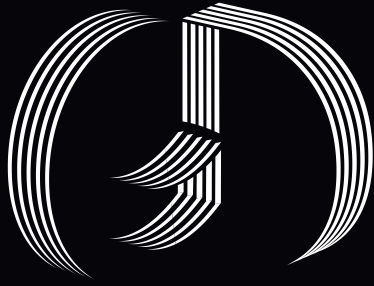


FIVE
GEORGE'S
DOCK

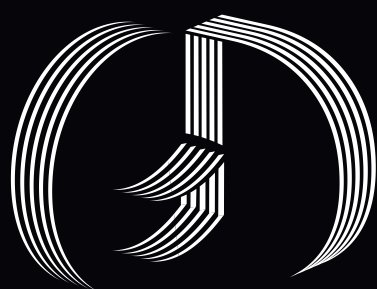
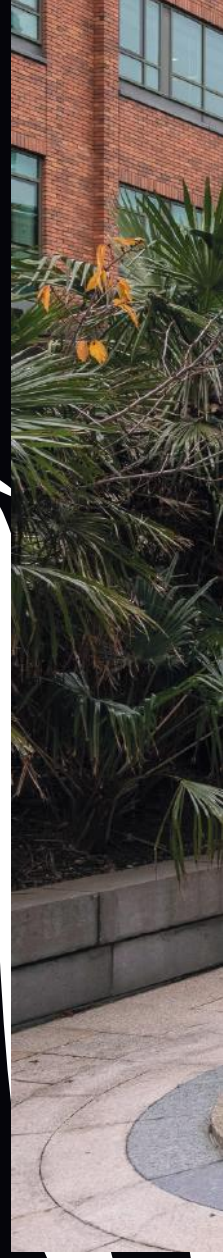
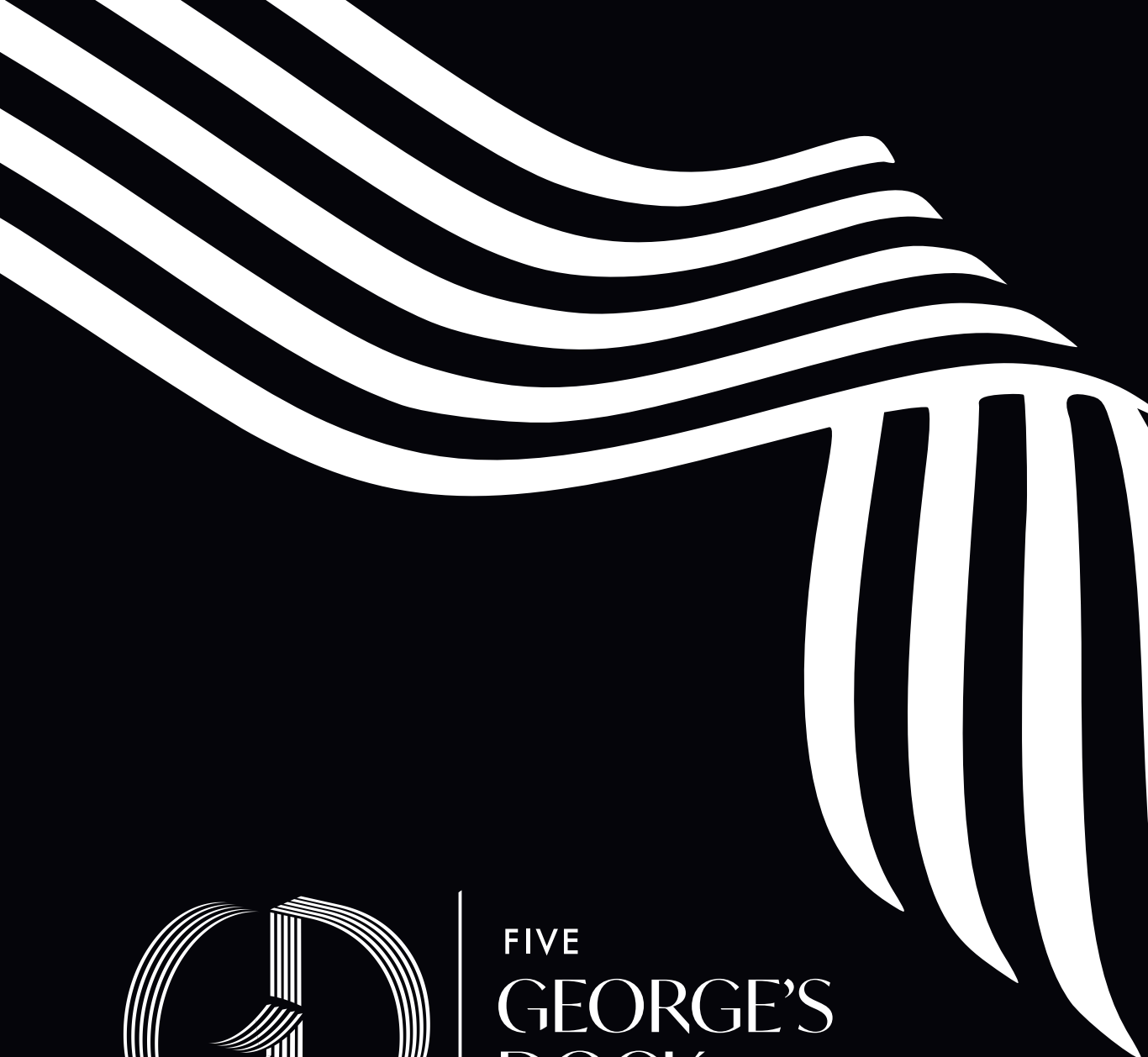


FIVE
GEORGE'S
DOCK

Extensively
modernised office
space in the heart of
the IFSC.







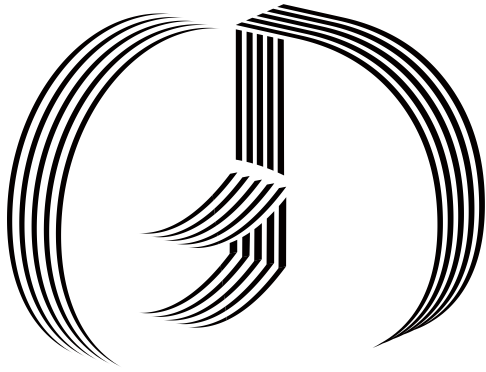
FIVE
GEORGE'S
DOCK

The modernisation of this high profile office building, which is located in the heart of the IFSC, includes: a new state of the art reception area with a coffee dock, new bathrooms, new passenger lifts and a complete refurbishment of the stair cores and lift lobbies.



5 George's Dock has been transformed to satisfy the exacting demands of today's global businesses.

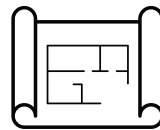




FIVE GEORGE'S DOCK



HQ OFFICE
LOCATION



2,500 -
30,000 SQ FT



NEWLY REFURBISHED
CAT A OFFICE SPACE



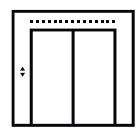
CEILING MOUNTED
AIR CONDITIONING



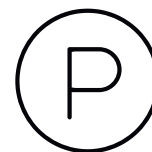
UPGRADED
RECEPTION AND
COMMON AREAS



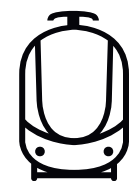
TARGETED BREEAM
VERY GOOD



3 NEW HIGH SPEED
PASSENGER
LIFTS



SECURE CAR &
BIKE PARKING



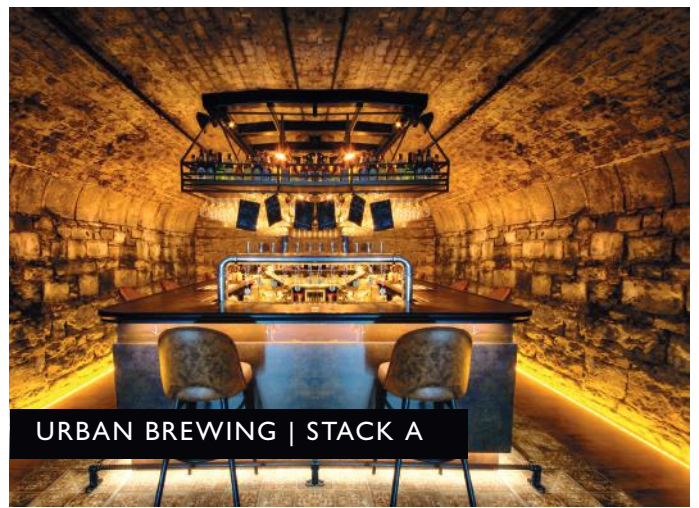
LUAS ON YOUR
DOORSTEP



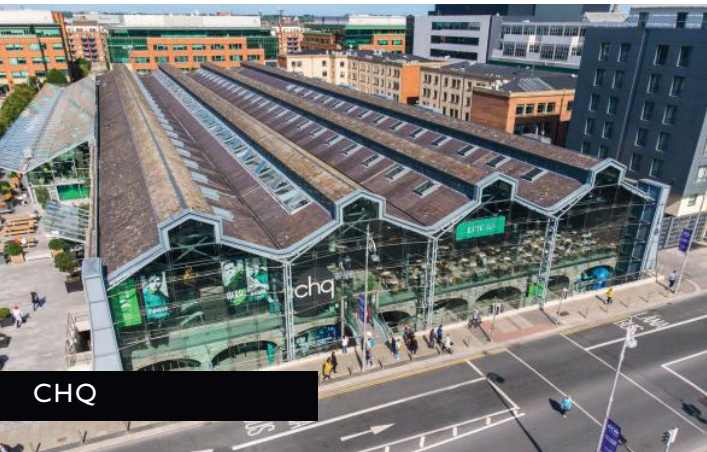
EXCELLENT LOCAL
AMENITIES



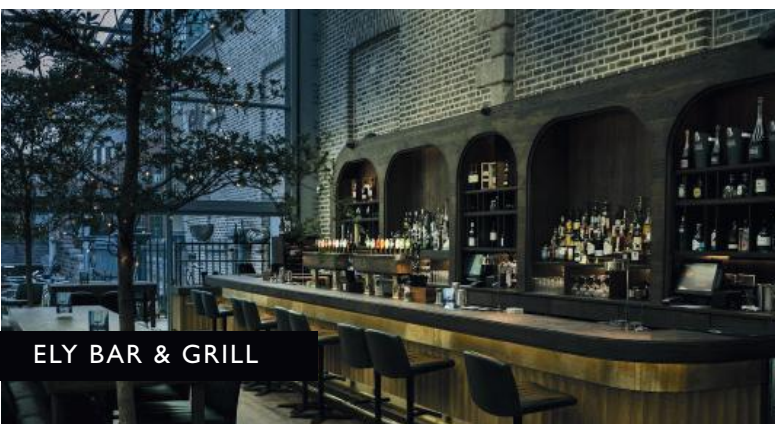
COFFEE ANGEL



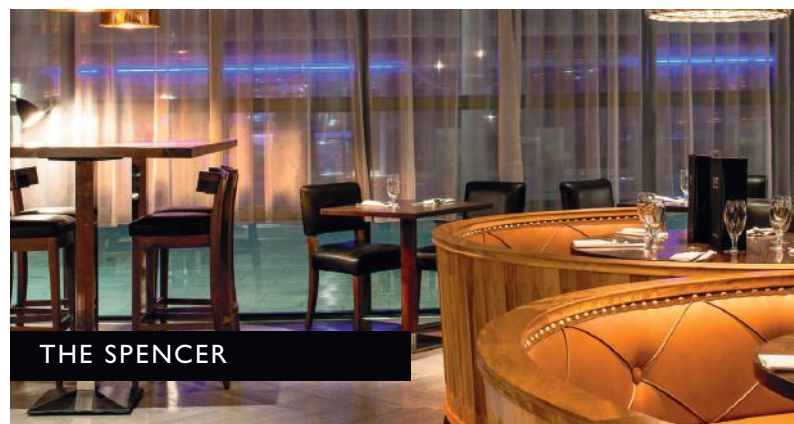
URBAN BREWING | STACK A



CHQ



ELY BAR & GRILL



THE SPENCER



DRUNKEN FISH



HARBOURMASTER



EAST RESTAURANT

This office location is surrounded by a host of well-known pubs, cafes and restaurants. The CHQ building, which is located opposite 5 George's Dock, provides a host of amenities including an exceptional mix of shopping, dining, entertainment and leisure.

Dublin's IFSC and North Docks are being regenerated and 5 George's Dock is an integral part of this progression.



Once home to half of the world's top 50 banks and insurance companies, the location has evolved to become a destination of choice for leading technology companies such as Hubspot, Salesforce and Dogpatch labs, while retaining its appeal for the financial and professional services industry.





Dublin's International Financial Services Centre

The IFSC is the most centrally connected part of the city with immediate access to DART and Luas services, in addition to its direct proximity to Busáras, the main commuter bus station and Connolly Station, the main commuter rail station.

Dublin Airport is accessible in 20 minutes directly via the Port Tunnel, while numerous Dublin Bike stations are in the immediate vicinity.





1 min walk

**RED LINE LUAS STOP
(IMMEDIATELY OUTSIDE)**



3 min walk

DUBLIN BUS



4 min walk

DUBLIN BIKES



5 min walk

**DART & IRISH RAIL
(CONNOLLY STATION)**



6 min walk

BUSÁRAS



9 min walk

DART (DOCKLAND STATION)



12 min walk

GREEN LINE LUAS



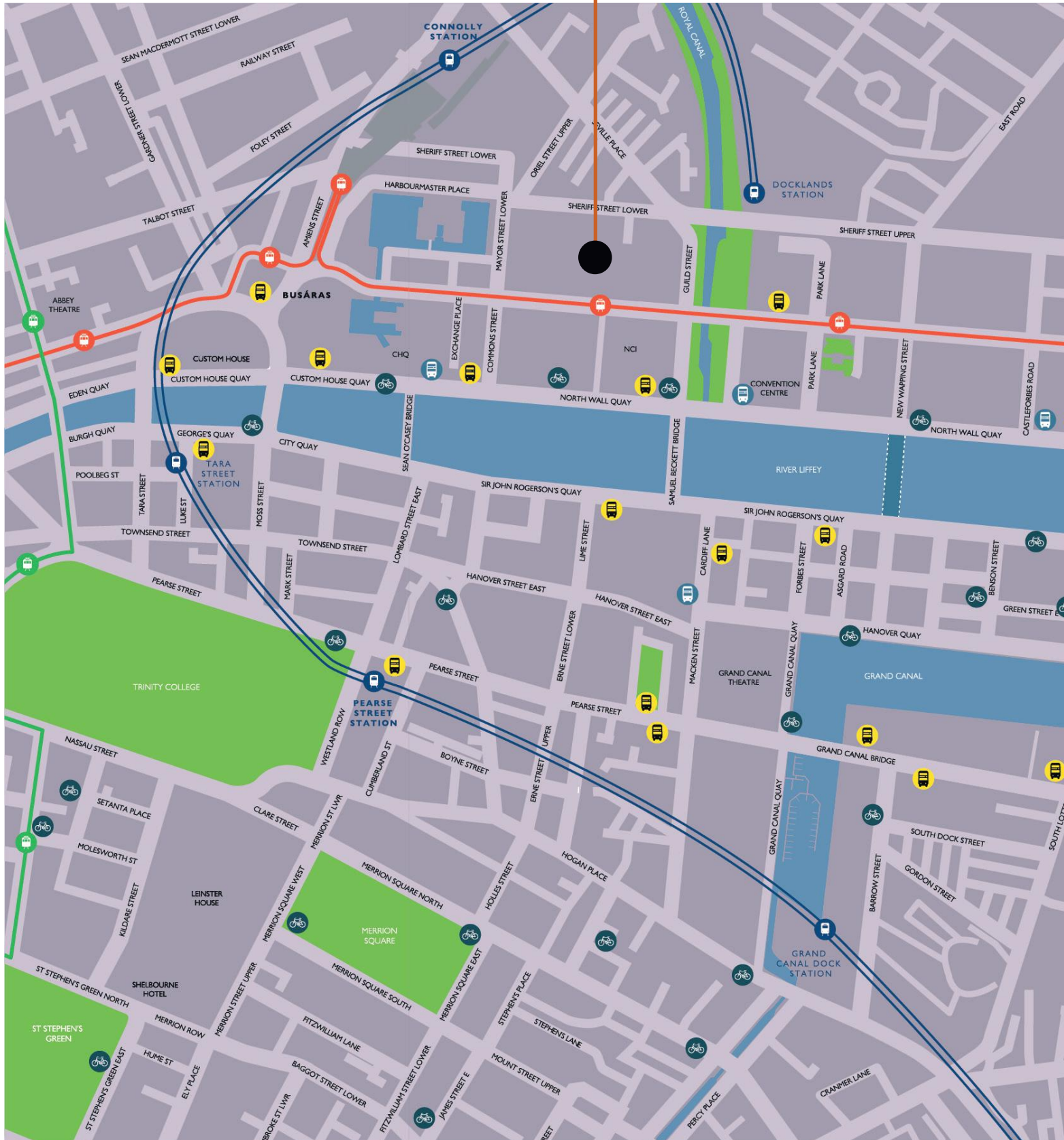
20 min drive

DUBLIN AIRPORT

Duga Sheoirse
George's Dock



FIVE GEORGE'S DOCK





No matter the mode of transport, all areas of Greater Dublin are easily accessible to the IFSC.



LUAS RED LINE



DART



DUBLIN BUS



AIRLINK



DUBLIN BIKES



TO AIRPORT



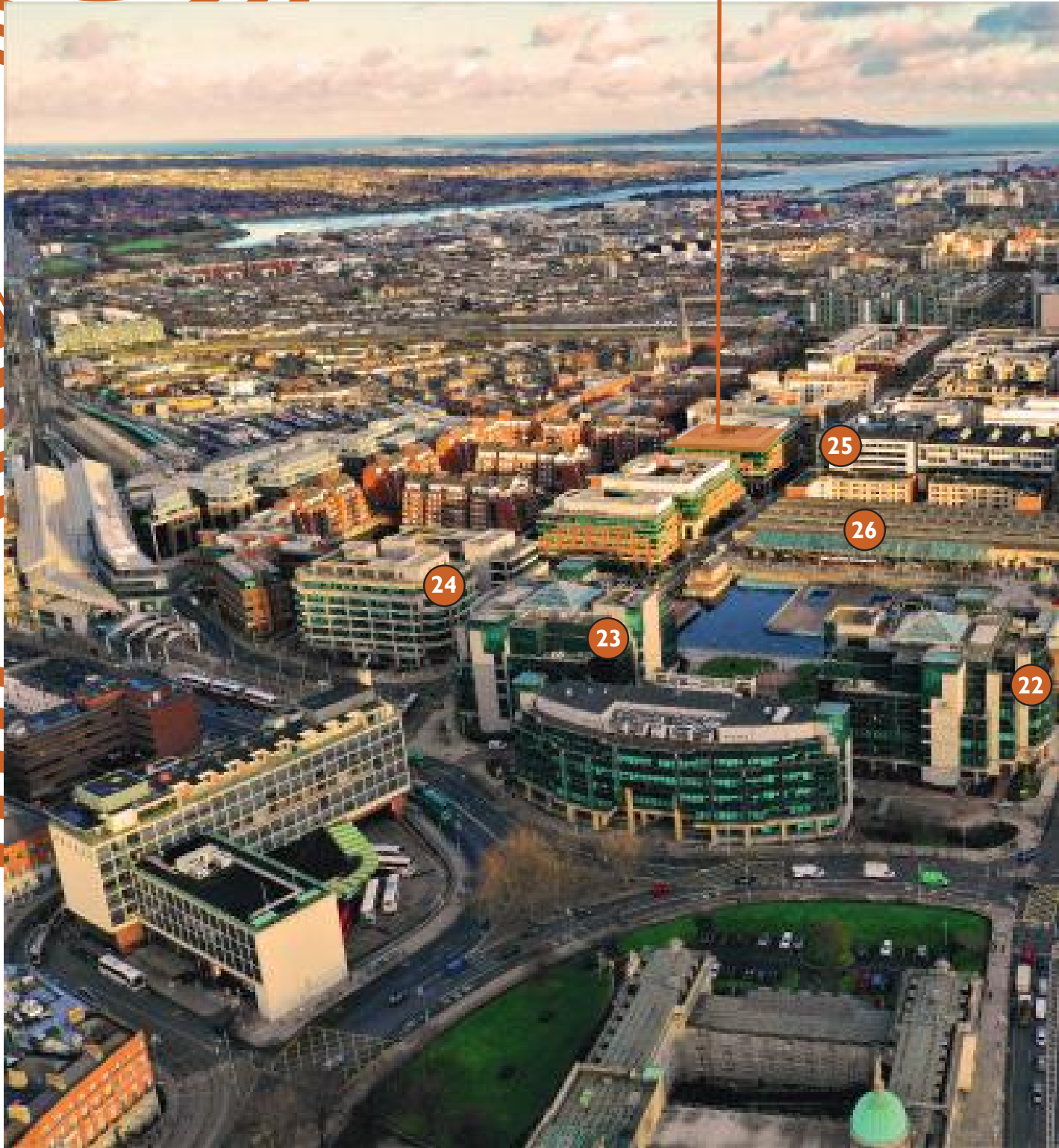
LUAS GREEN LINE



DUBLIN PORT



FIVE
GEORGE'S
DOCK





At the heart of the IFSC.
At the heart of Dublin
business.

- 1 Grant Thornton
- 2 Hubspot
- 3 McCann Fitzgerald
- 4 Three Ireland
- 5 Tenable
- 6 BNY Mellon
- 7 Matheson
- 8 Indeed / JP Morgan
- 9 Airbnb / Wix / LogMein
- 10 Accenture
- 11 Aptiv / DocuSign
- 12 Three Arena
- 13 Blueface / Gilead
- 14 NTMA
- 15 Central Bank of Ireland
- 16 Salesforce
- 17 PwC
- 18 National Convention Centre
- 19 AIG
- 20 A&L Goodbody
- 21 Citigroup
- 22 IFSC House
- 23 Bank of Montreal
- 24 KPMG
- 25 Walkers Global / PartnerRe
- 26 CHQ



FIVE GEORGE'S DOCK

5 George's Dock is being completely repositioned as a modern high specification office building.

An extensive modernisation program to the reception, lift lobbies and toilets has recently been completed. CAT A refurbishment works are ongoing to vacant floors and works to a new shower block due imminently.



BRIGHT AND EFFICIENT
FLOOR PLATES



COMMUNAL BREAKOUT SEATING
WITH COFFEE MACHINE



4-PIPE FAN COIL AIR
CONDITIONING



RAISED ACCESS FLOORS WITH
UNDERGROUND PLENUM



LED LIGHTING



MANNED RECEPTION



OCCUPATION DENSITY 1:8 SQ M



METAL CEILING TILES



SECURE BASEMENT CAR AND
BICYCLE PARKING



SHOWER &
CHANGING FACILITIES



NEW PASSENGER LIFTS



TERRACED AREA

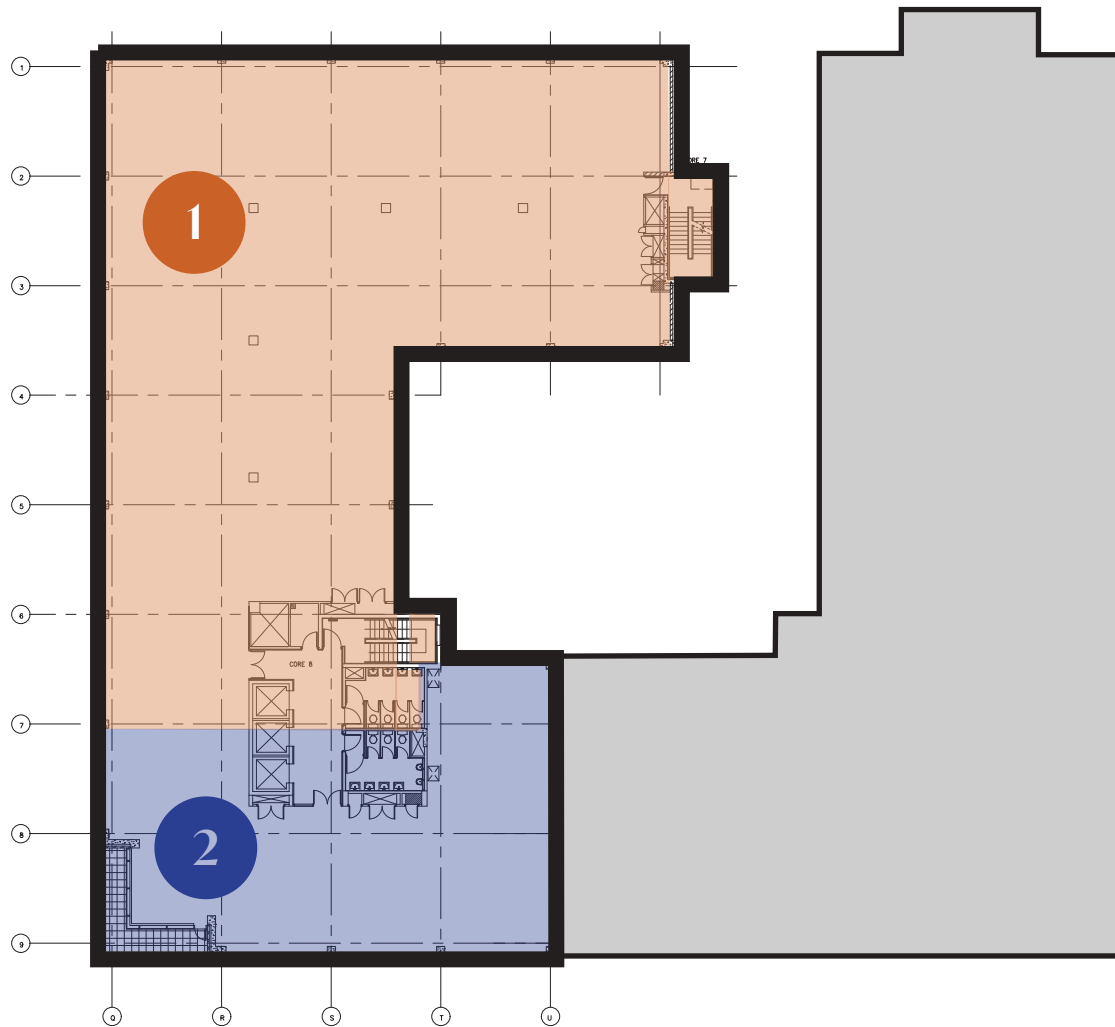


SCHEDULE OF AVAILABLE ACCOMMODATION (NIA)

FLOOR	Sq. Ft.	Sq. M.
Part Ground	1,457	135
Part Ground	4,500	418
First	10,336	960
Part Third	8,159	758
Fourth	10,479	974
TOTAL	34,931	3,245



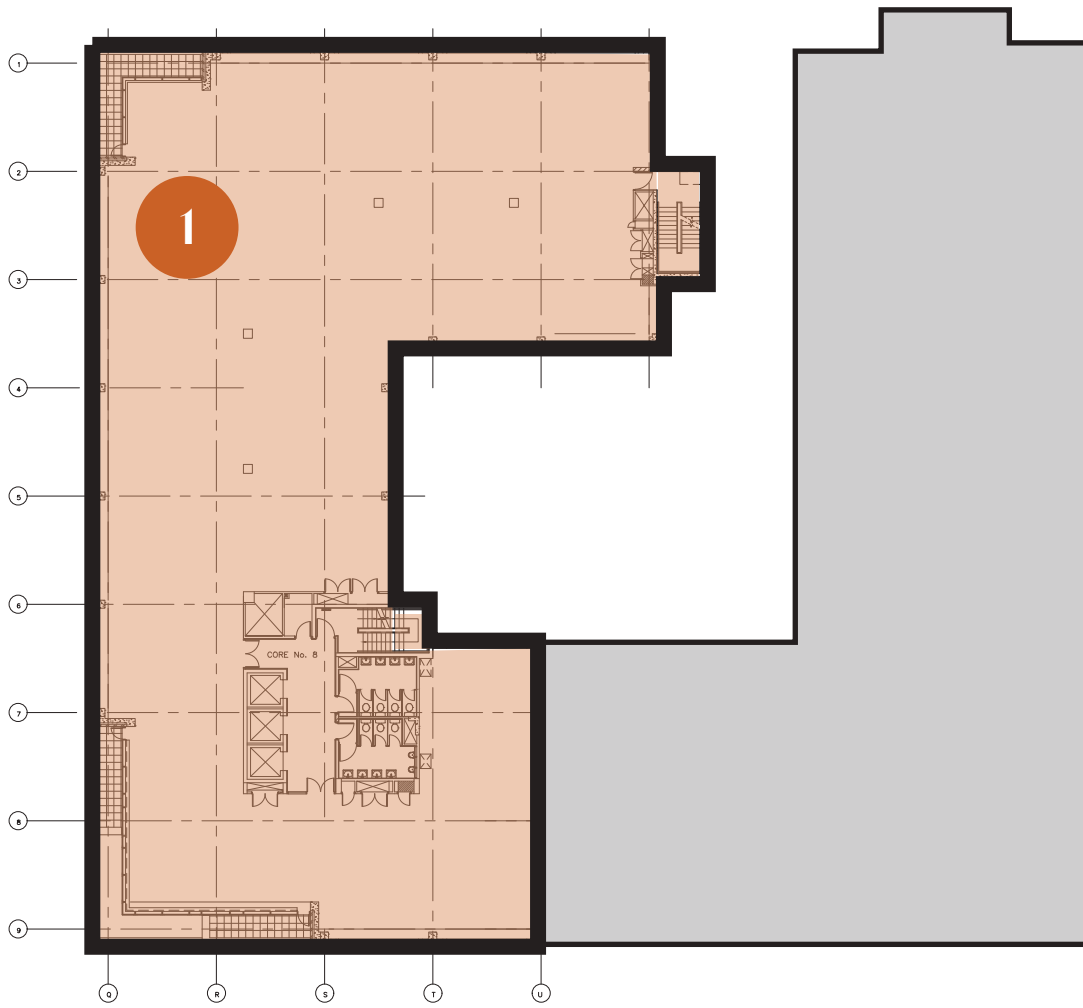
Floorplans



THIRD FLOOR



FIVE
GEORGE'S
DOCK



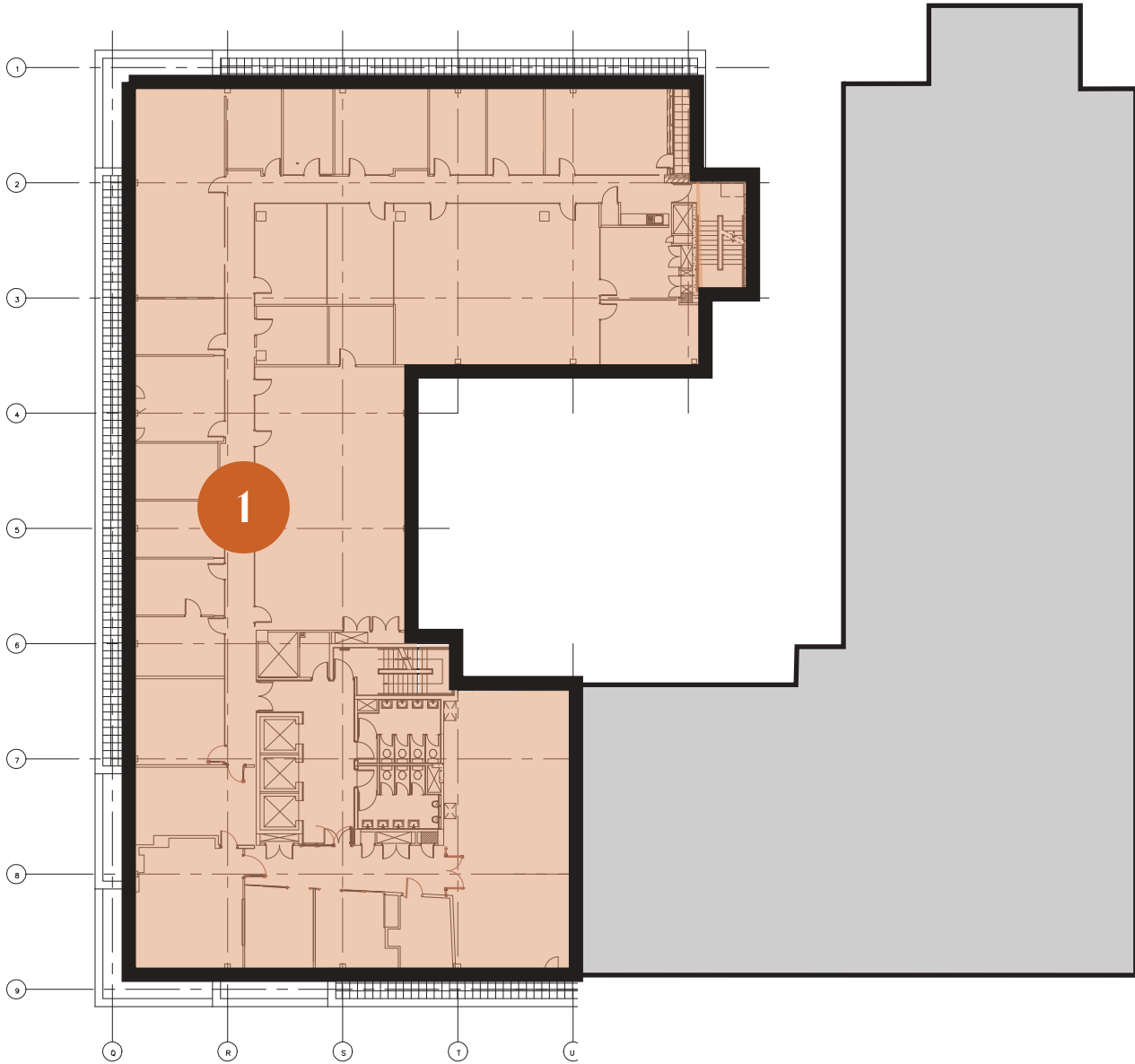
FOURTH FLOOR

1



FIVE
GEORGE'S
DOCK

Floorplans



FIFTH FLOOR



FIVE
GEORGE'S
DOCK





Contact Us Today

Rent: On Application

BER B3

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FIVE
GEORGE'S
DOCK