

**FIFTEEN
GEORGE'S
QUAY**

**A NEW CAFÉ
AT A LANDMARK
RIVERSIDE
LOCATION**



Fifteen George's Quay's central lively location next to Tara Street Station at the axis of Dublin's transport network, offers excellent visibility and high footfall for a food and beverage operator.

600+

Employees onsite at Fifteen George's Quay

4,000+

Employees in the wider George's Quay estate

THOUSANDS

More commuters passing through



OVERLOOKING THE RIVER, FIFTEEN GEORGE'S QUAY PROVIDES 1,800 SQ FT OF VIBRANT LIGHT FILLED SPACE TO CREATE YOUR VISION

THE MODERNISATION OF FIFTEEN GEORGE'S QUAY CREATES A SPACE FOR OUTDOOR SEATING, A TAKEAWAY WINDOW AND EXCELLENT VISIBILITY



LOOKING FOR THE BEST LOCATION IN DUBLIN? YOU'RE LOOKING AT IT

Drop a pin at the centre of Dublin's transport network and you'll land right here. At the door of the most connected office in the country.

This is easy access to the Dart and Luas lines, Connolly Station, Busaras and the Port Tunnel. This is faster commuting from every suburb in Dublin and every city in the country.

01

Minute walk to Tara Street Dart and rail station

05

Minutes walk to Trinity and Abbey Street Luas



CONNECTED LOCATION



1 min
Walk to DART/Rail



1 min
Walk to Bus Stops



1 min
Walk to proposed Metrolink Station



1 min
Walk to Dublin Bike Station



5 mins
Walk to Busáras



5 mins
Walk to LUAS Green Line



7 mins
Walk to LUAS Red Line

FOOD & DRINK

1. DOYLE'S
2. STARBUCKS
3. THE VINTAGE KITCHEN
4. MULLIGAN'S
5. SHOE LANE COFFEE
6. POG
7. BREAD 41
8. HONEY TRUFFLE
9. ELY WINE BAR
10. URBAN BREWING
11. HARBOURMASTER
12. STARBUCKS

13. COFFEE ANGEL

14. DRUNKEN FISH
15. MUSASHI
16. IL FORNAIO
17. FRESH
18. M&S
19. CAFFE NERO
20. J2 GRILL & SUSHI
21. ROCKETS
22. EAST
23. THE NATURAL BAKERY
24. GERARD'S DELI
25. SPROUT

26. KC PEACHES

27. THE FERRYMAN BAR
28. 3FE COFFEE
29. LOLLY & COOKS
30. NUT BUTTER
31. HQ GASTROBAR
32. HERB STREET
33. MILANO
34. FRESH FOOD MARKET
35. IL VALENTINO
36. CHARLOTTE QUAY
37. THE ART OF COFFEE
38. SEVEN WONDERS

39. RYLEIGH'S ROOFTOP BAR & GRILL

40. AS ONE
41. DOCKERS
42. GURSHA
43. D'OLIER ST RESTAURANT

HOTELS

44. THE WESTIN HOTEL
45. TRINITY CITY HOTEL
46. HILTON GARDEN INN
47. SPENCER HOTEL
48. THE GIBSON HOTEL
49. THE MARKER HOTEL

50. THE ALEX HOTEL

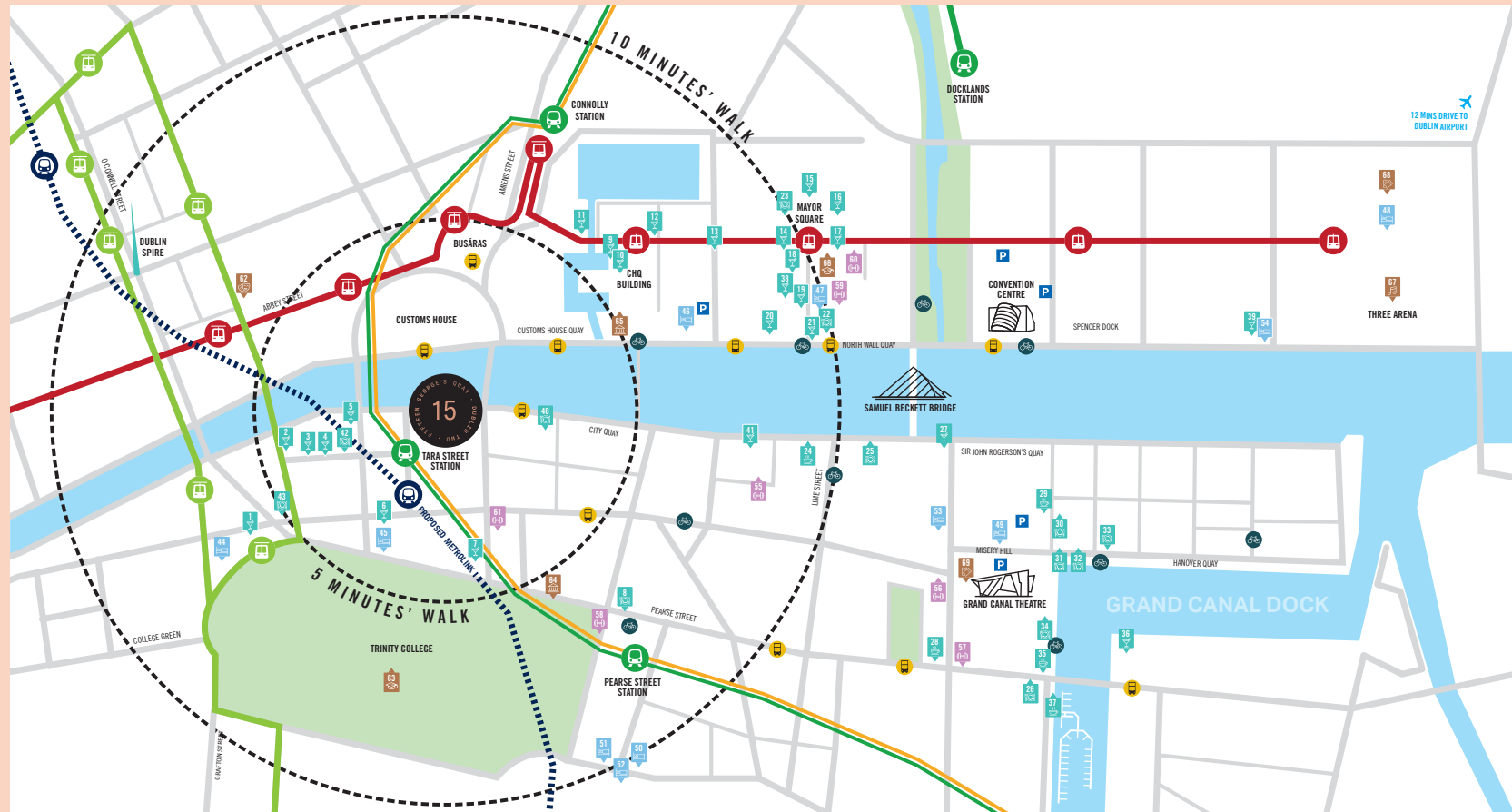
51. THE DAVENPORT HOTEL
52. THE MONT HOTEL
53. THE CLAYTON HOTEL
54. THE MAYSON HOTEL

WELLNESS

55. PERPETUA GYM
56. FLYEFIT
57. EDUCO GYM
58. TRINITY COLLEGE SPORT
59. SPENCER HEALTH CLUB
60. SV FITNESS
61. F45

CULTURAL

62. ABBEY THEATRE
63. TRINITY COLLEGE
64. SCIENCE GALLERY
65. EPIC IRELAND
66. NATIONAL COLLEGE OF IRELAND
67. THREE ARENA
68. ODEON CINEMA
69. BORD GÁIS ENERGY THEATRE



Indicative tenant fit-out



GROCERIES

BAKERY

PREPARED MEALS

DRINKS

Latte
Mocha
Cappuccino
Americano
Hot Chocolate
Doppio

PASTRIES

Croissant
Cinnamon rolls
Dump Bar Buns
Gingerbread houses
Cinnamon muffins
Doughnuts
Oatmeal Cookies

ICED

Iced E
Iced
Iced C
Iced A
Iced 3/4
Iced

GROUND FLOOR

1,884 SQ FT (175 SQ M)

Key Features



High profile corner location



1,884 sq ft internal café space



Large open plan and light filled space



Double height space with 4m floor to ceiling height



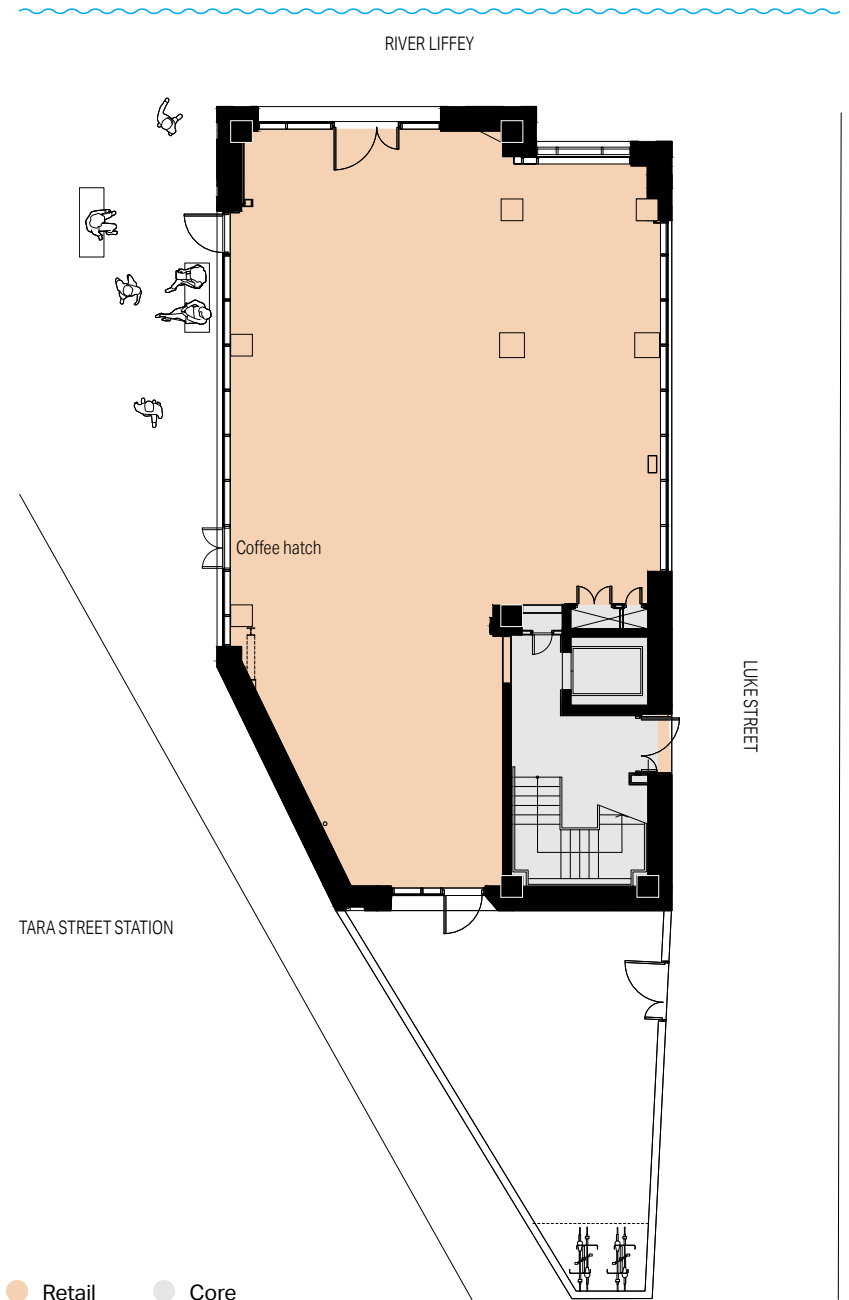
Signage opportunity onto George's Quay



Coffee hatch

A detailed handover specification document is available upon request

Fifteen George's Quay, Dublin Two



DUBLIN'S LEADING PROPERTY INVESTMENT COMPANY

We own, develop and manage 75 assets around the city. Our fund has a track record of over 57 years in Ireland, and we are the largest owner of offices and logistics assets in the country.

We are a socially and environmentally conscious investor with an unrivalled reputation for delivering the highest standards of design and placemaking.

Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Passionate about shaping our city

We create exceptional workplaces for premium local and international occupiers and deliver outstanding long-term dividends to our shareholders.

We see every investment, every development, every building as an opportunity to make places that people will enjoy. To regenerate and revitalise neighbourhoods. To make positive contributions to local communities for the benefit of everyone who lives, works and socialises in our capital city.



10 Molesworth Street
Dublin 2



One Wilton Park
Dublin 2

Tropical Fruit Warehouse
Dublin 2

iput.com



RESPONSIBLE INVESTMENT

At IPUT, we strive to be the market leaders in responsible investing. Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Our Strategy

Our Responsible Investment Strategy focuses on three pillars that underpin our ability to make long-term positive impacts on our city.



1

Climate action

- Enhancing the resilience of our portfolio.
- Transitioning to a low carbon economy.
- Continuing to pioneer net zero carbon buildings across our portfolio.



2

Resource efficiency

- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.



3

Social value

- Creating places where people thrive.
- Reaching beyond occupier experience to enhance our economic, social and cultural impact.



Working with our occupiers

We continuously engage with and support our occupiers to help deliver on our shared sustainability ambitions:

- We use our expertise to help our occupiers make cost savings through design decisions and proactive management.
- We include environmental performance clauses in all our leases.
- We use smart building technology to reduce and optimise energy use.
- We enhance occupier experience through our MyIPUT app.

Learn more about our approach to responsible investment:

[IPUT.COM/RESPONSIBILITY](https://www.iput.com/responsibility)



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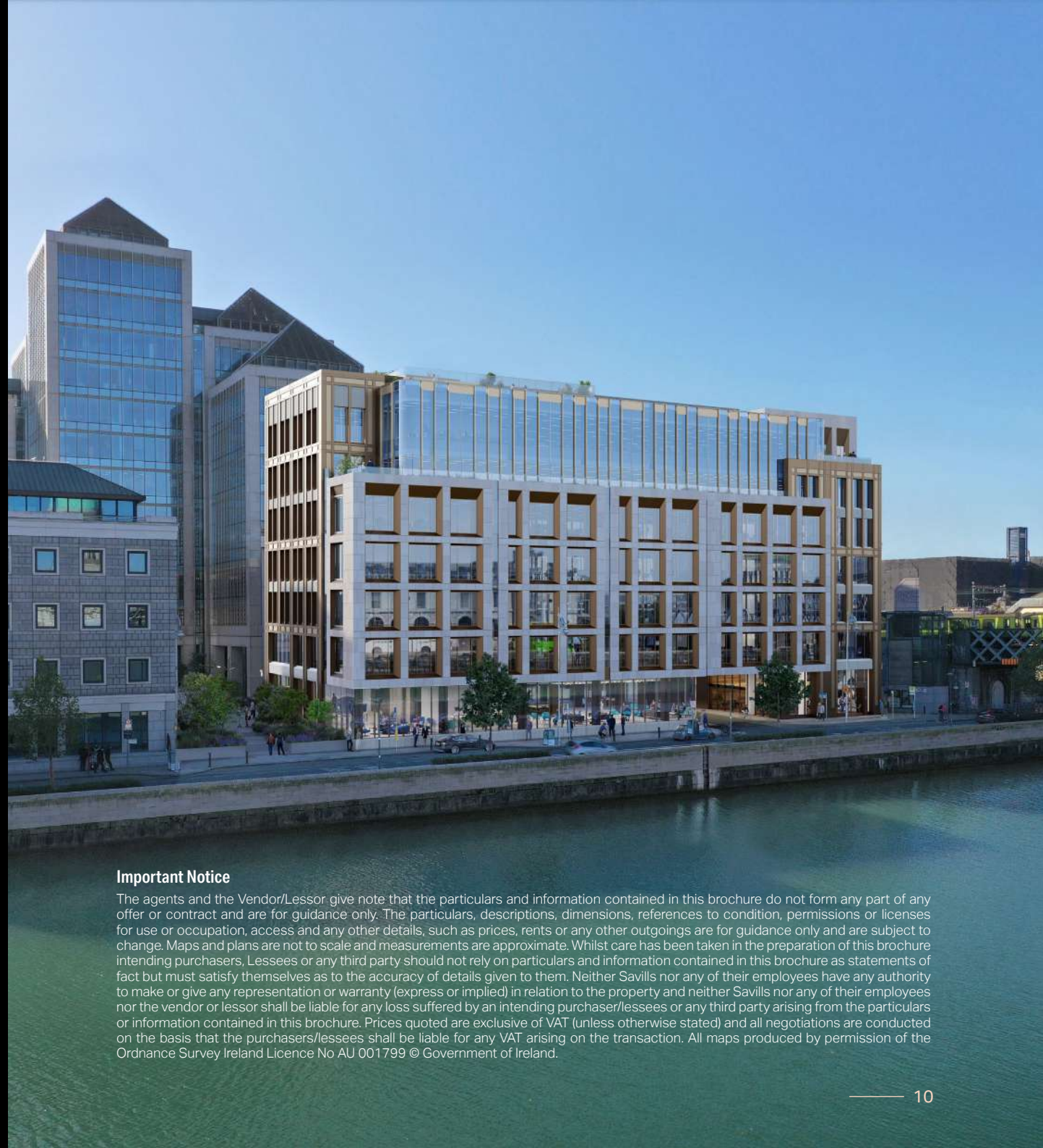
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Rent

On Application

Viewing

Strictly by appointment with
the sole agent Savills



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