor

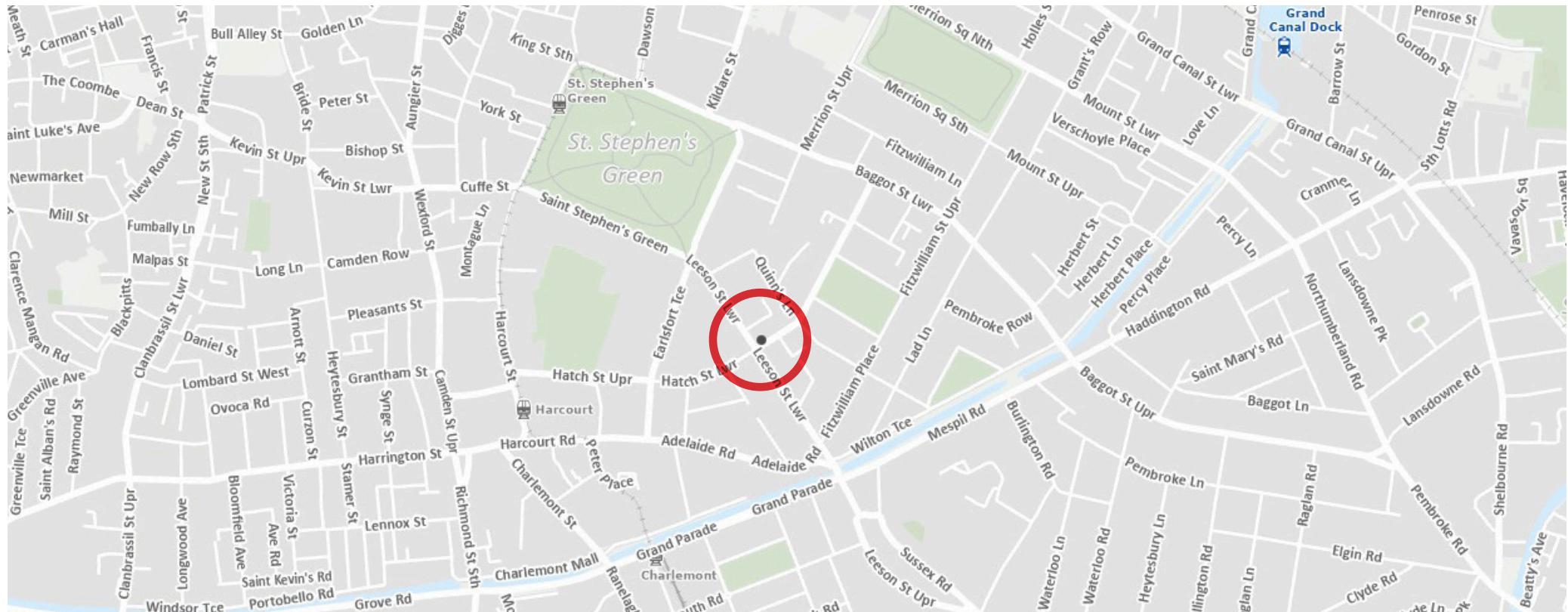


### Fourth Floor



There are also numerous bus routes in close proximity to the property.

## LOCATION MAP



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# Lisney

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Viewing Strictly by appointment with the sole letting agent Lisney.

## Lisney Commercial Real Estate

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