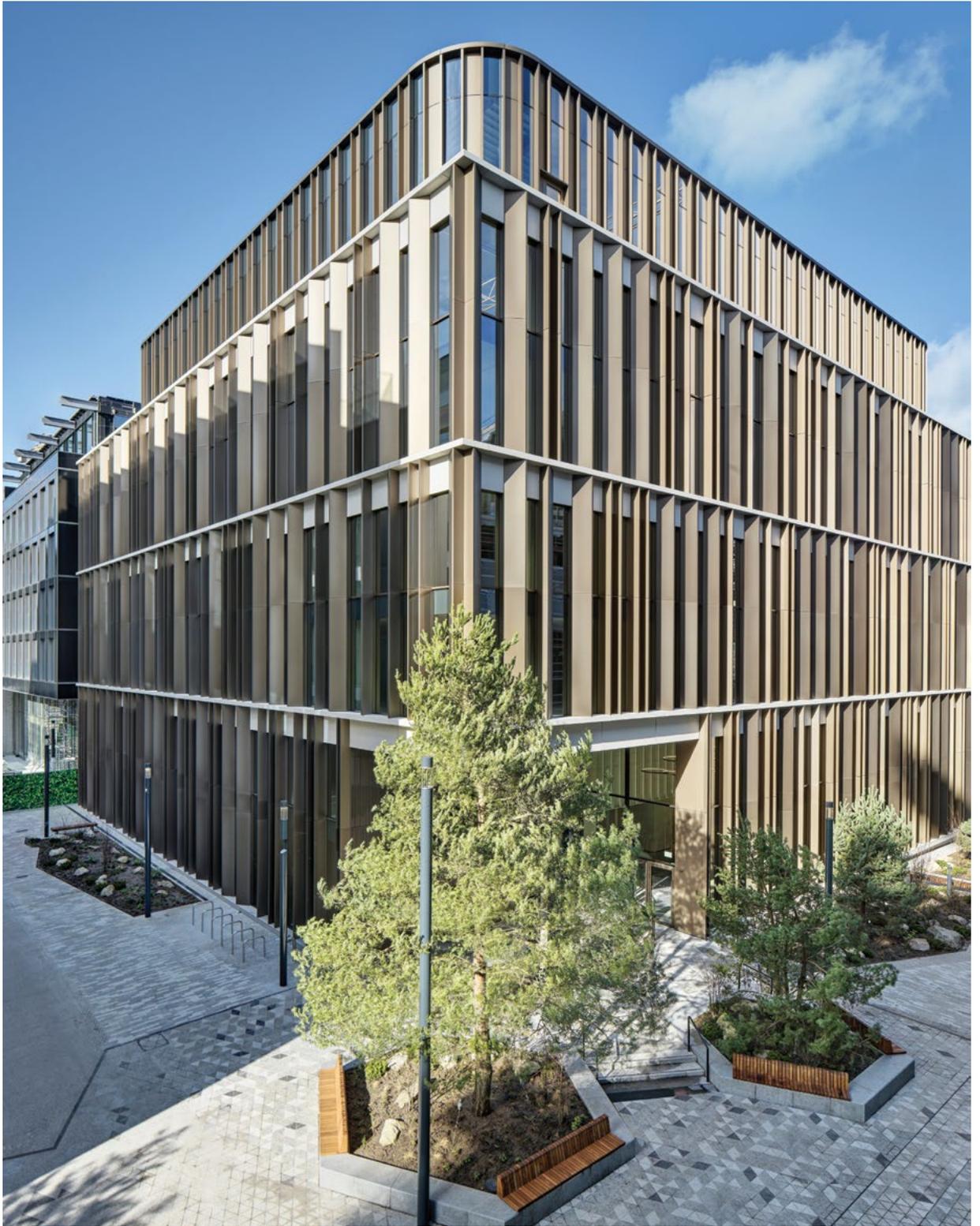


№3

DUBLIN
LANDINGS





A striking office building extending to over 119,000 sq ft in the centre 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.



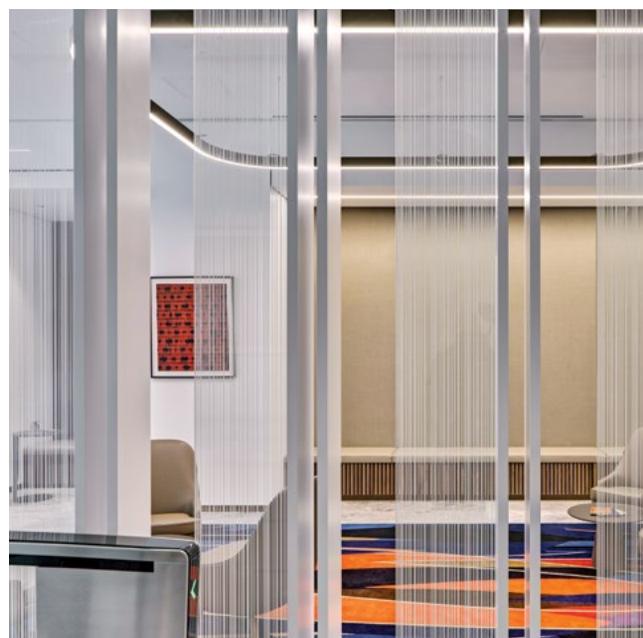
N^o3 DUBLIN LANDINGS





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

At the centre 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) and is home to leading occupiers such as The National Treasury Management Agency (NTMA), WeWork, The Central Bank of Ireland and Microsoft. 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

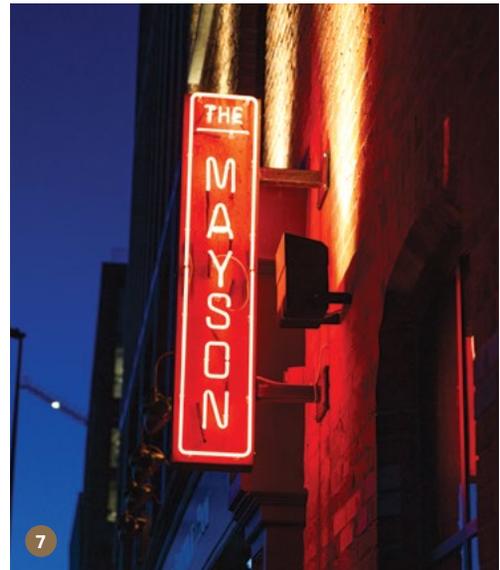


The Docklands is a thriving neighbourhood in the centre of Dublin that offers a vibrant lifestyle for a dynamic young workforce

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

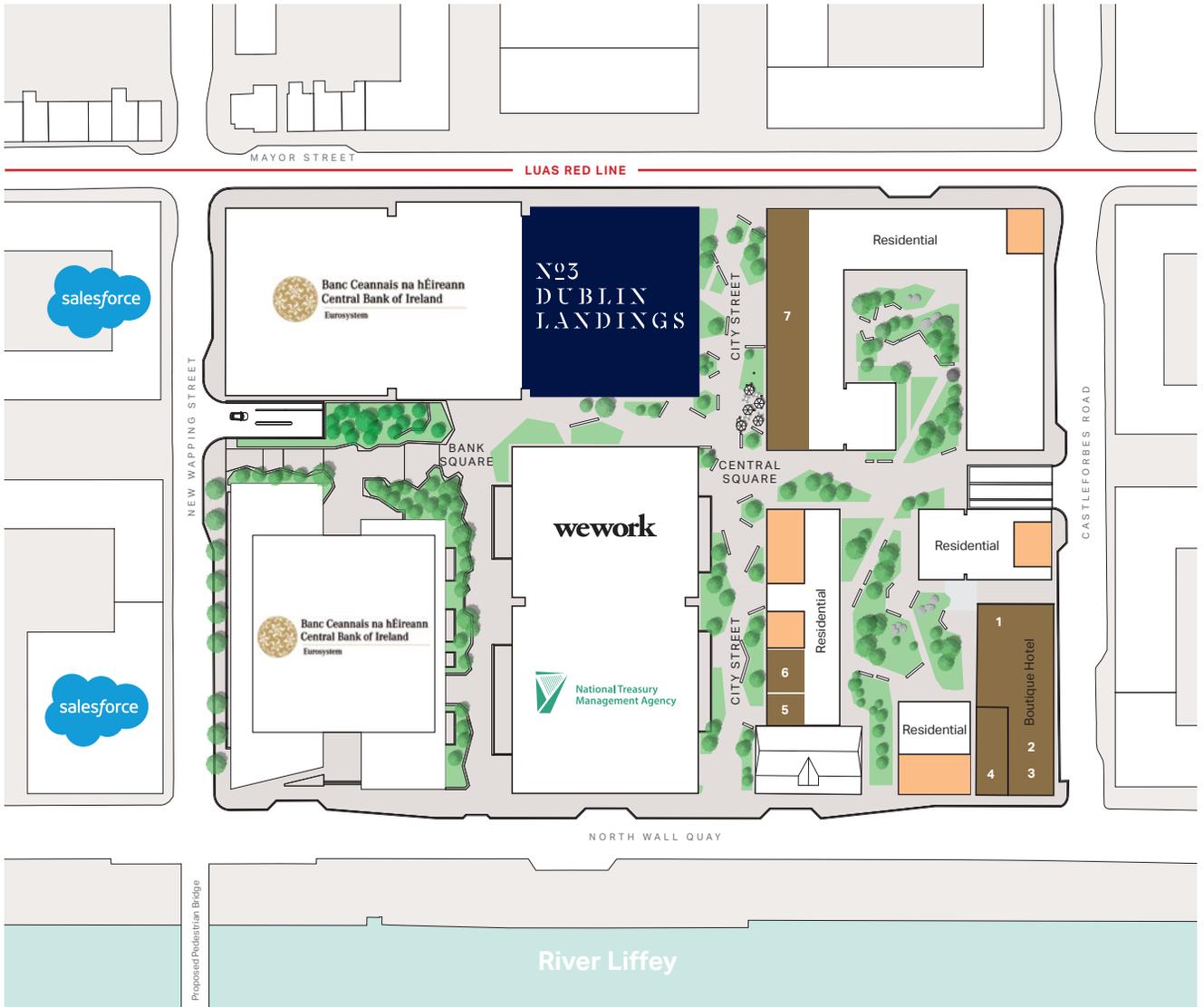
A THRIVING CENTRE FOR BUSINESS

The Docklands is a hub for innovation, and home to 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



THE MAYSON
HOTEL

1

ELEPHANT & CASTLE

2

RYLEIGH'S
ROOFTOP GRILL

3

THE BOTTLE BOY

4

THE GRAFTON BARBER

5

DRY & FLY
We Create Great Hair

6

fresh
THE GOOD FOOD MARKET

7

Reserved Retail

A CONNECTED LOCATION SURROUNDED BY A HOST OF AMENITIES

No. 3 Dublin Landings is at the core of the Docklands and is 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 Café
19. Lolly & Cooks
20. Fresh Food Market
21. Herb Street
22. The Bottle Boy
23. Ryleigh's Rooftop Grill
24. Pita Pit
25. Freshii

26. Starbucks
27. Ruby's Pizza and Grill
28. Salad Box
29. Brewdog

Hotels

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

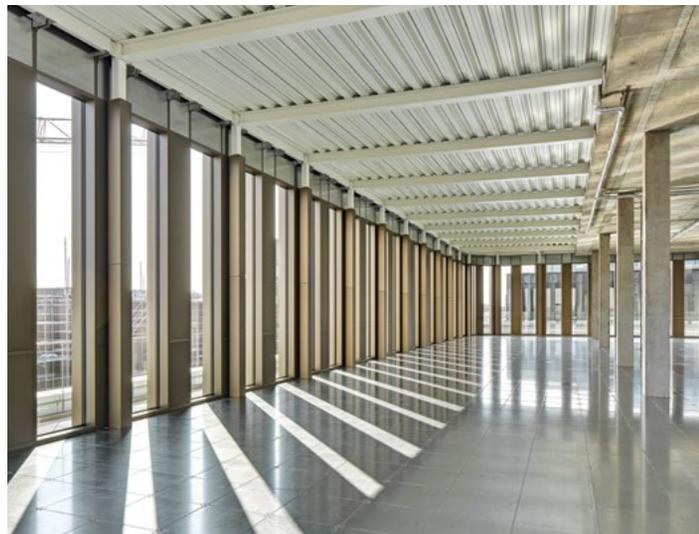
Cultural

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



FLOOR TO CEILING GLAZING

An abundance of light



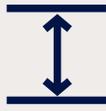


Key features

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 and drying room

Sustainability Targets



LEED
'Platinum'



BER A3
rating



WIRED certified
'Platinum'

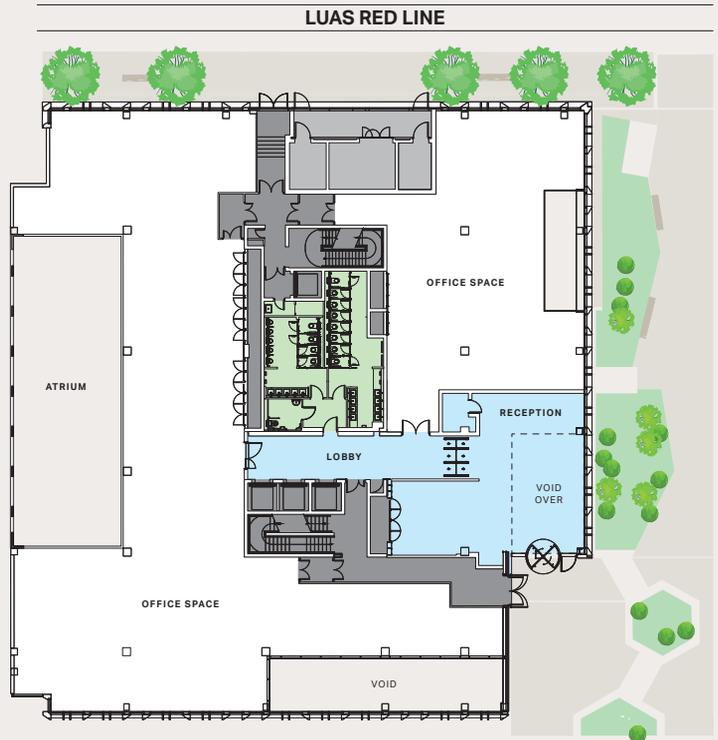
Accommodation



Net Internal Floor Areas	SQ M	SQ FT
Sixth	1,049.3	11,295
Fifth	1,446.4	15,569
Fourth	1,455.1	15,663
Third	1,455.5	15,667
Second	1,453.9	15,650
First	1,331.9	14,336
Ground	1,071.9	11,538
Lower ground	1,821.3	19,604
Basement	33 secure basement car parking spaces, 157 bicycle space	
TOTAL	11,085.4	119,322

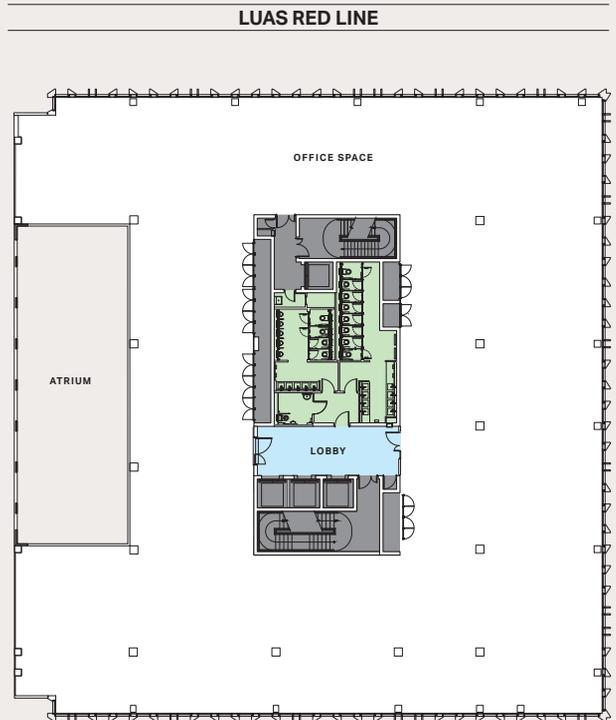
Ground

1071.9 SQ M (11,538 SQ FT)



Typical Floor (2nd to 4th)

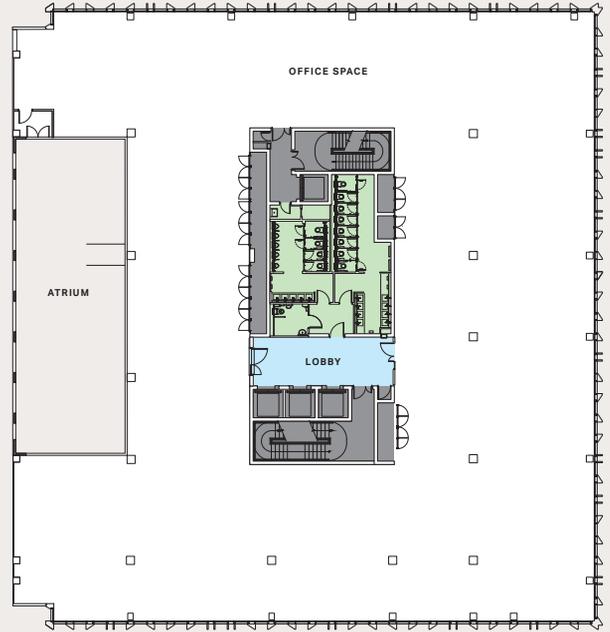
Approximately 1,453.9 SQ M
(15,650 SQ FT)



Fifth

1,446.4 SQ M (15,569 SQ FT)

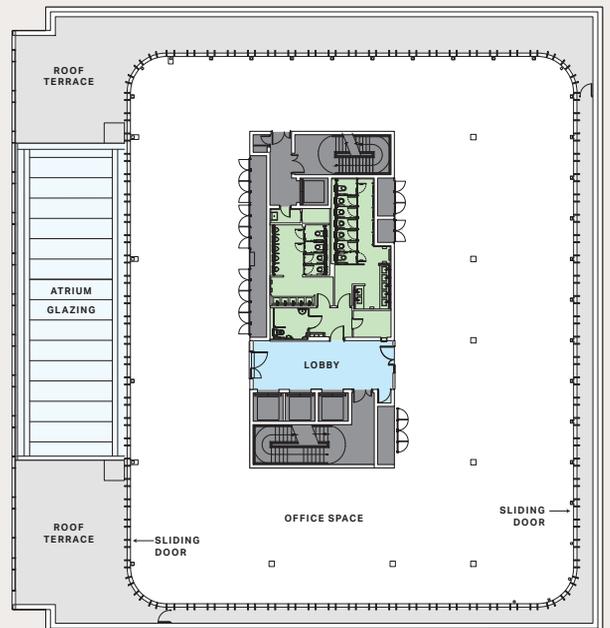
LUAS RED LINE



Sixth

1,049.3 SQ M (11,295 SQ FT)

LUAS RED LINE

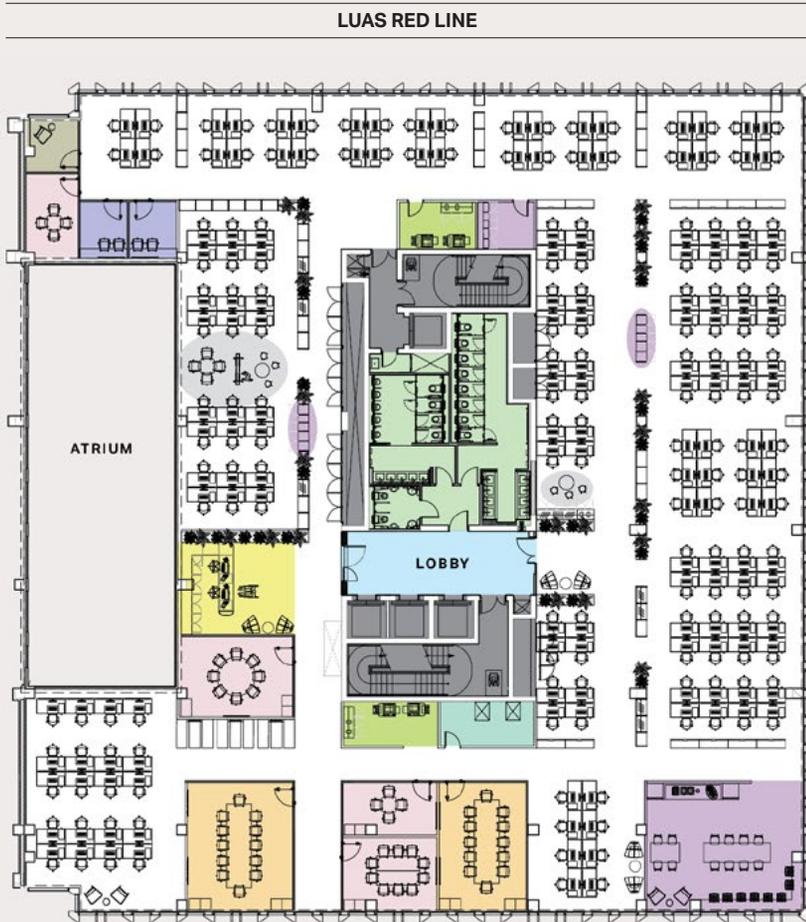


Financial

1:8 SQ M (91 SQ FT)

FINANCIAL OFFICES

Open plan workstations	172
4 Seater meeting rooms	2
8 Seater meeting rooms	1
10 Seater meeting rooms	1
12 Seater meeting rooms	2



KEY

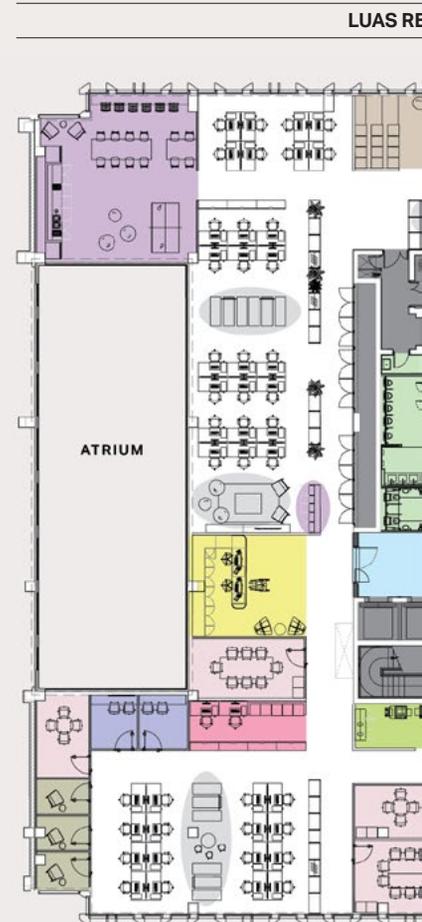
- Open plan
- Boardrooms
- Reception
- Canteen / kitchenette
- Core
- Shared office
- Comms room
- Collaboration space
- Amenities
- Private office
- Print / storage
- IT support & waiting area
- Meeting rooms
- Executive office
- Video conference

Technical

1:10 SQ M (111 SQ FT)

TECHNICAL OFFICES

Open plan workstations	140
4 Seater meeting rooms	2
8 Seater meeting rooms	1
10 Seater meeting rooms	1
12 Seater meeting rooms	1



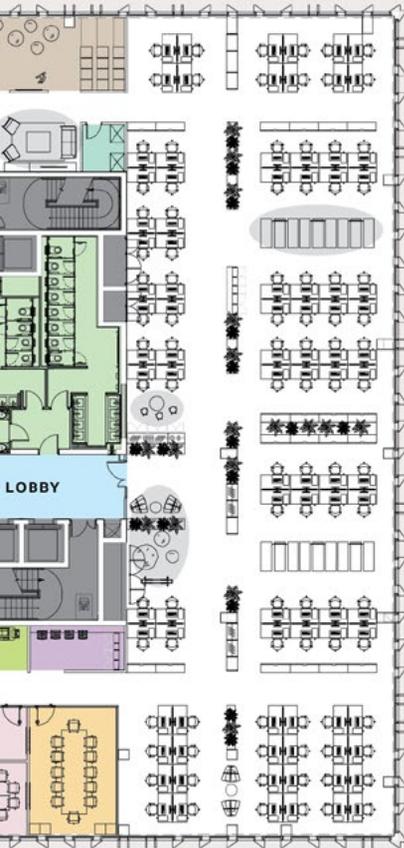
Professional

1:12 SQ M (126 SQ FT)

PROFESSIONAL OFFICES

Open plan workstations	100
Private offices	3
Executive offices	1
2 Seater offices	10
4 Seater meeting rooms	1
12 Seater meeting rooms	2

ED LINE



LUAS RED LINE



Our vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who we are

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 €2.7 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.

Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.

iput.com



Other assets in our portfolio:

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



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The logo for Knight Frank, featuring a stylized diamond shape composed of four smaller diamonds (two dark blue, two white) to the left of the text "Knight Frank" in a bold, sans-serif font.

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