

**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

Fifteen George's Quay, Dublin Two



**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

- BAR & GRILL
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

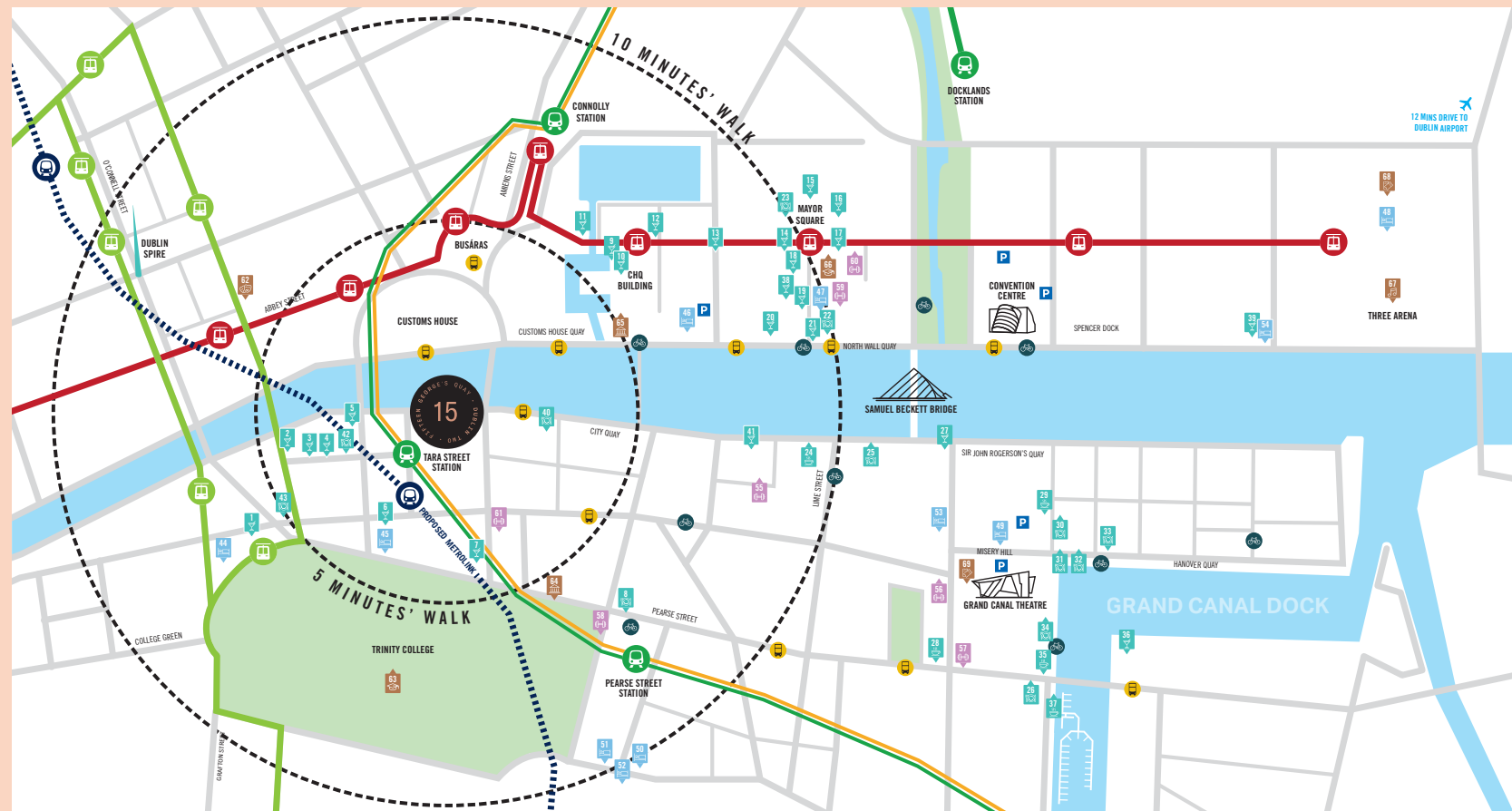
51. THE DAVENPORT HOTEL
52. THE MONT HOTEL
53. THE CLAYTON HOTEL
54. THE MAYSON HOTEL

## WELLNESS

55. PERPETUA GYM
56. FLYFIT
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





# GROUND FLOOR

1,981 SQ FT (184 SQ M)

## Key Features



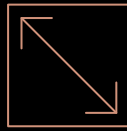
High profile  
corner location



Large open plan and  
light filled space



Signage opportunity  
onto George's Quay



1,981 sq ft internal  
café space



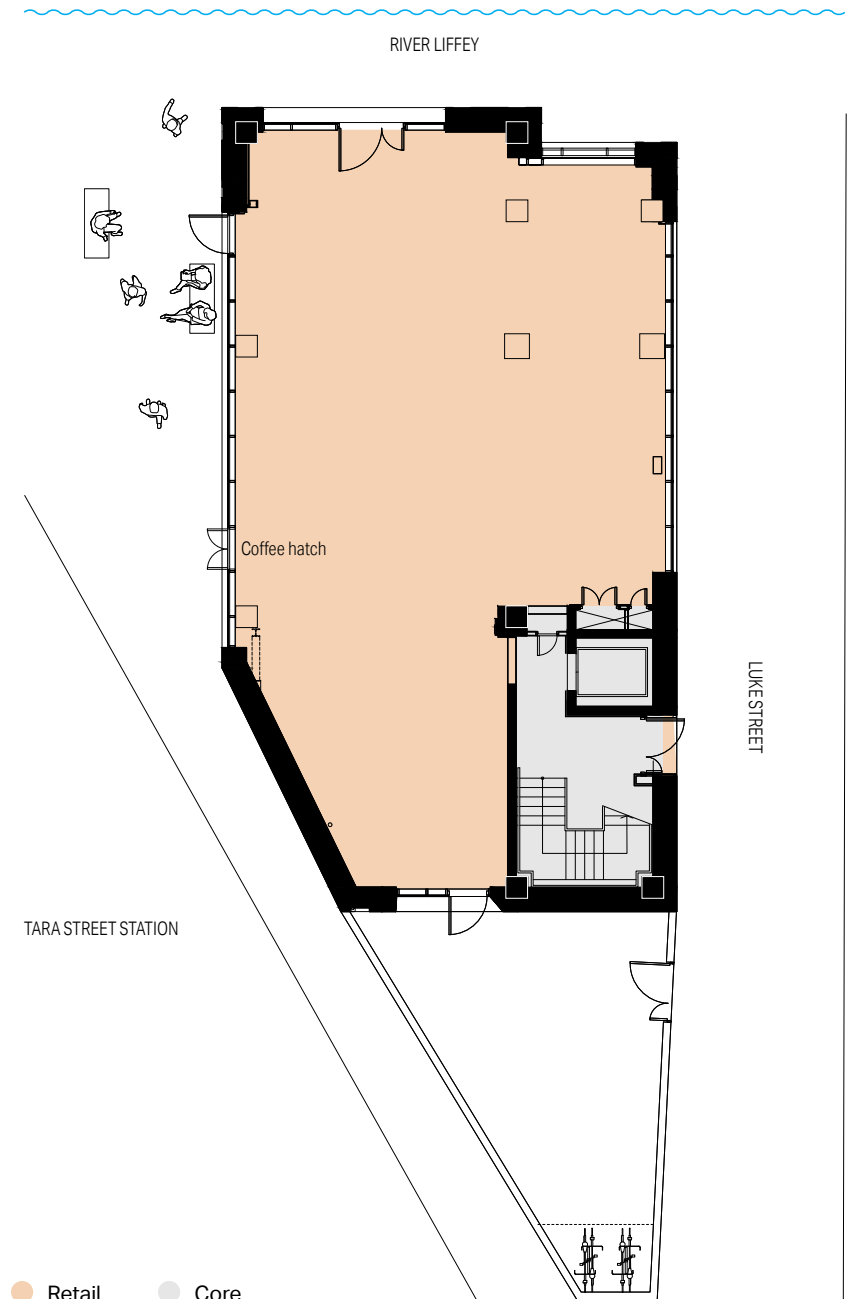
Double height space with  
4m floor to ceiling height



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



One Wilton Park  
Dublin 2

Tropical Fruit Warehouse  
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

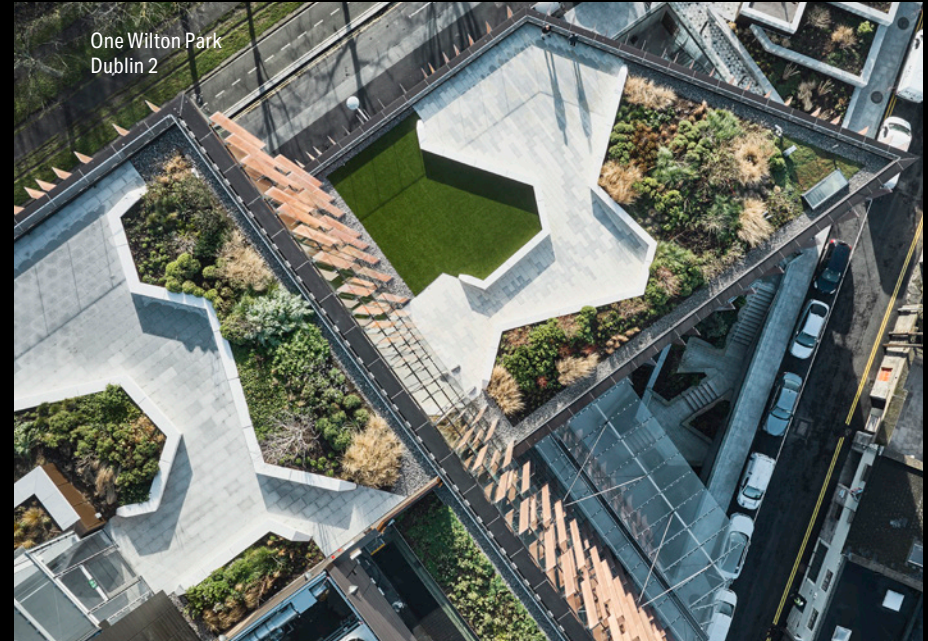
- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.



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**





## 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

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# FIFTEENGEORGESQUAY.COM

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