

**FIFTEEN
GEORGE'S
QUAY**

**A NEW CAFÉ
AT A LANDMARK
RIVERSIDE
LOCATION**



Fifteen George's Quay's central lively location next to Tara Street Station at the axis of Dublin's transport network, offers excellent visibility and high footfall for a food and beverage operator.

600+

Employees onsite at Fifteen George's Quay

4,000+

Employees in the wider George's Quay estate

THOUSANDS

More commuters passing through



OVERLOOKING THE RIVER, FIFTEEN GEORGE'S QUAY PROVIDES 1,981 SQ FT OF VIBRANT LIGHT FILLED SPACE TO CREATE YOUR VISION

THE MODERNISATION OF FIFTEEN GEORGE'S QUAY CREATES A SPACE FOR OUTDOOR SEATING, A TAKEAWAY WINDOW AND EXCELLENT VISIBILITY



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

Minute walk to Tara Street Dart and rail station

05

Minutes walk to Trinity and Abbey Street Luas



CONNECTED LOCATION



1 min
Walk to
DART/Rail



1 min
Walk to
Bus Stops



1 min
Walk to proposed
Metrolink Station



1 min
Walk to Dublin
Bike Station



5 mins
Walk to
Busáras



5 mins
Walk to LUAS
Green Line



7 mins
Walk to LUAS
Red Line

FOOD & DRINK

1. DOYLE'S
2. STARBUCKS
3. THE VINTAGE KITCHEN
4. MULLIGAN'S
5. SHOE LANE COFFEE
6. POG
7. BREAD 41
8. HONEY TRUFFLE
9. ELY WINE BAR
10. URBAN BREWING
11. HARBOURMASTER
12. STARBUCKS

13. COFFEE ANGEL

14. DRUNKEN FISH
15. MUSASHI
16. IL FORNAIO
17. FRESH
18. M&S
19. CAFFE NERO
20. J2 GRILL & SUSHI
21. ROCKETS
22. EAST
23. THE NATURAL BAKERY
24. GERARD'S DELI
25. SPROUT

26. KC PEACHES

27. THE FERRYMAN BAR
28. 3FE COFFEE
29. LOLLY & COOKS
30. NUT BUTTER
31. HQ GASTROBAR
32. HERB STREET
33. MILANO
34. FRESH FOOD MARKET
35. IL VALENTINO
36. CHARLOTTE QUAY
37. THE ART OF COFFEE
38. SEVEN WONDERS

39. RYLEIGH'S ROOFTOP

40. AS ONE
41. DOCKERS
42. GURSHA
43. D'OLIER ST RESTAURANT

HOTELS

44. THE WESTIN HOTEL
45. TRINITY CITY HOTEL
46. HILTON GARDEN INN
47. SPENCER HOTEL
48. THE GIBSON HOTEL
49. THE MARKER HOTEL

50. THE ALEX HOTEL

51. THE DAVENPORT HOTEL
52. THE MONT HOTEL
53. THE CLAYTON HOTEL
54. THE MAYSON HOTEL

WELLNESS

55. PERPETUA GYM
56. FLYEFIT
57. EDUCO GYM
58. TRINITY COLLEGE SPORT
59. SPENCER HEALTH CLUB
60. SV FITNESS
61. F45

CULTURAL

62. ABBEY THEATRE
63. TRINITY COLLEGE
64. SCIENCE GALLERY
65. EPIC IRELAND
66. NATIONAL COLLEGE OF IRELAND
67. THREE ARENA
68. ODEON CINEMA
69. BORD GÁIS ENERGY THEATRE



Indicative tenant fit-out



GROCERIES

BAKERY

PREPARED MEALS

DRINKS
Espresso
Latte
Mocha
Cappuccino
Americano
Hot Chocolate
Doppio

PASTRIES
Croissant
Cinnamon rolls
Dump Bar Biscuits
Gingerbread scones
Cinnamon muffins
Doughnuts
Oatmeal Cookies

ICED
Iced E
Iced
Iced C
Iced A
Iced H

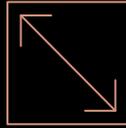
GROUND FLOOR

1,981 SQ FT (184 SQ M)

Key Features



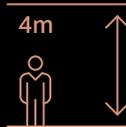
High profile
corner location



1,981 sq ft internal
café space



Large open plan and
light filled space



Double height space with
4m floor to ceiling height



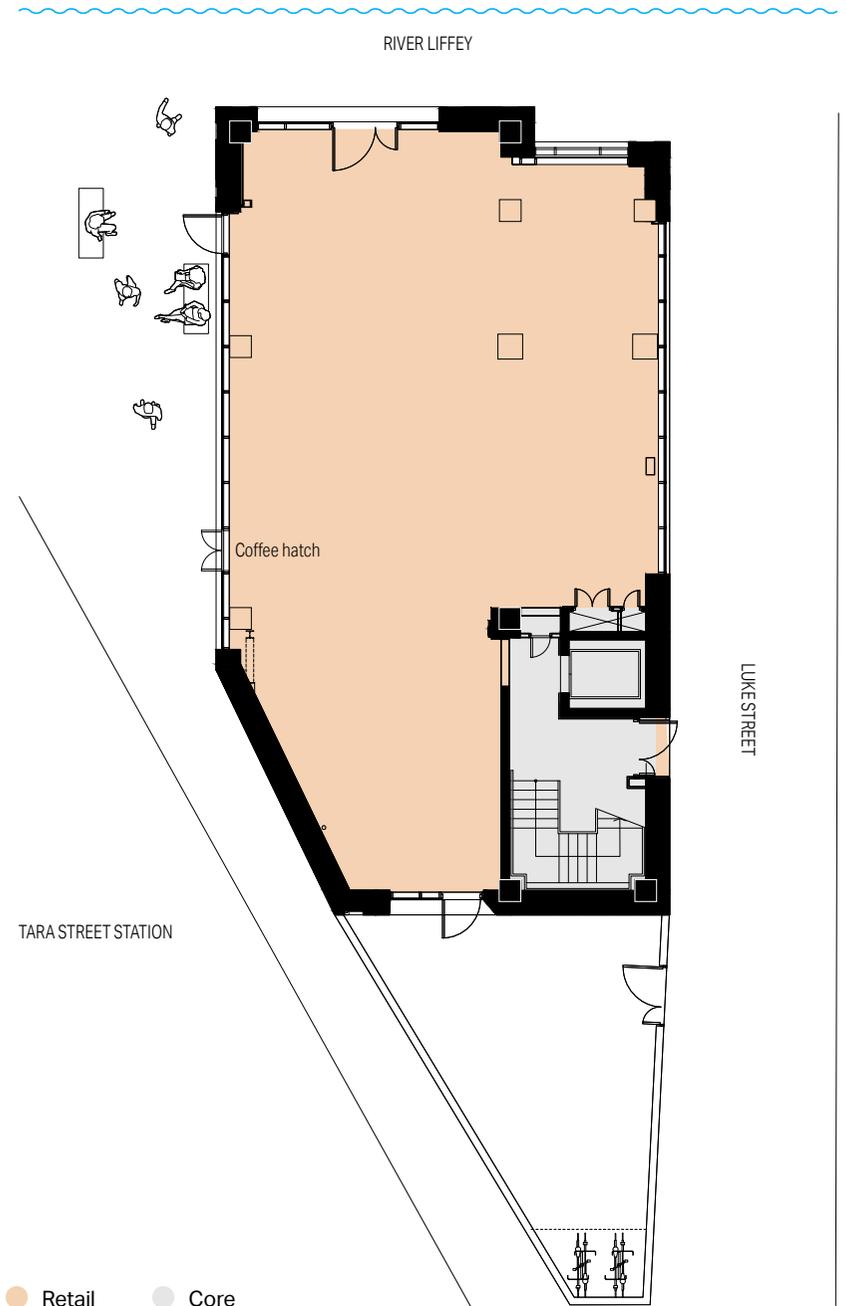
Signage opportunity
onto George's Quay



Coffee hatch

A detailed handover specification document is available upon request

Fifteen George's Quay, Dublin Two



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



10 Molesworth Street
Dublin 2

Tropical Fruit Warehouse
Dublin 2

One Wilton Park
Dublin 2

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 Strategy

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

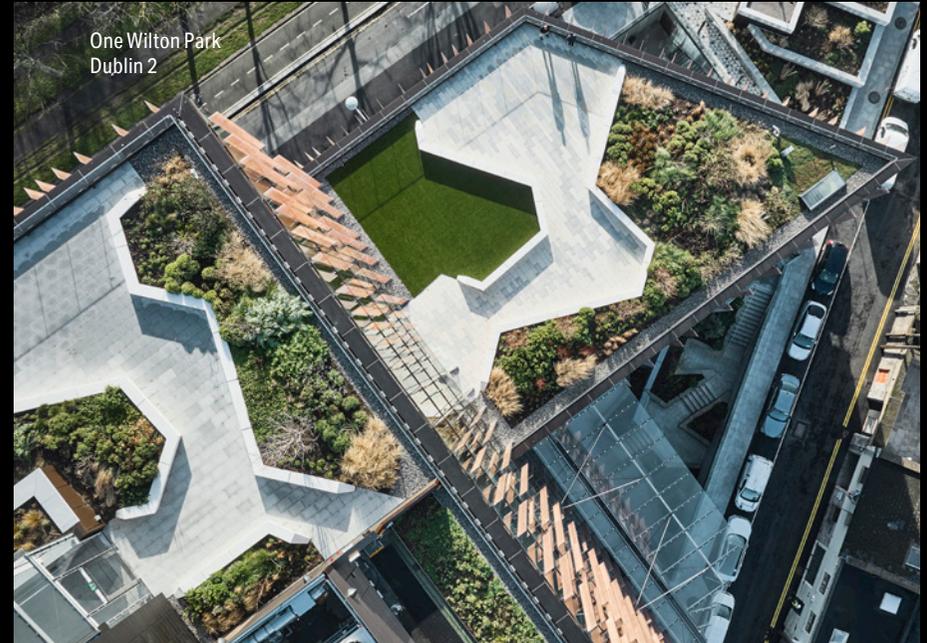
- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.



3

Social value

- Creating places where people thrive.
- Reaching beyond occupier experience to enhance our economic, social and cultural impact.



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](https://www.iput.com/responsibility)



LETTING AGENT



LRN 002233

33 Molesworth Street
Dublin 2, D02 CP04

Holly Collis-Lee
Associate Director

holly.collislee@savills.ie
T +353 1 618 1306

savills.ie

Rent

On Application

Viewing

Strictly by appointment with
the sole agent Savills



Important Notice

The agents and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licenses for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills nor any of their employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

FIFTEENGEORGESQUAY.COM

IPUT REAL ESTATE
DUBLIN

IPUT plc
47-49 St. Stephen's Green, Dublin 2, D02 W634, Ireland
T +353 1 661 3499
info@iput.com

iput.com

