

32

MOLESWORTH
STREET

THE ADDRESS



32 MOLESWORTH STREET

THE ADDRESS

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32 MOLESWORTH STREET

THE ADDRESS

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THE LOCATION



THE ADDRESS WHERE POISE MEETS PROGRESS

- 1 TRINITY COLLEGE
- 2 MERRION SQUARE
- 3 GOVERNMENT BUILDINGS
- 4 GRAFTON STREET
- 5 ST. STEPHEN'S GREEN
- 6 FITZWILLIAM SQUARE



32 MOLESWORTH STREET IS A SPECIAL PLACE. THE KIND OF DEVELOPMENT THAT HAPPENS ALL TOO RARELY IN THE LIFETIME OF A CITY. WHERE TYPICALLY OLD BUILDINGS ARE TORN DOWN AND REPLACED WITH NEW ONES, 32 MOLESWORTH STREET TAKES A DIFFERENT APPROACH.

Here is a development that pays tribute to the past – you can see it in the property's elegant Georgian frontage, and feel it in the carefully conserved brickwork – while looking boldly to the future.



IMPOSING FACADE ONTO MOLESWORTH STREET, THE ADDRESS

32 MOLESWORTH STREET

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THE ADDRESS AT THE PULSE OF THE CITY

ASIDE FROM ITS
DESIGN, WHAT MAKES
32 MOLESWORTH
STREET SUCH A
STRIKING PROSPECT
IS ITS LOCATION.

32 MOLESWORTH STREET

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32 Molesworth Street is located at the beating heart of Dublin's business district. It is alive with offices, shops and banks; and many local and international corporations are headquartered nearby.

It is also at the political centre of the capital. Leinster House, the seat of power in Ireland, stands at the top of Molesworth Street. Just around the corner is the Mansion House, the residence of Dublin's Lord Mayor.



32 MOLESWORTH STREET

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Nearby, Grafton St and environs offer no end of choice when it comes to dining, shopping and socialising. St Stephen's Green, a five minute stroll away, is a leafy park that truly comes to life in the Spring and Summer, but offers a chance to walk, run and think all year round.

Also less than five minutes walk away are the Irish National Museum, Dublin's legendary Natural History Museum, Trinity College university campus and the National Gallery, with its formidable collection of Irish and International art.





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AMENITIES

ARTS & CULTURAL

- 1 SOTHEBY'S
- 2 THE GAIETY THEATRE
- 3 NATIONAL LIBRARY OF IRELAND
- 4 TRINITY COLLEGE DUBLIN

CAFÉS/RESTAURANTS

- 5 AVOCA CAFÉ
- 6 DUNNE AND CRESCENZI
- 7 KC PEACHES
- 8 THE GREENHOUSE
- 9 MARCO PIERRE WHITE
- 10 ONE PICO
- 11 CARUCCIOS

RETAILERS/SHOPPING

- 12 BROWN THOMAS
- 13 STEPHEN'S GREEN SHOPPING CENTRE

HOTELS

- 14 THE SHELBOURNE
- 15 THE MERRION
- 16 BUSWELLS HOTEL

HEALTH AND FITNESS

- 17 EDUCOGYM
- 18 THE SPA AT THE SHELBOURNE

BARS AND NIGHT LIFE

- 19 CAFÉ EN SEINE
- 20 37 DAWSON STREET
- 21 THE BAILEY
- 22 KEHOES
- 23 O'DONOGHUES

BUSINESSES

SOUTH DOCKS

- 24 GOOGLE
- 25 FACEBOOK
- 26 MATHESON
- 27 ACCENTURE
- 28 LOG MEIN
- 29 HSBC

NORTH DOCKS

- 30 HUBSPOT
- 31 PWC
- 32 A&L GOODBODY
- 33 CENTRAL BANK
- 34 CITIBANK
- 35 CREDIT SUISSE

DUBLIN 2/CBD

- 36 JP MORGAN
- 37 KPMG
- 38 DAVY
- 39 KBC ASSET MANAGEMENT
- 40 TWITTER
- 41 LINKEDIN
- 42 EY
- 43 STANDARD LIFE
- 44 MAPLES AND CALDER
- 45 ARTHUR COX
- 46 DELOITTE
- 47 AVIVA
- 48 QUALTRICS
- 49 NEW IRELAND ASSURANCE
- 50 DROPBOX

32 MOLESWORTH STREET

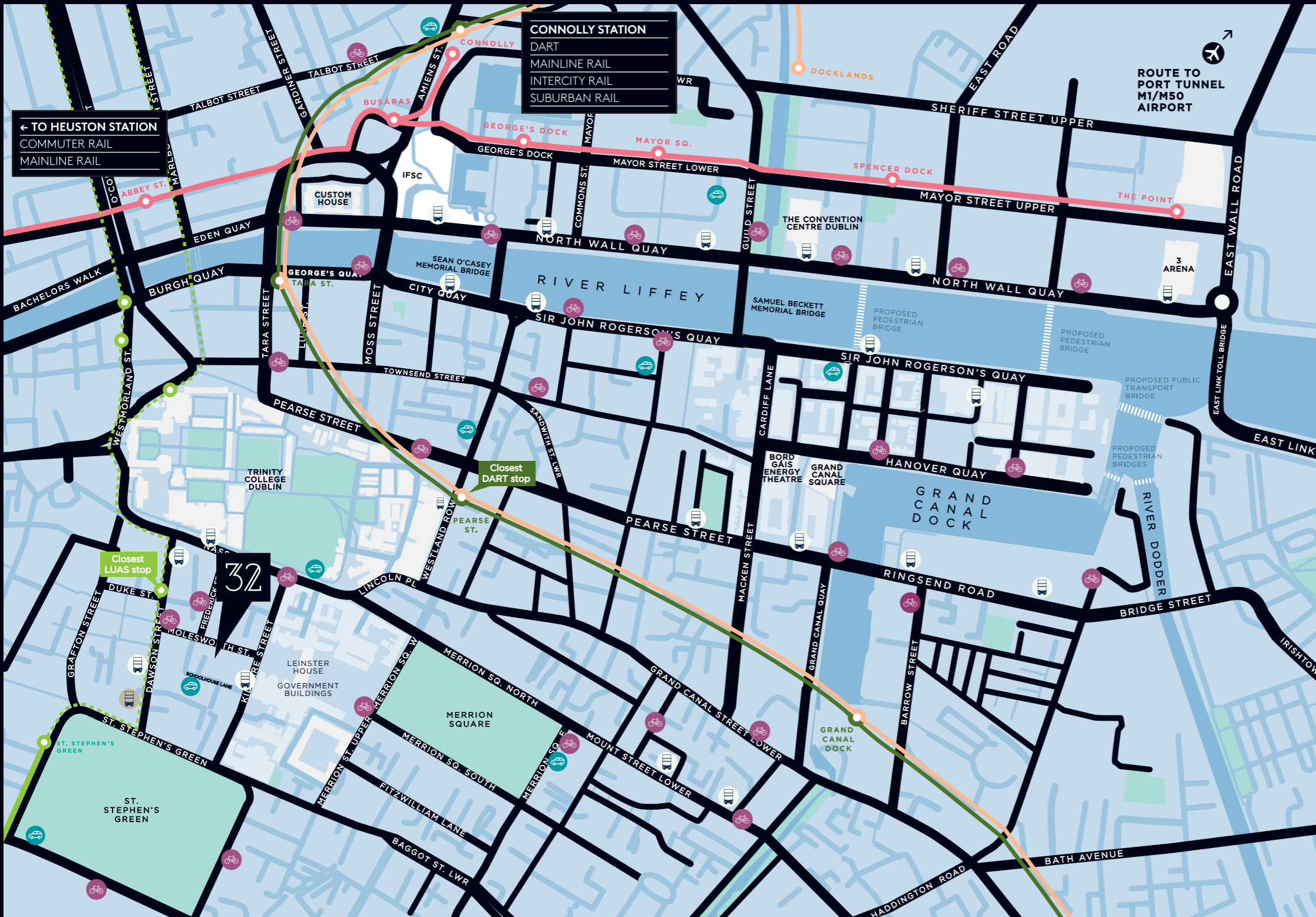
THE ADDRESS



32 MOLESWORTH STREET

THE ADDRESS





THE ADDRESS AT THE HEART OF DUBLIN'S TRANSPORT NETWORK

In terms of transport, 32 Molesworth Street is exceedingly well placed. Served by Dublin's ever-evolving transport infrastructure, which now includes local and inter-city buses, the Luas tram system, the DART rail system, and a well-managed traffic circulation. Transit to and from Dublin airport is quick and easy.

WALKING TIMES FROM 32 MOLESWORTH STREET

LUAS DAWSON ST. (2017)	2 MINS
DART PEARSE ST. STATION	9 MINS
AIRCOACH DAWSON ST.	2 MINS
DUBLIN BIKES MOLESWORTH ST	2 MINS
GO CAR DAWSON ST. CAR PARK	2 MINS
DUBLIN AIRPORT (BY CAR)	30 MINS

THE ADDRESS WHERE HISTORY MEETS FASHION



Extract from *Survey of Dublin* by John Rocque 1756

During the 17th century, the area of Dublin presently occupied by Molesworth Street was acquired by the 1st Viscount Molesworth and renamed the Molesworth Fields. Thirty years later, the 3rd Viscount Molesworth began converting the Molesworth Fields into a handsome residential suburb.

The Georgian era was a vibrant time in Dublin's history. The first Georgian townhouses were built on what later became Molesworth Street in about 1727. Following the completion of Leinster House in 1747, Molesworth Street became one of the most prestigious addresses in the capital, attracting the social elite. Over the course of the 19th century, the houses along the street became home to a new class of

citizen – primarily doctors, lawyers and scholars. Consequently stylish shops and restaurants sprang up to serve them.

In 1764, the Rev. Roger Ford, a schoolmaster of considerable repute, moved to No. 32. Robert Jephson, the dramatist, and Edmund Malone, the Shakespearean critic, were both educated here. In the 1901 Census of Ireland, No.s 31 - 35 were held by John W. Ellison McCartney, an Irish barrister and Conservative politician.

Today Molesworth Street, with its fine Georgian terraces, is primarily occupied by solicitors, embassies, ICT companies and art galleries. It remains the most fashionable part of the city.

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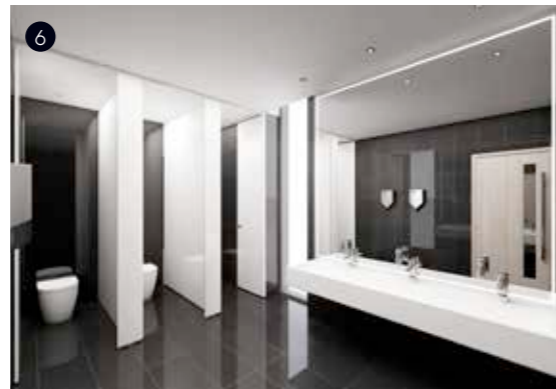
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MOLESWORTH STREET

SCHOOLHOUSE LANE

32
MOLESWORTH
STREET

- 1 RECEPTION
- 2 BOARDROOM
- 3 COURTYARD
- 4 PRIVATE SET BACK TERRACE
- 5 SCHOOLHOUSE LANE/
SOUTH ELEVATION
- 6 PREMIUM QUALITY
TOILET FINISHES
- 7 ATRIUM VIEW SOUTH
- 8 ATRIUM VIEW NORTH

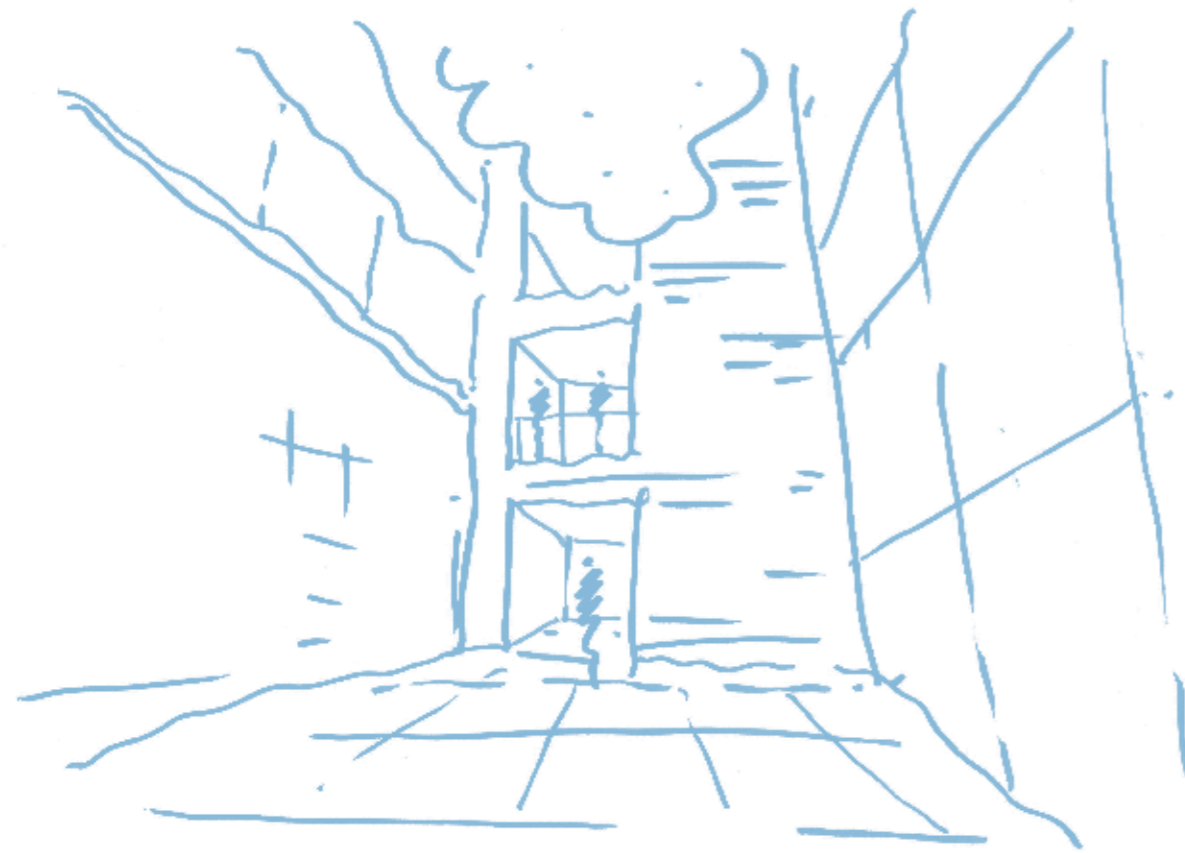


32
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STREET

STRIKING HEADQUARTERS ENTRANCE ONTO MOLESWORTH STREET. VIEWS FROM THE STREET THROUGH TO THE ATRIUM.



MODERN RECEPTION WHICH OPENS TO LIGHT FILLED ATRIUM



ARCHITECT'S EARLY CONCEPTUAL DRAWING

THE ADDRESS WHERE BEAUTY MEETS OPPORTUNITY

THE ARCHITECTS WORKING ON 32 MOLESWORTH STREET HAVE ACHIEVED A DISTINCTIVE HARMONY. THEY SET ABOUT THE TASK WITH AN AESTHETIC ZEAL.



LIGHT FILLED ATRIUM SOUTH VIEW

From the stone-floored reception area to the sky-filled atrium, it is clearly a space designed to inspire all who pass through it – be they workers, clients or business prospects.

However, the architects have tempered their aesthetic ambitions with a rigorous understanding of the needs of modern corporations for functional space that can be populated efficiently, to serve their human resources demands.

“REDDY ARCHITECTURE’S FOCUS ON THIS PROJECT HAS BEEN TO DESIGN AN INSPIRING WORKPLACE IN THE HEART OF THE CITY MARRYING THE TECHNOLOGICAL REQUIREMENTS OF A MODERN OFFICE BUILDING WITH THE HISTORIC CHARACTER OF 18TH CENTURY GEORGIAN DUBLIN.”

ROB KEANE B.Arch MRIAI
REDDY ARCHITECTURE + URBANISM



THREE STOREY LIGHT FILLED ATRIUM LOOKING NORTH



THE DETAILS GENERAL SPECIFICATION

- High end new iconic office building in Dublin city centre's best location
- 5 storey development including lower ground floor
- Modern grade A office development with 3 storey glass atrium, linking the listed frontage onto Molesworth Street
- Meeting the highest standards of sustainability to achieve LEED Gold accreditation at a minimum
- Large courtyard dedicated to the office tenants
- Roof top terraces on penthouse accessible by tenants
- Basement car parking to accommodate 10 secure car parking spaces, 4 motorcycle spaces and 40 bicycle parking spaces
- Excellent shower and changing room facilities dedicated to the office tenants

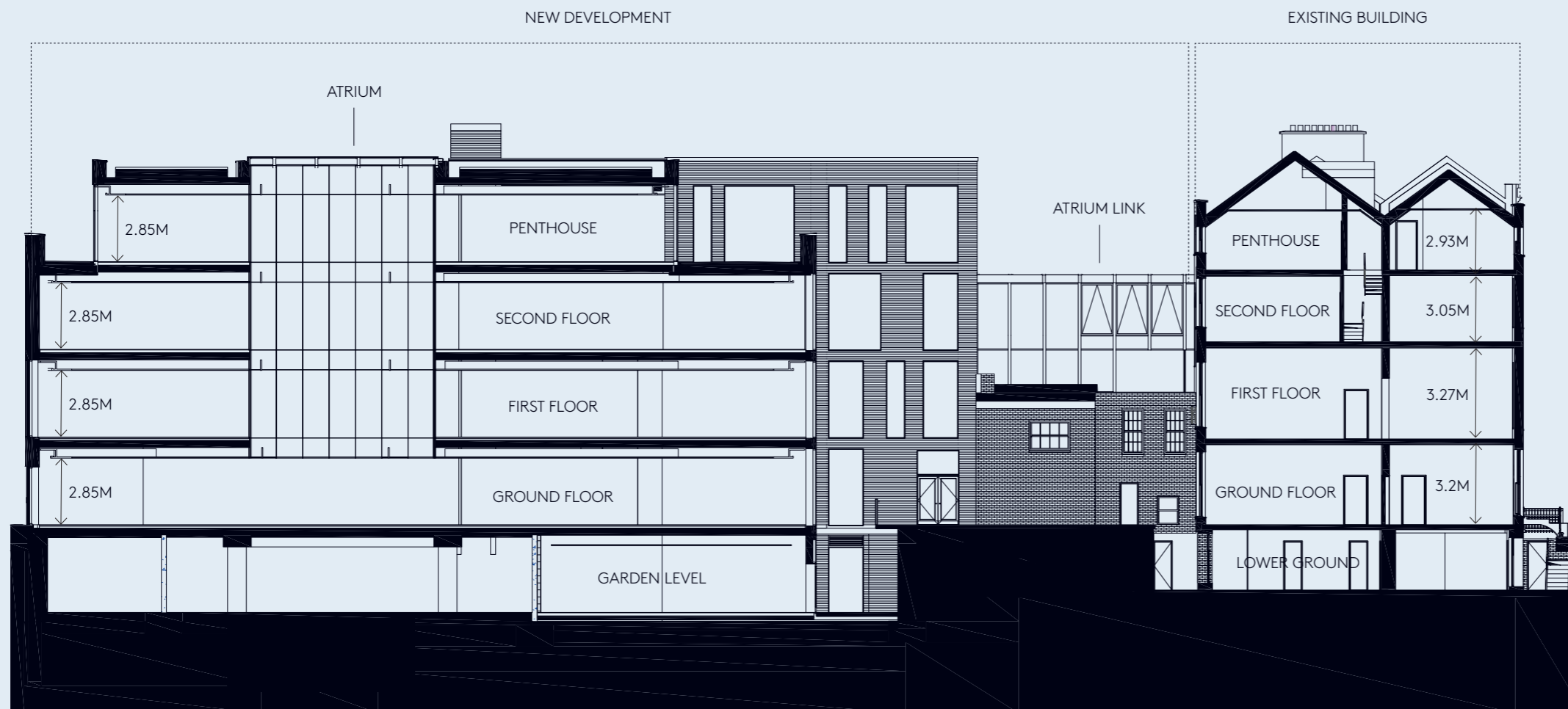


THE ADDRESS WHERE EVERYTHING HAS BEEN CONSIDERED OFFICE SPECIFICATION

- Full modern specification throughout
- Raised access floors, provided with power
- Suspended ceilings with metal ceiling tiles
- LED light fittings throughout the office accommodation
- 4 pipe fan coil air conditioning system to new building. Air conditioning also provided in existing building
- Exceptional floor to ceiling height of 2.85m clear
- Light filled atrium throughout the office floor

SCHEDULE OF ACCOMMODATION

SCHEDULE OF ACCOMMODATION



32 MOLESWORTH - EXISTING

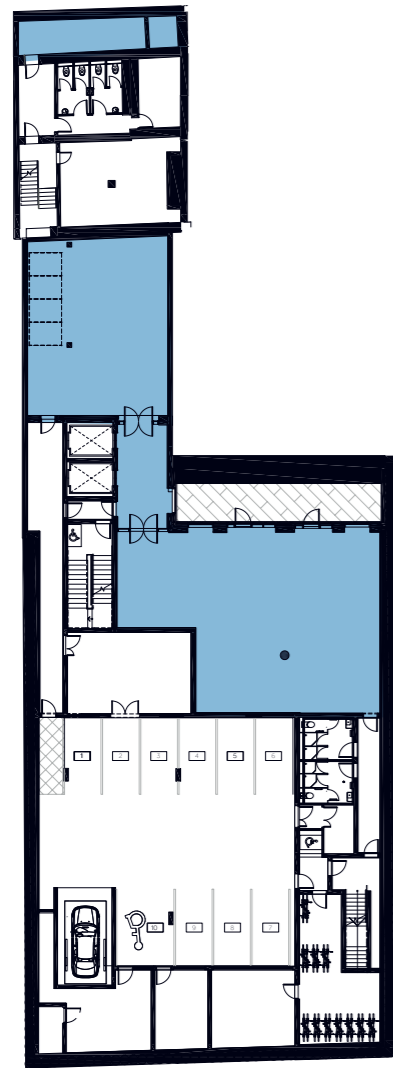
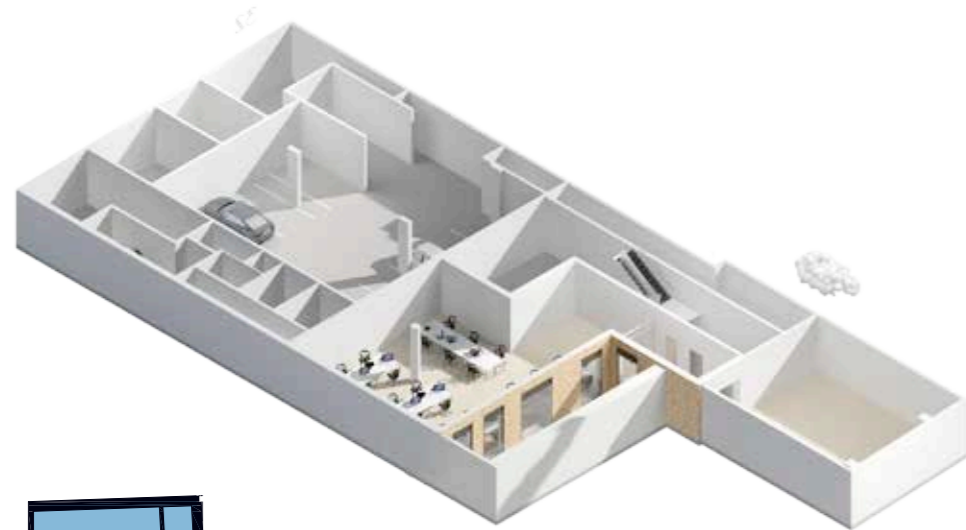
	Sq m	Sq ft
Lower Ground	24	258
Ground Floor	120	1,297
First Floor	95	1,023
Second Floor	95	1,023
Penthouse	95	1,023
Total	429	4,624

32 MOLESWORTH - NEW DEVELOPMENT

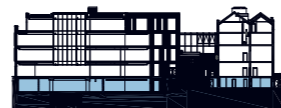
	Sq m	Sq ft
Garden Level	280	3,009
Ground Floor	608	6,544
First Floor	593	6,378
Second Floor	589	6,345
Penthouse	455	4,903
Total	2,525	27,179

Combined Total	2,954	31,803*
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* On the basis of single occupancy



GARDEN LEVEL



FEATURES

- 10 secure basement car spaces
- 40 bicycle spaces
- Shower and changing facilities

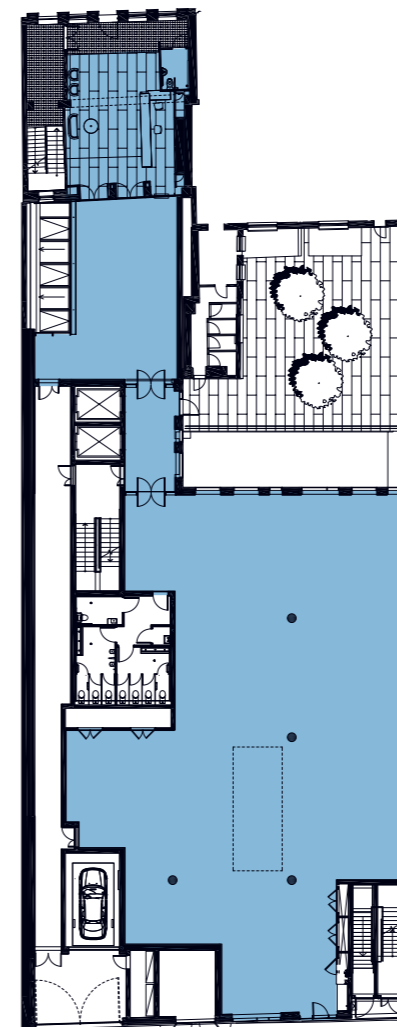
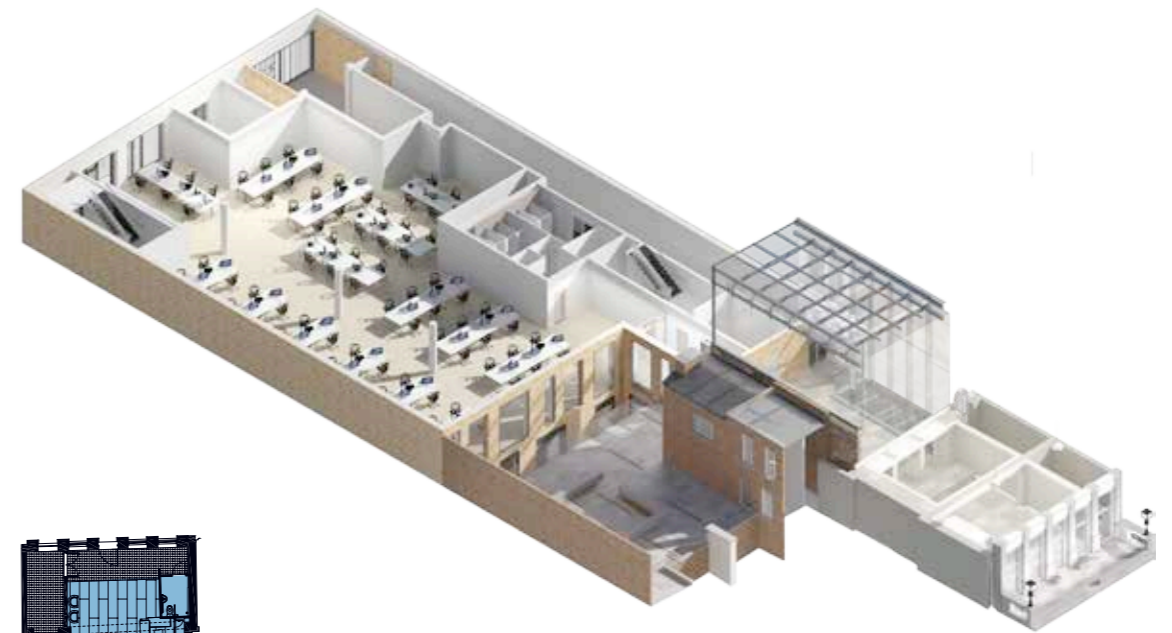
32 MOLESWORTH - EXISTING

	Sq m	Sq ft
	24	258

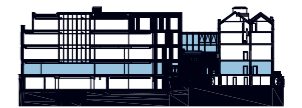
32 MOLESWORTH - NEW DEVELOPMENT

	Sq m	Sq ft
	280	3,009

Combined Total	304	3,267
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GROUND FLOOR



FEATURES

- Large landscaped courtyard
- Light filled atrium

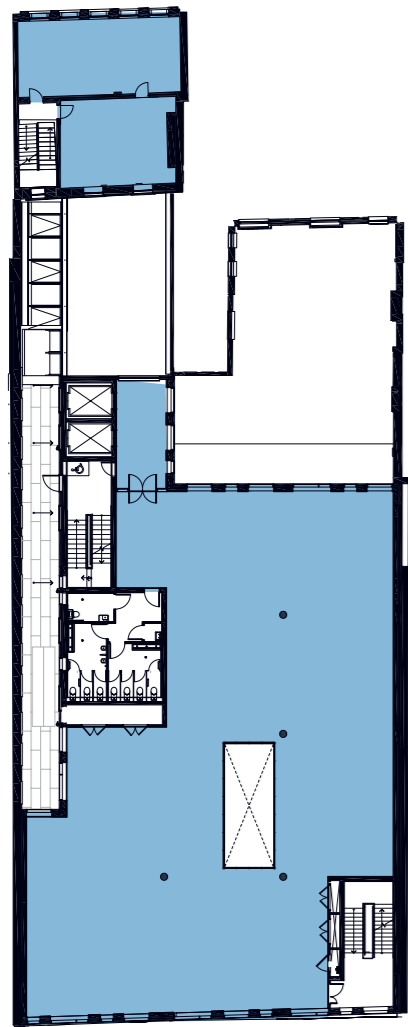
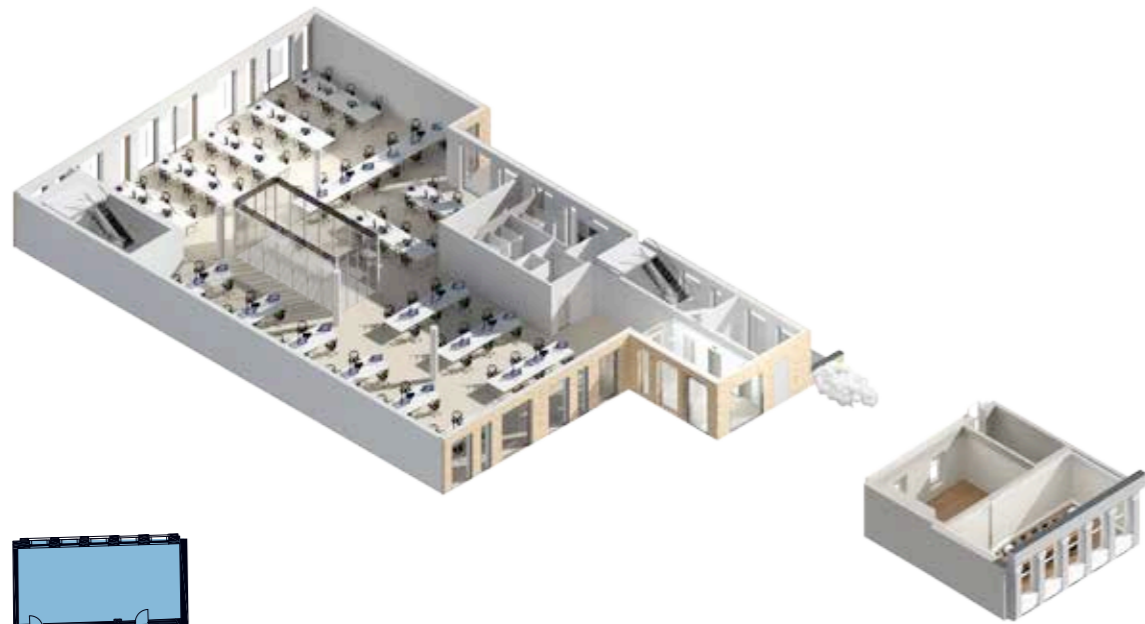
32 MOLESWORTH - EXISTING

	Sq m	Sq ft
	120	1,297

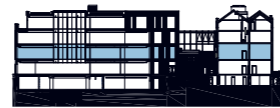
32 MOLESWORTH - NEW DEVELOPMENT

	Sq m	Sq ft
	608	6,544

Combined Total	728	7,841
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TYPICAL FLOOR



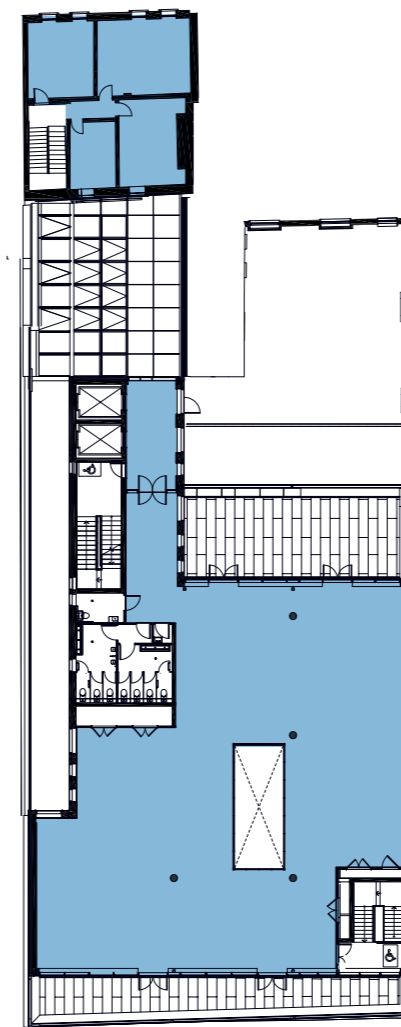
32 MOLESWORTH - EXISTING

	Sq m	Sq ft
	95	1,023

32 MOLESWORTH - NEW DEVELOPMENT

	Sq m	Sq ft
	593	6,378

Combined Total	608	7,401
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PENTHOUSE



FEATURES

Terraces accessible on both north and south facade
 Light filled atrium

32 MOLESWORTH - EXISTING

	Sq m	Sq ft
	95	1,023

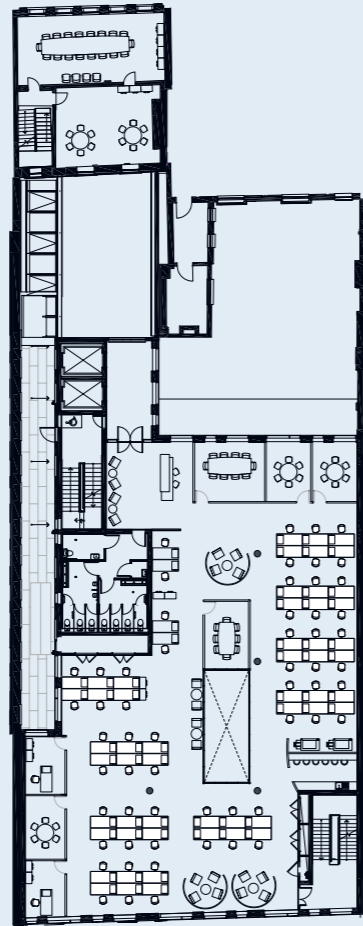
32 MOLESWORTH - NEW DEVELOPMENT

	Sq m	Sq ft
	455	4,903

Combined Total	550	5,926
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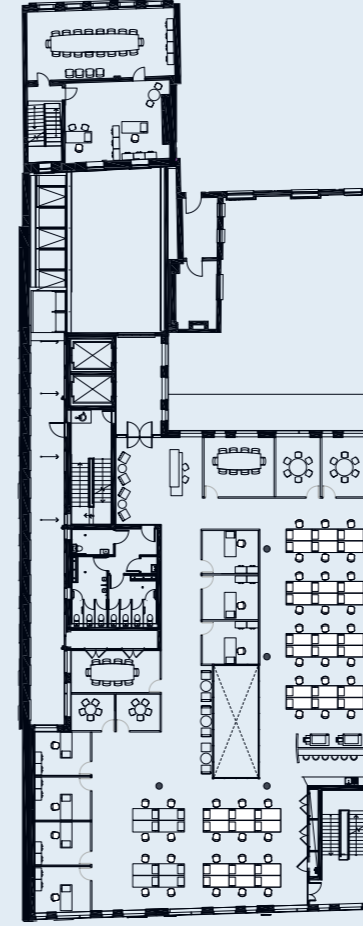
SPACE PLANS
TYPICAL FLOOR

Nett lettable area of
687 Sq m | 7,395 Sq ft
(1st or 2nd)



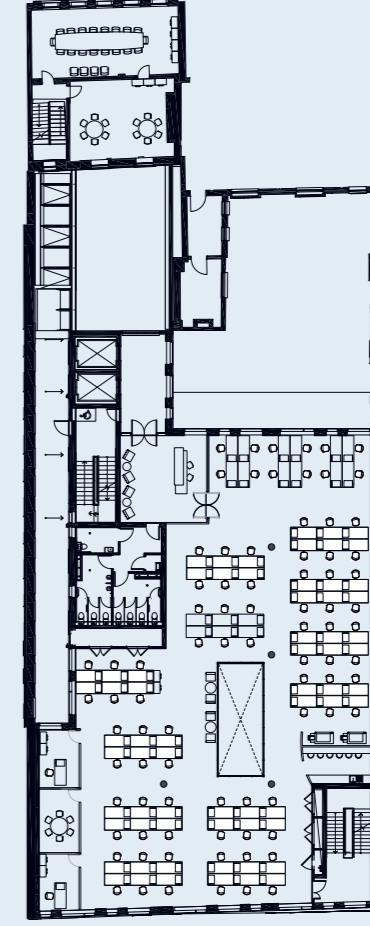
OPTION 1 | MEDIA TMT

- 2 no. private offices
- Meeting rooms – 6 no. medium sized,
2 no. large boardrooms
- 56 workspaces
- Break-out spaces for 4 persons
- Reception and waiting area
- Kitchen and storage areas
- Density: based on 1 person per 10 Sq m



OPTION 2 | CORPORATE

- 2 no. executive offices
- 1 large boardroom and 3 small
meeting rooms
- 44 workspaces
- Break-out spaces for 6 persons
- Reception and waiting area
- Kitchen and storage areas
- Density: based on 1 person per 12 Sq m



OPTION 3 | FINANCIAL

- 2 no. executive offices & 7 no. private offices
- 1 large boardroom, 4 small
and 2 mid-size meeting rooms
- 84 workspaces
- Break-out spaces for 4 persons
- Reception and waiting area
- Kitchen and storage areas
- Density: based on 1 person per 8 Sq m





LANDSCAPED AND PRIVATE CITY CENTRE COURTYARD FOR EXCLUSIVE USE OF THE TENANTS

32 MOLESWORTH STREET

THE ADDRESS

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THE TEAM

DEVELOPER

Green REIT plc is proud to be Ireland's first Real Estate Investment Trust (REIT), and is listed on both the Irish and London Stock Exchanges. The Company has an experienced Board led by Gary Kennedy, and is managed by Green Property REIT Ventures.

Our mission is to continue adding to our portfolio of high quality commercial property assets in Ireland, and to provide property developments that have an insight into the needs and demands of the market.

Since the company's inception in July 2013, we have acquired or committed in excess of €900 million to the Irish commercial property market.



For more information please visit www.greenreitplc.com

PROFESSIONAL TEAM

PROPERTY DEVELOPER
ARCHITECT
PLANNING CONSULTANT
SOLICITOR
M&E CONSULTANT
STRUCTURAL ENGINEER
QUANTITY SURVEYOR
FIRE CONSULTANT
TAX ADVISOR
PROJECT SUPERVISOR DESIGN PROCESS
LEED ACCREDITED PROFESSIONAL

GREEN REIT PLC
REDDY ARCHITECTURE + URBANISM
JOHN SPAIN ASSOCIATES
ARTHUR COX
AXISENG
CRONIN SUTTON CONSULTING
KERRIGAN, SHEAHAN, NEWMAN
JEREMY GARDNER ASSOCIATES
KPMG
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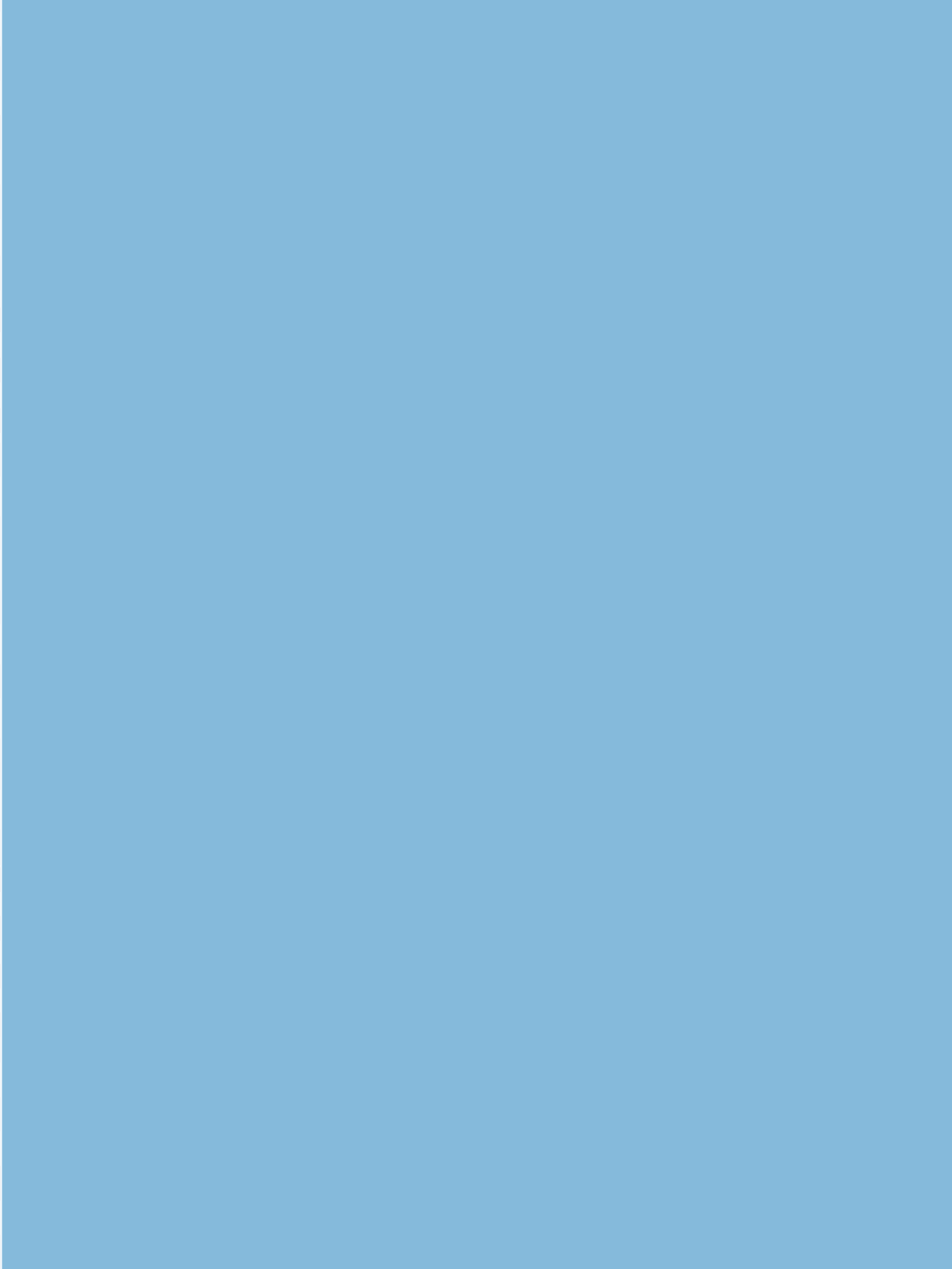
SCHOOL HOUSE LANE FACADE

32 MOLESWORTH STREET

THE ADDRESS



IMPOSING FACADE ONTO DUBLIN'S BEST ADDRESS - DUSK VIEW



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