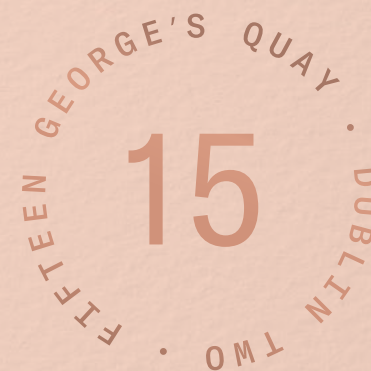


# FIFTEEN GEORGE'S QUAY

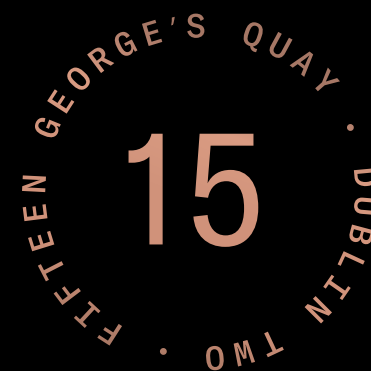
DUBLIN TWO



**FIFTEEN  
GEORGE'S  
QUAY**

**EVERYTHING  
IS BETTER**

**WHEN EVERYTHING  
IS CLOSER**



# CONTENTS

## VISION

INTRODUCTION	4
THE FUTURE WORKS HERE	5

## BUILDING

A STUNNING ADDITION	6-11
RIVERSIDE CAFÉ	12
STUDIO – EXCLUSIVE AMENITY SPACE	13-15

## LOCATION

PLUG INTO THE CITY'S LIFE AND ENERGY	16
THE BEST LOCATION IN DUBLIN	17
MORE QUALITY TIME	18
END OF TRIP FACILITIES	19

## ACCOMMODATION

SCHEDULE OF AREAS	20
FLOORPLANS	21-24

## TEAM

ABOUT IPUT REAL ESTATE DUBLIN	25
RESPONSIBLE INVESTMENT	26
PROFESSIONAL TEAM	27



# A STRIKING TRANSFORMATION AT A LANDMARK RIVERSIDE LOCATION

68,000 sq ft of smart, sustainable office space.  
The most connected workplace in the city.

# 15 REASONS WHY THE FUTURE WORKS HERE

## 1 Profile and presence

A spectacular riverside location with views of the Liffey.

## 2 Connected

At the axis of Dublin's transport network with train, bus and Luas lines right on the doorstep.

## 3 Pioneering green

Reducing carbon emissions from day one of construction.

## 4 Fully electric energy

Targeting: LEED Platinum and Wiredscore Platinum, WELL enabled.

## 5 Striking design

Blending stone, metalwork and floor-to-ceiling glazing.

## 6 Inspiring workplace

Designed for connection, collaboration and creativity. Best in class specifications.

## 7 Framing a masterpiece

Four metre high 1,600 sq ft reception with floor-to-ceiling views of the Custom House.

## 8 Sharing a rooftop oasis

Communal 2,000 sq ft landscaped garden floating above the city.

## 9 Outstanding placemaking

World-class amenities that improve life for all who live and work locally.

## 10 Studio

Over 4,000 sq ft of sleek, city-centre work and wellness space with its own in-house barista and concierge service.

## 11 On-site café

Lively 1,900 sq ft, street-level, riverfront cafe.

## 12 Built-in wellbeing

Offering a 900 sq ft, on-site gym, yoga and treatment suite.

## 13 Greener commuting

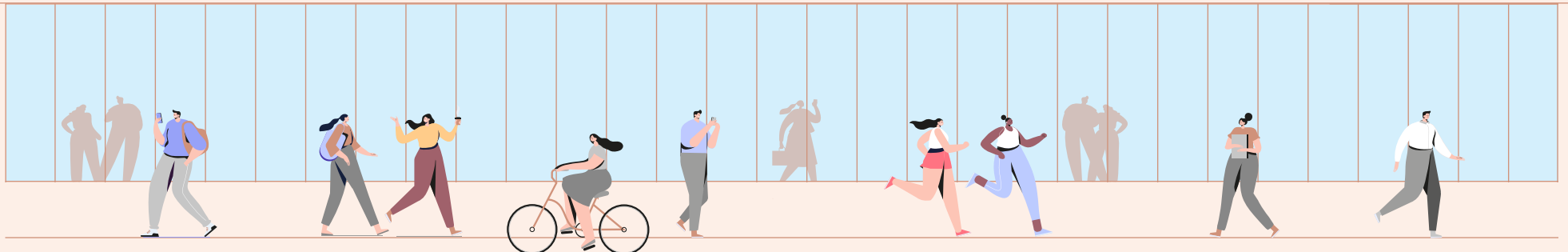
100 bike spaces, showers, drying rooms and lockers.

## 14 Smart technology

An intelligent, interactive building automatically optimised for efficiency.

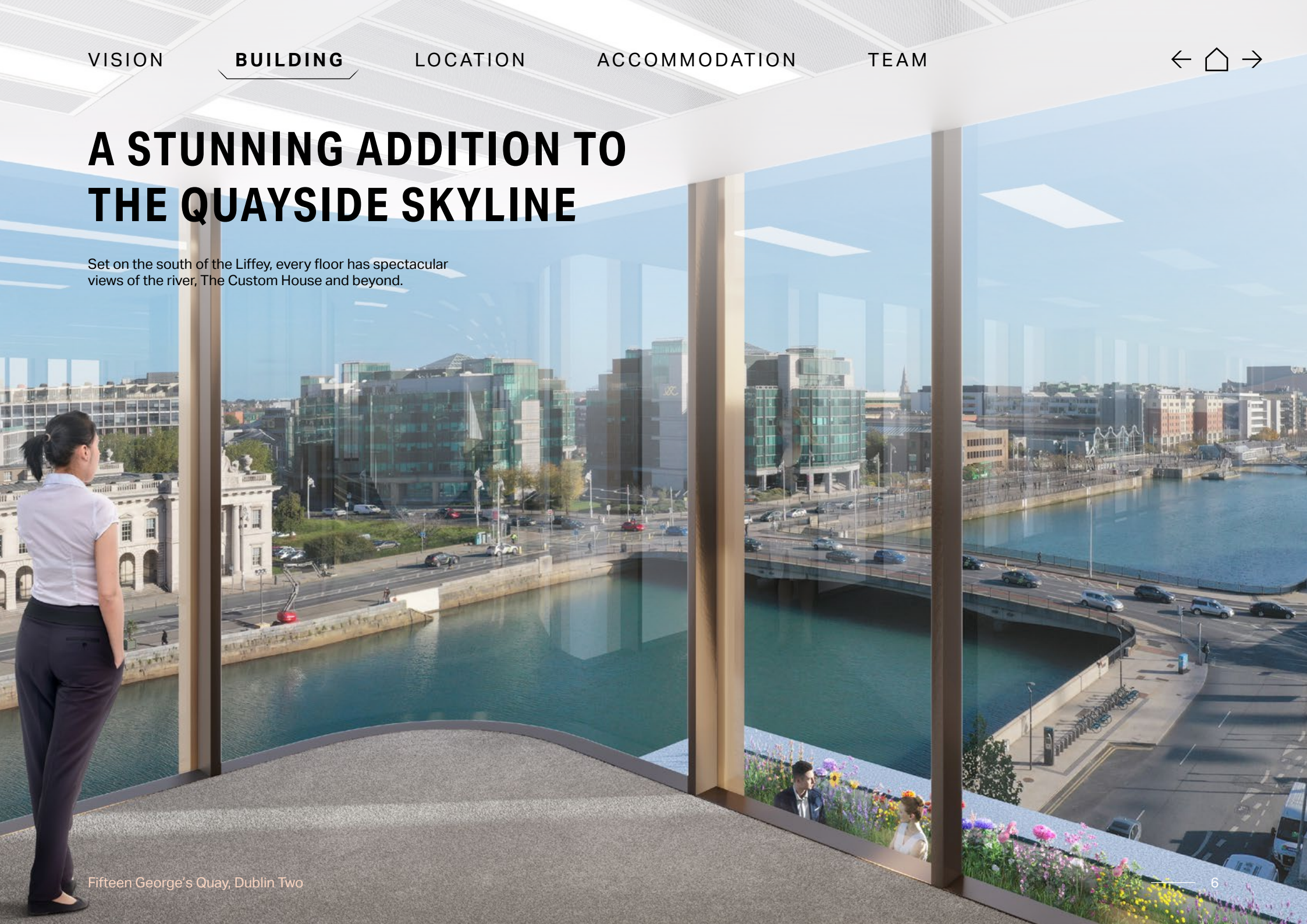
## 15 Renewable energy

Onsite solar panels. 29 EV-enabled parking spaces.



# A STUNNING ADDITION TO THE QUAYSIDE SKYLINE

Set on the south of the Liffey, every floor has spectacular views of the river, The Custom House and beyond.



# A GREENER WORKPLACE

## Reducing embodied carbon from day one

Redeveloping instead of demolishing avoids creating thousands of tonnes of CO<sup>2</sup> emissions.

Retraining the original structure recycles concrete and steel and supports the circular economy.

## Using clean, green electricity

This is a building with sustainability in its DNA that empowers a new generation of occupiers to reduce their carbon footprint.

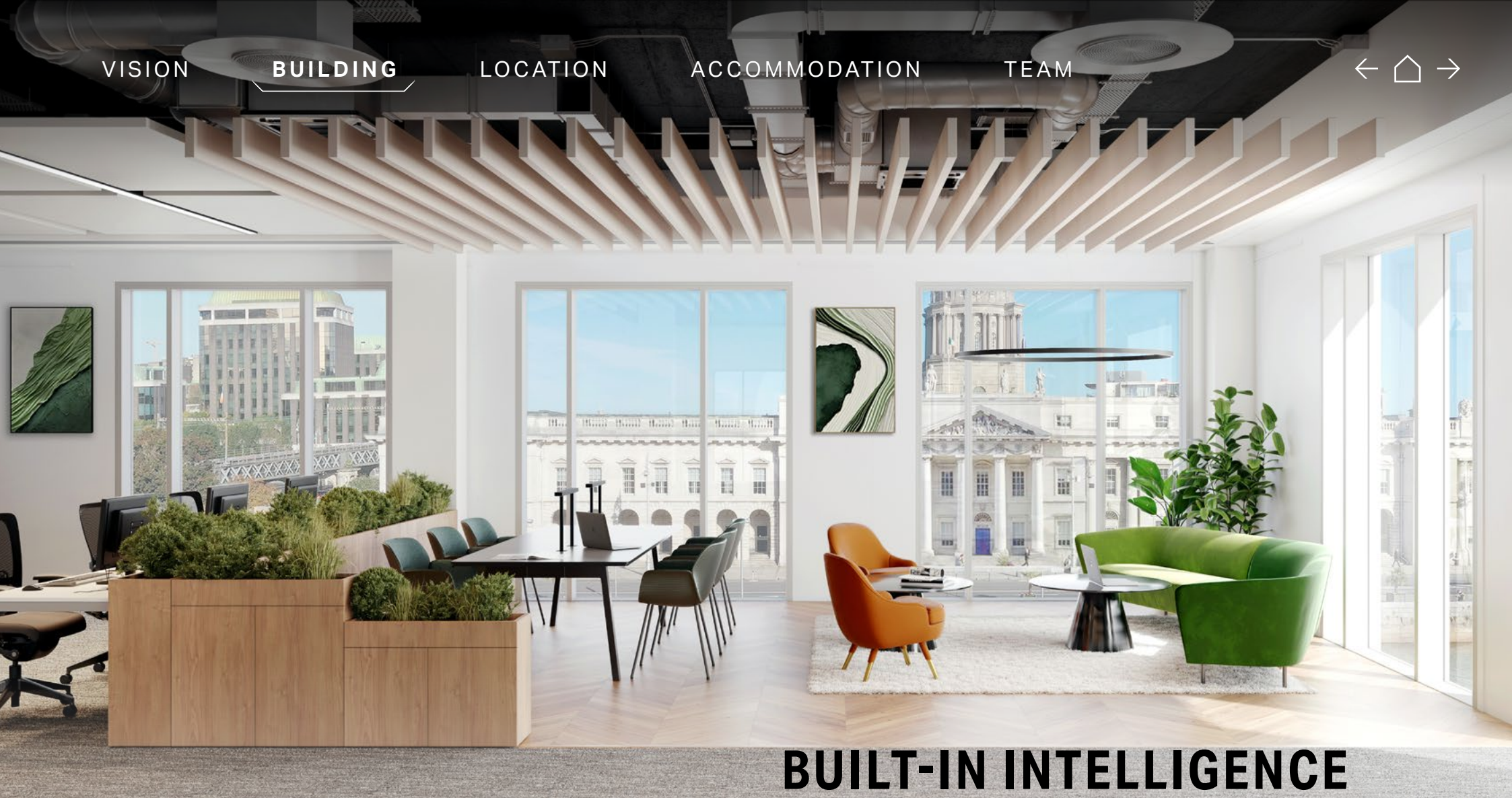
Switching from fossil fuels to an all-electric strategy delivers market-leading, green credentials and targets the world's best energy ratings.

## Maximising energy efficiency

Smart-enabled, technology systems are constantly adjusting to enhance comfort and conserve energy.

## Targeting world-leading, energy efficiency ratings





# BUILT-IN INTELLIGENCE OPTIMISES COMFORT AND ENERGY PERFORMANCE

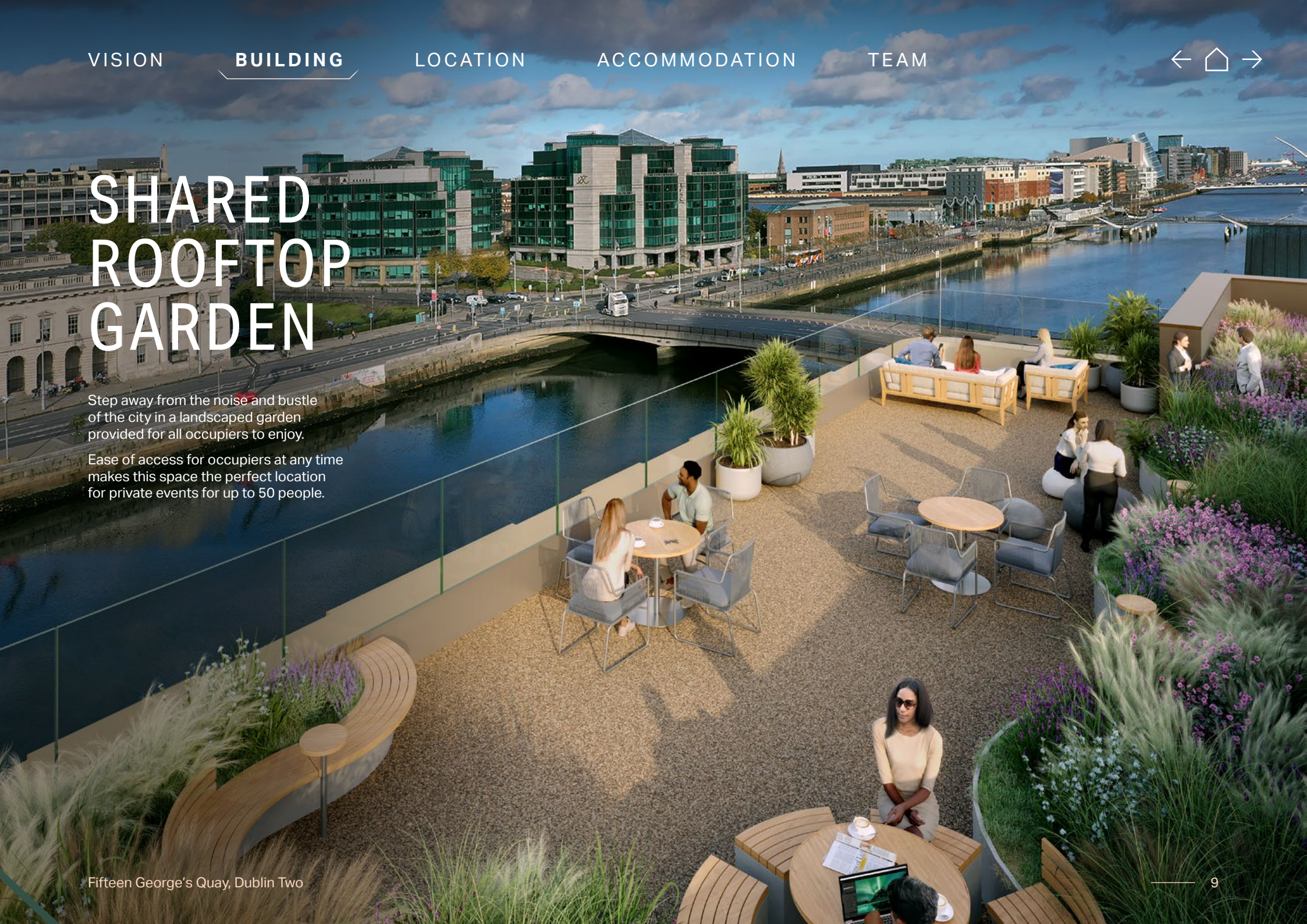
This is a next generation, smart building packed with cutting-edge technology. Featuring destination control lifts, air conditioning that thinks for itself and live data insights that constantly improve energy efficiency.



# SHARED ROOFTOP GARDEN

Step away from the noise and bustle of the city in a landscaped garden provided for all occupiers to enjoy.

Ease of access for occupiers at any time makes this space the perfect location for private events for up to 50 people.



FIFTEEN GEORGES QUAY  
— ROOF TERRACE  
— 6 AON  
— 5 AON  
— 4 AON  
— 3 TENANT  
— 2 TENANT  
— 1 TENANT  
— GE STUDIO

# THE SLEEK, MODERN RECEPTION FRAMES THE RIVER'S MOST ELEGANT, HISTORIC BUILDING

The four-metre high reception area features floor-to-ceiling glazing to maximise views of the Liffey and the 18th century Custom House.

# WHAT SETS THIS BUILDING APART? IT'S NOT ONE THING IT'S EVERYTHING

It's the central location. The unrivalled connections.

The amenities.

The street-level cafe. The rooftop garden.

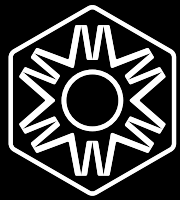
The investment in the public realm that elevates the area.

The views of the Liffey and Custom House from every level.





# SOAK UP THE ATMOSPHERE IN THE RIVERSIDE CAFÉ



# Studio.

## A CURATED SPACE TO WORK, MEET, AND BE INSPIRED



### **This is Studio. An invitation to everyone in an IPUT building**

We're constantly looking for ways to add value for the people who use our buildings.

Studio is the latest innovation in our popular Making it Work offering. We're transforming the ground floor and rooftop garden of this building into an exclusive amenity space for everyone who works in an IPUT building.

### **An innovative destination at the centre of the city**

Studio is a beautifully designed, contemporary space with a relaxed, informal atmosphere.

Blending business lounge elements, meeting & event spaces, and a wellness suite, it is all about bringing out the best in people, gathering them together in a relaxed environment and surrounding them with smart technology and premium amenities.

### **Changing how people think, perform and connect**

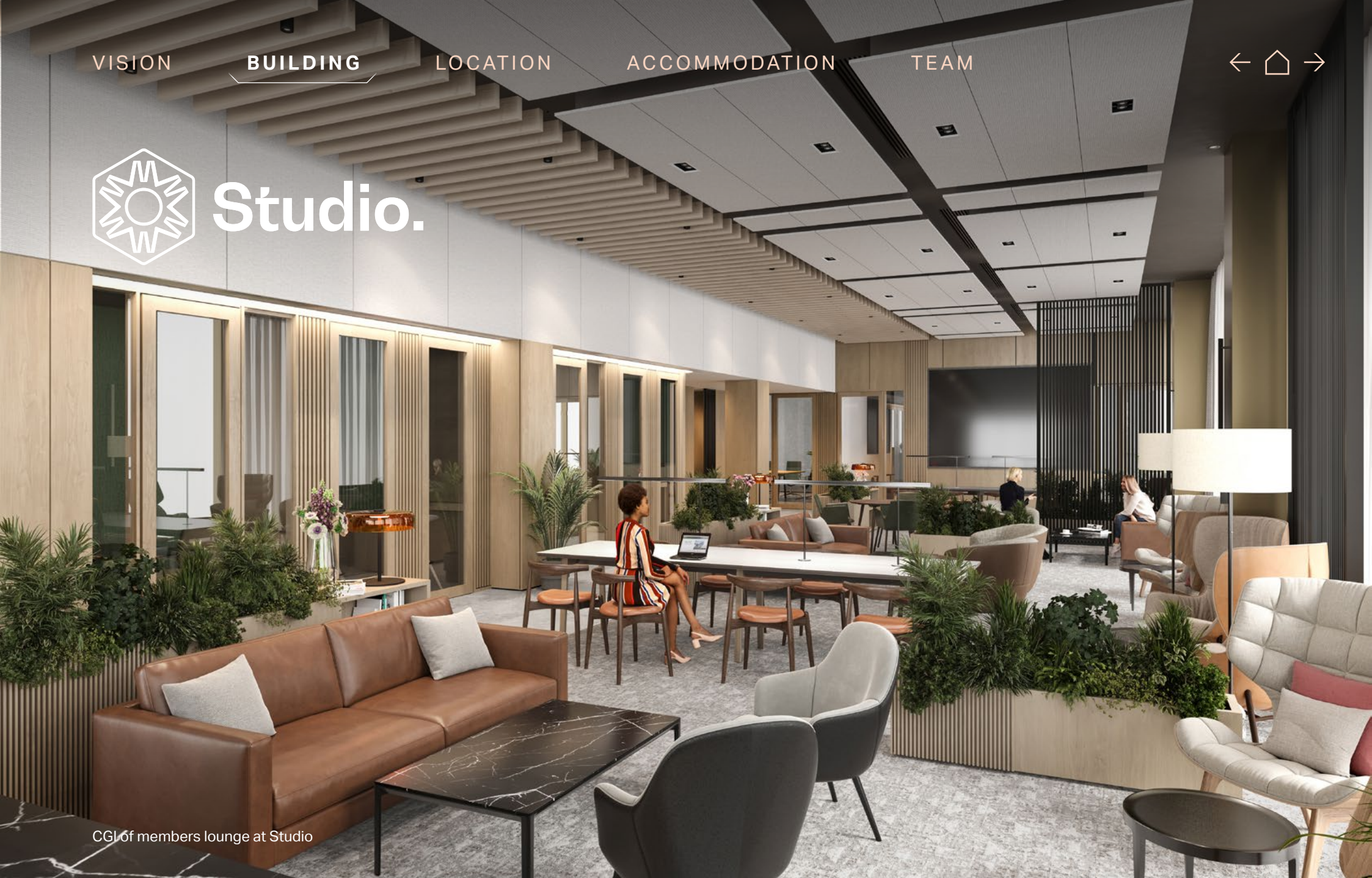
Over 4,000 sq ft of sleek, city-centre space with its own in-house barista and concierge service. The free-flowing organic layout flexes to create the perfect experience for every person, team and company.

The rooftop garden provides ease of access and makes the perfect location for private events.

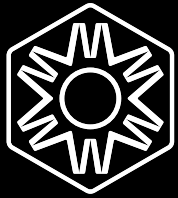
Studio is in an excellent location overlooking the Customs House and River Liffey. Tara Street Station is right on the doorstep. Connolly Station, Busaras and the Luas are just minutes away.



# Studio.



CGI of members lounge at Studio



# Studio.

## Features and amenities:

- Host a board meeting for up to 14. A presentation for 130 or a cocktail event for 200.
- Book a private studio to record your podcast.
- Invite clients and colleagues to meet you in the city.
- Get together to brainstorm or work on a project.
- Grab a quiet corner and a coffee to check your emails.
- Run workshops or an away-day with dedicated breakout spaces for discussions.
- Use our stylish meeting and boardrooms to free up space back at your office.
- Step into a soundproofed booth to make a private call.
- Drop into the wellness suite for an early workout, a lunchtime massage or an after-work yoga class.
- Access to the roof garden.



  
Roof garden



AMENITIES CAN BE BOOKED  
VIA THE **MY IPUT APP**



Barista



Phone booths



Members lounge



Podcast studio



Meeting room

# PLUG INTO THE LIFE AND ENERGY OF THE CITY CENTRE

## Coffee central

The building has its own barista bar and onsite café, and it's close to dozens of great, local, coffee places like Shoe Lane, As One and Bread 41.

## Pick a menu

Italian, Thai, Indian, Korean, Japanese and Irish eateries. Award-winning bakeries. Michelin-starred restaurants. Pop-up food trucks. Every food offering you can think of close to the office.

## Lunch with a view

Grab a sandwich or a salad to take away and eat overlooking the best view in the city on the communal, rooftop garden.

## Wide open spaces

Get back to nature with a short stroll to Stephen's Green, Merrion Square or the green campus at Trinity college.

## What's on?

Dublin's top cultural venues and social scene couldn't be closer. Think: The Abbey, The Gate, The Bord Gáis Energy Theatre, 3Arena and all the best galleries and bars in the city.

## Business network

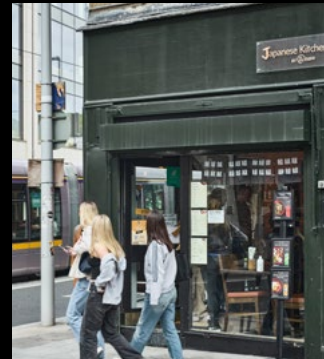
The IFSC, Grand Canal Dock, The Convention Centre, Merrion Square. Dublin's key business districts are right on your doorstep.

## Shopping list

Take a quick walk to Henry Street and Grafton Street for some retail therapy at Arnott's, M&S and Brown Thomas, and the city's coolest, indie boutiques.

## Easy stays

Check into a range of top city centre hotels within a short 15 minute walk including The Westin, The Morgan, The Westbury and The Marker.



### Pictured clockwise from above

1. Shoe Lane Coffee, Tara Street
2. Japanese Kitchen, Poolbeg Street
3. Westin Hotel, College Green
4. Bread 41, Pearse Street



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

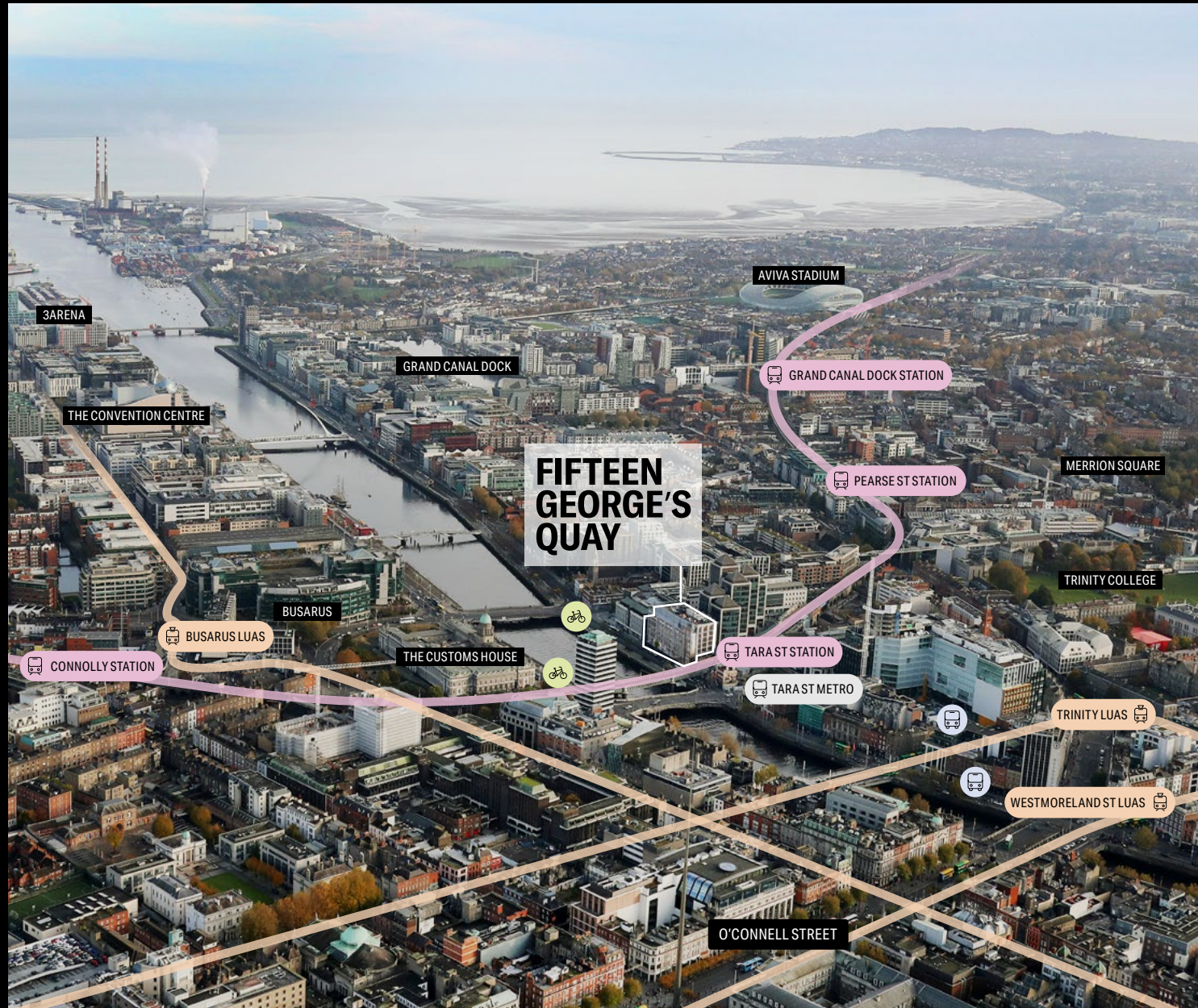
Drop a pin at the centre of Dublin's transport network and you'll land right here. At the door of the most connected office in the country.

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 05

Minute walk to Tara Street Dart and rail station

Minutes walk to Trinity and Abbey Street Luas



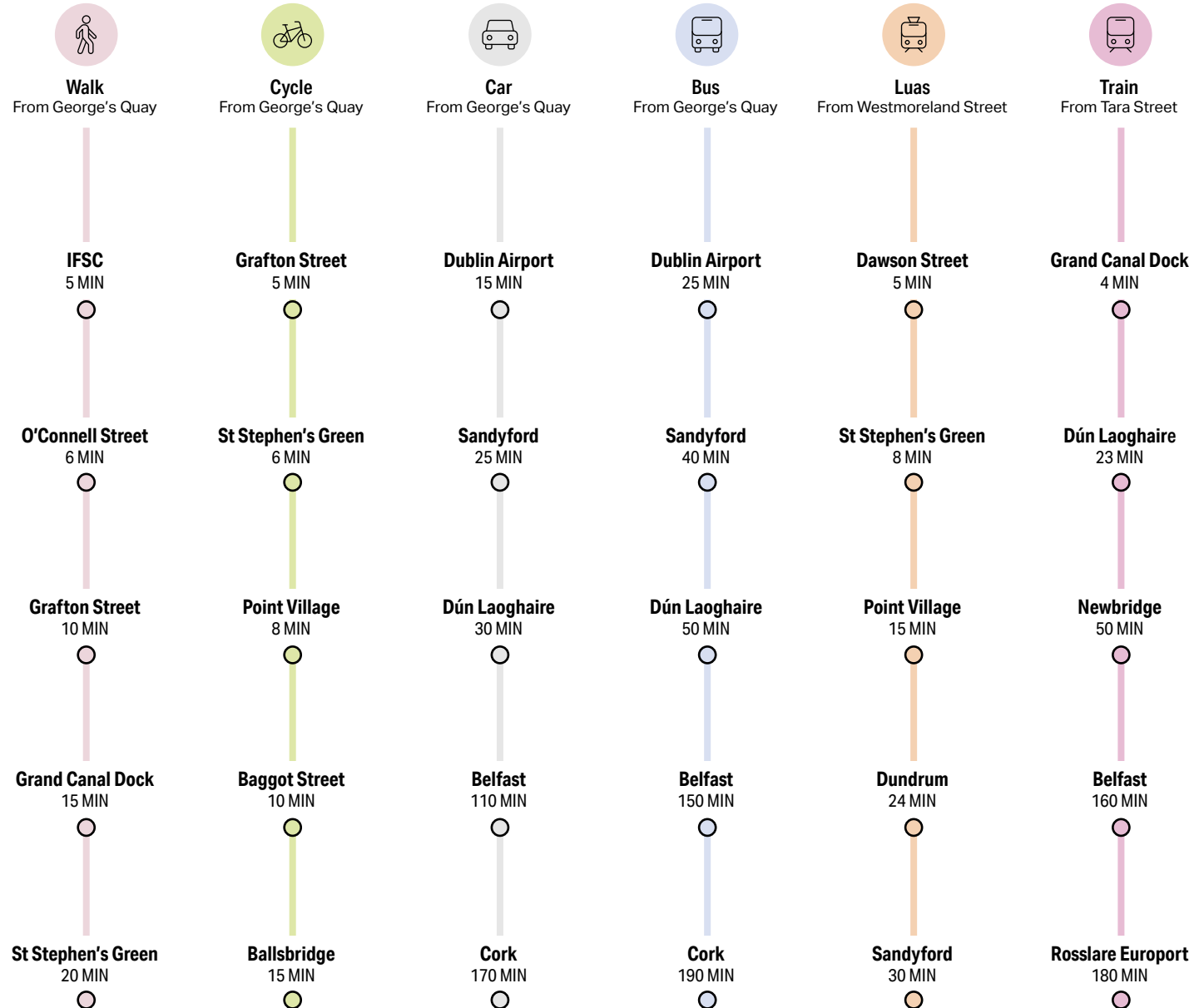
# LESS COMMUTING TIME MEANS MORE QUALITY TIME

10

Minutes walk  
to Grafton Street

15

Minutes drive  
to Dublin Airport

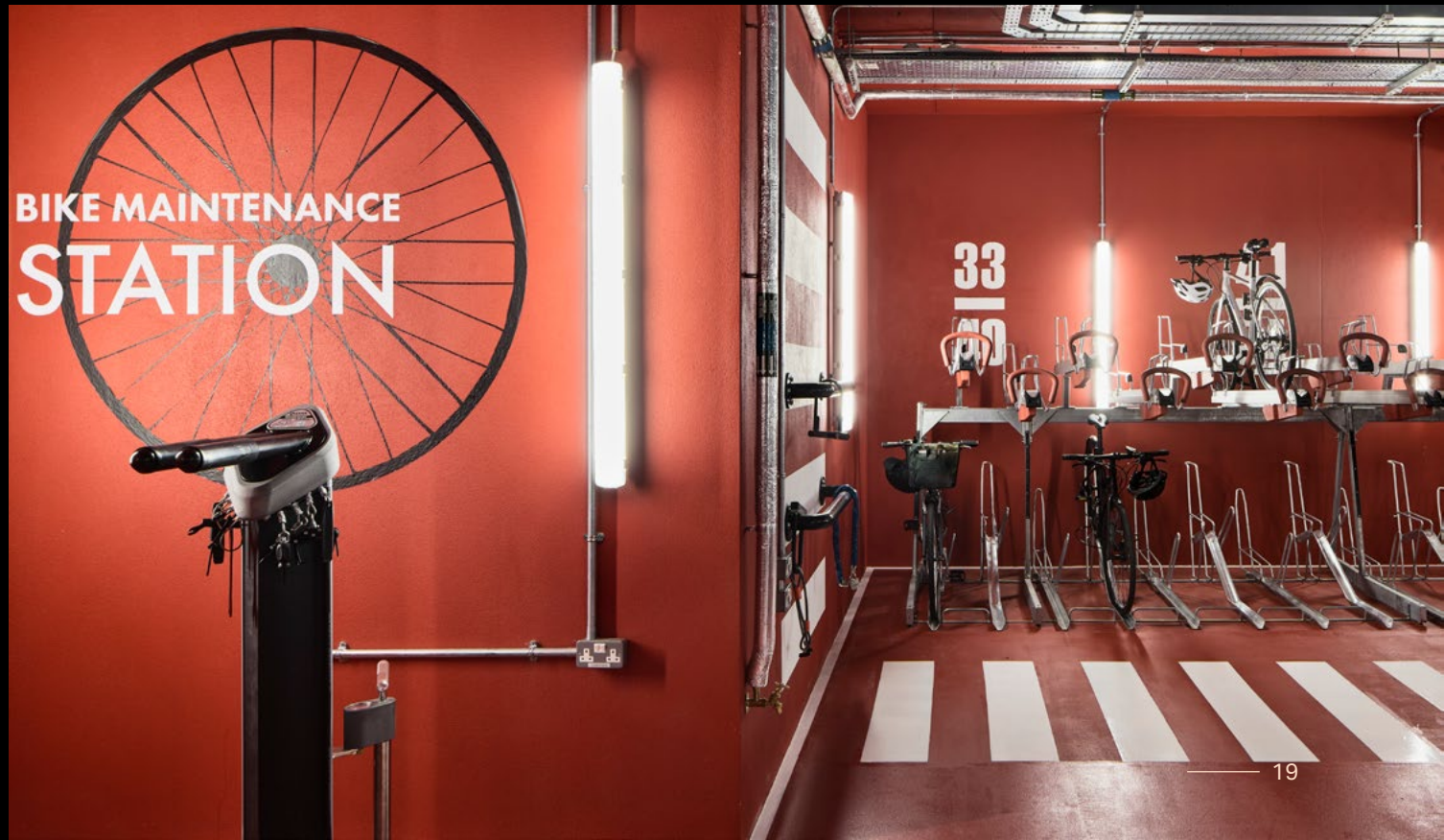


# MAKING ACTIVE COMMUTING A BREEZE WITH TOP CLASS END OF TRIP FACILITIES

This building takes the unreliable Irish weather out of the active commute equation with showers, towel service, drying rooms, lockers and 100 bike spaces.



Fifteen George's Quay, Dublin Two



# ACCOMMODATION SCHEDULE

Floor		SQ M	SQ FT
6 <sup>th</sup>	<b>AON</b>	843	9,074
5 <sup>th</sup>	<b>AON</b>	876	9,429
4 <sup>th</sup>	<b>AON</b>	985	10,602
3 <sup>rd</sup>	Reserved	983	10,581
2 <sup>nd</sup>	Reserved	983	10,581
1 <sup>st</sup>	Available	983	10,581
G	Reception & Studio	533	5,737
<b>Total</b>		<b>6,186</b>	<b>66,585</b>
Cafe		175	1,884

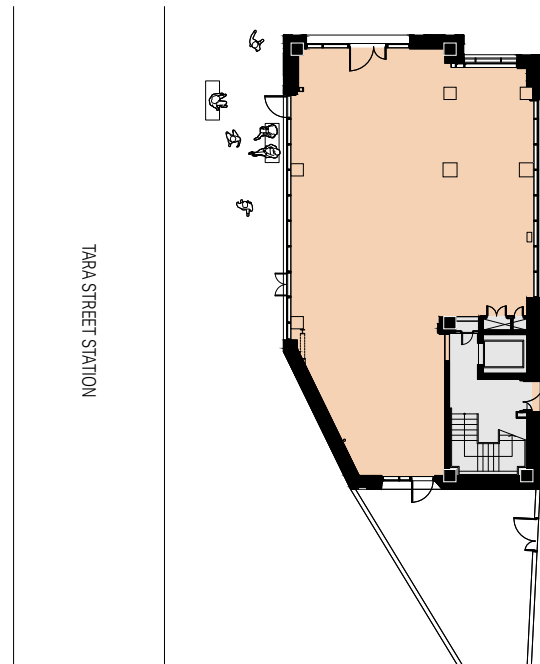
# GROUND FLOOR



OVERLOOKING THE RIVER LIFFEY



GEORGE'S QUAY



- Retail
- Toilets
- Core
- Reception
- Studio

# TYPICAL FLOOR

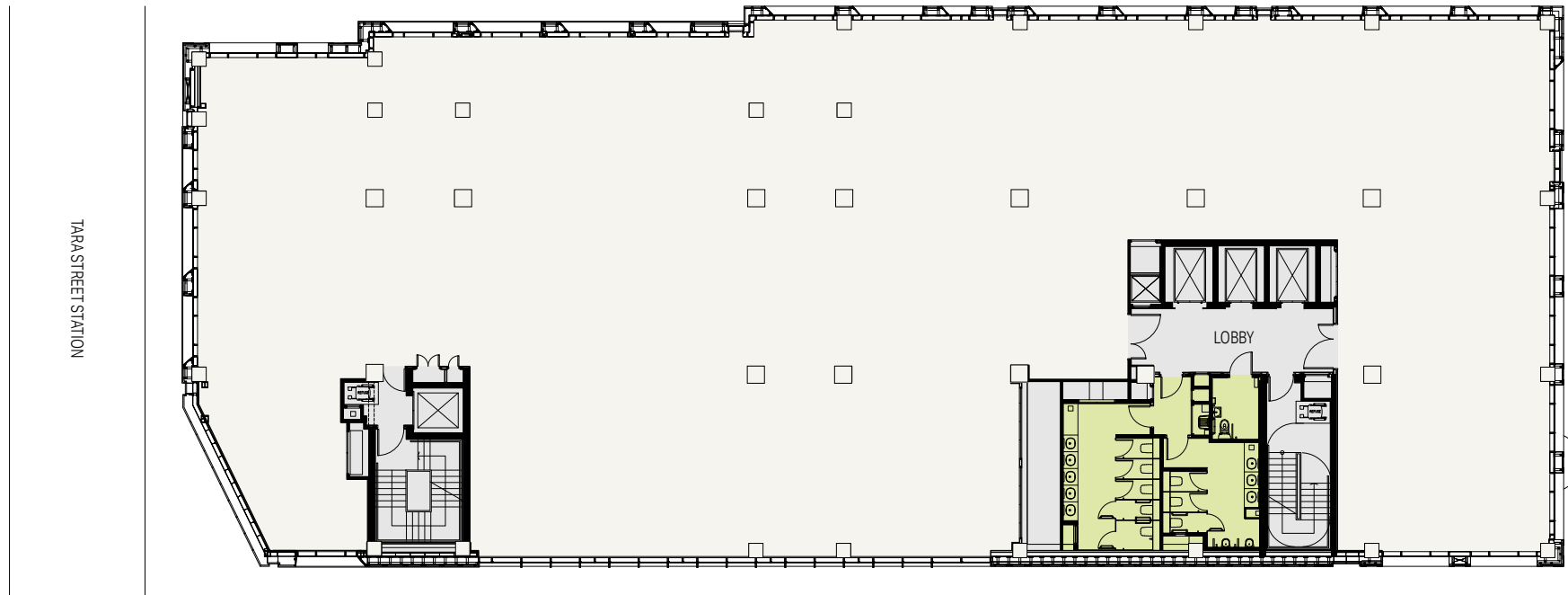
10,581 SQ FT (983 SQ M)



OVERLOOKING THE RIVER LIFFEY



GEORGE'S QUAY



- Office
- Toilets
- Core

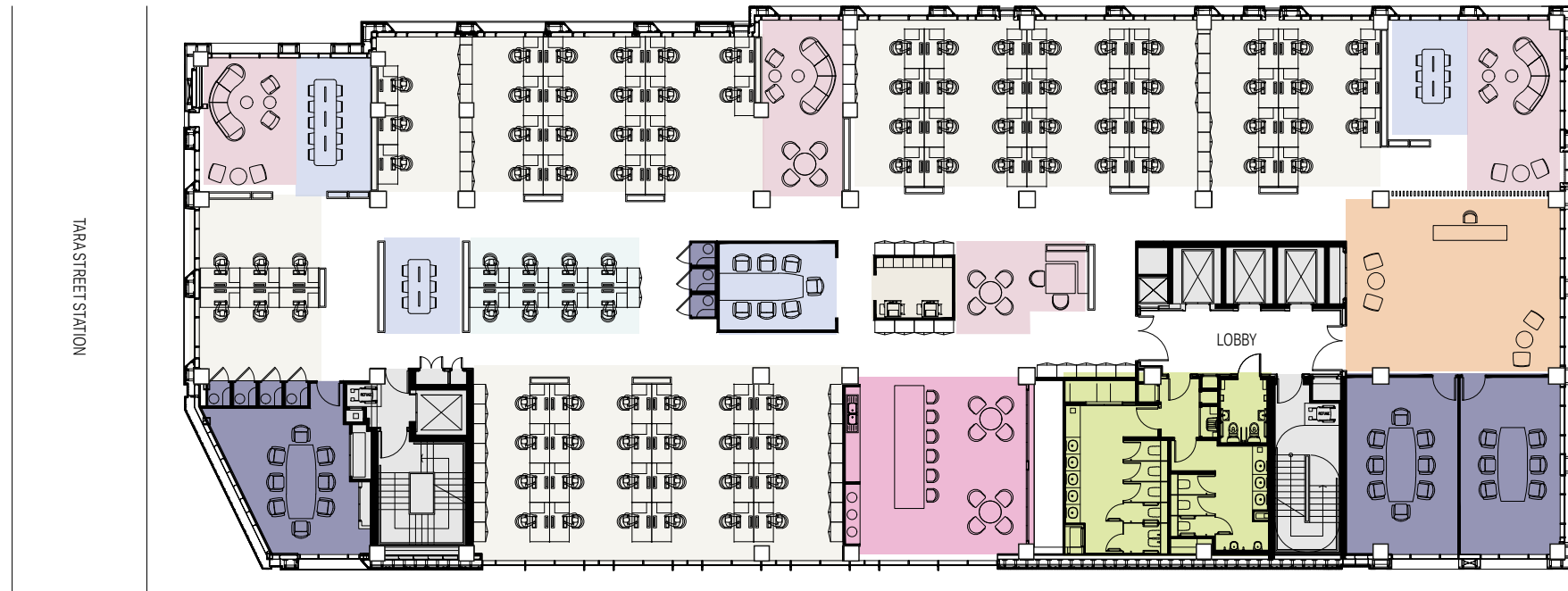
# TYPICAL FLOOR FITOUT



OVERLOOKING THE RIVER LIFFEY



GEORGE'S QUAY



- Open plan office desks (94)
- Collaboration space
- Meeting rooms & pods
- Print/comms room
- Reception
- Canteen
- Breakout space
- Toilets
- Core

# BASEMENT

- 1 Lift lobby
- 2 Bicycle parking
- 3 Female showers & lockers
- 4 Male showers & lockers
- 5 Drying room
- 6 Manager's office
- 7 Bin store
- 8 Landlord plant

100

Bicycle spaces

29

Car spaces





# IPUT REAL ESTATE DUBLIN

## 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.

[iput.com](http://iput.com)



**10 Molesworth Street, Dublin 2**  
Developed by IPUT and fully let to AIB



**Tropical Fruit Warehouse, Dublin 2**  
Developed by IPUT and fully let to Tik Tok



**One Wilton Park, Dublin 2**  
Developed by IPUT and fully let to LinkedIn

# 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 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.



One Wilton Park  
Dublin 2

## 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**



## JOINT AGENTS



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## PROFESSIONAL TEAM

Developer	<b>IPUT Real Estate Dublin</b>
Contractor	<b>Structure Tone</b>
Architects	<b>BKD</b>
Interior Architects	<b>MCA</b>
Structural Engineers	<b>OCSC</b>
Quantity Surveyors	<b>KSN</b>
M&E Engineers	<b>Metec</b>
Sustainability Consultants	<b>Metec</b>
Fire Consultants	<b>MJP</b>

# FIFTEENGEORGESQUAY.COM

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DUBLIN

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