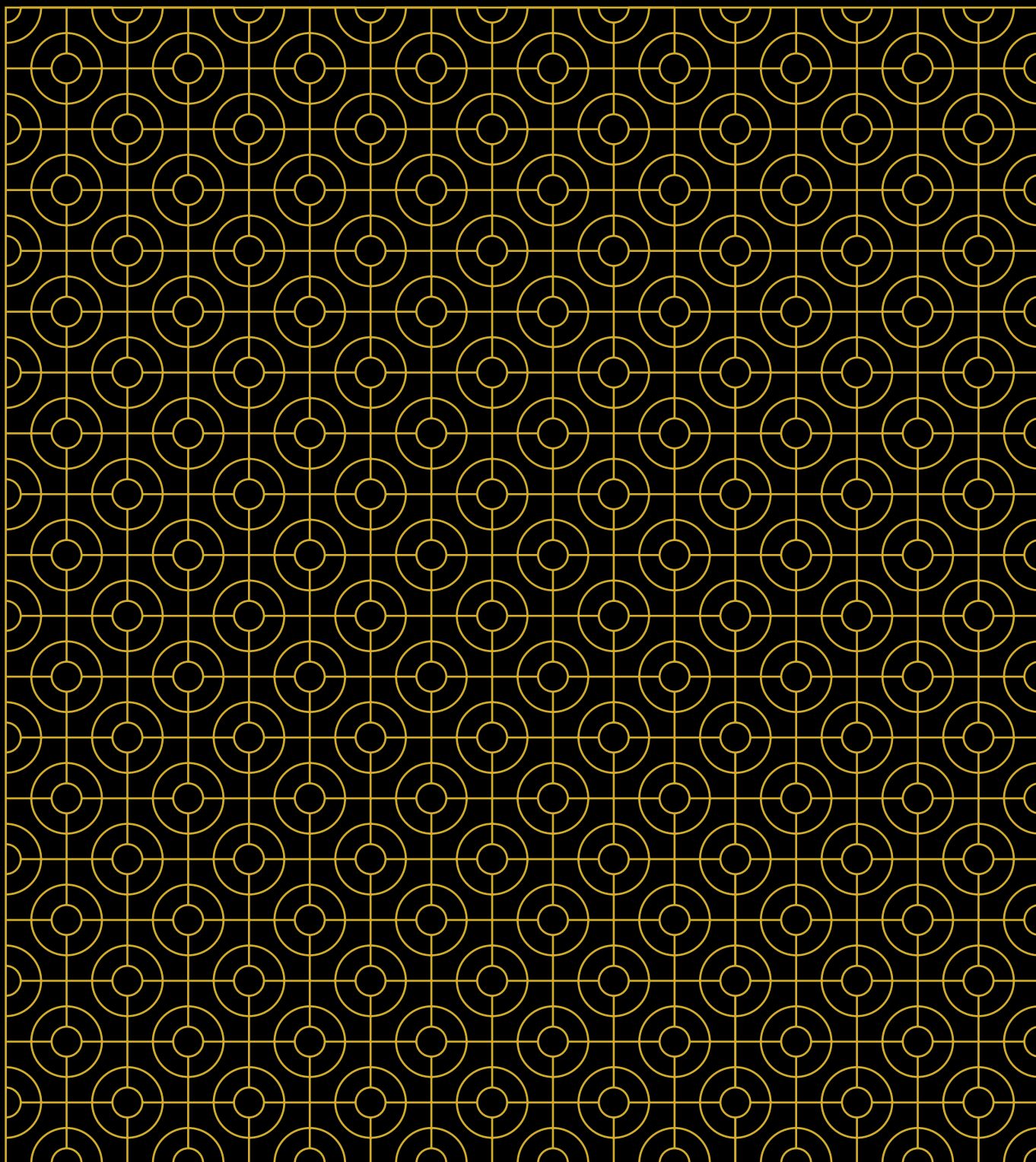


4 7 - 4 9 S T . S T E P H E N ' S G R E E N

D U B L I N 2



AN EXTENSIVELY TRANSFORMED
MODERN OFFICE BUILDING
IN A PRIME DUBLIN 2 LOCATION

HIGH QUALITY OFFICE SPECIFICATIONS
EXTENDING FROM 4,700 SQ FT TO 27,600 SQ FT

PRESTIGIOUS ADDRESS

47-49 St. Stephen's Green represents a rare opportunity to occupy a stunning office building in Dublin's most sought-after address.

Behind its classic façade is a new ultra-modern, office interior, which will deliver an exceptional office environment that will satisfy the requirements of the most discerning of occupiers.

The building has been carefully re-thought, re-designed and re-invigorated to reflect the aspirations and status of major corporate occupiers.



EXTENSIVELY TRANSFORMED

Whilst externally 47-49 St. Stephen's Green has the charm of a Georgian building, internally the building delivers a high-functioning office environment with meticulous attention to high-quality finishes throughout.

At a glance...

Reception

- Emperador marble floor with bronze inlay detailing
- Giles Miller feature wall set behind a feature walnut finished reception desk
- Two, 13 person high speed passenger lifts with bronze doors and overhead panelling detail and light beige milled stone surround
- Walls finished with Tektura wall covering
- Bevelled edge mirror detailing

Office

- Open-plan regular shaped floor plates with natural light from all elevations
- Metal suspended ceiling tiles
- LED dimmable lighting with daylight control
- 4 pipe fan coil air conditioning system

- BMS system to control and monitor the air conditioning
- Painted and plastered walls
- Raised access floors to include grommets
- Each floor has independent electrical metering

Basement Area

- Shower facilities
- 10 car-parking spaces
- 28 bicycle bays

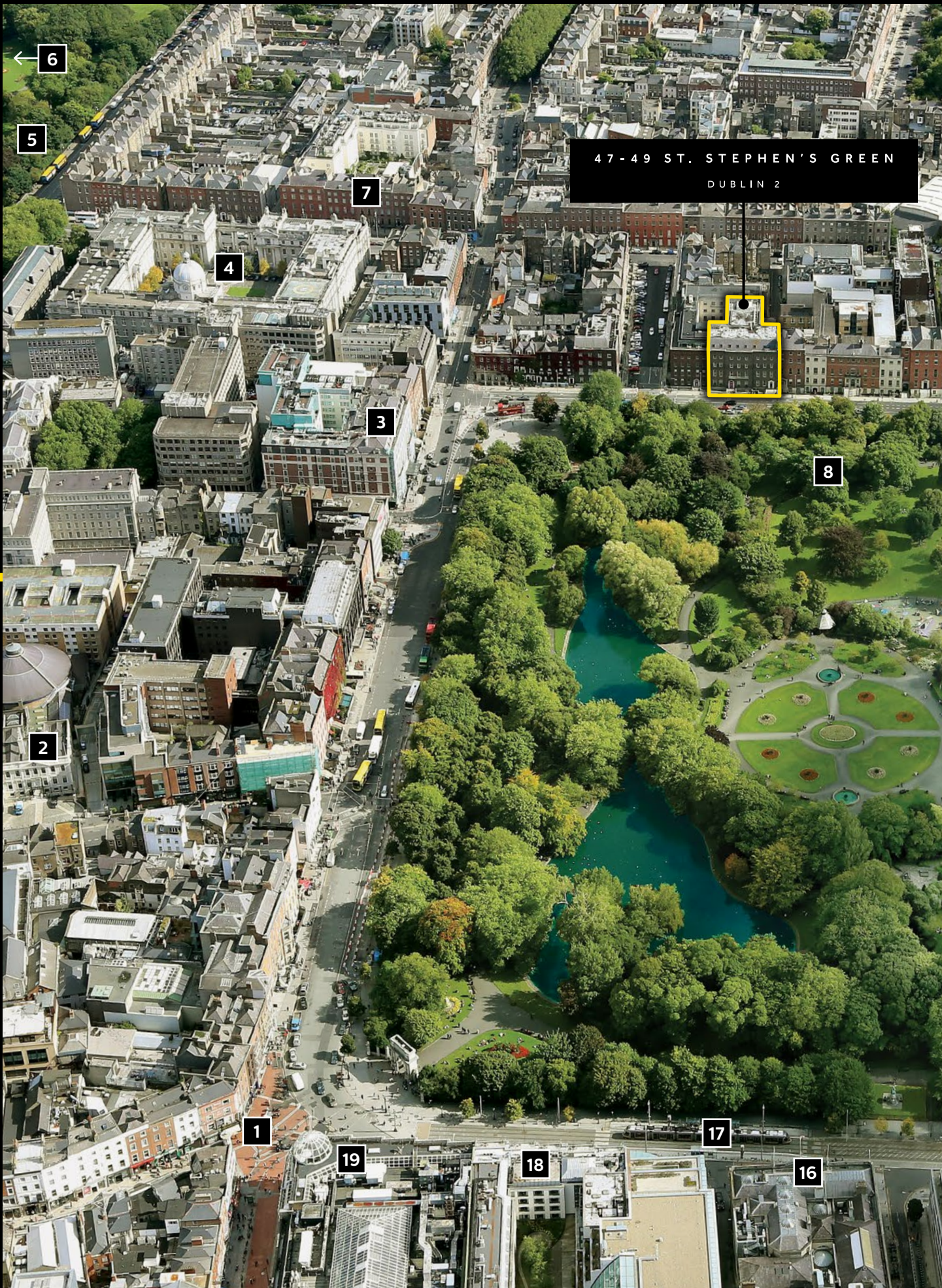
Building Energy Rating (BER) A3

BER A3 places the building in the top 1% of all non-domestic BER rated properties in the country.

The tangible benefit for occupiers when compared to buildings with a BER B1 rating is a 26% reduction in energy consumption. At current energy prices this equates to a saving of approx. €17k per year.







47-49 ST. STEPHEN'S GREEN
DUBLIN 2



PRIME LOCATION

47-49 St. Stephen's Green is at the epicentre of so much that Dublin City has to offer. The vibrant street life makes this a lively and energetic location for business and entertainment.

1. Grafton Street
2. Mansion House
3. Shelbourne Hotel
4. Government HQ
5. Merrion Square
6. Trinity College
7. Merrion Hotel
8. St. Stephen's Green
9. Fitzwilliam Square
10. Leeson Street
11. Conrad Hotel
12. AerCap
13. Maples & Calder
14. KPMG
15. Shanahan's Restaurant
16. Royal College of Surgeons
17. LUAS Station
18. Fitzwilliam Hotel
19. St. Stephen's Green Shopping Centre



GENERAL SPECIFICATIONS

The building is finished to a high specification to include:

- New double-glazed window system throughout
- New suspended metal tile ceilings (ceiling voids range from 475mm to 800mm)
- Lighting is LED dimmable with daylight control
- 4 pipe fan coil air conditioning system
- Central fresh air supply / extract system
- New raised access floor system with 80mm void
- Under-floor power modules with floor grommets
- Vertical cable trays provided from basement to upper levels for tenant cabling to utility provider
- BMS system to control and monitor the air conditioning
- Each floor has independent electrical metering
- Each floor is plumbed for tea station / kitchen facilities
- Fully compliant toilet facilities finished to a high specification including: Calacatta porcelain tile, Vescom wall covering and Lacobel white soft coloured glass
- 2 No. new 13 person passenger lifts
- 4 No. new shower facilities at the basement level
- Fully completed main reception finished to a high specification including: Giles Miller feature wall, Tektura wall covering, Emperador marble floors with bronze inlay, bronze lift doors and overhead panels
- Audio/visual intercom system at main reception and extended to each floor
- Disabled access provided at main entrance
- Door access control system installed with card reader at passenger lift
- CCTV installation at reception and car park entrance





IMPRESSIVE PARK VIEWS

Contemporary terraced space provides inspirational views across St. Stephen's Green and the city skyline.





A 22 acre national treasure to relax in and enjoy is literally on your doorstep. St. Stephen's Green is Ireland's largest and best known Victorian city park.

WELL CONNECTED

47-49 St. Stephen's Green has the benefit of superb transport links on its doorstep and is one of the best served locations in the city centre.



Luas

The Luas Green and Cross City Lines are a 5 minute walk away and connect St. Stephen's Green with Sandyford in South Dublin. The Luas Cross City links the Green and Red Luas lines together.

Rail

DART and mainline rail services are available at Pearse Street Station (13 minute walk) which provide access to the entire mainline rail service. The DART service runs along the east coast of Dublin from Malahide / Howth in the North to Greystones, Co. Wicklow in the South.

Bus

The entire Dublin City bus network is within easy reach with numerous stops located on St. Stephen's Green. Inter-city bus routes are also readily accessible.











Dublin Bikes

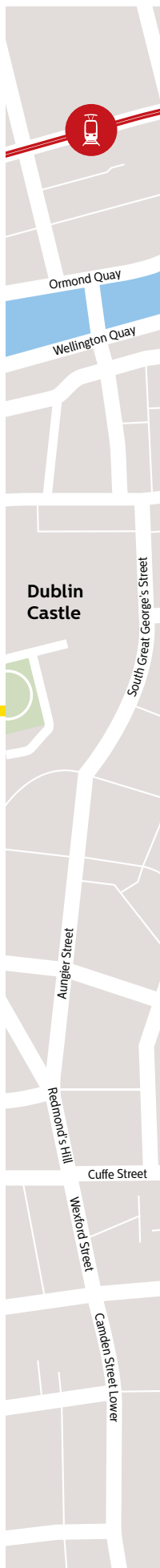
Dublin bikes stations are distributed throughout the city centre to enable easy access and optimal use.

Parking

There are numerous public car parks in the vicinity including: St. Stephen's Green Shopping Centre (700 spaces), RCSI (1,100 spaces), Schoolhouse Lane (400 spaces), Setanta (225 spaces) and Brown Thomas (384 spaces).

On-street parking is available on Hume Street and surrounding St. Stephen's Green.

-  Green line Luas
-  Cross City Luas
-  Red line Luas
-  DART
-  Mainline Rail
-  Dublin Bikes
-  Dublin Bus
-  Aircoach
-  Multi-Storey Car Park
-  Taxi Rank





LOCAL NEIGHBOURHOOD

From the calm of the urban oasis at St. Stephen's Green to the vibrancy of the local neighbourhood all within a short stroll from your doorstep, 47-49 St. Stephen's Green offers the absolute best of Dublin.

The immediate area is home to an extraordinary collection of Dublin's finest hotels, restaurants, renowned theatres, museums, galleries and concert halls in Dublin's premier shopping district.



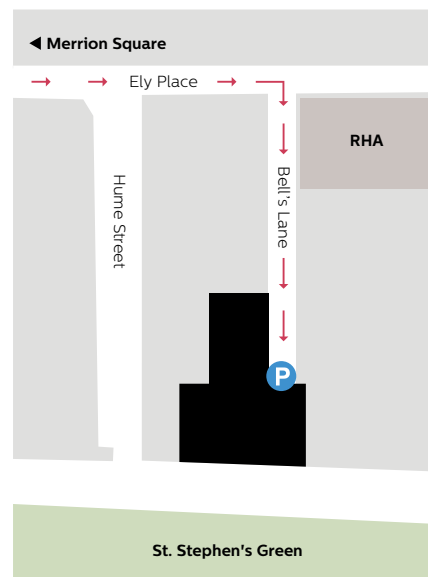


SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M
FOURTH	4,747	441
THIRD	5,759	535
SECOND	5,759	535
FIRST	5,759	535
GROUND	5,059	470
MAIN RECEPTION	506	47
TOTAL	27,589	2,563

PARKING

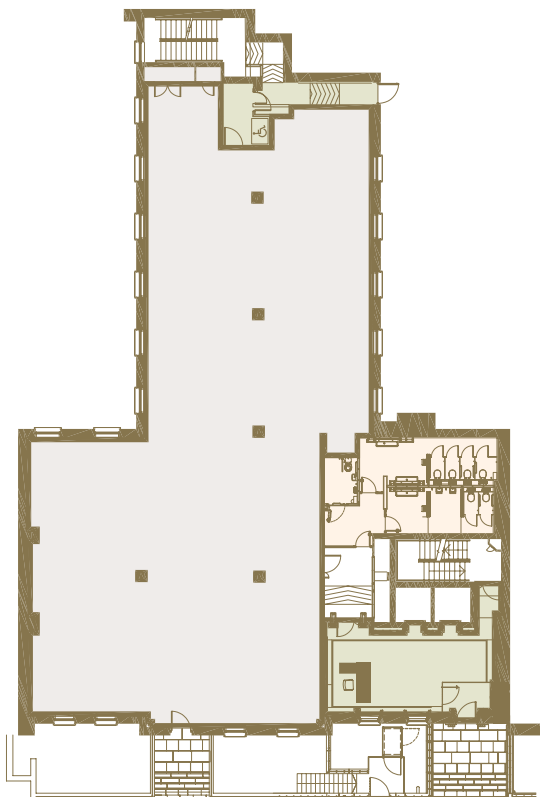
10 car-parking spaces and 28 bicycle bays



FLOOR PLANS

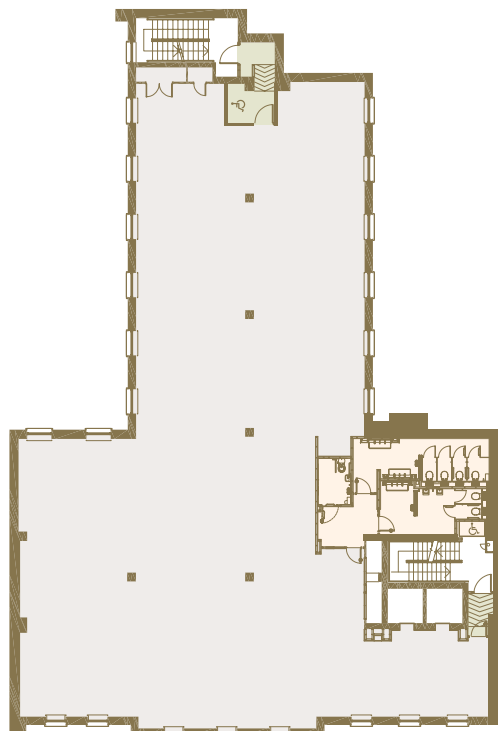
GROUND FLOOR

470 SQ M

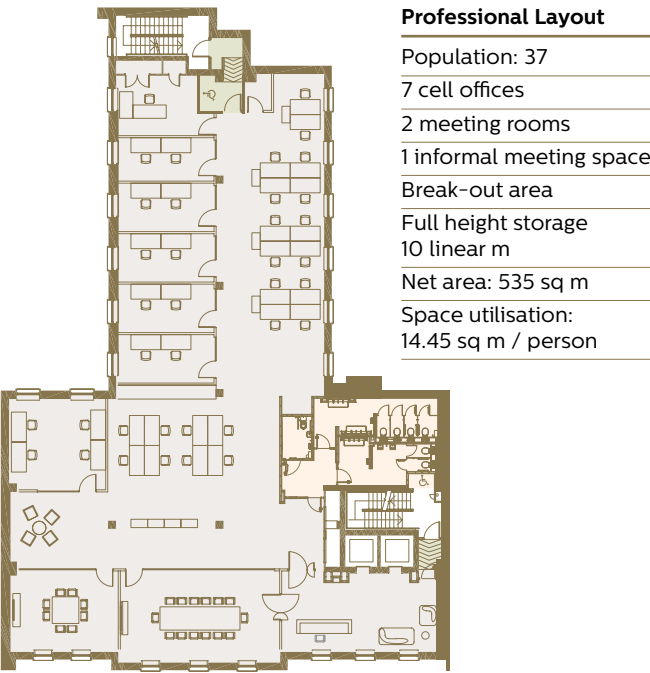
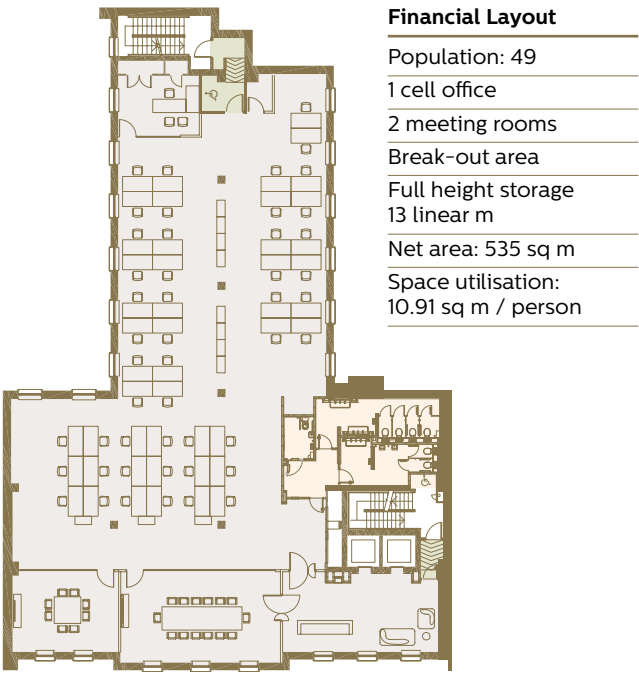


FIRST, SECOND & THIRD FLOORS

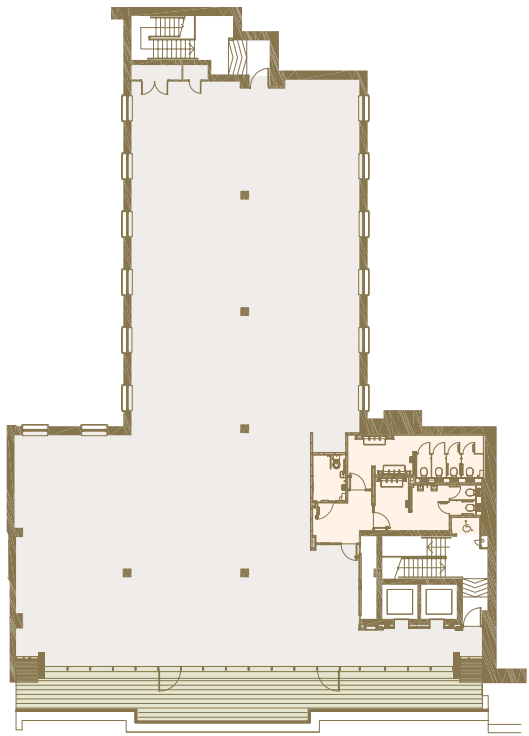
535 SQ M



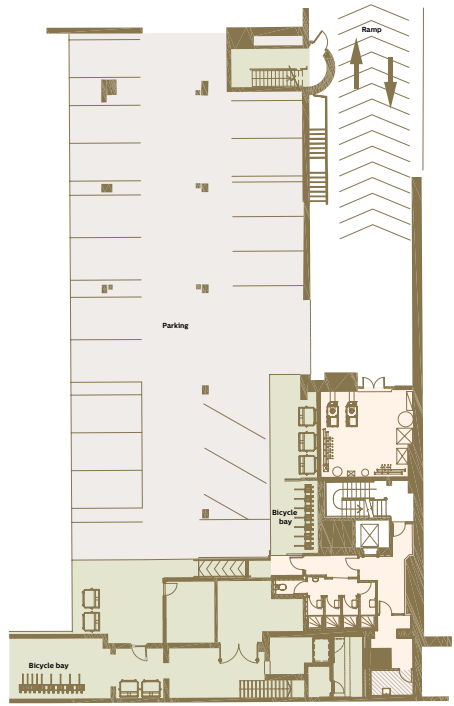
SAMPLE OFFICE LAYOUTS



FOURTH FLOOR
441 SQ M



BASEMENT



IPUT

AN IPUT BUILDING

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 €1.6 billion. Offices comprise 65% of the IPUT portfolio with the Fund controlling 1.85 million sq ft of office space in Dublin, occupied by leading domestic and international companies.

For more details visit iput.com



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164 kWh/m²/year

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AN **IPUT** BUILDING