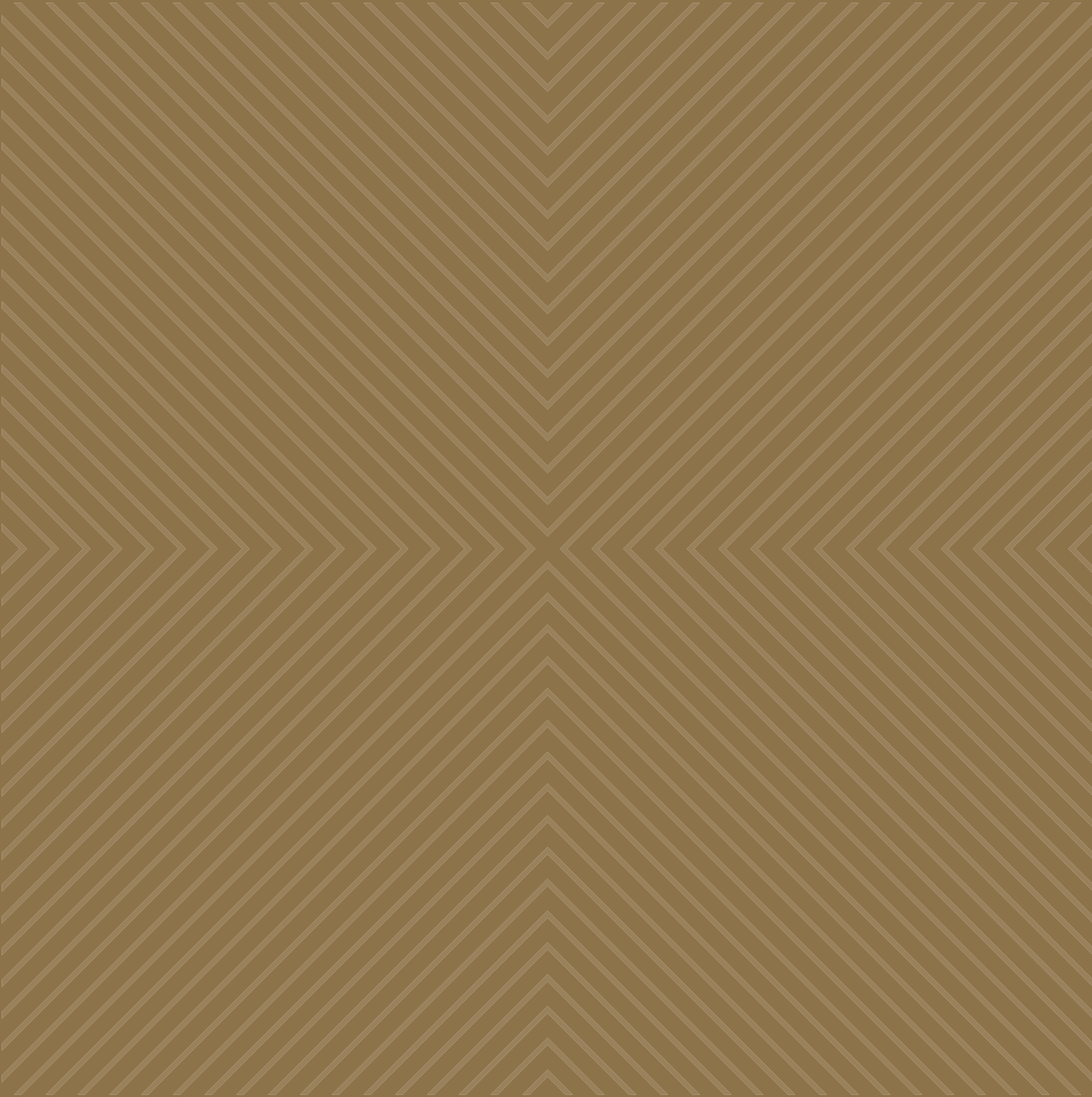




The Exchange

IFSC, Dublin 1



EFFICIENT
FLEXIBLE
CONNECTED

The Exchange, IFSC, Dublin 1 is a striking new building comprising 9,750 sq m (105,000 sq ft) of Grade A office space situated in the centre of Dublin's Premier Financial Business District.

Dynamic design, flexibility & efficiency are the defining characteristics of this building which is located in the most highly accessible business location in Ireland.

A NEW ICON FOR
DUBLIN'S PREMIER
FINANCIAL DISTRICT

The Exchange is a new, best-in-class office building with an impressive projected glass and granite facade.

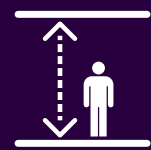
Floor plates have been designed for maximum efficiency and flexibility, creating workspace with LEED Gold standard energy efficiency which can adjust seamlessly to changing business needs.





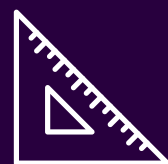
THE EPICENTRE OF
DUBLIN'S FINANCIAL
BUSINESS DISTRICT

THE BUILDING BY NUMBERS



2.75m

Floor to ceiling
height



9,750 sq m

Total area



1,220

Person workforce
capacity



5

Lifts



No.1

Most connected office
location in Ireland



6

Efficient and
flexible floors



37

Basement car
parking spaces



133

Bicycle parking
bays



13

Showers

LEED GOLD STANDARD OFFICE SPACE

The emphasis on sustainability and energy efficiency in the design of the building, underwritten by LEED accreditation, ensures that building occupiers can minimize both operational costs and environmental impact. The building design and ventilation systems have been designed to optimise environmental comfort within the space.



The tangible benefits for occupiers compared to existing buildings with a BER C1 rating include:

50%

Reduction in energy consumption

51%

Reduction in carbon emissions

30%

Reduction in water usage



 The Exchange



**A BUILDING AND LOCATION TO
ATTRACT THE BEST TALENT AND
MAKE A LASTING IMPRESSION
ON CLIENTS**

BUILDING



STUNNING ATRIUM WITH ABUNDANT NATURAL LIGHT

Quality design and attention to detail is reflected in a central glass atrium which rises through the building radiating natural light to all floors while providing a dynamic and contemporary reception area at Ground Floor level.

HIGH PERFORMANCE FLOOR PLATES



Efficient floor areas of approximately 19,000 sq ft deliver the highest performing and most flexible floor plates in the city.

BUILDING

HIGH STANDARD SPECIFICATION FINISHES



Triple frontage and a full height central atrium creates a bright and open workspace that optimises comfort and encourages collaboration.

- Minimum 2.75m floor to ceiling height
- 4 No. 13 person lifts with destination control
- 1 No. 8 person lift
- 1:8 base occupancy (person / sq m)
- 4 pipe fan coil air conditioning
- LEED Gold rating
- Energy efficient LED Lighting
- 13 male and female showers
- 37 car spaces and 133 secure bicycle spaces

BUILDING

SKYLINE VIEWS ACROSS DUBLIN

Floor to ceiling glazed facade will provide panoramic views across Dublin from the upper floors.



THE MOST HIGHLY CONNECTED OFFICE LOCATION IN IRELAND

The Exchange has unrivalled connectivity to local, national and international transport nodes.



NEAREST

FURTHEST



LUAS
1 minute walk

The George's Dock Luas terminal is situated immediately outside The Exchange. The completion of the Luas Cross City line in 2017 will provide direct access from the North, South and West of the City Centre.



Bike
3 minute walk

There are numerous Dublin bike scheme termini in the area with the closest being 300 metres away, offering staff a convenient, healthy and cost effective mode of transport to navigate the City Centre.



DART and Train
5 minute walk

Connolly Station is the city's main rail hub. The DART services the South and North suburbs while commuter rail services provide access to Dundalk, Bray and Maynooth (Docklands), as well as the mainline trains to Belfast and Sligo.



Bus
6 minute walk

Busáras (Dublin's Central Bus Station) is a 5 minute walk away and provides access to all national and local bus routes including a direct link to Dublin Airport.



Airport
25 minute drive

Access to Dublin Airport is via Dublin's Port Tunnel which also provides a direct link to the outer City motorway network.

AN INTERNATIONAL BUSINESS DISTRICT

The IFSC is a prestigious integrated development connected by world-class transport links which incorporates office buildings, educational institutions, a convention centre, executive housing, hotels, restaurants and shopping facilities.

Restaurants/Cafés

- 1 The Vintage Kitchen
- 2 Mulligan's
- 3 IL Vignardo Restaurant
- 4 The Brew Dock
- 5 Harbournmaster
- 6 Munchies
- 7 Ely Wine Bar
- 8 Starbucks
- 9 Coffee Angel CHQ
- 10 Drunken Fish
- 11 Dublin Wine Rooms
- 12 Lagoon Bar
- 13 Musashi Noodles
- 14 Borlottie
- 15 Milano
- 16 J2 Grill & Sushi
- 17 Rockets
- 18 Caffè Parigi

Hotels

- 19 The Gresham Hotel
- 20 The Westin
- 21 Trinity City Hotel
- 22 Jurys Inn
- 23 Spencer Hotel
- 24 Clayton Hotel
- 25 The Marker

Transport Key

- LUAS Red Line
- LUAS Cross City Line
- Irish Rail
- DART
- Dublin Bus
- Dublin Bikes Station
- Taxi Rank
- Car Park

Lifestyle

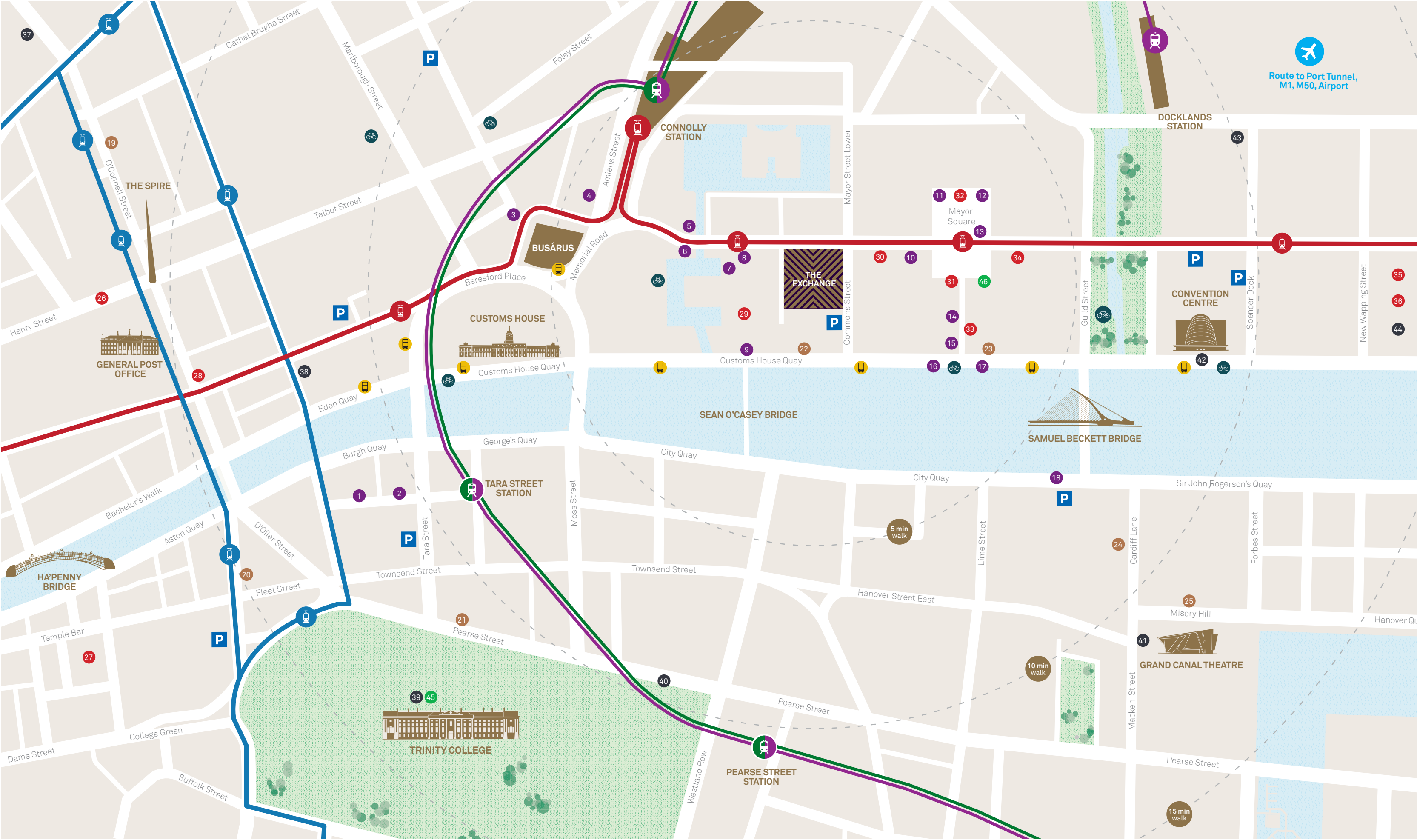
- 26 Henry Street
- 27 Temple Bar
- 28 O'Connell Street
- 29 CHQ
- 30 Giraffe Childcare
- 31 Marks & Spencer
- 32 Mayor Square
- 33 The Spencer Health Club
- 34 Fresh Supermarket
- 35 Odeon Cinema
- 36 Point Village

Cultural

- 37 The Gate Theatre
- 38 The Abbey Theatre
- 39 Trinity College Dublin
- 40 Science Gallery
- 41 Grand Canal Theatre
- 42 Dublin Convention Centre
- 43 Green on Red Gallery
- 44 3 Arena

Educational

- 45 Trinity College Dublin
- 46 National College of Ireland





HIGH PROFILE NEIGHBOURS

The IFSC, spanning 15.4 hectares, with over 1.8 million sq ft of office space, has attracted leading national and international occupiers from an array of different service sectors including:

1. CIT Aerospace
2. BNP Paribas
3. PWC
4. National College of Ireland
5. Convention Centre
6. Hubspot
7. Bank of Ireland
8. AIG
9. Matheson
10. A&L Goodbody
11. Tripadvisor
12. Spencer Hotel
13. McCann Fitzgerald
14. Dillon Eustace
15. Citi Group
16. Facebook
17. Three
18. Depfa Bank
19. Bloomberg
20. Realex
21. CHQ
22. Dogpatch



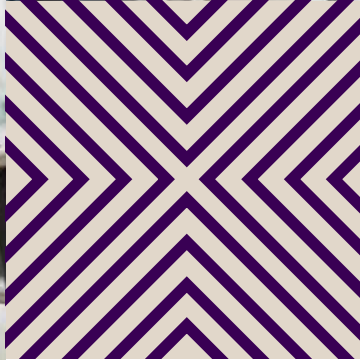
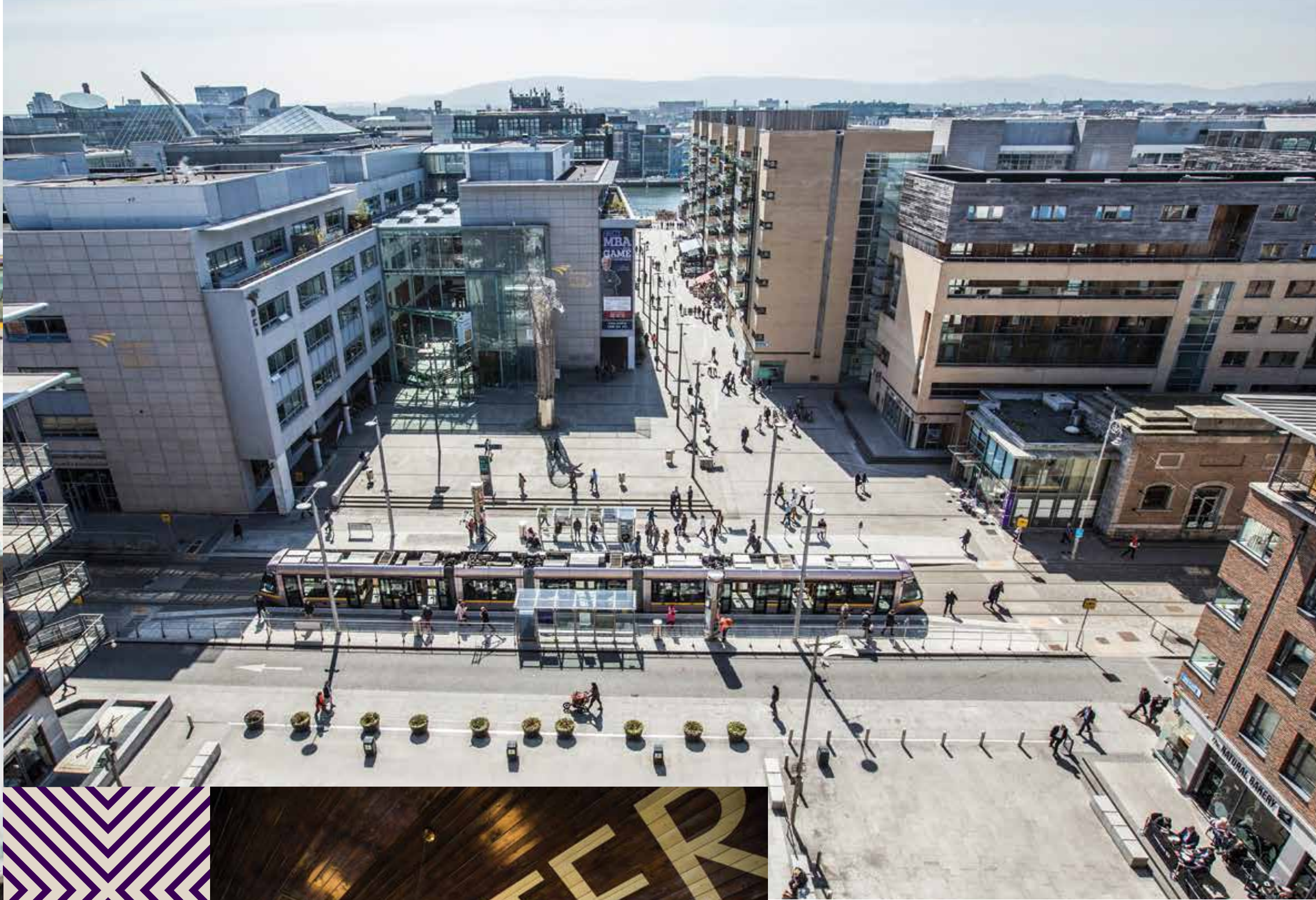
 **The Exchange**
IFSC, Dublin 1

VIBRANT COMMUNITY

There is a concentration of high quality apartment developments within the immediate area, together with a wide spectrum of restaurants, bars, coffee shops and leisure attractions.



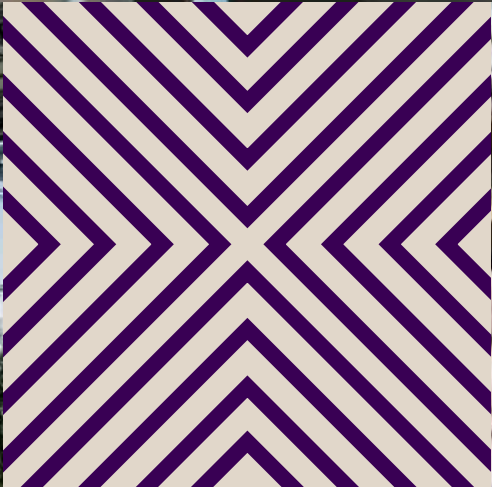
- Clockwise from above:
- 1. Convention Centre Dublin
 - 2. Bar Italia
 - 3. Mayor Square, IFSC
 - 4. Harbourmaster Bar
 - 5. Docklands Campshire
 - 6. River Liffey



Pictured above:
The LUAS drops off passengers at Mayor Square in the heart of the IFSC, a lively and attractive public space with some 30 restaurants and shops, a crèche, offices, gym, hotels and the National College of Ireland.

LOCAL AMENITIES

The IFSC offers a wide variety of places to shop, relax, meet and unwind.



- Clockwise from above:
1. Ely Wine Cellar
 2. The Bakehouse
 3. Spencer East
 4. Ely Bar
 5. Louis Copeland & Sons
 6. CHQ Building



DETAILS THAT MAKE A DIFFERENCE

The development team were fully cognisant of modern day occupiers requirements to provide high quality yet comfortable on-site amenities for staff while retaining the dynamic corporate feel of the building. Each component within these areas was carefully chosen to deliver on this objective.

The building amenity area is located at basement level. It provides extensive shower facilities, toilets and changing areas with lockers.

ACCOMMODATION

The Exchange provides large floor plates ideal for demanding companies who require efficient yet flexible space and can accommodate over 1,220 people with ease.

Each of the six floors are designed to allow a range of configurations that can evolve in line with tenants future expansion plans.

FLOOR AREAS		
Fifth Floor	1,769 sq m	19,041 sq ft
Fourth Floor	1,769 sq m	19,041 sq ft
Third Floor	1,769 sq m	19,041 sq ft
Second Floor	1,769 sq m	19,041 sq ft
First Floor	1,769 sq m	19,041 sq ft
Ground Floor	914 sq m	9,838 sq ft
Total	9,759 sq m	105,043 sq ft
Basement	37 car parking spaces, 133 bicycle spaces, 3 motorbike spaces, 13 showers, changing/locker rooms	



GROUND FLOOR

914 sq m / 9,838 sq ft



TYPICAL FLOOR PLAN

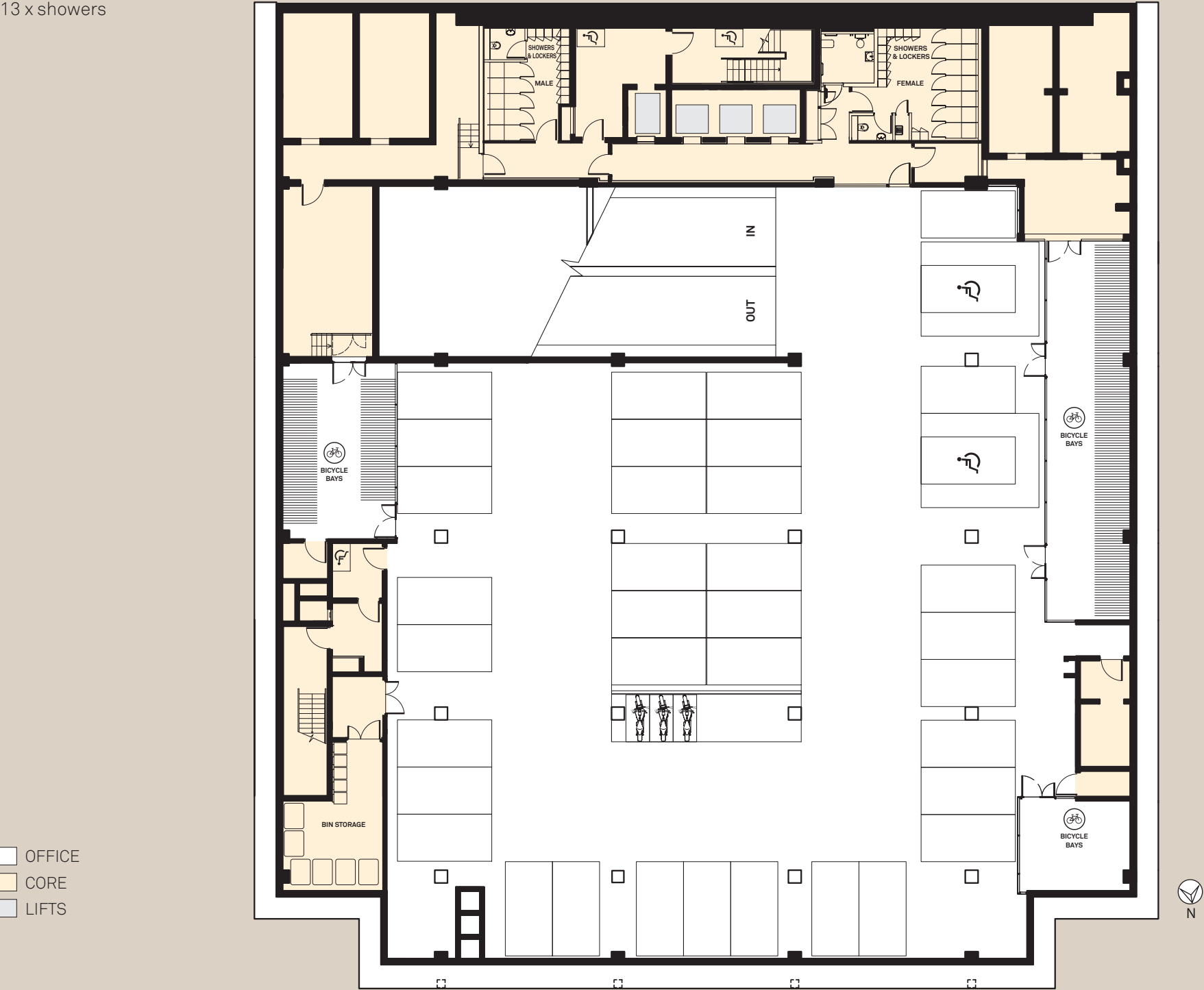
1,769 sq m / 19,041 sq ft



BASEMENT

133 x bicycle spaces
37 x car parking spaces
3 x motorbike spaces

Male & Female Changing Rooms including:
133 x lockers
13 x showers



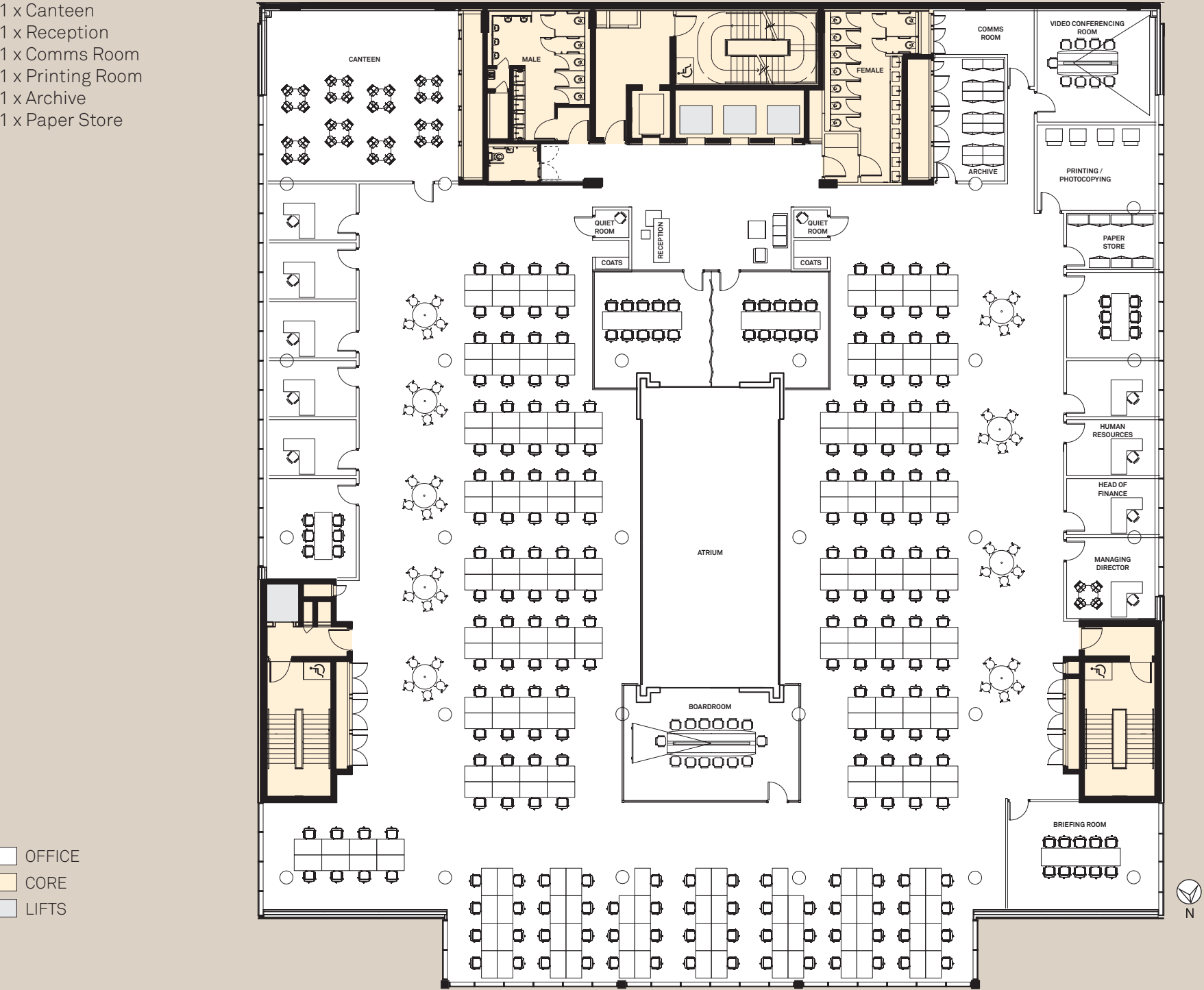
OFFICE
CORE
LIFTS

FINANCIAL LAYOUT

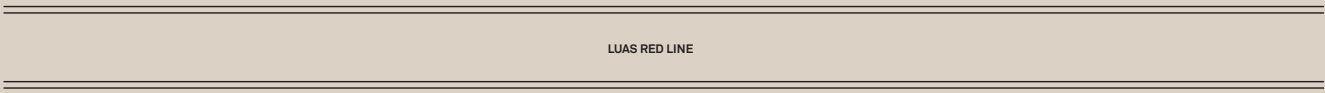
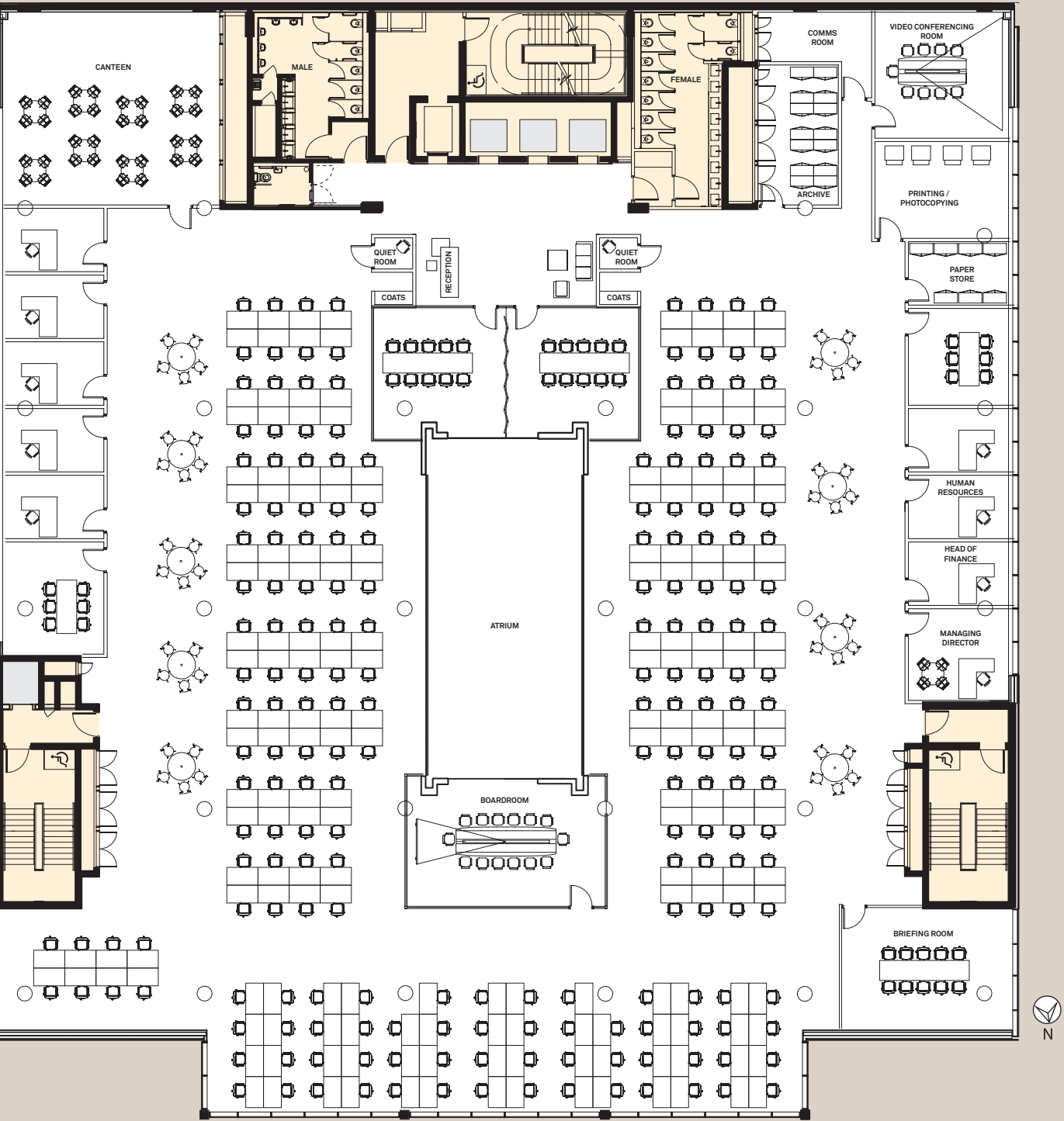
Typical floor

1,769 sq m / 19,041 sq ft **High Density:** 8.75 sq m per person

206 x Workstations
9 x Cellular Offices
2 x Quiet Rooms
7 x Meeting Rooms
1 x Canteen
1 x Reception
1 x Comms Room
1 x Printing Room
1 x Archive
1 x Paper Store



OFFICE
CORE
LIFTS

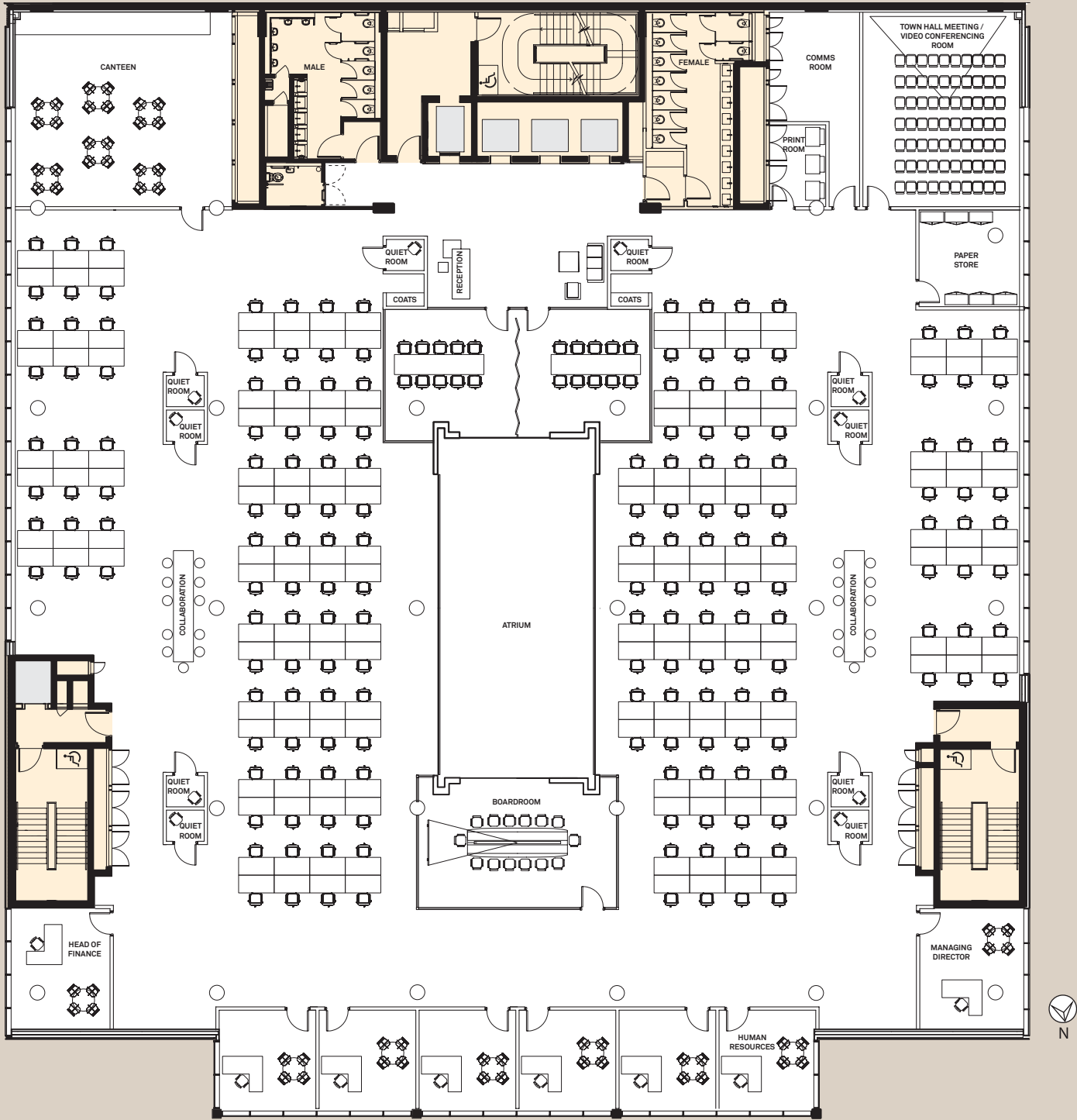


TECHNOLOGY LAYOUT

Typical floor

1,769 sq m / 19,041 sq ft **Medium Density:** 10 sq m per person

- 176 x Workstations
- 10 x Quiet Rooms
- 8 x Cellular Offices
- 2 x Teleconference Rooms
- 2 x Meeting Rooms
- 2 x Informal Meeting Areas
- 1 x Conference Room
- 1 x Canteen
- 1 x Reception
- 1 x Comms Room
- 1 x Printing Room
- 1 x Paper Store



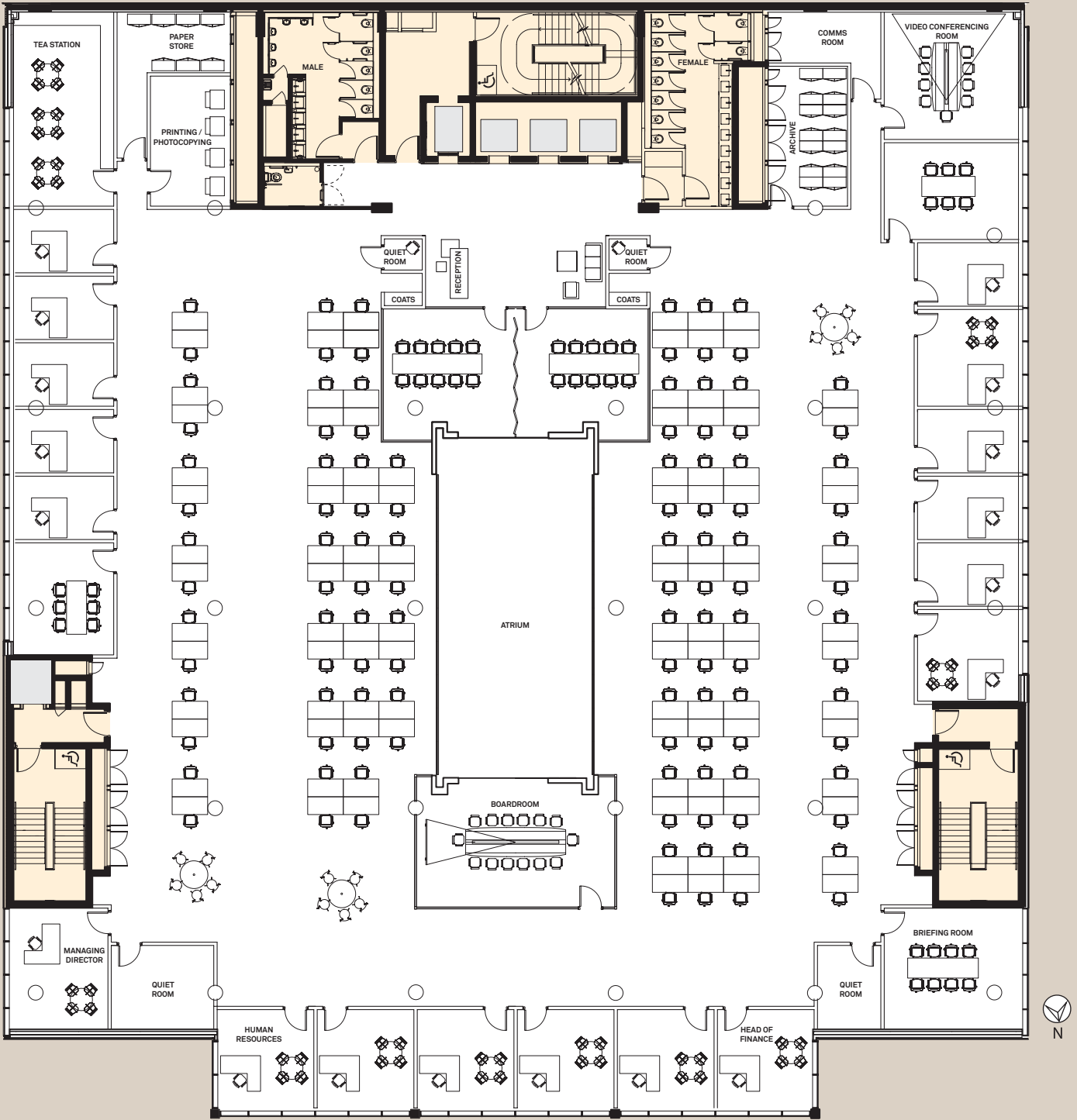
LUAS RED LINE

PROFESSIONAL SERVICES LAYOUT

Typical floor

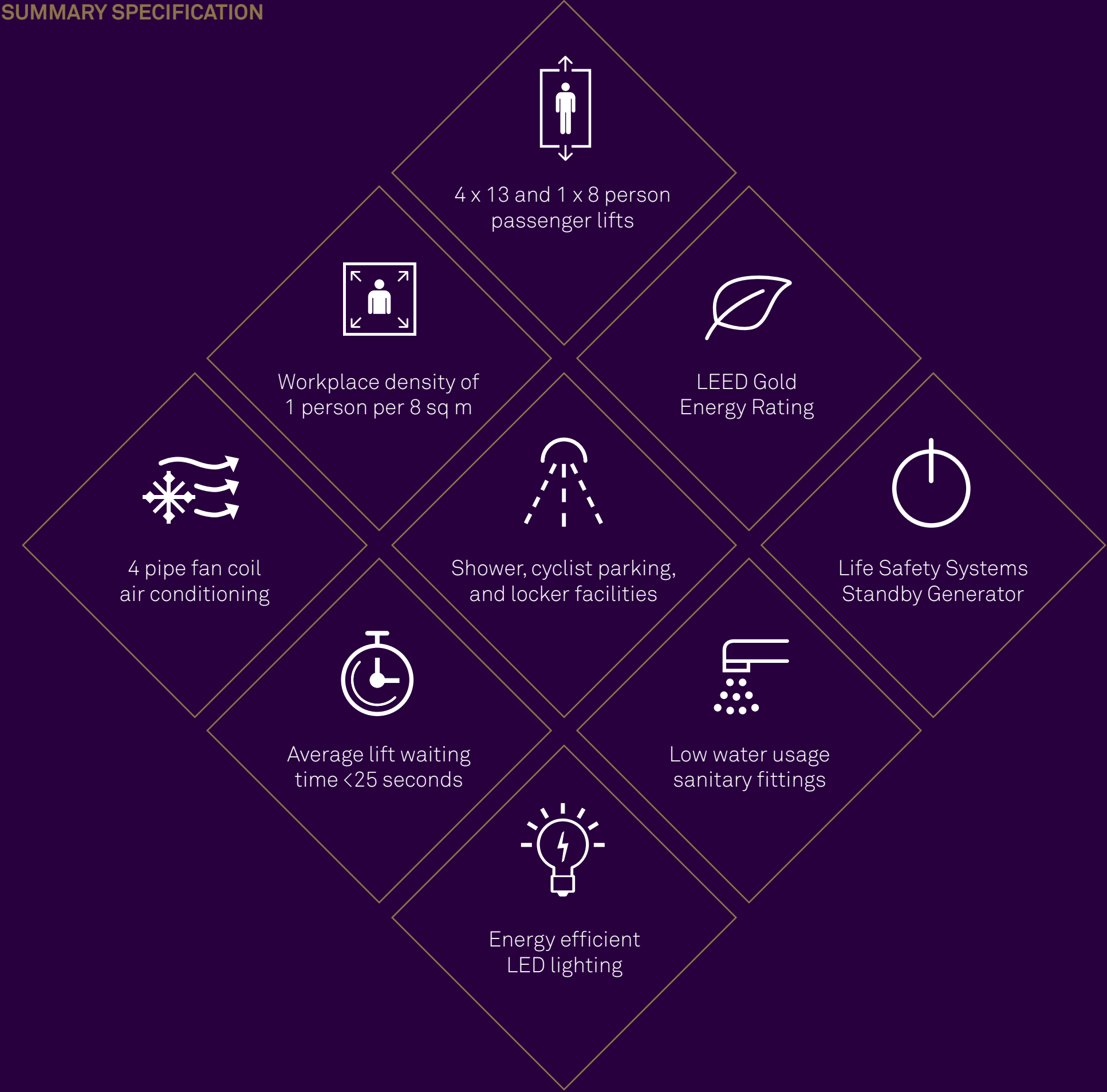
1,769 sq m / 19,041 sq ft **Low Density:** 14.5 sq m per person

- 112 x Workstations
- 18 x Cellular offices
- 4 x Meeting rooms
- 4 x Quiet Rooms
- 3 x Informal Meeting Areas
- 2 x Teleconference Rooms
- 1 x Comms Room
- 1 x Printing Room
- 1 x Archive
- 1 x Paper Store



LUAS RED LINE

SUMMARY SPECIFICATION



DETAILED SPECIFICATION

Cosgraves and IPUT are committed to designing a building around people while achieving the highest international standards for sustainable design and responsible construction.

The Exchange is one of the first 'new build' office developments in Ireland to target LEED Gold with a Building Energy Rating of A3.

Leadership in Energy and Environmental Design (LEED) certification provides an internationally recognized independent verification of a building's green features allowing for design, construction, operations and maintenance of resource-efficient, high-performing, healthy and cost-effective buildings.

LEED Gold Features:

- **Secure cyclist parking, shower and locker facilities promoting sustainable transport**
- **Dublin Bikes Scheme within close proximity**
- **A3 Building Energy Rating (BER)**
- **Detailed energy modelling to validate the proposed energy cost savings**
- **Energy efficient infrastructure to serve each tenant space**
- **Energy efficient LED lighting with sophisticated daylight controls to minimise electrical consumption**
- **Comprehensive commissioning and testing to ensure energy efficient operation**
- **Specification of low water usage sanitary fittings**



OCCUPANCY

Means of escape:	1 person per 6 sq m (Fire escape widths and capacity)
Lift Provision:	1 person per 8 sq m
Internal Climate:	1 person per 8 sq m
Sanitary Provision:	1 person per 8 sq m

FLOOR LOADINGS

Office Floors:	5kN/sq m (4+1kN/sq m for partitions)
Roof Plant Area (Within louvered screen):	7.5kN / sq m
Roof Area (Outside louvered screen):	1.5kN / sq m
Retail Area:	4kN / sq m

FLOOR HEIGHTS (Approximate)

Reception floor to ceiling:	2.7m (Ceiling height in atrium 25m approx.)
Office slab to slab:	3.45m
Office floor to ceiling:	2.75m
Office floor to floor:	3.8m
Raised access floor zone:	160mm (Excluding 40mm floor tile zone)
Structural slab depth:	350mm typically
Ceiling service zone:	450mm (Excluding 50mm ceiling zone)

PLANNING MODULE

1.5m square typically throughout

STRUCTURAL GRID

9m grid typically

STRUCTURE

The structure is concrete frame with lateral stability provided by the concrete core. Columns are generally on a 9 meter grid. The floor plates are typically 350mm deep flat concrete slabs.

EXTERNAL FINISHES

Stone Elevations

The solid elements of the building are finished in bush hammered light colour Iberian granite. The stone is to be 30mm natural granite. The stone in most part will be stainless steel bracketed to reinforced concrete walls. As the curtain walls are finished 20mm back from the line of the stone, all visible stone returns will be finished to match the face finish. The stone will be capped in a solid (tapered to inside) stone coping. The top will be honed, with bush hammered face to match wall finish and will be mechanically fixed to the reinforced concrete parapet.

DETAILED SPECIFICATION

The building will have a 69mm recess [stone clad] at ground level, set below the first floor slab level to help define the elevations. The glazing will be recessed by a further 20mm from the stone at ground level similar to the upper floors.

Glazing
All the building will use a single curtain walling system to form a singular large area of curtain walling and linear windows. The glazing is to be double glazing, high performance and clear in nature. It will be high performance Low E with an approximate G Value of 0.4. The solid elements of the system will be manufactured from high grade polyester powder coated aluminium. All junctions of elements will be dry fixed and gasketed with hidden glazing beads and silicone seals behind.

Shadow box spandrel panels are utilised at slab levels. They will be glazed and detailed in a similar spec to typical windows and will incorporate infill panels and be designed to accommodate heat gain within the void (ventilated internally). These shadow box zones are designed so as to achieve a visual continuity of the transparent glazing across the cladding of the floor slab. There are no opening sections in the glazed screens as the building is fully air conditioned.

The colour/finish will be a selected grey polyester powder-coat. The inside and outside of the building may be different colours.

All glazing to exceed structural and safety requirement, B.S.'s, relevant code of practice and at a minimum to be laminated and heat strengthened.

Entrance
The main entrance is defined by a full height six storey predominantly glazed portico addressing Mayor Street with expressed aluminium clad steel columns. At ground floor level the entrance and steps are set back to form a porch at street level.

The building is entered up steps to an external porch area and into a stone clad atrium lobby. A fully glazed screen contains 3 entrance doors and a structurally glazed motorised revolving door.

INTERNAL OFFICE FINISHES

Walls:	Emulsion painted dry lined.
Floors:	600mm x 600mm computer raised access flooring medium duty screwed down to adjustable pedestals.
Columns:	Emulsion painted faired and filled concrete.
Ceiling:	Metal suspending ceiling system with lay in acoustic fleece. Perforated ceiling tiles with plasterboard lining margins. System to incorporate light fittings, diffusers, smoke detectors, illuminated signage, etc.
Floor Boxes:	Floor boxes provided to 1 per 10 sq m. Cable containment for data to be provided by tenant.

RECEPTION

Floor Finish:	The floor finish of the atrium is in honed effect slip resistant natural granite in a medium grey colour to architects approval. The solid sections of the walls at ground level are also finished in bush-hammered stone to match the lift wall cladding. The lift core is clad in feature horizontally banded stone with stainless steel edge detailing.
Wall Finishes:	Internal reception walls and lift lobbies to be clad in stone and American Walnut panelling.

Ceiling and Lighting Finishes:	There are three aluminium clad ceiling areas at ground floor, all to form one look. These ceilings are to form a visual continuity of the porch ceiling carrying through into the lobby and turning up to form the North and South facades of the atrium. They are clad in reinforced aluminium 3mm individual panels (demountable) with integrated lights and services. The layouts are to align specifically with the facades and porch areas.
--------------------------------	--

Reception desk:	Bespoke reception desk clad in back painted glass, all trims to be marine grade stainless steel.
-----------------	--

Access Control System:	Stainless steel and structural glass turnstiles. Access control on all doors off lift lobbies.
------------------------	--

Door Finishes:	American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel
----------------	---

LIFT LOBBIES

Walls:	All floors Basement to fifth floor the lift cores are to be clad in feature horizontally banded natural bush hammered Iberian granite 30mm thick with brushed stainless steel edge details.
--------	---

Ceiling:	Plasterboard ceiling with illuminated recess detail.
----------	--

Doors:	American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel.
--------	--

TOILETS

Walls:	Large format porcelain tile with feature tiled walls.
--------	---

Floors:	Large format porcelain tiled floor.
---------	-------------------------------------

Ceilings:	Plasterboard feature ceiling with plastered in LED downlights.
-----------	--

Doors:	American Walnut veneer with solid American walnut frames. All ironmongery to be stainless steel.
--------	--

WC Cubicles:	Full height effect. High quality American walnut laminate with stainless steel ironmongery and pedestal legs.
--------------	---

Vanity Units:	Natural stone counter top with inset white Vitra wash hand basins and integrated stainless steel taps and soap dispensers. Full height mirror over.
---------------	---

Sanitary Ware:	Including steel frame, wall hung WC pans and urinals with concealed cisterns on demountable back wall system in American walnut laminate finish.
----------------	--

Air Changes:	10 air changes per hour.
--------------	--------------------------

SHOWER AND CHANGING FACILITIES

- 7 No. male and 5 No. female + 1 no. accessible, self-containing showers and changing rooms finished
- Full height effect cubicles. High quality American walnut laminate on solid core substrate with laminated glass doors, stainless steel ironmongery and pedestal legs
- Hardwood seating in front of lockers
- Floors and walls finished in large format porcelain tiles
- Changing area to include secure lockers in matching American walnut finish
- Separate drying rooms for male and female areas
- WCs in shower areas

PASSENGER LIFTS

Manufacturer:	Schindler
Size:	4 No. 13 person lifts with destination control and 1 No. 8 person lift
Lift Speed:	3 No. 13 person lifts = 1.6m/s 1 No. 13 person lift = 2.0m/s 1 No. 8 person lift = 1.6m/s

Waiting Times: Average waiting times for the main bank of lifts, controlled through a destination control system is less than 25 seconds. 1 No. 13 person lift and the 8 person lift perform as fire-fighting lifts. One of the 13 person lifts can be taken out of regular service and used as a goods lift when required.

MECHANICAL INSTALLATIONS

Fresh air provided by two Central AHUs in Plant Area. Exhaust Air extracted via ceiling plenum. The office space is cooled and heated by a 4-pipe Fan Coil System located in the ceiling void. The Reception Area is fully air-conditioned along with Lift Lobbies.

Design Parameter:

Winter Temperature	
Outside:	-3°C 100% RH
Internal Office:	21°C ±2°C
Toilets:	21°C. ±2°C
Reception:	21°C ±2°C

Summer Temperature	
Outside:	26°C db 19.5°C wb
Internal Office:	22°C ±2°C
Toilets:	22°C ±2°C
Reception:	22°C ±2°C

Fresh Air Supply	
Offices:	10 litres / sec / person at 1 person per 8m²
Toilets:	10 Air Change / hr / Extract plus make-up air from main central AHUs

Acoustics Level	
Office Open Plan:	NR40
Toilets:	NR45
Reception Area:	NR40

Water Services	
• 24 hour Water Storage at 45L/person based on 1 person per 8m²	
• Sprinklers	

BUILDING MANAGEMENT SYSTEM

A complete Building Management System will control all primary Mechanical Plant and Environmental Systems on each floor. The system will be open network to allow interfaces with other systems.

ELECTRICAL INSTALLATIONS

The building has two ESB substations at ground floor level. One serves the Landlord Main Distribution Board, one serves the Tenant Main Distribution Board. Two Sub Distribution Boards are provided on each floor for Tenant use.

Tenant Design Criteria	
One person per 8m²	
Lighting:	10w/m²
General Services & Small Power:	35w/m²
Mechanical Plant:	5w/m²

Lighting	
Offices:	Energy efficient recessed modular LED dimmable luminaires and perimeter recessed circular LED downlights.

Reception:	Bespoke lighting design comprising LED luminaires.
Toilets:	Low energy LED lighting scheme.
Car Park:	Energy efficient LED vapour proof luminaires

Lighting Control
The Tenant lighting control system utilises lux level sensing and microwave sensing occupancy control. Landlord areas are controlled by microwave occupancy sensors. Emergency Lighting designed to IS3217:2013

Standby Power
200kVA Landlord life safety Generator installed at roof level. Space provision at roof level for Tenant Generator(s).

Protective Services Installations:
Fire Alarm System
Fire Detection and Alarm designed to IS 3218:2013. One Fire Alarm Panel provided per floor for Tenant use.

Security Systems
IP based CCTV system provided for internal and external monitoring of all entrances. Access control provided at ground floor entrance and interlinked with lift systems for destination control. Intercom systems provided at main entrance and car park entrance, linked to the main reception. Intruder Alarm system provided.

Communication
The Point of Presence room at basement level is connected to external Telecom provider systems via 2 diverse containment routes. Tenant IT systems are connected to this room through containment systems installed in both Tenant risers.

- COMMON PARTS**
- 133 bicycle spaces in secure compound
 - 133 lockers

- SUSTAINABILITY TARGET**
- BER Target is A-3
 - LEED Gold

DEVELOPER

COSGRAVE
COMMERCIAL
DEVELOPMENTS LTD

Cosgrave Developments was founded in 1979 by brothers Joseph, Peter and Michael Cosgrave. Under their leadership, the Group has completed more than 5,000 residential units and 1.5 million square feet of commercial space and have accumulated an extensive investment portfolio, comprising offices, retail, leisure and residential units, both here in Ireland and the UK. The diversity of their portfolio, highlights their depth of knowledge, from developing Dublin's iconic office building (No. 1 George's Quay Plaza), to the complete restoration of St. Helen's House in south Dublin, now a 5 star hotel managed by Radisson. The Group continues to be the market leaders in delivering energy efficient developments, having recently won numerous energy awards in 2014 and 2015, for their recent developments at Honeypark in Dun Laoghaire and Bracken Park in Castleknock. There is nothing as reassuring in Irish property, as the phrase "Cosgrave Built".



Georges Court,
Townsend Street, Dublin 2



One George's Quay Plaza,
George's Quay, Dublin 2



George's Quay House,
Townsend Street, Dublin 2



Swift Square,
Northwood, Santry,
Dublin 9

OWNER



Established in 1967, IPUT is the largest domestic owner of prime office buildings in Dublin's central business district. IPUT's portfolio contains many of the best examples of modern office developments constructed in Ireland over the last decade and primarily comprises landmark office properties fronting onto Dublin's River Liffey and the Grand Canal Docks. The built heritage of Dublin's core office market is also well represented with significant office holdings in the portfolio located on and near St. Stephen's Green.

IPUT has been the leading domestic investor in the Dublin office market over the last three years and owns a portfolio with a net asset value of €1.9 billion. Offices comprise 65% of the IPUT portfolio with the Fund controlling 2 million sq ft of office space in Dublin, occupied by leading domestic and international companies.

For more details visit iput.com



25-28 North Wall Quay,
IFSC, Dublin 1



One Grand Canal Square,
Dublin 2



Riverside Two,
Sir John Rogerson's Quay,
Dublin 2



Riverside One,
Sir John Rogerson's Quay,
Dublin 2

PROFESSIONAL TEAM

Developer:	Cosgrave Commercial Developments Ltd
Architect:	KMD Architecture
Contractor:	John Sisk & Sons
Structural Engineer:	O'Connor Sutton Cronin Consulting Engineers
Building Services:	O'Connor Sutton Cronin Consulting Engineers
Quantity Surveyor:	KSN Construction Consultants
Sustainability Consultants:	O'Connor Sutton Cronin Consulting Engineers
Fire Consultant:	OLM Consulting
Assigned Certifier:	I3PT
Solicitors:	Sheehan & Company

JOINT AGENTS



+353 1 673 1600
www.jll.ie

LRN: 002273

Deirdre Costello
T: +353 1 673 1600
deirdre.costello@eu.jll.com

Rita Carney
T: +353 1 673 1600
rita.carney@eu.jll.com



+353 1 618 1300
www.savills.ie

LRN: 002233

Andrew Cunningham
T: +353 1 618 1300
andrew.cunningham@savills.ie

Roland O'Connell
T: +353 1 618 1300
roland.oconnell@savills.ie

PROFESSIONAL TEAM

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All Plans are indicative and not to scale.

Branding & Marketing by **Begley Hutton**

www.theexchangeifsc.com

COSGRAVE
COMMERCIAL
DEVELOPMENTS LTD





www.theexchangeifsc.com