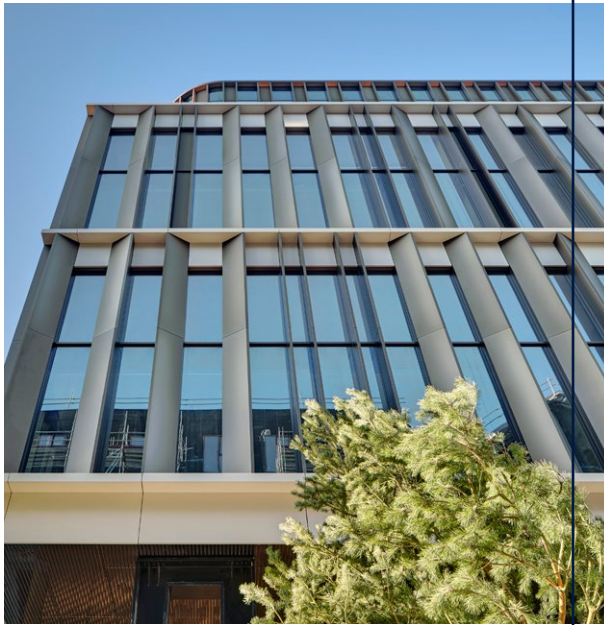


Nº3

DUBLIN
LANDINGS





Nº3 DUBLIN LANDINGS



A striking office HQ extending to over 119,000 sq ft in the heart of the Dublin Docklands.

Available Immediately.

No. 3 Dublin Landings has been designed with an emphasis on sustainability and energy efficiency, underwritten by LEED accreditation, ensuring occupiers can minimise both operational costs and environmental impact.





No. 3 Dublin Landings has been designed to the highest standard, with premium finishes throughout.

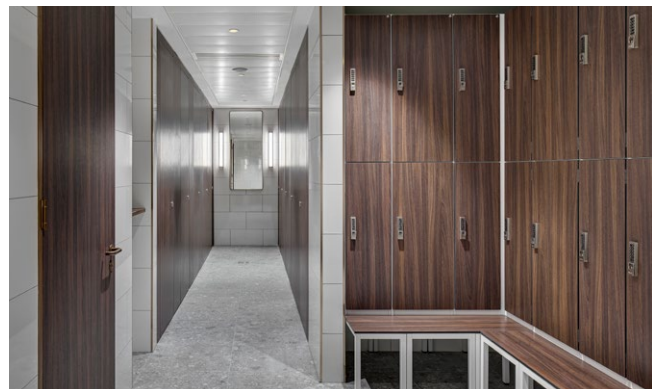
At the epicentre of Dublin's thriving Docklands, No. 3 forms part of the established Dublin Landings Scheme which is a mixed use development extending to over 1 million sq ft (92,900 sq m) anchored by the National Treasury Management Agency of Ireland (NTMA) and other Government agencies. Dublin Landings offers over 270 high-end residential apartments, a range of eateries, leisure offerings and a boutique hotel.



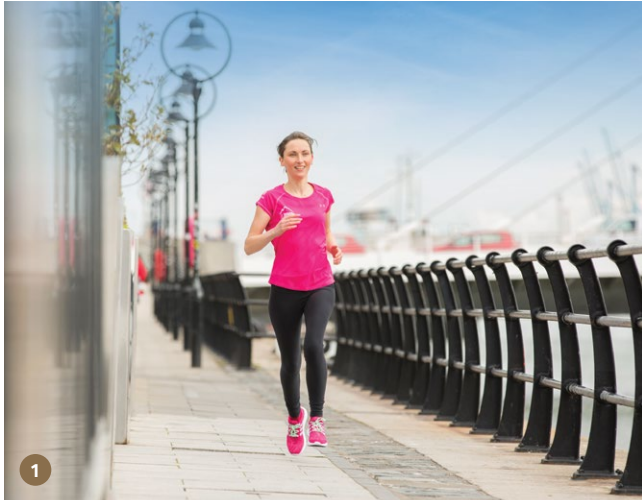


Superior Occupier Amenities

- Feature double-height reception
- Roof terraces at penthouse level
- 22 individual showers
- 127 lockers
- Dedicated drying room
- 157 bicycle spaces
- 33 secure underground parking spaces



HOME TO A DIVERSE AND DYNAMIC COMMUNITY



The Docklands is a thriving district in the centre of Dublin that offers a vibrant lifestyle for a dynamic young workforce.

The Docklands comprises of a mix of international companies, multiple high-end residential options and an eclectic range of restaurants, bars and casual coffee operators.

It is this balance of a living and working environment which makes the Docklands a sought after office location for world leading companies with No. 3 Dublin Landings located at its core.

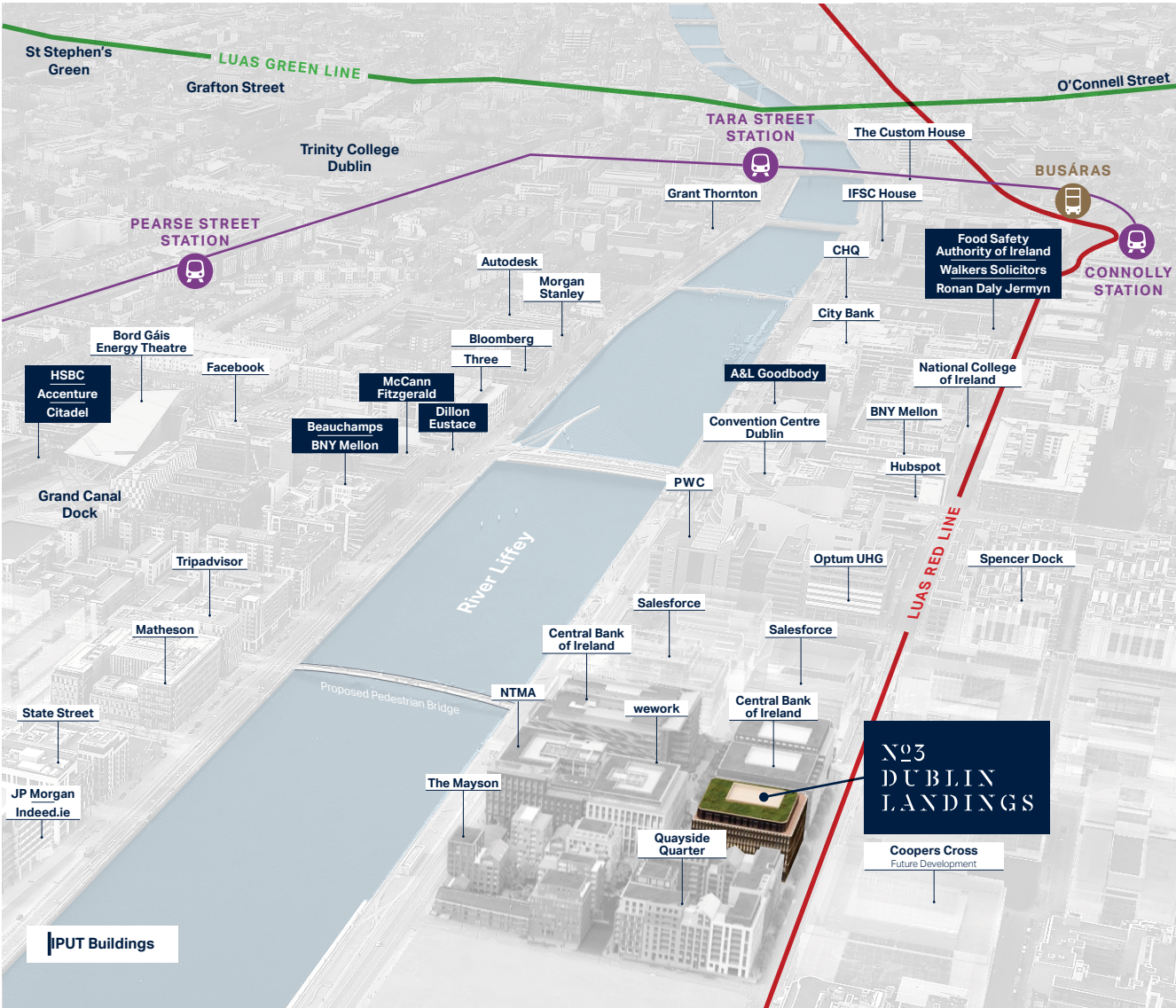




1. Feel the benefits of a morning run on the banks of the River Liffey
2. Casual lunch at Bar Italia
3. Enjoy a glass of wine at Ely Wine Cellar
4. Rooftop cocktails in Ryleigh's Rooftop Grill
5. Catch up with friends at the Bakehouse
6. No. 3 Dublin Landings
7. Entertain clients or host company events at The Mayson Hotel

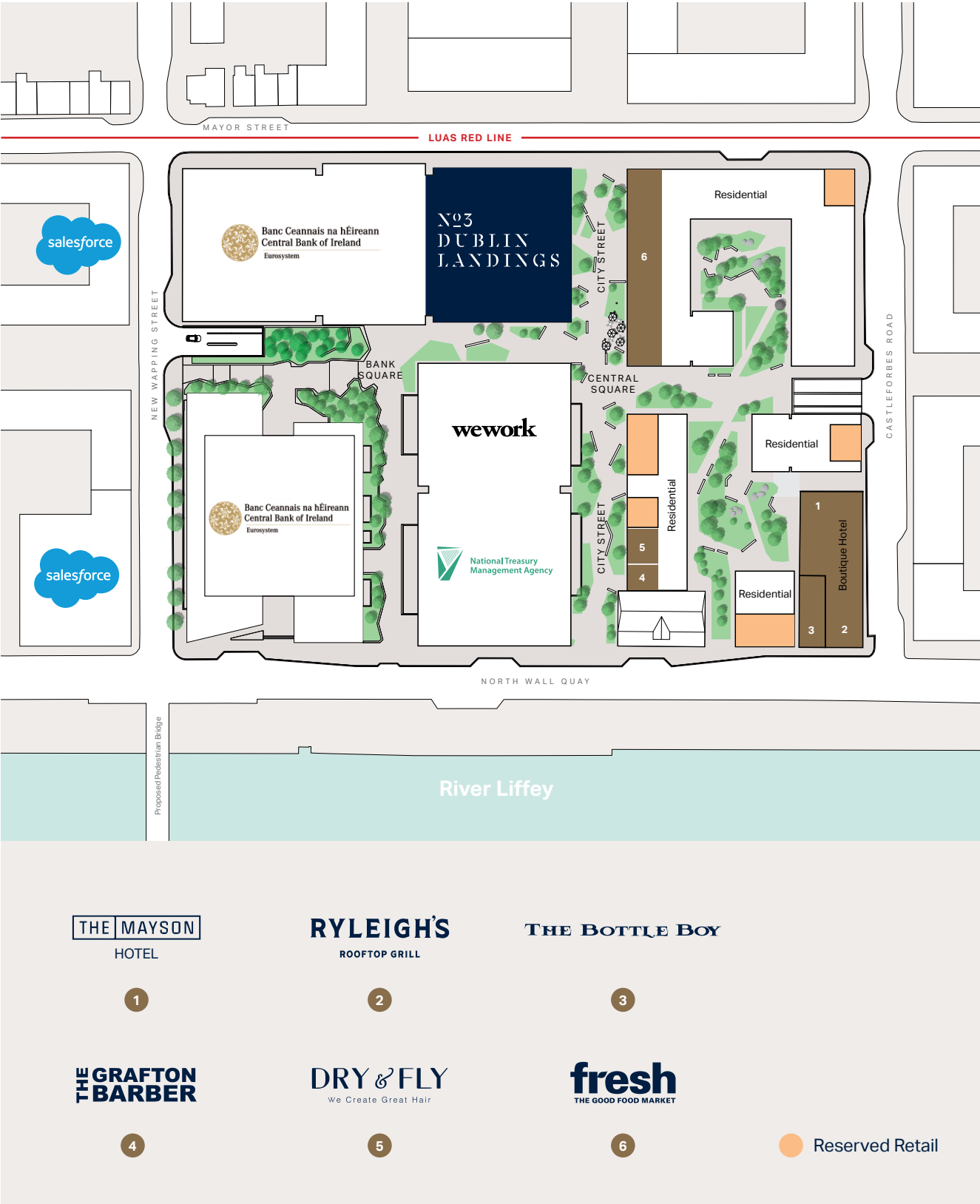
A THRIVING CENTRE FOR BUSINESS

The Docklands is a hub for innovation, world leading technology, professional and financial institutions.



NEW PLACES TO MEET & EAT

New city centre campus with an abundance of employee amenities on your doorstep.



A CONNECTED LOCATION SURROUNDED BY A HOST OF AMENITIES

No. 3 Dublin Landings is at the core of the Docklands and surrounded by a host of amenities and transport links.



2 mins
Walk to Bus Stops



2 mins
Walk to DublinBikes station



4 mins
Walk to LUAS Red Line



5 mins
Commute to DART / Rail



15 mins
Drive to Dublin International Airport



Food & Drink

- 1. Ely Bar & Grill
- 2. The Bakehouse Express
- 3. Urban Brewing
- 4. Freshii
- 5. Toss'd
- 6. Insomnia
- 7. Drunken Fish Pub
- 8. The Natural Bakery
- 9. Boojum
- 10. Musashi
- 11. Il Fornaio
- 12. Milano
- 13. East Restaurant
- 14. J2 Sushi and Grill
- 15. Gerard's Deli
- 16. Sprout
- 17. The Ferryman Bar
- 18. Boca Cafe
- 19. Lolly & Cooks
- 20. Fresh Food Market
- 21. Herb Street
- 22. The Bottle Boy
- 23. Ryleigh's Rooftop Grill
- 24. Pita Pit
- 25. Freshii

Hotels

- 26. Starbucks
- 27. Ruby's Pizza and Grill
- 28. Salad Box
- 29. Brewdog
- 30. Hilton Garden Inn
- 31. The Spencer Hotel
- 32. Clayton Hotel
- 33. The Marker
- 34. The Mayson
- 35. The Gibson

Wellness

- 36. Flyefit
- 37. Perpetua Gym
- 38. Spencer Health Club
- 39. Sv Fitness
- 40. Flyefit
- 41. Crossfit 365

Cultural

- 42. Abbey Theatre
- 43. Trinity College
- 44. Science Gallery
- 45. Epic Ireland
- 46. National College of Ireland
- 47. Bord Gáis Energy Theatre
- 48. Odeon Cinema
- 49. Three Arena



Key Features

An exceptional specification providing inspirational spaces to work, meet and collaborate.



Raised access floors



2.8 m typical floor to ceiling height



Four pipe fan coil air conditioning



1:8 base occupancy (person/sq m)



LED lighting



3 x 17-person passenger lifts plus goods lift



33 secure basement car parking spaces



157 bicycle spaces



22 showers
127 lockers & drying room

Sustainability Targets



LEED
'Platinum'



BER A3
Rating



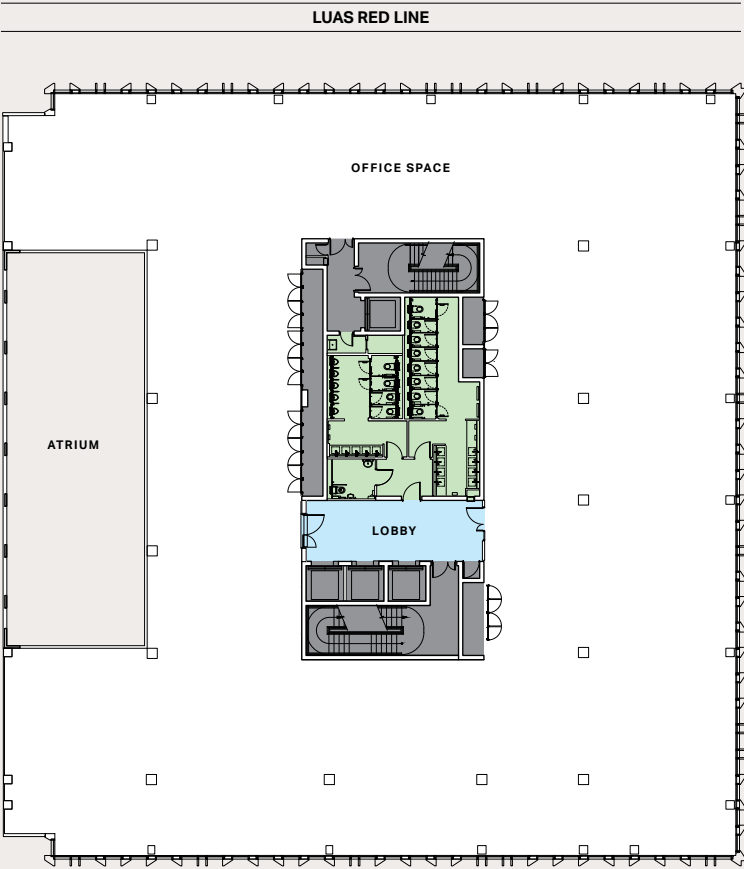
WIRED Certified
'Platinum'

Accommodation

Net Internal Floor Areas	SQ M	SQ FT
Sixth	1,051.2	11,314
Fifth	1,449.2	15,599
Fourth	1,458.0	15,693
Third	1,458.3	15,697
Second	1,457.2	15,685
First	1,344.6	14,366
Ground	1,048.5	11,576
Lower Ground	1,828.3	19,679
TOTAL	11,085.3	119,609

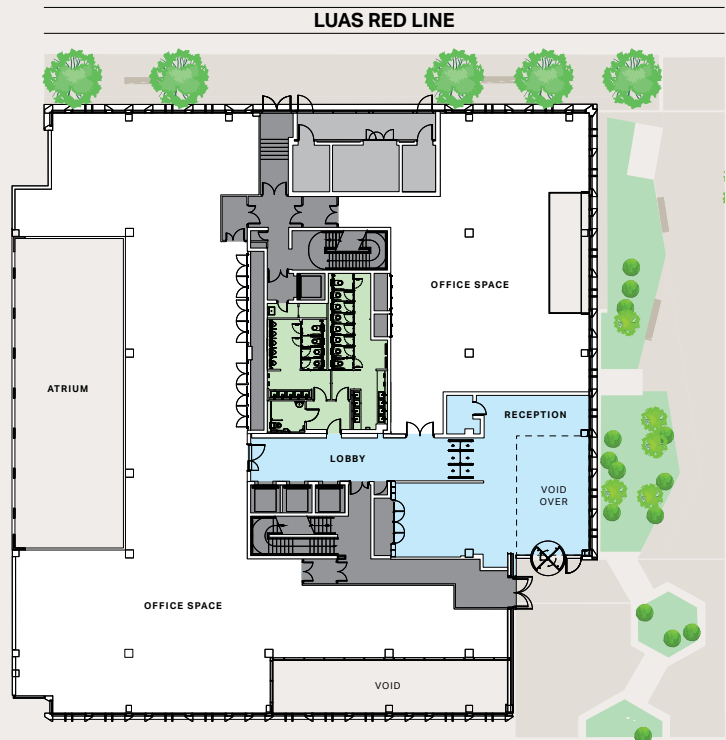
Typical Floor (2nd to 5th)

Approximately 1,457.2 SQ M (15,685 SQ FT)



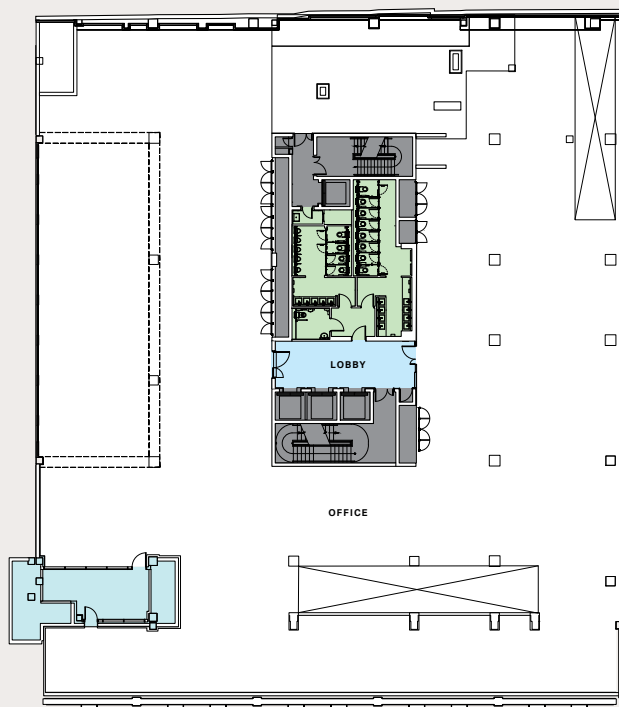
Ground

1,048.5 SQ M (11,576 SQ FT)



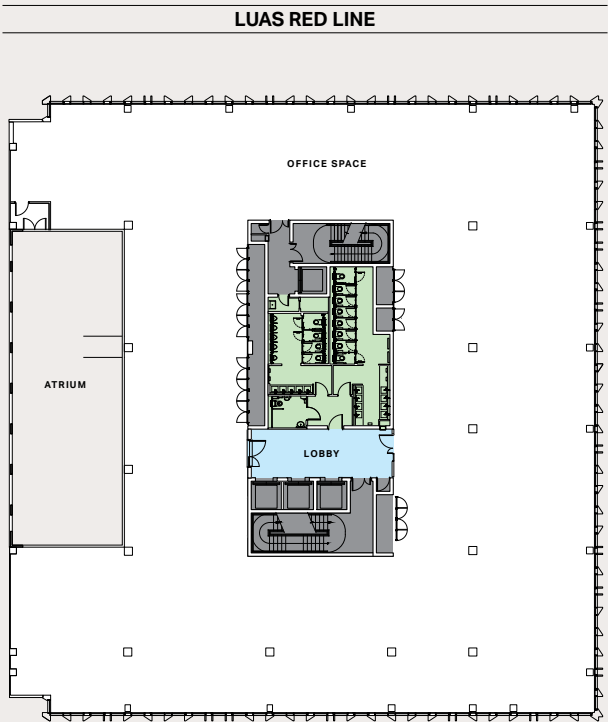
Lower Ground

1,828.3 SQ M (19,679 SQ FT)



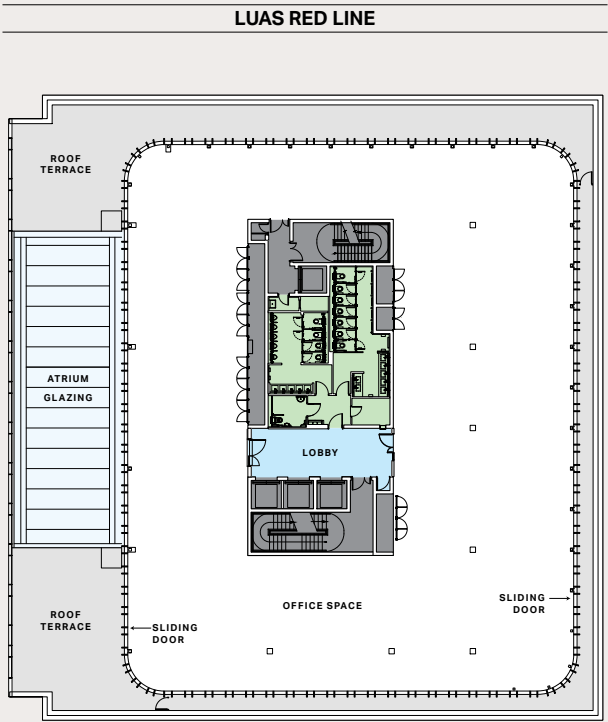
Fifth

1,449.2 SQ M (15,599 SQ FT)



Sixth

1,051.2 SQ M (11,314 SQ FT)



About IPUT

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5 million sq ft, with a net asset value of over €2.75 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.



1. 1 Grand Canal Square, Dublin 2.
2. The Exchange, IFSC, Dublin 1.
3. 10 Molesworth Street, Dublin 2.
4. Riverside One & Two, Sir John Rogerson's Quay, Dublin 2.



Letting Agents



Paddy Conlon

T +353 1 618 5500
M +353 87 675 3091
E paddy.conlon@cbre.com

Alan Moran

T +353 1 618 5500
M +353 86 874 9169
E alan.moran@cbre.com

LRN: 001528



Jim O'Reilly

T +353 1 634 2466
M +353 86 811 7451
E jim.oreilly@ie.knightfrank.com

Mark Headon

T +353 1 634 2466
M +353 85 640 3110
E mark.headon@ie.knightfrank.com

LRN: 001266

IMPORTANT NOTICE: These particulars are issued by Knight Frank and CBRE on the understanding that all negotiations are conducted through them. Whilst every care has been taken in the preparation of these particulars, they do not constitute an offer or contract. All descriptions, dimensions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only, they are given in good faith and are believed to be correct, and any intending purchaser / tenant should not rely on them as statements or representation of fact but should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser / lessee shall be liable for any VAT arising on the transaction. Neither Knight Frank or CBRE nor any of their employees have any authority to make or give any representation or warranty in respect of this property. All Plans are indicative and not to scale.

