

The background of the entire page is a dark charcoal grey. It is decorated with a series of vertical double lines in a light gold or brass color. These lines are spaced evenly across the page. Between each pair of vertical lines, there is a horizontal oval shape, also in the same light gold color. The ovals are centered vertically between the lines and are slightly elongated. The overall effect is a subtle, elegant pattern.

STYNE HOUSE

4,890 - 26,901 SQ FT
ON THE CORNER OF
HARCOURT AND
HATCH STREET



Adjacent to the Iveagh Gardens, at the centre of Dublin's CBD, Styne House is already home to JLL, Bank of China, The Law Reform Commission, S&P Global and Active Campaign.

A complete transformation, the distinctive new glazed façade with feature fins enhances the building's appearance while improving environmental performance.



Styne House, Upper Hatch Street, Dublin 2

STATEMENT ENTRANCE EXPERIENCE

The quality of design and attention to detail is reflected in the new double height reception. The rich mixture of terrazzo, walnut and bronze creates a sense of arrival for occupiers and visitors.



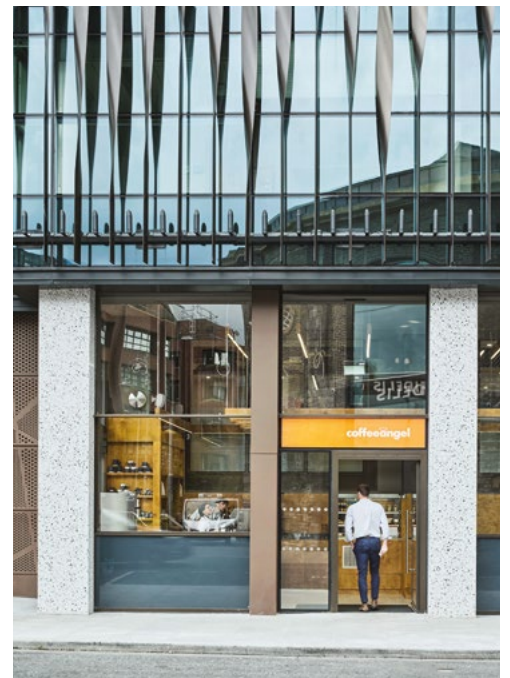
Styne House, reception area.



View into Coffeangel cafe

CONVENIENCE AT YOUR FINGERTIPS

A buzzing street level café creates a vibrant space encouraging occupier interaction and collaboration.





House Espresso	
Forsy Gato	
Espresso	5.50 / 6.50
Americano	5.50 / 6.50
Flat White	6.50 / 7.50
Cappuccino	5.50 / 6.50
Latte	5.50 / 6.50

Flavour Latte	
Mocha	6.50 / 7.50
Iced Coffee	6.50 / 7.50
Hot Choc.	5.50 / 6.50

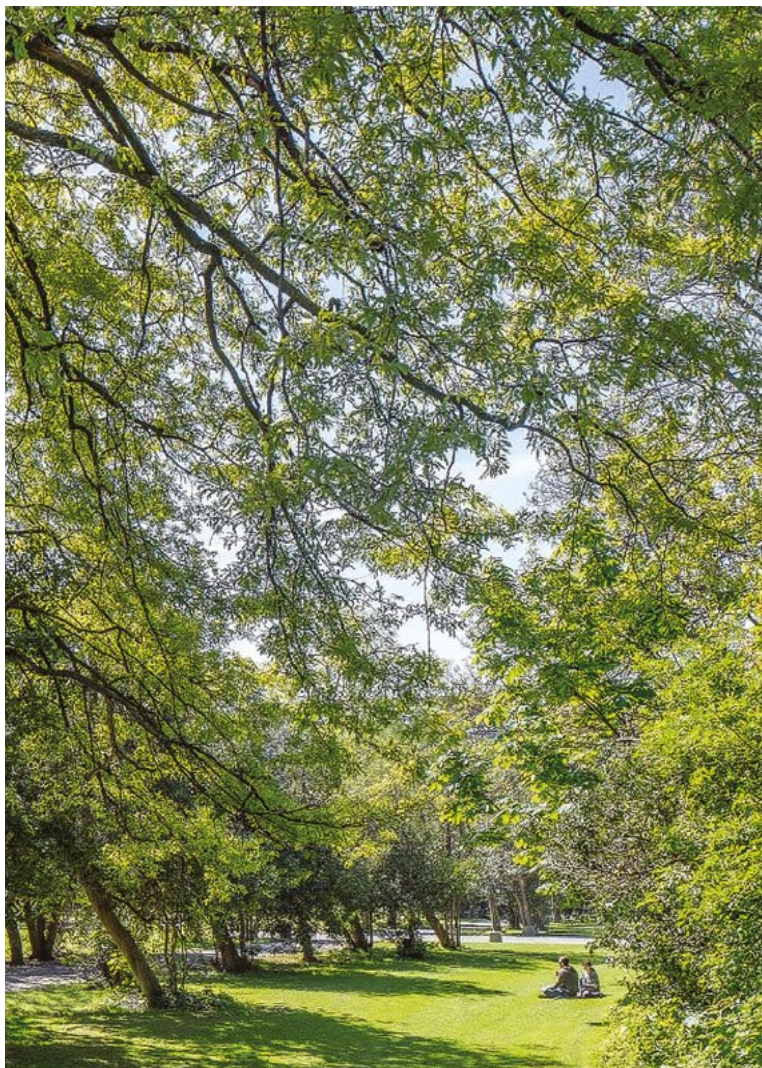
Chai / Matcha	
Batch Brew	5.50 / 6.50
Tea	5.50 / 6.50
Herbal Tea	5.50 / 6.50



IVEAGH GARDENS ON YOUR DOORSTEP

Styne House is adjacent to the Iveagh Gardens with a diverse display of landscape features, its history goes back 300 years and is considered one of Dublin city's hidden gems. An ideal spot for people to meet in and enjoy.



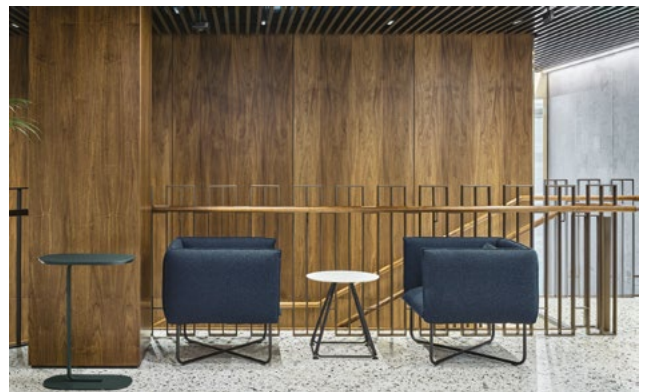


Iveagh Gardens, Hatch Street, Dublin 2



SUPERIOR OCCUPIER AMENITIES

- Double height reception
- Kone passenger lifts
- High quality bathrooms
- Onsite Coffeeangel
- 7 showers
- Lockers
- Towel service
- 60 secure bicycle spaces

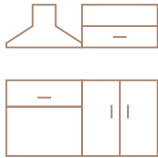




Art installation in reception lobby

FIRST FLOOR

KEY FEATURES



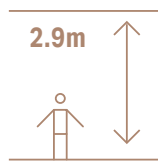
DEDICATED KITCHEN



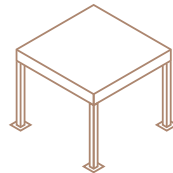
PREBUILT COMMS ROOM



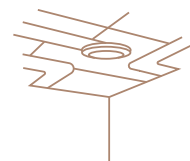
**SMART METERING
TECHNOLOGY**



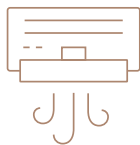
**2.9M FLOOR TO
CEILING HEIGHT**



**RAISED ACCESS
FLOOR WITH CARPETS**



**EXPOSED CEILING
WITH LED LIGHTING**



AIR-CONDITIONING



**OPENABLE WINDOWS
ON IVEAGH GARDEN WING**



24 HOUR ACCESS

New M&E system installed to facilitate an open plan layout.

Dali Control lighting to allow daylight harvesting and controlled via PIP motion sensors.

New BMS Control System to allow programming, monitoring and controlling of the Fan Coil Units.

Local wall mounted temperature and air quality sensors.

SUSTAINABILITY TARGETS



LEED 'GOLD'



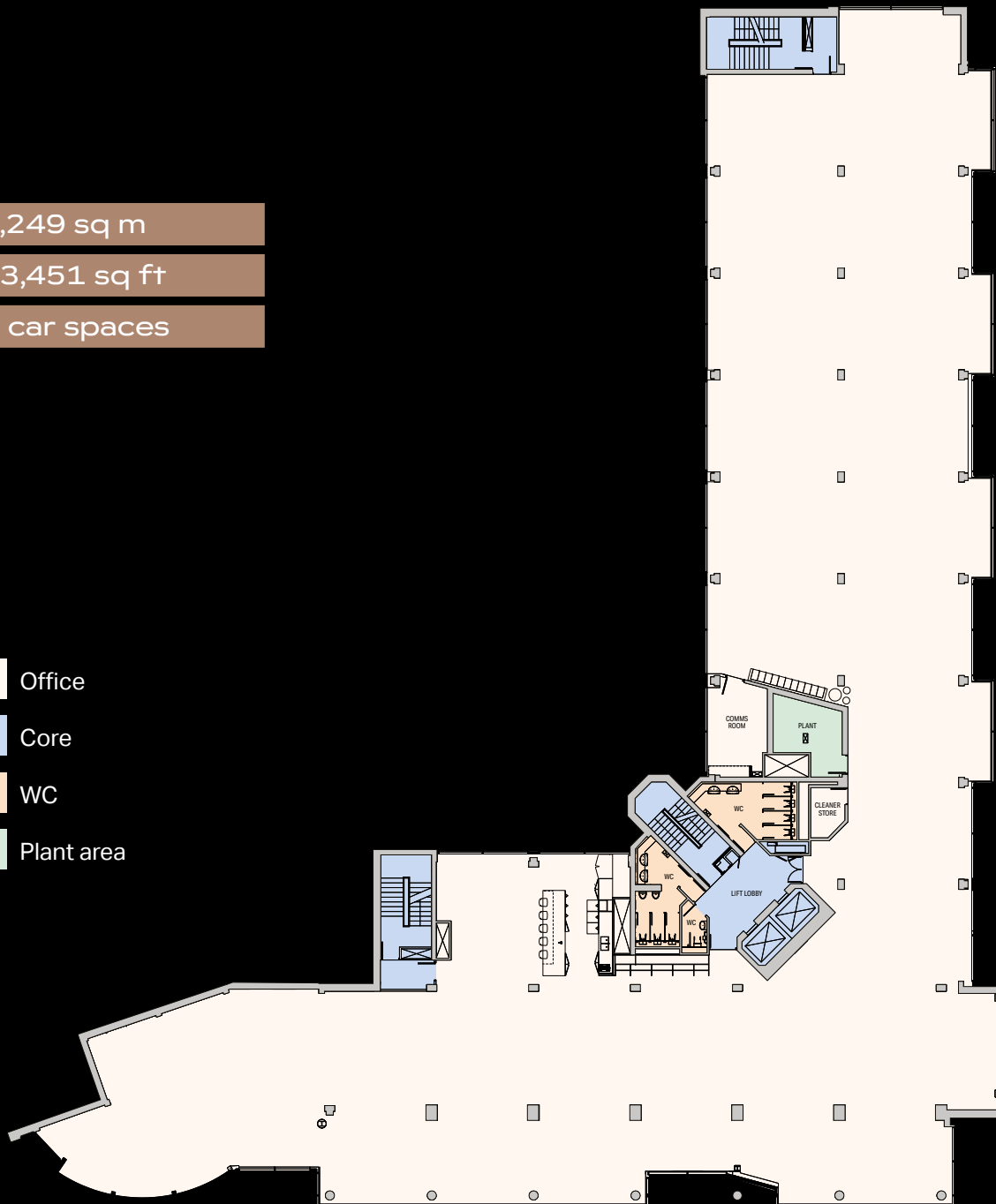
BER B1 RATING

FIRST FLOOR PLAN

1,249 sq m

13,451 sq ft

7 car spaces



HATCH STREET UPPER

IVEAGH GARDENS

FIRST FLOOR INDICATIVE FITOUT

SPECIFICATION

120 x desks

5 x meeting rooms

Collaboration space

Reception

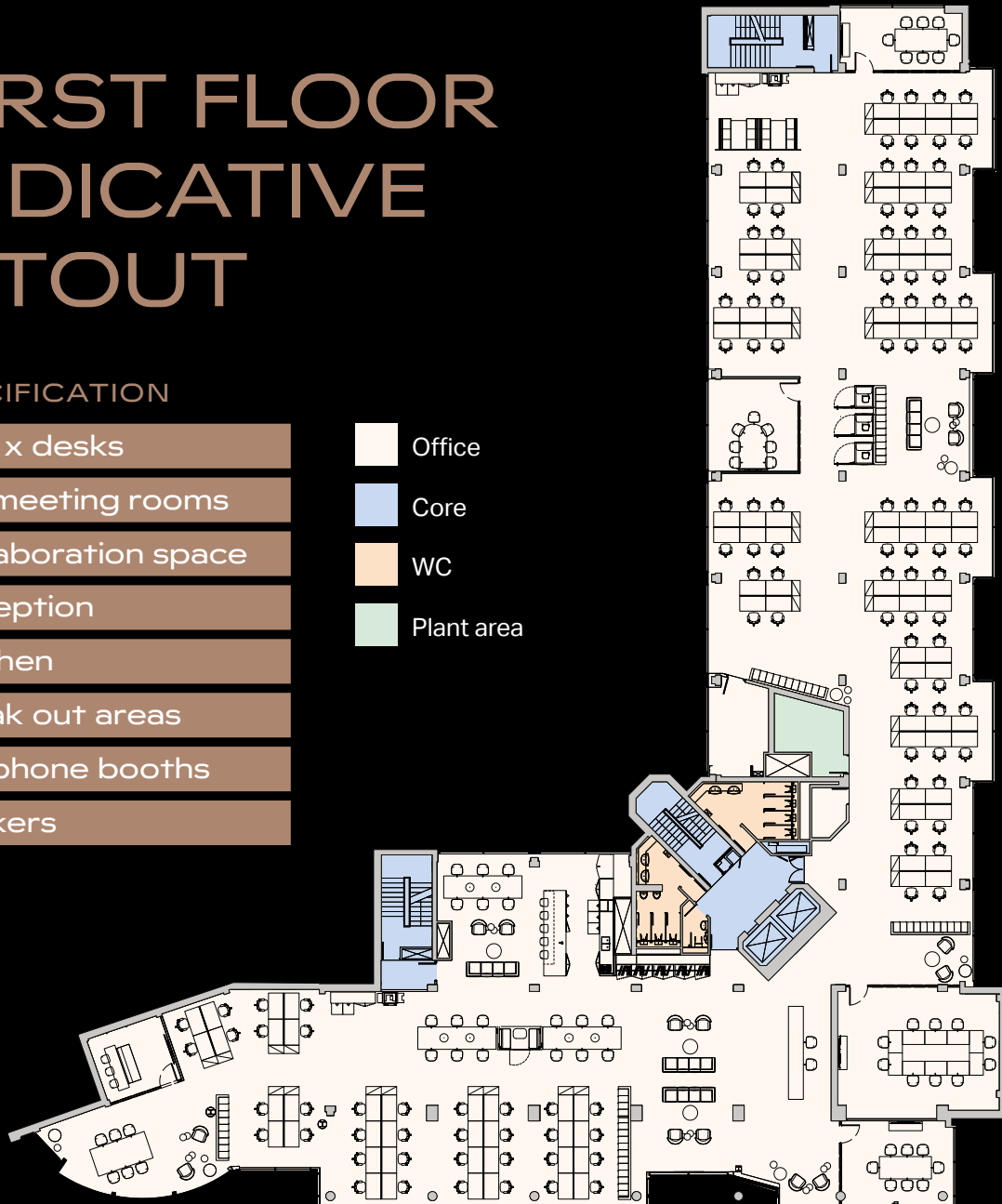
Kitchen

Break out areas

4 x phone booths

Lockers

- Office
- Core
- WC
- Plant area



IVEAGH GARDENS

HATCH STREET UPPER



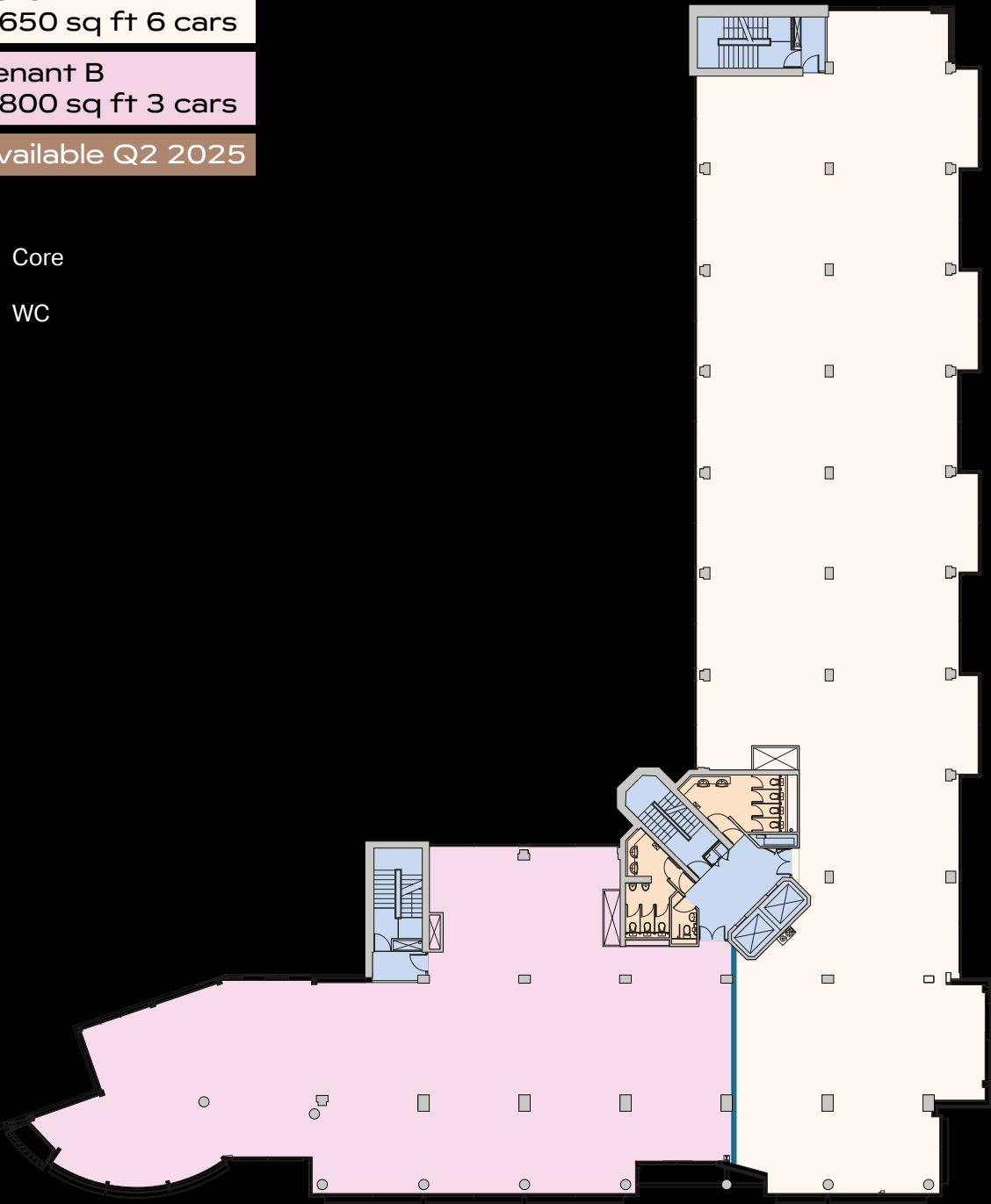


First floor fit out

SECOND FLOOR PLAN

Tenant A 8,650 sq ft 6 cars
Tenant B 4,800 sq ft 3 cars
Available Q2 2025

- Core
- WC



IVEAGH GARDENS

HATCH STREET UPPER

SECOND FLOOR INDICATIVE FITOUT

SPECIFICATION

TENANT A

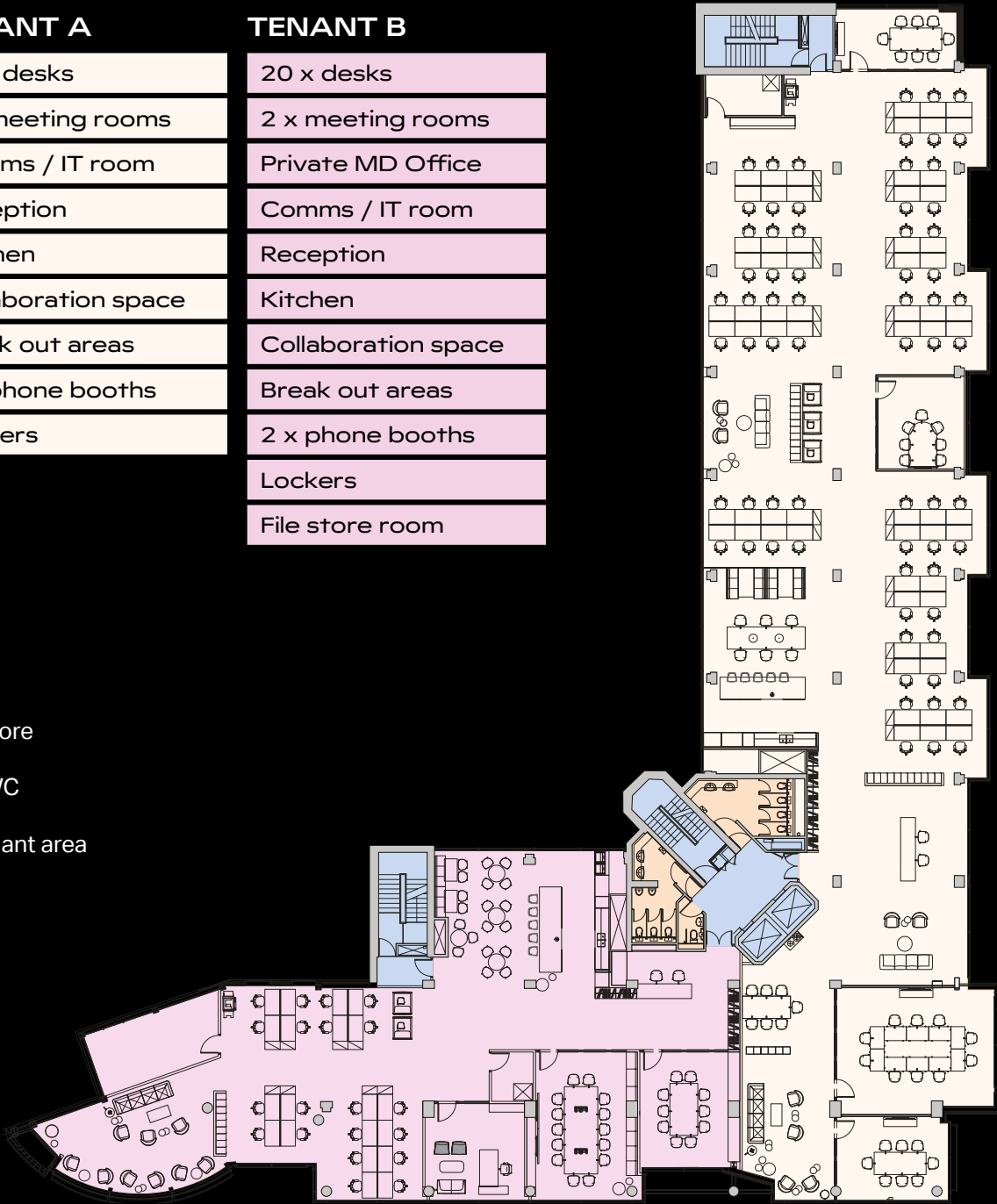
68 x desks
4 x meeting rooms
Comms / IT room
Reception
Kitchen
Collaboration space
Break out areas
3 x phone booths
Lockers

SPECIFICATION

TENANT B

20 x desks
2 x meeting rooms
Private MD Office
Comms / IT room
Reception
Kitchen
Collaboration space
Break out areas
2 x phone booths
Lockers
File store room

- Core
- WC
- Plant area



HATCH STREET UPPER

IVEAGH GARDENS

LOCATION



Trinity College

Grafton Street

Dawson Street

Kildare Street

Shelbourne Hotel

St. Stephen's Green

KPMG

LUAS
Green Line

STYNE
HOUSE

Iveagh Gardens

National Concert Hall

KPMG

EY Dublin

Harcourt
Station

2K Gaming

Dropbox

IDA

Scotia Bank

SEAI

Bank of America

Investec

Pimco

Mazars

Regus

Mercer

Camden Street



The Convention Centre

Point Square

Grand Canal Dock

Government Buildings

Merrion Square

Fitzwilliam Square

Delloite

Arthur Cox

KKR

Zendesk

TRANSPORT CONNECTIONS

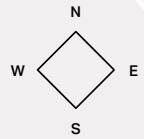
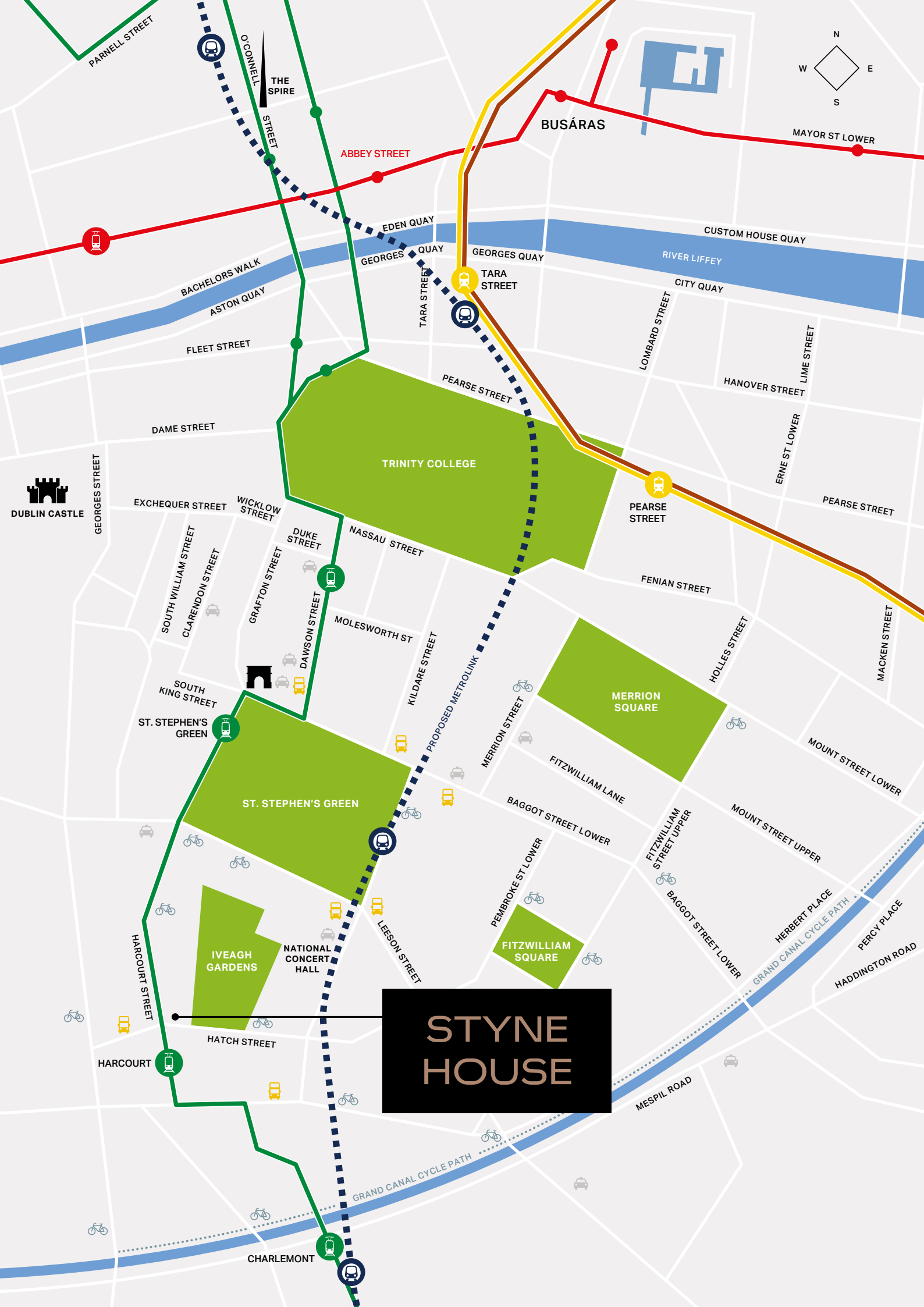
The LUAS Green Line and some of Dublin's most frequent Dublin Bus routes can be accessed within a 1 minute walk. Dublin Bike stations are located nearby and the surrounding area benefits from dedicated new cycle lanes and the Grand Canal cycle path.



AIRLINK EXPRESS	<1 MIN WALK
DUBLIN BUS	1 MIN WALK
DUBLIN BIKES	1 MIN WALK
LUAS GREEN LINE	1 MIN WALK
PROPOSED METROLINK	3 MINS WALK
AIRCOACH	8 MINS WALK
DART (PEARSE STREET STATION)	20 MINS WALK



PORT TUNNEL	15 MINS DRIVE
AIRPORT	30 MINS DRIVE



STYNE
HOUSE



DUBLIN CASTLE

CHARLEMONT

HARCOURT

HATCH STREET

IVEAGH
GARDENS

NATIONAL
CONCERT
HALL

ST. STEPHEN'S GREEN

ST. STEPHEN'S
GREEN

SOUTH
KING STREET

SOUTH WILLIAM STREET
CLARENDON STREET

EXCHEQUER STREET

DAME STREET

FLEET STREET

ASTON QUAY
BACHELORS WALK

ABBEY STREET

BUSÁRAS

MAYOR ST LOWER

CUSTOM HOUSE QUAY

RIVER LIFFEY

CITY QUAY

GEORGES QUAY

EDEN QUAY
GEORGES QUAY

TARA STREET

TARA STREET

PEARSE STREET

TRINITY COLLEGE

NASSAU STREET

DUKE STREET

WICKLOW STREET

GRAFTON STREET

DAVISON STREET

MOLESWORTH ST

KILDARE STREET

PROPOSED METROLINK

MERRION STREET

FITZWILLIAM LANE

MERRION SQUARE

BAGGOT STREET LOWER

PEMBROKE ST LOWER

FITZWILLIAM SQUARE

FITZWILLIAM STREET UPPER

MOUNT STREET UPPER

HERBERT PLACE

PERCY PLACE

HADDINGTON ROAD

MESPIL ROAD

GRAND CANAL CYCLE PATH

GRAND CANAL CYCLE PATH

PERCY PLACE

HADDINGTON ROAD

MOUNT STREET LOWER

MOUNT STREET UPPER

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LOCAL AMENITIES

1 FINE DINING

Dax Restaurant, 23 Pembroke Street

6 mins walk

2 WORKING OUT

Power Gym, Harcourt Street

3 mins walk

3 COCKTAILS

House, Leeson Street

6 mins walk

4 MUSIC TO THE EARS

National Concert Hall, Earlsfort Terrace

2 mins walk

5 GREEN SPACES

Iveagh Gardens, Hatch Street

1 min walk

6 SLEEP TIGHT

Conrad Hotel, Earlsfort Terrace

4 mins walk

7 RETAIL THERAPY

Brown Thomas, Grafton Street

10 mins walk

8 QUICK BITE

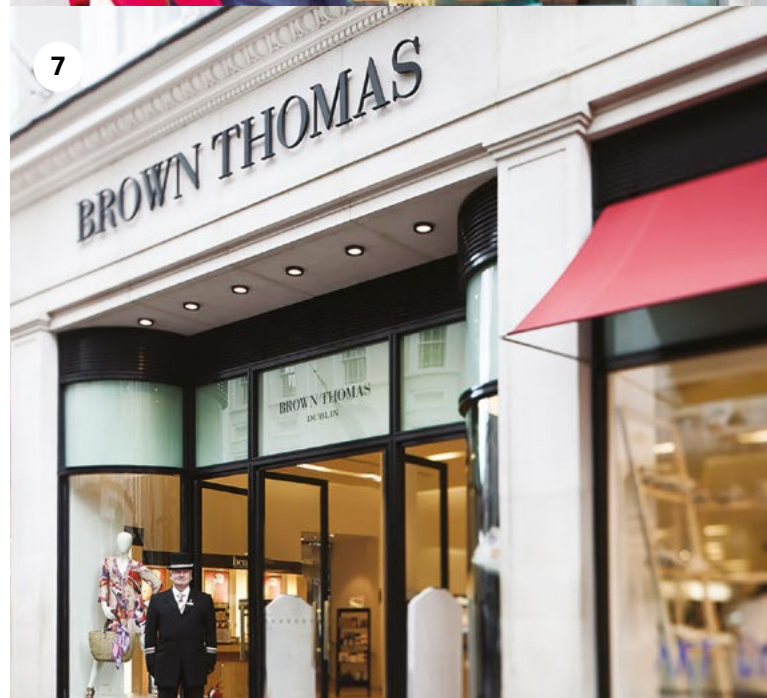
Tir Deli, The Vaults, Hatch Street

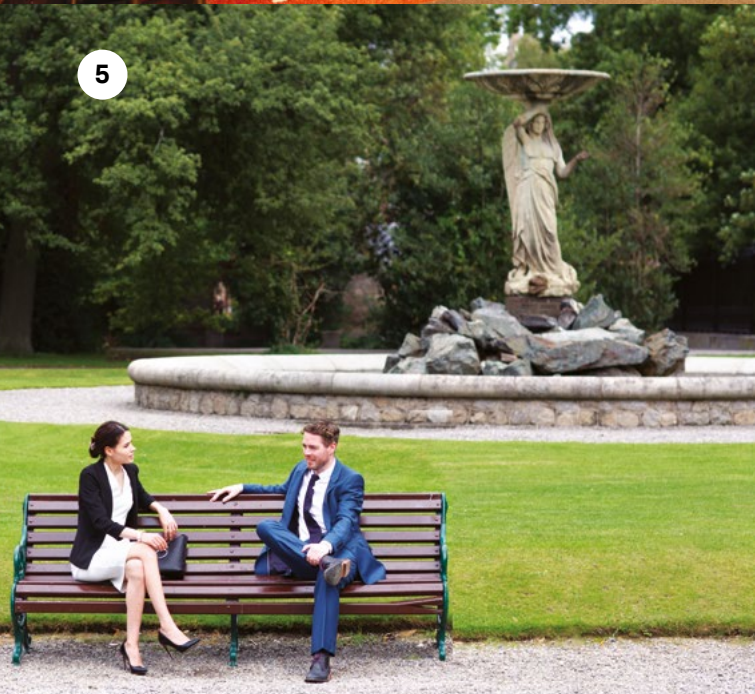
1 min walk

9 MID-WEEK DIP

The Spa and Health Club, Shelbourne Hotel

10 mins walk





OCCUPIER AMENITIES

IPUT REAL ESTATE
DUBLIN

We're constantly looking for ways to add value for the people who use our buildings.

As an occupier of IPUT Real Estate, you'll enjoy access to our exclusive amenities throughout Dublin city.



Studio at Fifteen George's Quay

Over 4,000 sq ft situated on the ground floor of Fifteen George's Quay, blending business lounge elements, meeting and event spaces, and a podcast studio.



Roof Garden at Fifteen George's Quay

This landscaped 2,000 sq ft roof garden provides the perfect location to take a break and enjoy panoramic views of the city or host a unique private event.



Pearse Street Auditorium

The 50 seater bleacher-style auditorium equipped with state of the art audio visual and video conferencing is ideal for hosting client presentations, internal training and all-hands events.



Wellness

Occupiers within the IPUT portfolio can avail of discounted gym membership at The Workshop, Pearse Street.



Wilton Park

Located between Baggot Street and Leeson Street Bridges, this one acre restored park is a popular destination for people that live and work in the area.



Earlsfort Gardens

With views of the National Concert Hall, the park's sustainable urban landscaping and reflective water feature provides a tranquil public place for occupiers and visitors alike.

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.

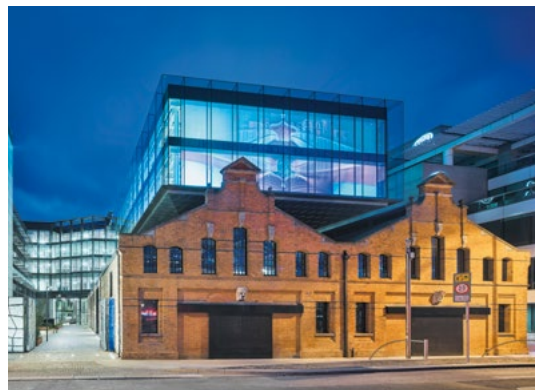
Top to bottom:

Tropical Fruit Warehouse, Dublin 2

10 Molesworth Street, Dublin 2

One Wilton Park, Dublin 2

No. 3 Dublin Landings, Dublin 1



iput.com



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IPUT **REAL ESTATE** DUBLIN

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