



THE EXO X BUILDING

AIM FOR SOMETHING  
HIGHER AT THE EXO



3012

Iosta na Rinne  
The Point

Iosta na Rinne  
The Point

# INTRODUCTION

The EXO, Dublin's tallest office building offers stunning panoramic views of Dublin city and its environs, with floorplates ranging from 5,557 sq ft - 17,903 sq ft and 2.9m floor to ceiling heights.

The EXO also boasts the most impressive of sustainability credentials set out below.



# SUMMARY



PRIME RIVERFRONT LOCATION



UNOBSTRUCTED 360 DEGREE VIEWS



2.9M TYPICAL FLOOR TO CEILING



320 SECURE BASEMENT BICYCLE SPACES



FLOORS FINISHED TO A CAT A SPECIFICATION



FLOORPLATES FROM 5,557 SQ. FT TO 17,903 SQ FT



45 CAR PARKING SPACES



22 SHOWERS AND HIGH-QUALITY CHANGING FACILITIES



SHARED ROOF GARDEN ON 8TH FLOOR



9 X DESTINATION CONTROLLED LIFTS



# A NEW LANDMARK FOR THE CITY

The EXO's innovative and striking design by Architect Shay Cleary makes it a new focal point for Dublin's Dockland. With 15 storeys of elegance, beauty and strength, elevated to facilitate easy circulation, the EXO presents an exciting opportunity like no other for occupiers. The attractiveness and merit of the EXO was clearly demonstrated by the decision of the major state body, An Post, to relocate their headquarters and lease 79,000 sq. ft. of high-quality office space.

Occupiers will benefit from the fact the Exo is:

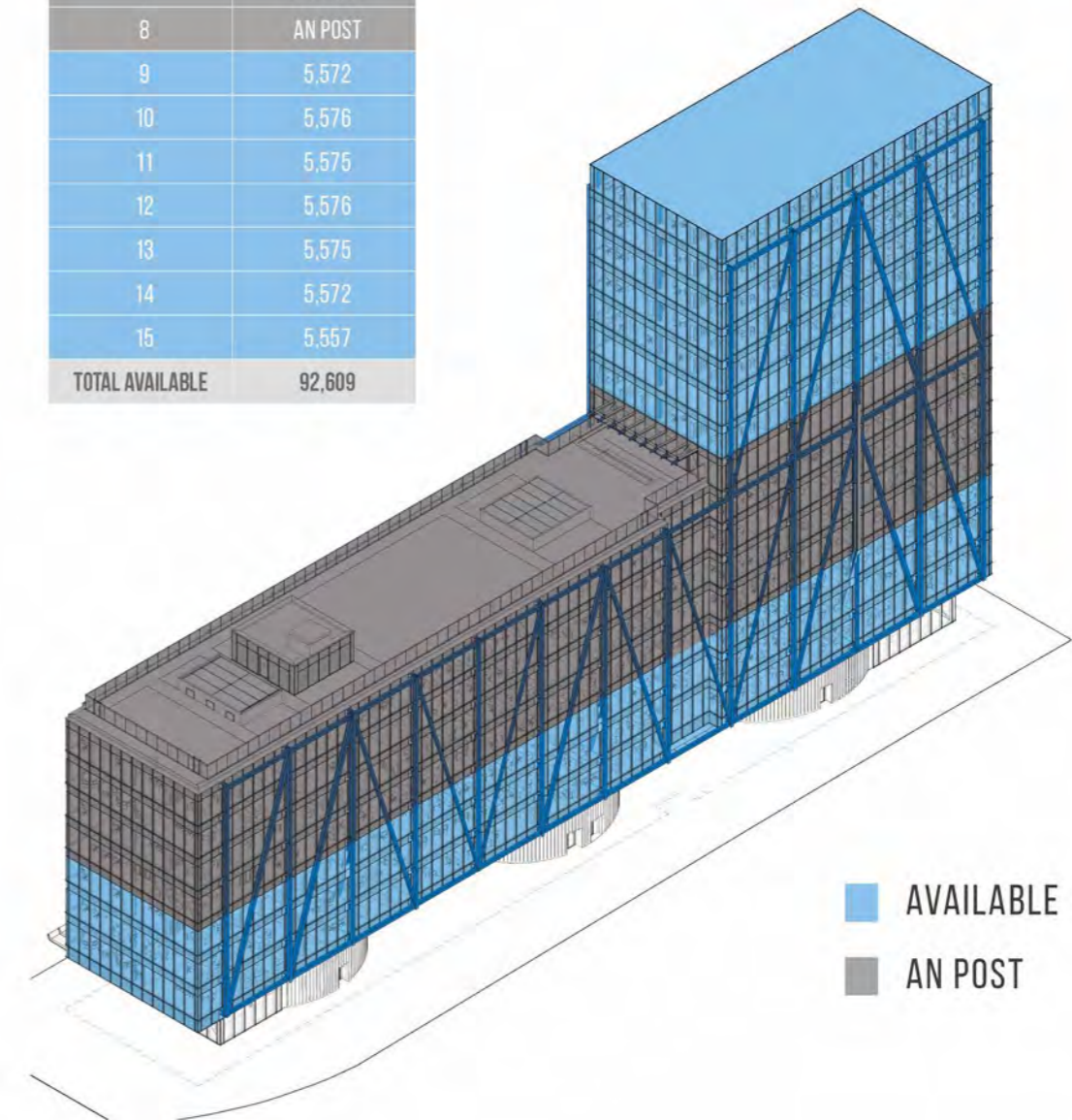
- Close to all the city's main roads and the important M50 motorway, well served with frequent, reliable public transport with a Luas stop less than a minute away and just 15 minutes from Dublin's International Airport.
- Built with strength, beauty and sustainability in mind and has achieved the highest ESG standards.
- finished to an impressive standard internally, with its high-spec finish, 2.9m floor to ceiling height, full height windows and stunning panoramic views.
- In possession of high quality tenant amenities including 22 showers with excellent changing facilities, 45 secure basement car spaces, ample bicycle parking spaces and large roof garden.



# THE OPPORTUNITY

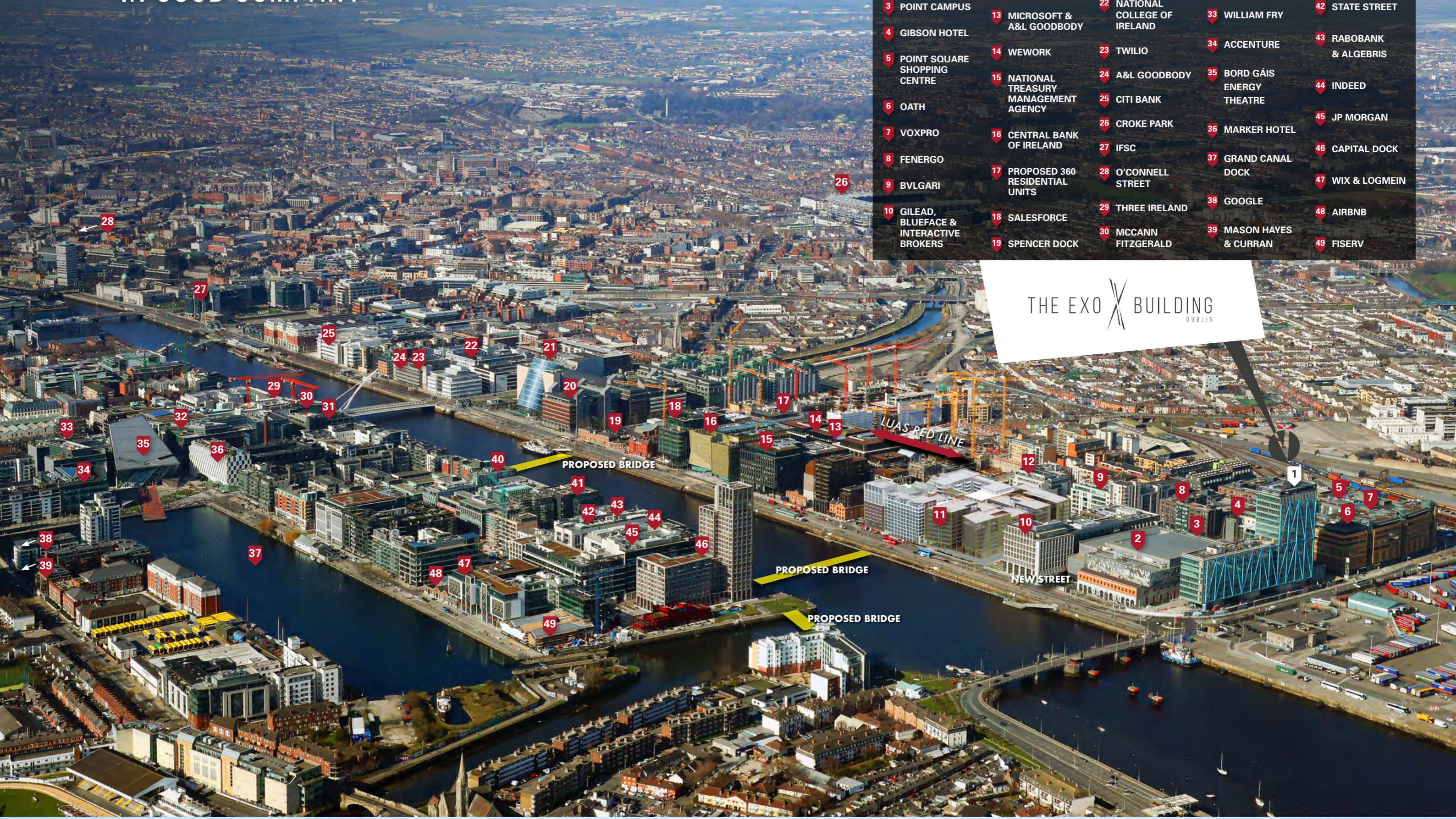
FLOOR	sq.ft
1	17,816
2	17,887
3	17,903
4	AN POST
5	AN POST
6	AN POST
7	AN POST
8	AN POST
9	5,572
10	5,576
11	5,575
12	5,576
13	5,575
14	5,572
15	5,557
<b>TOTAL AVAILABLE</b>	<b>92,609</b>

The EXO can accommodate requirements from 5,557 sq. ft. to 92,609 sq. ft. and offers efficient and flexible floorplates



# IN GOOD COMPANY

- 1 THE EXO BUILDING
- 2 3 ARENA
- 3 POINT CAMPUS
- 4 GIBSON HOTEL
- 5 POINT SQUARE SHOPPING CENTRE
- 6 OATH
- 7 VOXPRO
- 8 FENERGO
- 9 BVLGARI
- 10 GILEAD, BLUEFACE & INTERACTIVE BROKERS
- 11 PROPOSED 350 RESIDENTIAL UNITS
- 12 SOLAS
- 13 MICROSOFT & A&L GOODBODY
- 14 WEWORK
- 15 NATIONAL TREASURY MANAGEMENT AGENCY
- 16 CENTRAL BANK OF IRELAND
- 17 PROPOSED 360 RESIDENTIAL UNITS
- 18 SALESFORCE
- 19 SPENCER DOCK
- 20 PWC
- 21 CONVENTION CENTRE
- 22 NATIONAL COLLEGE OF IRELAND
- 23 TWILIO
- 24 A&L GOODBODY
- 25 CITI BANK
- 26 CROKE PARK
- 27 IFSC
- 28 O'CONNELL STREET
- 29 THREE IRELAND
- 30 MCCANN FITZGERALD
- 31 BEAUCHANPS & BNY MELLON
- 32 FACEBOOK
- 33 WILLIAM FRY
- 34 ACCENTURE
- 35 BORD GÁIS ENERGY THEATRE
- 36 MARKER HOTEL
- 37 GRAND CANAL DOCK
- 38 GOOGLE
- 39 MASON HAYES & CURRAN
- 40 GROUP SEB
- 41 MATHESON
- 42 STATE STREET
- 43 RABOBANK & ALGEBRIS
- 44 INDEED
- 45 JP MORGAN
- 46 CAPITAL DOCK
- 47 WIX & LOGMEIN
- 48 AIRBNB
- 49 FISERV

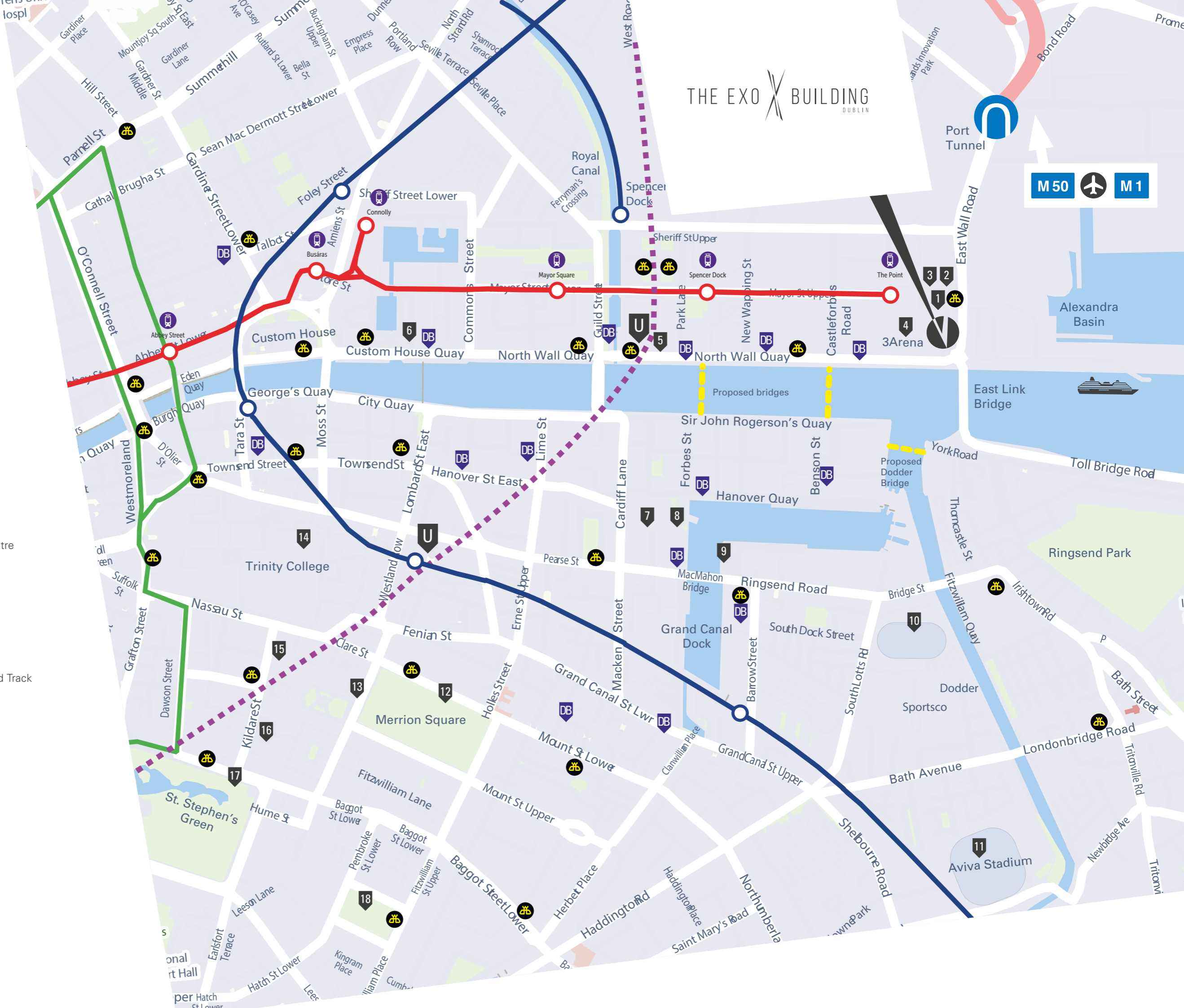


### Transport Links

- █ LUAS Red Line
- █ LUAS Cross City
- █ Mainline Rail / DART
- - - Proposed DART Underground Route
- U Proposed Underground Station
- ⤵ Port Tunnel
- Ⓜ Dublin Bus
- Ⓜ Dublin Bike Station
- - - Proposed New Bridges

### Amenities

- 1 Point Square
- 2 Point Square Shopping Centre
- 3 Odeon Cinema
- 4 3 Arena
- 5 Convention Centre
- 6 CHQ
- 7 Bord Gáis Energy Theatre
- 8 Grand Canal Square
- 9 Grand Canal Dock
- 10 Shelbourne Park Greyhound Track
- 11 Aviva Stadium
- 12 Merrion Square
- 13 National Gallery
- 14 Trinity College
- 15 National Library
- 16 National Museum
- 17 St Stephen's Green
- 18 Fitzwilliam Square



M 50 ✈ M 1



Port Tunnel

Alexandra Basin

East Link Bridge

Toll Bridge Road

Ringsend Park

Dodder Sportsco

Aviva Stadium

Newbridge Ave

Tritonville Rd

Bath Street

Londonbridge Road

Bath Avenue

Shelburne Road

GrandCand St Upper

Barrow Street

Munt St Lower

Munt St Upper

Baggot St Lower

Baggot St Upper

Fitzwilliam St

Hume St

Leeson Lane

St. Stephen's Green

Grafton Street

Nassau St

Dawson Street

Westmoreland

Westland St

Westland St

York Road

Proposed Dodder Bridge

Thrace Castle St

Bridge St

Fitzwilliam Quay

Irishtown Rd

South Dock Street

South Lotts Rd

MacMahon Bridge

Ringsend Road

Grand Canal Dock

Grand Canal St Lwr

Macken Street

Cardiff Lane

Pearse St

Erne St Upper

Holles Street

Westland St

Westland St

Westland St

Westland St

Westland St

Westland St

Proposed bridges

Sir John Rogerson's Quay

Forbes St

Benson St

Castleforbes Road

New Wapping St

Spencer Dock

Mayo St Upper

North Wall Quay

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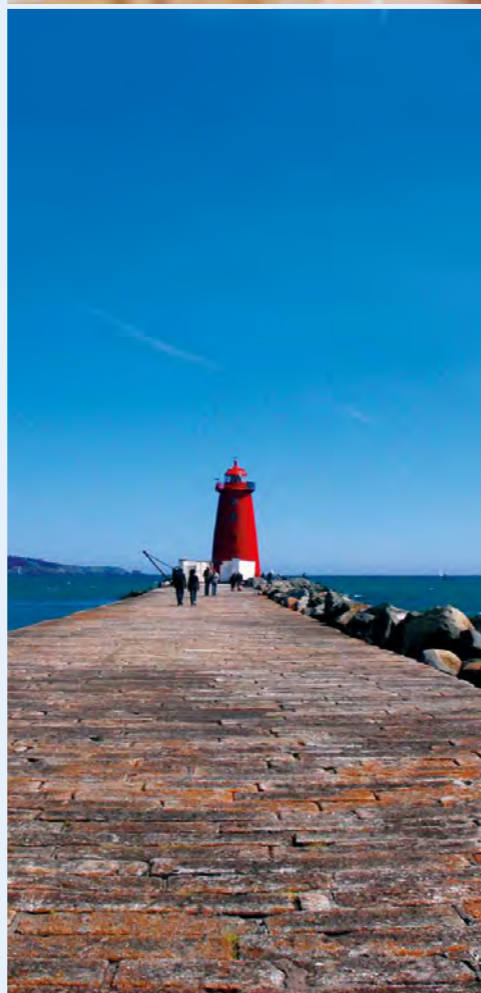
Seville Terrace

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# AN EXCELLENT LOCATION

## Hotels

- 1 Gibson Hotel
- 2 Mayson Hotel
- 3 Spencer Hotel
- 4 Hilton Garden Inn
- 5 Marker Hotel
- 6 Clayton Hotel
- 7 Maldron Hotel
- 8 The Alex Hotel
- 9 Davenport Hotel
- 10 Mont Hotel
- 11 Merrion Hotel
- 12 Shelbourne Hotel

## Bars & Restaurants

- |                        |                                   |
|------------------------|-----------------------------------|
| 1 Eddie Rockets        | 13 East Restaurant                |
| 2 Starbucks            | 14 Il Fornio                      |
| 3 Coda Eatery          | 15 Musashi Noodles & Sushi Bar    |
| 4 The Green Room Bar   | 16 Burritos & Blues               |
| 5 MV Cill Airne        | 17 Milanos                        |
| 6 Café Sora            | 18 Ely Bar & Brasserie            |
| 7 Pause Café Bistro    | 19 Harbourmaster Bar & Restaurant |
| 8 Herbstreet Brasserie | 20 The Ginger Man                 |
| 9 Lolly & Cooks        | 21 3fe                            |
| 10 Ferryman            | 22 Osteria Lucio                  |
| 11 Vertigo Bar         |                                   |
| 12 J2 Grill & Sushi    |                                   |



THE EXO X BUILDING DUBLIN



Port Tunnel

East Link Bridge

York Road

Londonbridge Road

Aviva Stadium

Ringsend Park

Alexandra Basin

Spencer Dock

Royal Canal

Sheriff Street Lower

Foley Street

Talbot St

Amiens St

Store St

Commons Street

Mayo Street Lower

North Wall Quay

Custom House Quay

George's Quay

City Quay

Sir John Rogerson's Quay

Hanover Quay

Grand Canal Dock

Merrion Square

Trinity College

Dodder

Sportsco

Bath Avenue

Shelburne Road

Northumberland Row

Haddington Rd

Saint Mary's Road

Herbert Place

Baggot Street Lower

Kingram Place

William Place

Cumbeland Rd

Leeson St Lower

William Place

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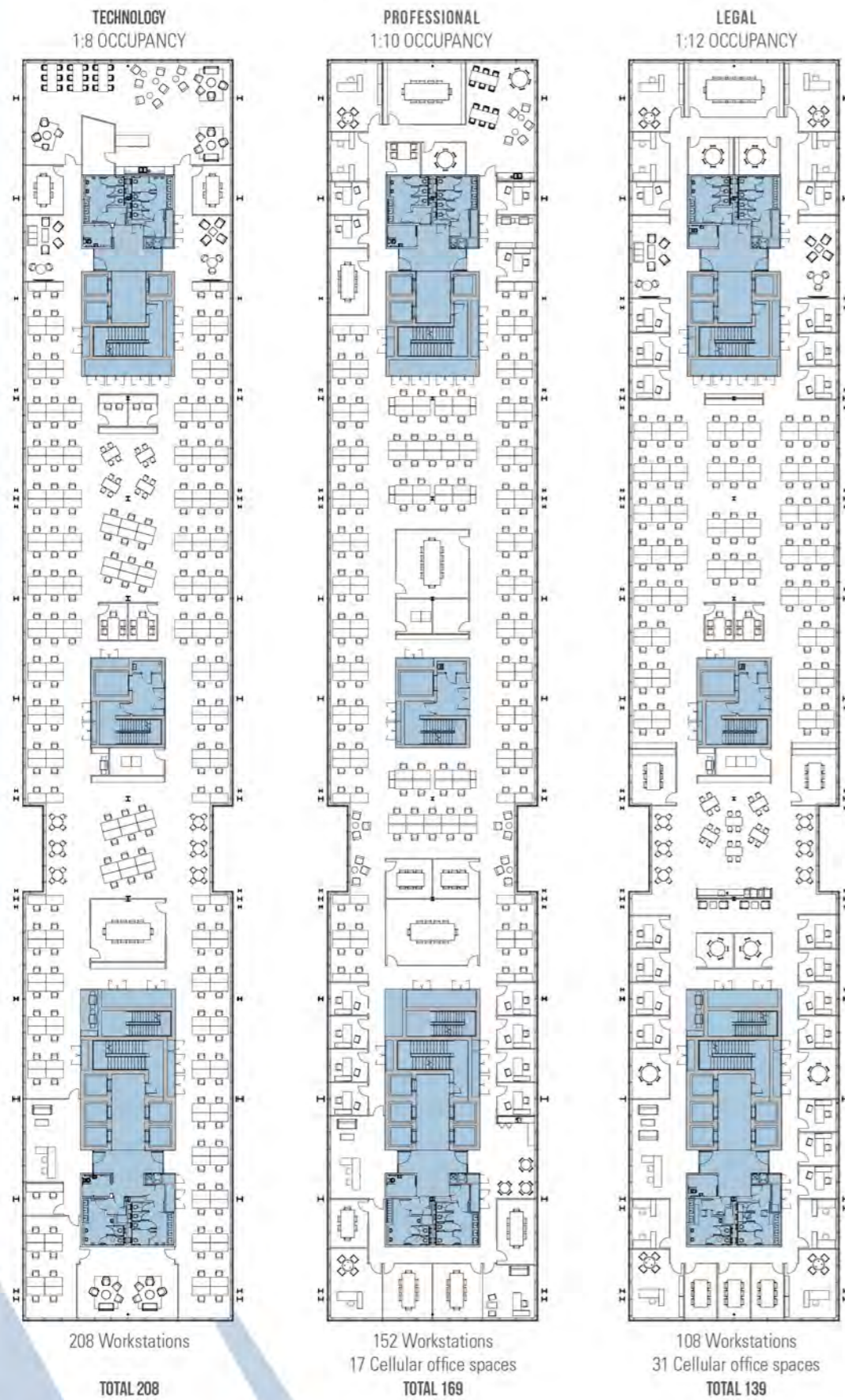
William Place

William Place





## FLOORS 1 - 3



\* 1600x800 desk for open plan seating

## FLOORS 9-15



## SPECIFICATION SUMMARY

-  High quality reception and common areas 2.9m floor to ceiling height, 3.43m on the penthouse floor
-  Raised access floors with 150mm floor zone
-  LED lighting
-  Designed occupancy 1:8 sq m
-  4 pipe fan coil air conditioning
-  9 Destination controlled lifts, including goods lift
-  Roof Garden
-  Male and female toilets
-  Showers, lockers, changing facilities and drying room
-  Ample secure basement car parking

For detailed specification visit [theexobuilding.com](http://theexobuilding.com)

# THE TEAM

## Funder

**SW3** | CAPITAL



**TRISTAN**  
CAPITAL PARTNERS

## Joint Receivers

Stephen Tennant & Paul McCann



**Grant Thornton**

# AGENTS

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