



TWO RIVERSIDE



Studio.

Amenity led workspaces

TWO RIVERSIDE sets a new standard, featuring fully furnished workspaces by Studio, a reimaged double-height reception, an exclusive fitness suite, and a landscaped garden courtyard – all within a sustainably operated landmark riverside building.

CONTENTS

Building	3
Location	6
Sustainability	8
Accommodation	9
Workspaces	10
Amenities	18
About IPUT Real Estate	20
Team	22

PANORAMIC VIEWS OVER THE RIVER LIFFEY

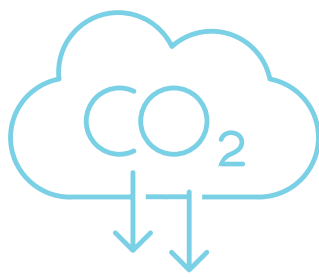


Two Riverside
Sir John Rogerson's Quay, Dublin 2

REIMAGINED
DOUBLE-HEIGHT
RECEPTION



KEY FEATURES



FULLY ELECTRIFIED
Powered by 100% renewable energy with heating, cooling and hot water provided by heat pumps.



FULLY FURNISHED WORKSPACES
Custom-designed, fully fitted and furnished workspaces by Studio.



AMENITIES
Dedicated Technogym equipped fitness suite, showers, landscaped garden area and access to Studio amenities within the IPUT portfolio.

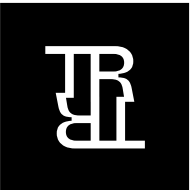
BER B1



SUSTAINABILITY
BER B1 rating and LEED Gold Operations & Maintenance accreditation.



Two Riverside reception



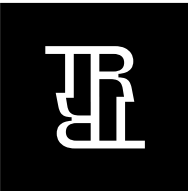
CONNECTED LOCATION

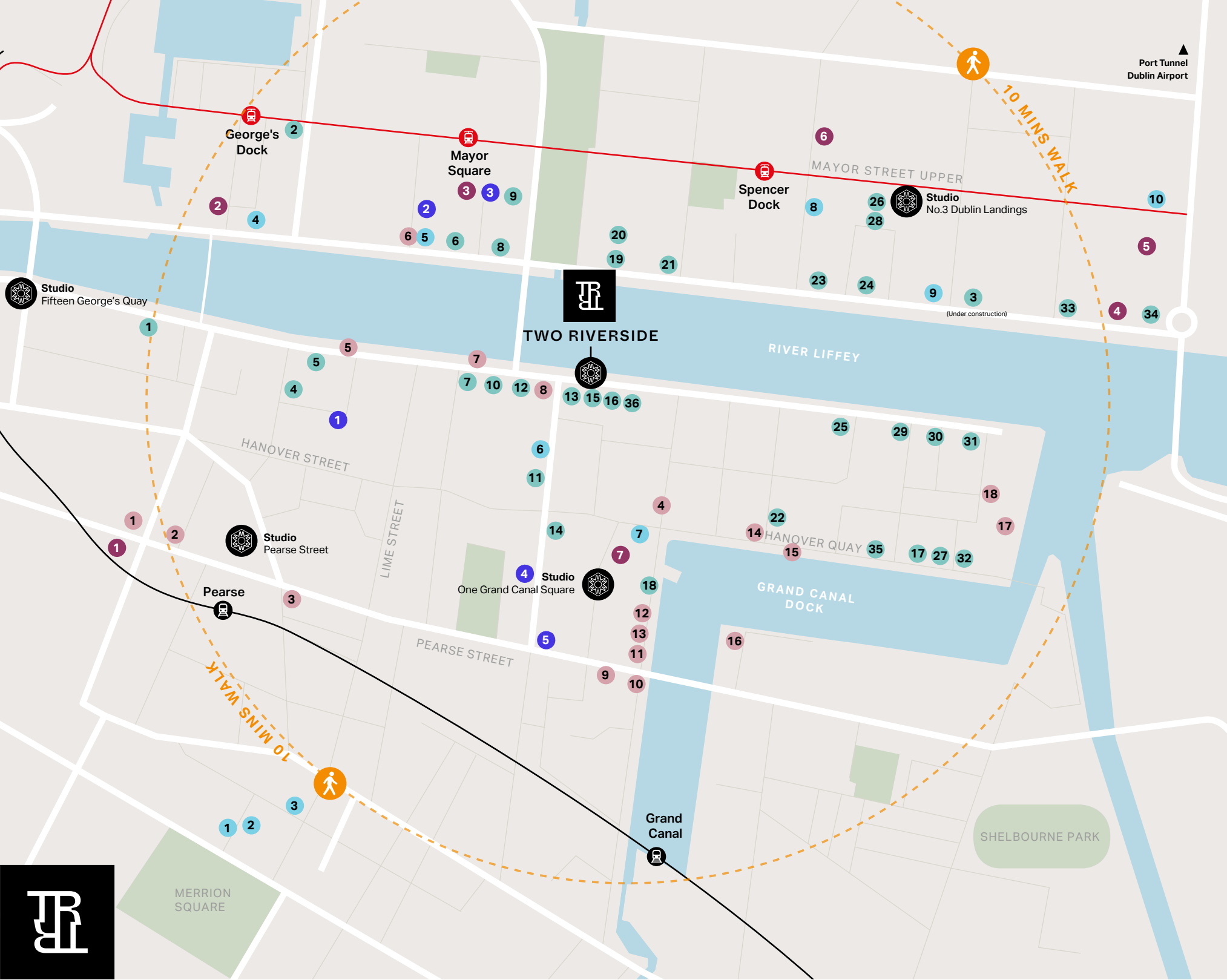
Located on Sir John Rogerson's Quay in Dublin 2, Two Riverside offers a central position within the city's Docklands business district.

The area is home to major tech, finance, and legal firms, making it a strategic choice for businesses.

The location is well-served by public transport, with multiple Luas and Dart stations nearby, providing easy access across Dublin.

-  2 mins walk to bus stop
-  2 mins walk to DublinBikes
-  8 mins walk to LUAS Red Line
-  10 mins walk to DART/Rail station
-  9 mins drive to Dublin Port Tunnel
-  20 mins drive to Dublin Airport





NEIGHBOURHOOD

- COMPANIES**
 1. US Bank
 2. Partner RE
 3. Citi Group
 4. Honeywell
 5. Hubspot
 6. A&L Goodbody
 7. BNY
 8. AIG
 9. Datadog
 10. Three
 11. Tik Tok
 12. Dillon Eustace
 13. McCann Fitzgerald
 14. William Fry
 15. Beauchamps
 16. Interpath
 17. Accenture
 18. HSBC
 19. PwC
 20. Optum
 21. Salesforce
 22. Docusign
 23. Central Bank of Ireland
 24. NTMA
 25. Matheson
 26. Hannover RE
 27. Airbnb
 28. Mediolanum
 29. State Street
 30. JP Morgan
 31. Indeed
 32. Fiserv
 33. Fenargo
 34. An Post
 35. Accenture
 36. Booking Holdings
- FOOD & BEVERAGE**
 1. Camile Thai
 2. Honey Truffle
 3. The Pig and Heifer
 4. Lolly & Cooks
 5. Gerard's Deli
 6. East
 7. Sprout & Co
 8. The Ferryman Pub
 9. KC Peaches
 10. The Art of Coffee
 11. Il Valentino
 12. Fresh Food Market
 13. Nut Butter
 14. Herbstreet
 15. Milano
 16. Charlotte Quay
 17. Brew Dog
 18. Allta
- HOTELS**
 1. The Mont Hotel
 2. The Davenport Hotel
 3. The Alex Hotel
 4. Hilton Garden Inn
 5. Spencer Hotel
 6. The Clayton Hotel
 7. The Marker Hotel
 8. The Samuel Hotel
 9. The Mayson Hotel
 10. The Gibson Hotel
- WELLNESS**
 1. Perpetua Gym
 2. Spencer Health Club
 3. SV Fitness
 4. Flyefit
 5. Educo Gym
- CULTURAL**
 1. Trinity College
 2. Epic Ireland
 3. National College
 4. 3 Arena
 5. ODEON Cinema
 6. International Centre for the Image
 7. Bord Gais Energy Theatre

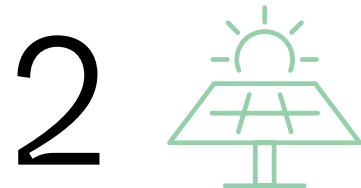
SUSTAINABILTY STRATEGY
AT TWO RIVERSIDE



**Pathway to
Net Zero Carbon**

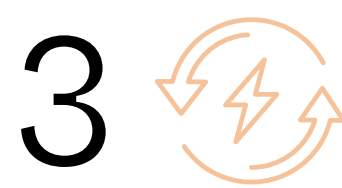
Conversion to an all-electric strategy, with boilers replaced by heat pumps.

A roof-mounted PV array installed, and BMS upgraded.



**Renewable
energy**

Free of fossil fuels, the building supply is 100% renewable electricity from Irish wind farms.



**Delivering energy
efficiencies**

Continuous focus on optimising building performance, resulting in a 33% reduction in energy consumption in the last five years.



**Engaging for
performance**

IPUT monitors performance data on an ongoing basis with our occupiers to collaborate on delivering efficiencies.



**Sustainability
reporting**

Occupiers are provided with audit grade data for their reporting needs.

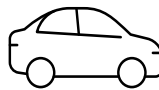
ACCOMMODATION
SCHEDULE

73,500 sq ft

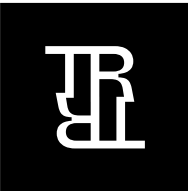
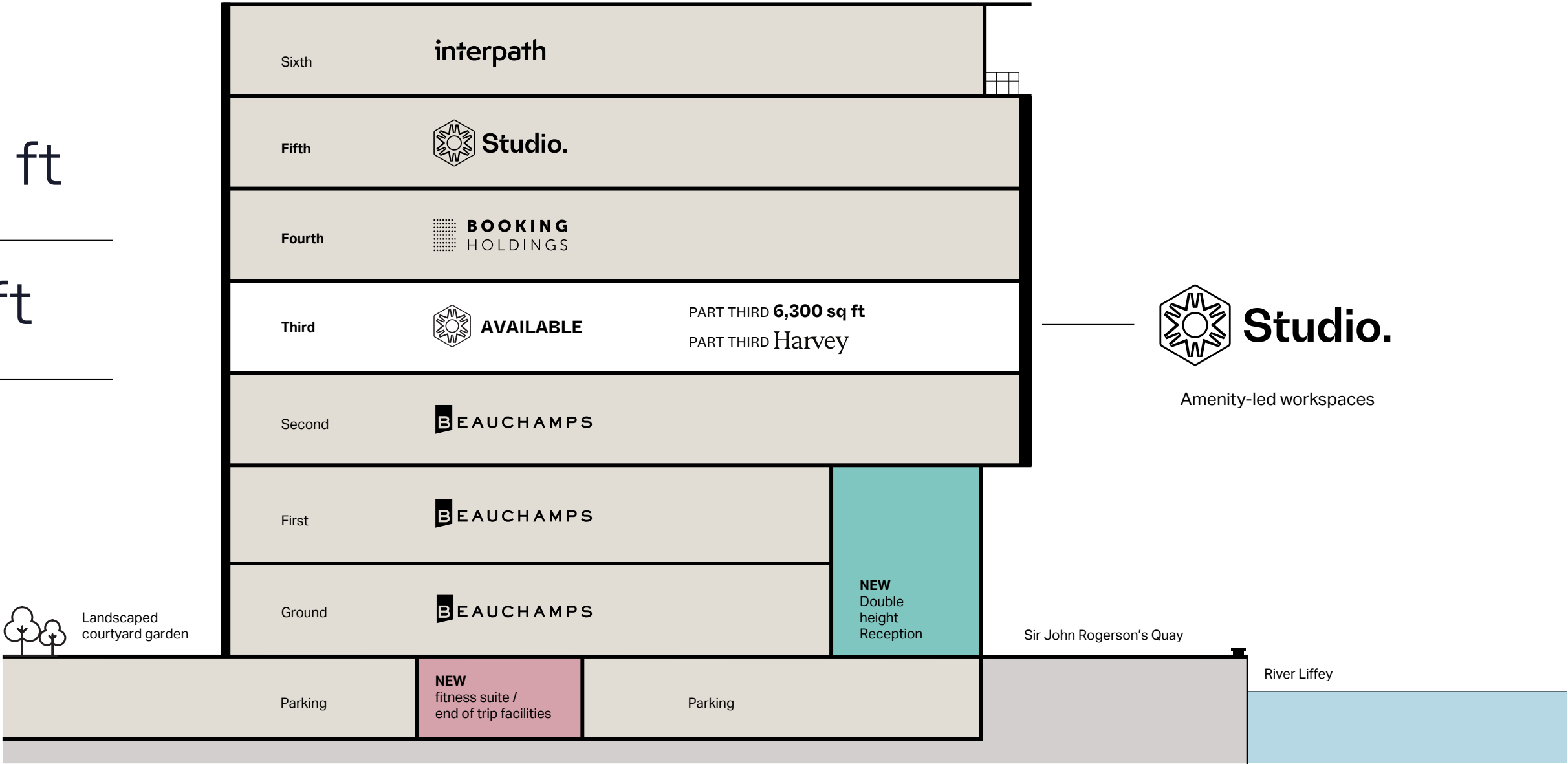
Total

6,300 sq ft

Available

 10 spaces

 65 spaces





Studio.

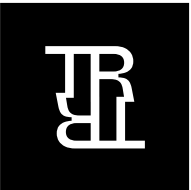
Studio offers amenity led
workspaces across Dublin
designed to meet the needs
of modern businesses.

Pictured:
Studio - Reception and enclosed meeting space
Two Riverside, Dublin 2



AMENITIES AT TWO RIVERSIDE

On-site amenities include a Technogym-equipped fitness suite, showers with towel service, a landscaped courtyard, and secure bike parking — supporting active commuting, stress relief, and daily bicycle movement to help employees stay healthy, focused, and performing at their best.





WORKSPACES AT TWO RIVERSIDE

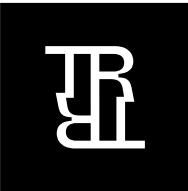
Flexible, self-contained offices tailored to corporate standards, featuring versatile layouts, company branding, and settings that support both collaboration and focused work.

Larger workspaces are available with or without management.

Pictured:
Studio workspaces
at Two Riverside, Dublin 2



Delivered for you	Furnished and managed	Furnished
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	✓	✓
Studio customer 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	✓	✗

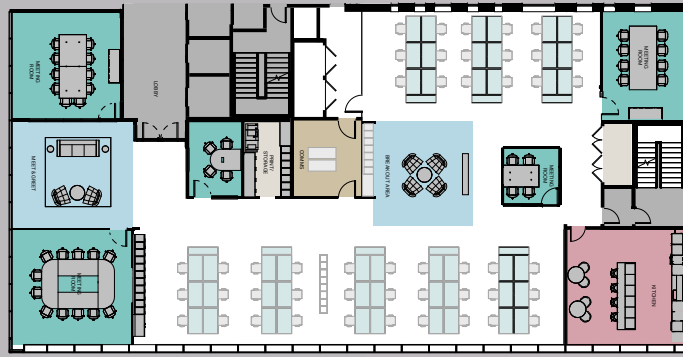




Fully set-up workspaces with ongoing services and support, available on flexible short-term licences — ideal for teams who want to focus on work while everything else is taken care of.

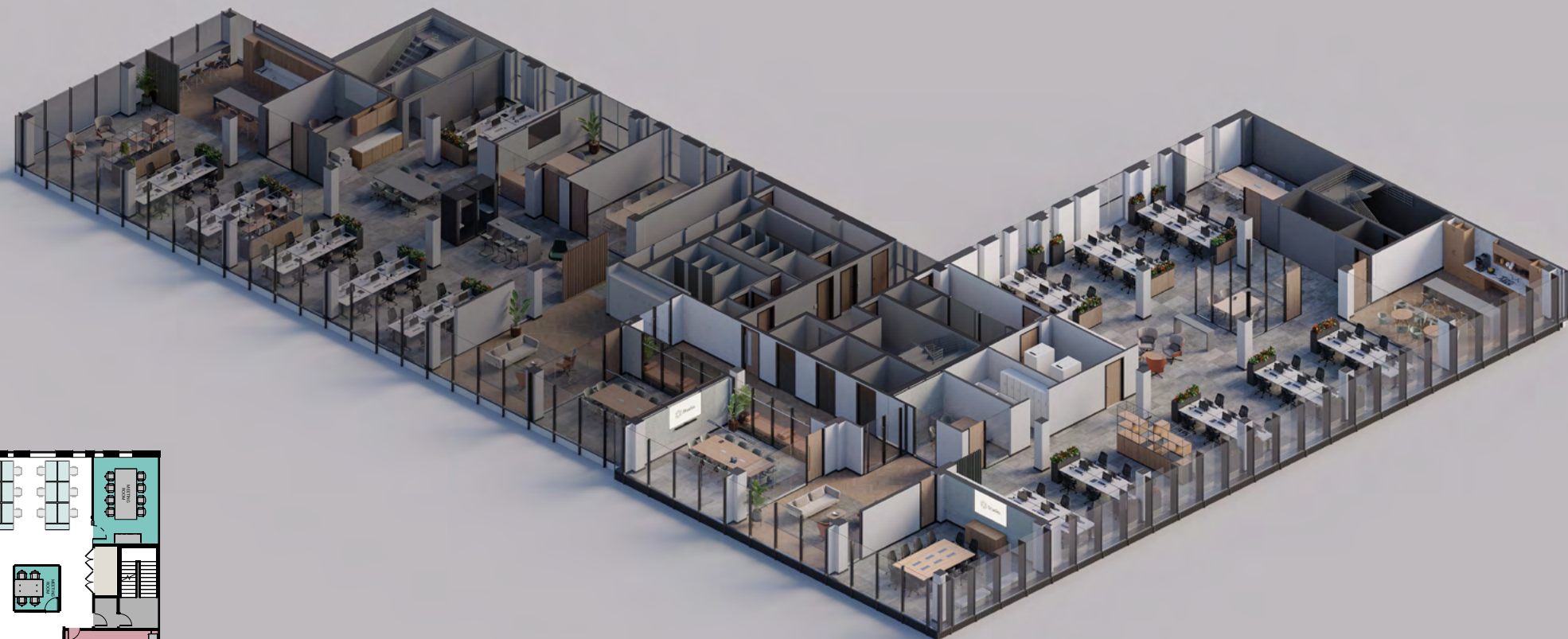
- Work seats
- Enclosed meeting
- Collaboration
- Reception
- Kitchen / Kitchenette
- Comms room
- Library space
- Storage room

- 48 desks
- 3 meeting rooms
- 2 phone booths
- 3 car spaces
- 3 collaboration areas
- 1 wellness suite with gym



THIRD FLOOR WEST

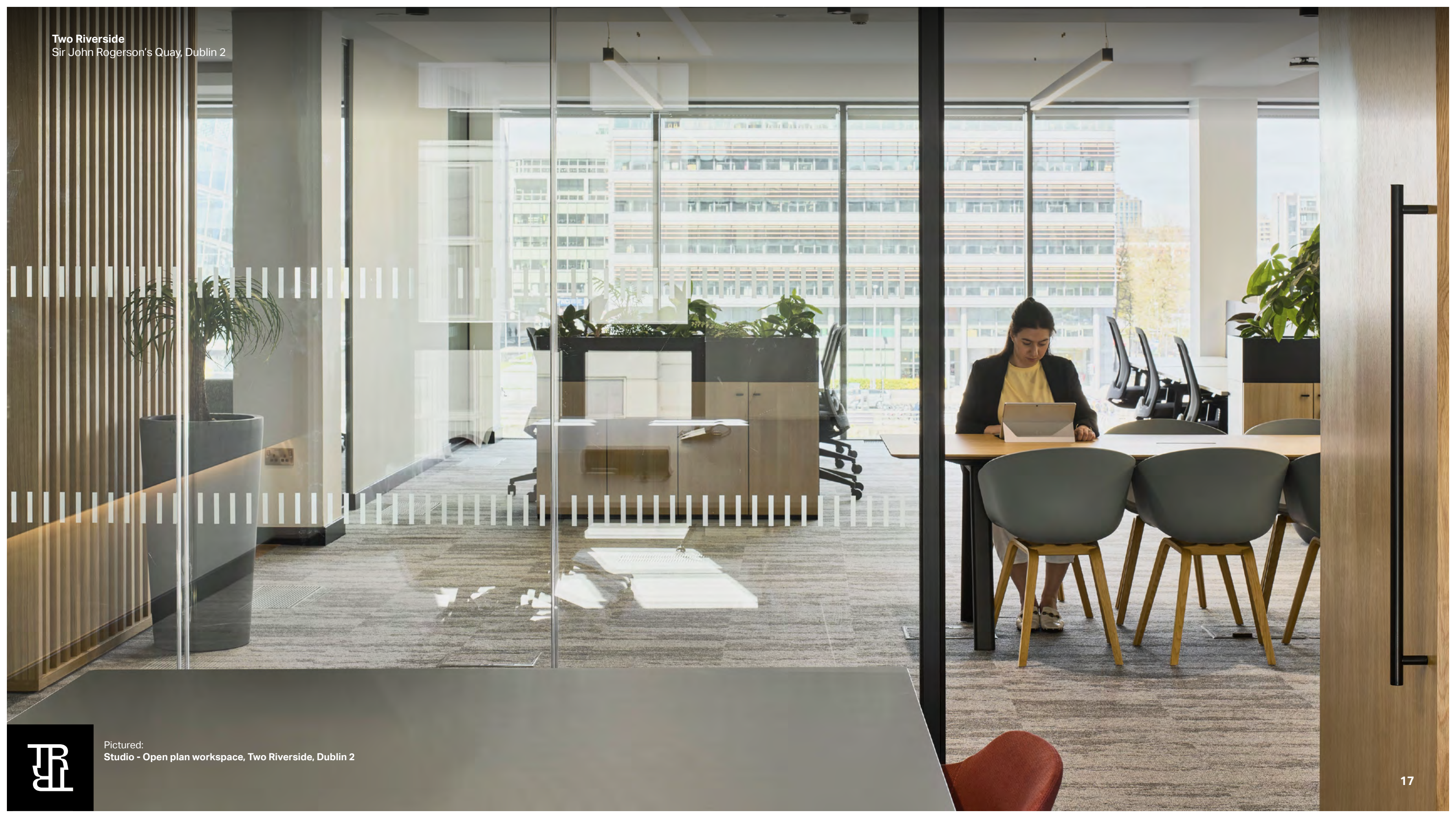
6,300 sq ft













AMENITIES ACROSS THE IPUT PORTFOLIO

Additional amenities at nearby Fifteen George's Quay, No. 3 Dublin Landings, and Pearse Street provide the perfect complement to your workspace. Available to all occupiers across the IPUT portfolio, these features are designed to enhance collaboration, productivity, and comfort.

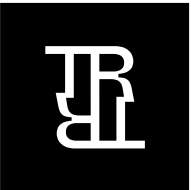
Exclusive amenities include:

- Business lounges
- Roof garden
- Event spaces
- Meeting rooms
- Media room
- Auditorium
- Fitness suites



Pictured (clockwise from top)

- Business lounge at No.3 Dublin Landings
- Auditorium at Pearse Street
- Boardroom at Fifteen George's Quay
- Roof garden at Fifteen George's Quay
- Business lounge at Fifteen George's Quay

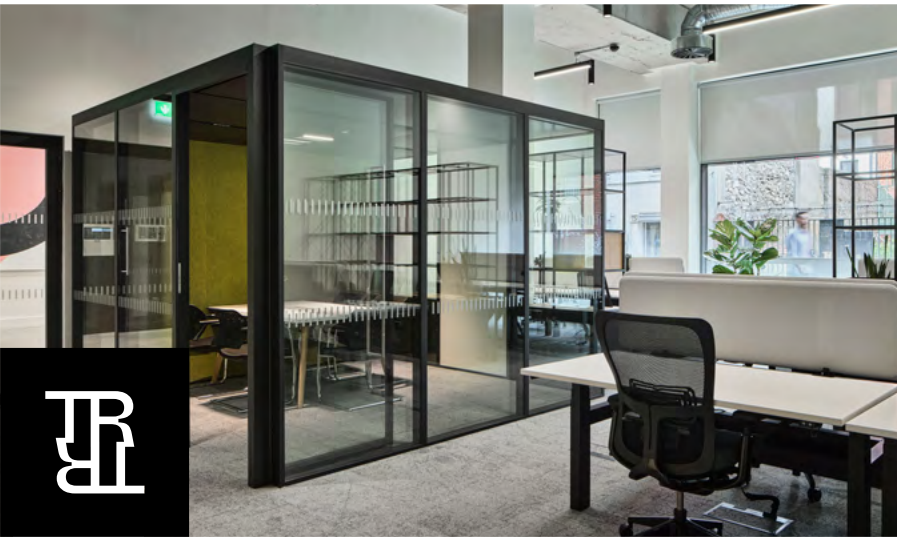




**WORKSPACES THAT
GROW WITH YOU**

Studio workspaces are designed and delivered with flexibility to meet the high standards expected by corporate occupiers.

Each workspace is a self-contained office with versatile design, personalised with your company branding and with a variety of workplace settings to foster team collaboration and individual focus.



IPUT REAL ESTATE
DUBLIN

**DUBLIN'S LEADING PROPERTY
INVESTMENT COMPANY**



Delivering the highest quality in everything we do.

We are custodians of our city, and take pride in the buildings we develop, own and manage. We build workplaces that are healthy and fulfilling places to spend time in, and by delivering high-quality sustainable buildings we attract major global companies to Dublin.

iput.com   



Pictured (clockwise from top)

- 25 North Wall Quay, Dublin 1
- Wilton Park, Dublin 2
- Tropical Fruit Warehouse, Dublin 2
- 10 Molesworth Street, 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 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 on our city.

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)



FOR FURTHER INFORMATION



knightfrank.ie



jll.com



Studio.

studiodublin.com

Jim O'Reilly
+353 86 811 7451
jim.oreilly@ie.knightfrank.com

Deirdre Costello
+353 86 257 0395
deirdre.costello@jll.com

Simon McEvoy
+353 86 773 4599
smcevoy@iput.com

Tom McNamara
+353 86 063 4625
tom.mcnamara@ie.knightfrank.com

Rita Carney
+353 83 803 1845
rita.carney@jll.com

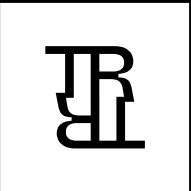
Kellie O'Brien
+353 83 171 2441
kobrien@iput.com

LRN: 001266

LRN: 002273

Disclaimer

These particulars are issued by HT Meagher O'Reilly Limited trading as Knight Frank and JLL on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly Limited trading as Knight Frank, JLL or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly Limited trading as Knight Frank, JLL or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property.



A DEVELOPMENT BY

IPUT REAL ESTATE
DUBLIN

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

iput.com   