

Studio.

STYNE HOUSE · DUBLIN 2

Workspaces and amenities brought to you by

IPUT REAL ESTATE
DUBLIN

Styne House

Level One, Iveagh / 7,700 sq ft

Exceptionally fitted and managed workspace



What's included

- 1400mm sit stand desks and ergonomic chairs x 72
- Private meeting rooms x 4
- Focus / quiet rooms x 3
- Private fully equipped kitchen
- Collaboration area x 2
- Dedicated comms room
- Lockers
- Car spaces x 7
- Superior end-of-trip shower, locker and bicycle parking facilities
- Access to onsite gym
- Fifteen George's Quay lounge membership



CGI of kitchenette at Styne House, Level one, Iveagh



STYNE HOUSE, LEVEL ONE, IVEAGH

Prominent office building overlooking Iveagh Gardens and adjacent to St Stephen's Green



1 min

walk to bus stop

1 min

walk to
DublinBikes

1 min

walk to LUAS
Green Line

15 mins

travel time to
LUAS Red Line

20 mins

walk to DART
/ Rail station

30 mins

drive to
Dublin Airport



Clockwise from top:
Iveagh Gardens,
St. Stephen's Green,
Harcourt Street LUAS,
Grafton Street

STYNE HOUSE, LEVEL ONE, IVEAGH

The smarter choice for your business

Studio workspaces include:	Furnished & managed
Dedicated self-contained fitted and furnished floor	✓
Private kitchens and meeting spaces	✓
Biophilic design with extensive internal and external planting	✓
Occupational ready resilient private fibre network	✓
Direct relationship with simplified legal agreement	✓
Occupier app and platform concierge	✓
Personalised branding	✓
Utilities, cleaning and waste management	✓
Compliance management, repairs and maintenance	✓
Office equipment, healthy snacks and refreshments supplied	✓
One all-inclusive bill	✓



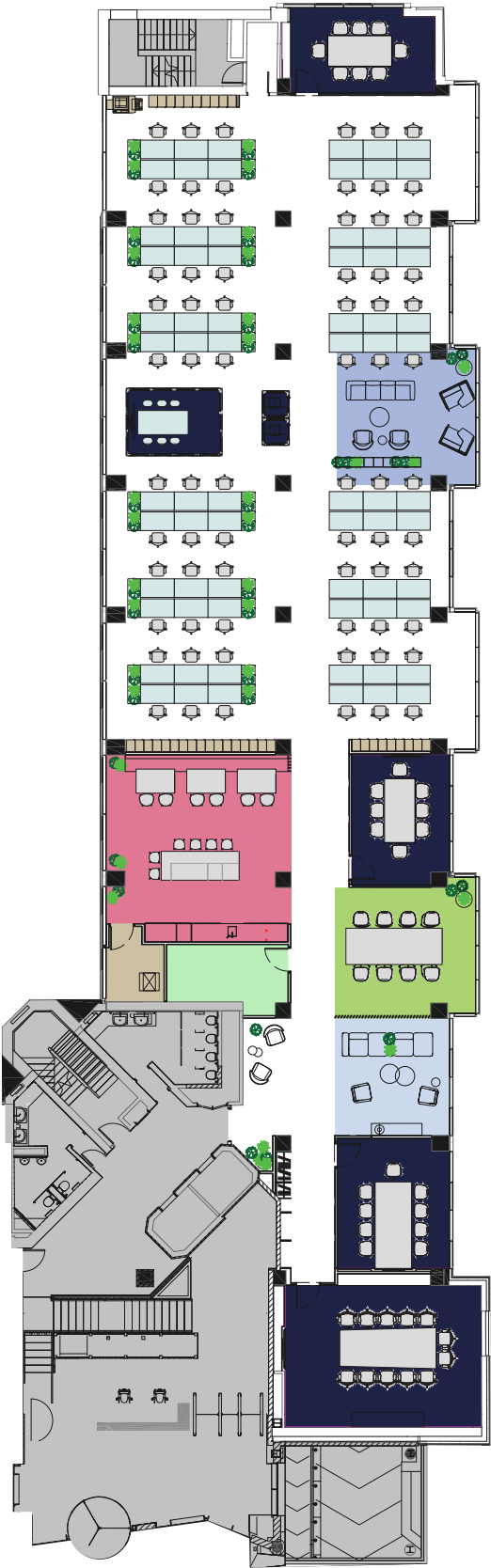
CGI of meeting room at Styne House, Level one, Iveagh

STYNE HOUSE, LEVEL ONE, IVEAGH

Floor plan

Total headcount	
1,400mm workstation	72
Meeting space	
Large meeting room	2
Medium meeting room	2
Small meeting room	1
Single phone booth	2
Social & open meeting	
Kitchen	1
Collaboration area	2
Library space	1
Support	
Copy/print station	1
Lockers area	3

- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchenette
- Comms room
- Library space
- Storage room





CGI of open plan office at Styne House, Level one, Iveagh



CGI of reception area at Styne House, Level one, Iveagh

STYNE HOUSE, LEVEL ONE, IVEAGH

Studio amenities



Fifteen George's Quay lounge & meeting rooms

Enjoy exclusive membership to IPUT's flagship 4,000 sq ft city-centre space members lounge with its own in-house barista and concierge service. In addition to the open lounge this amenity has a range of bookable meeting rooms and can be converted to host events. The rooftop garden provides is an outdoor space to work and socialise and can be booked for private events.



Pearse Street Auditorium

You can book this 50-seater bleacher-style auditorium fully equipped with audio visual and video conferencing for hosting client presentations.



Workshop gym

Studio occupants can avail of open access at set times to the Workshop GYM, Pearse Street and discounted membership for group classes.

Sustainability & wellness

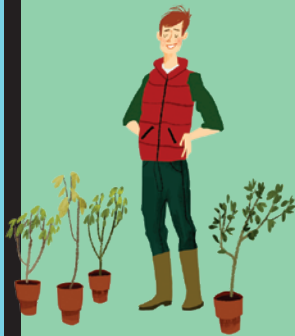
Data-driven operations

Smart monitoring of energy and water to optimise consumption and indoor air quality management programme to drive improvements in workplace comfort.



Biophilic design

Creating spaces full of life and energy, providing the perfect way to connect with nature.



Health and wellbeing

End of trip facilities to support active travel and ergonomic office furniture to enhance occupier comfort.



Circular economy

Adopted circular economy principles as part of the Studio fit-out.



Onsite gym



60 secure bicycle parking spaces



Smart monitoring of energy and water to optimise consumption



LEED Gold



BER rating



7 showers



Onsite Coffee Angel

Studio Workspaces Occupier Survey Results



Quality of fit out, furniture and finishes



Satisfaction with facilities and amenities



Level of maintenance and support services



Overall experience with Studio



FOR FURTHER INFORMATION

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