

Pearse Street



Studio.

Brought to you by
IPUT Real Estate Dublin

THIRD FLOOR



Studio.

Where work comes to life

A design-led, fully furnished workspace on the third floor at Pearse Street, with a private external terrace and available for immediate occupation.

Thoughtfully designed and fully managed, the space offers the flexibility of Studio with the quality and presence of a premium headquarters. Tailored to your brand and ready from day one, it gives teams the space to focus, connect and grow.

MADE FOR WORK. DESIGNED FOR PEOPLE.





Studio.

Studio is Dublin's lifestyle-led workplace platform. Through thoughtfully designed spaces, hospitality-led experiences and a vibrant community, we create places where people and businesses can thrive. Whether establishing a presence in Dublin or growing a team, Studio provides fully furnished environments that make it easy to connect, collaborate and focus on what matters most.

Pictured:
Studio - Open workspace at Pearse Street, Dublin 2



THIRD FLOOR
2,500 SQ FT

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.

Furnished & managed



Furnished, self-contained floor



Private kitchen and meeting spaces



Private terrace



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



Sustainable green operations



Pictured:
Studio workspaces
at Pearse Street, Dublin 2



Pictured:
Studio -Workspace and enclosed meeting room, Pearse Street, Dublin 2



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

- Desks
- Enclosed meeting
- Kitchen
- Toilet amenities
- Outdoor terrace
- Print locker

- 24 desks
- 2 meeting rooms
- 3 phone booths
- 1 kitchen
- 1 dedicated roof terrace



THIRD FLOOR
2,500 sq ft

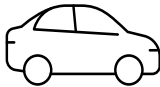




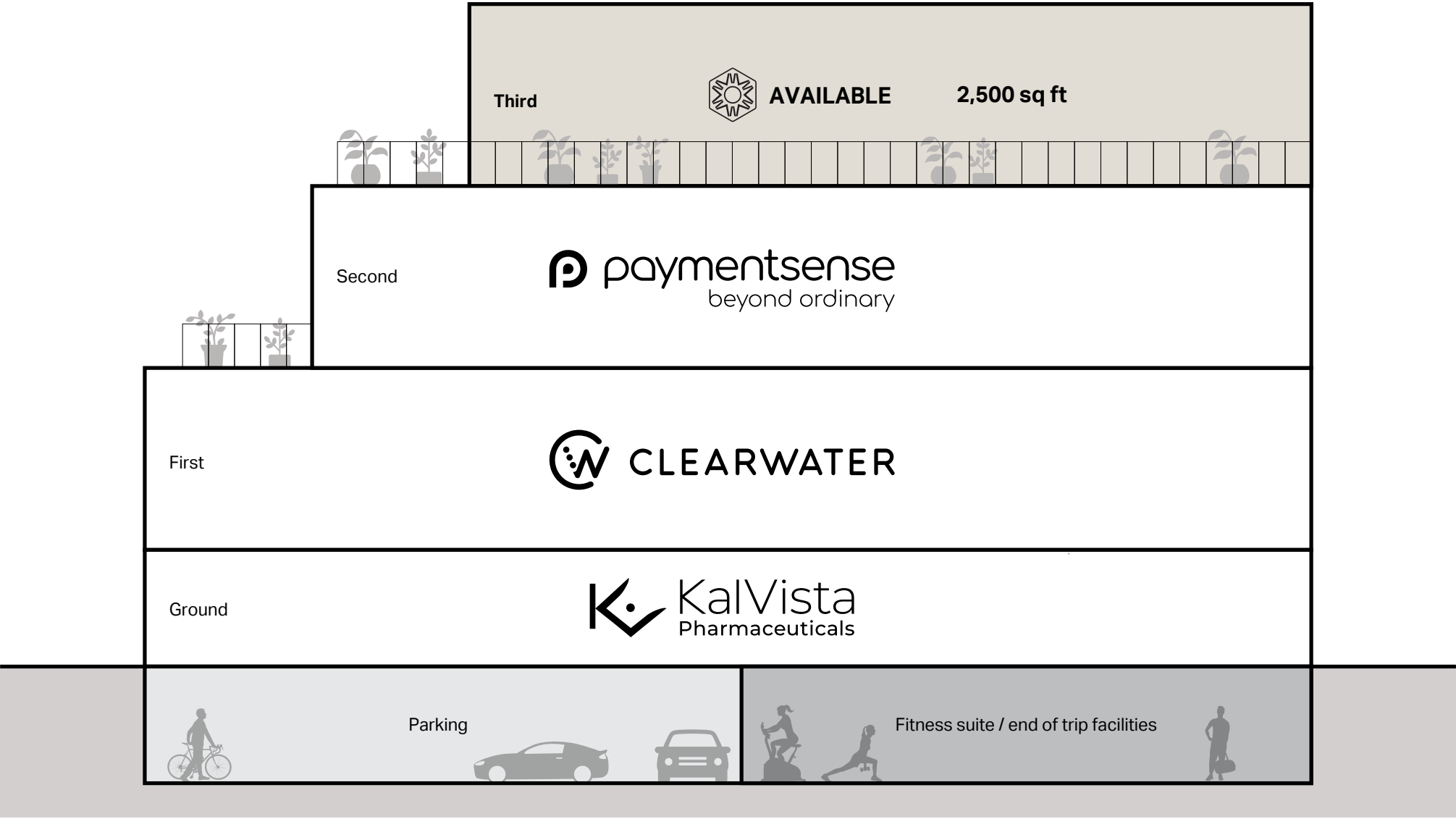
AMENITY LED
WORKSPACES

2,500 sq ft

Available

 2 spaces

 44 shared
bicycle spaces

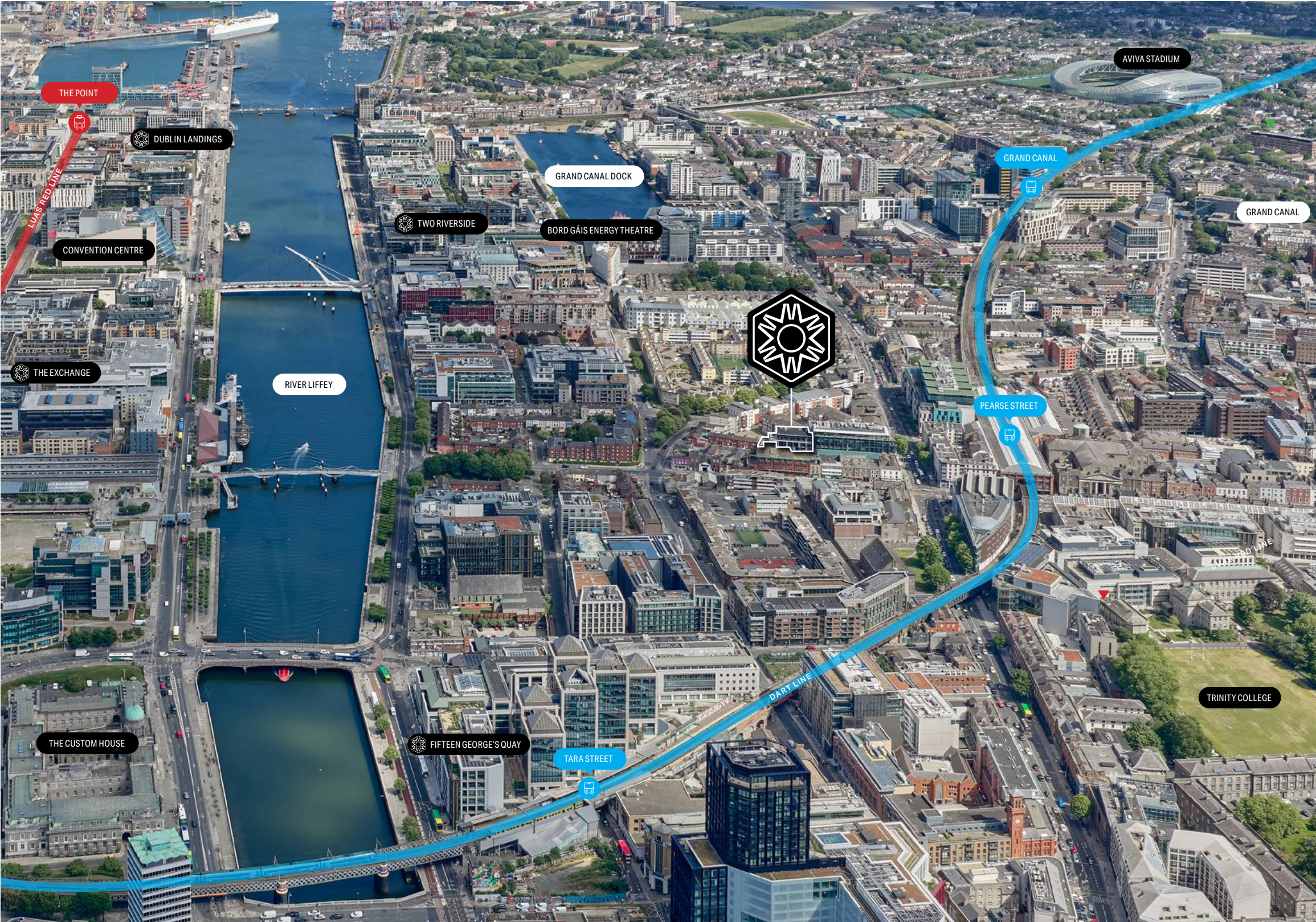


CONNECTED LOCATION

Located off Pearse Street in Dublin 2, Studio sits between the city centre and Docklands, in one of Dublin’s most connected business locations.

With Pearse Station on the doorstep, the neighbourhood brings together work, culture and city life, creating a well-connected base for teams to focus, connect and grow.

-  1 min walk to bus stop
-  1 min walk to DublinBikes
-  1 min walk to DART/Rail station
-  8 mins walk to LUAS Green Line
-  10 mins walk to LUAS Red Line
-  7 mins drive to Dublin Port Tunnel
-  20 mins drive to Dublin Airport



NEIGHBOURHOOD

- COMPANIES

 - US Bank
 - Partner RE
 - Citi Group
 - Honeywell
 - Hubspot
 - A&L Goodbody
 - BNY
 - AIG
 - Datadog
 - Three
 - Tik Tok
 - Dillon Eustace
 - McCann Fitzgerald
 - William Fry
 - Beauchamps
 - Interpath
 - Accenture
 - HSBC
 - PwC
 - Optum
 - Salesforce
 - DocuSign
 - Central Bank of Ireland
 - NTMA
 - Matheson
 - Hannover RE
 - Airbnb
 - Mediolanum
 - State Street
 - JP Morgan
 - Indeed
 - Fiserv
 - Fenergo
- FOOD & BEVERAGE

 - Camile Thai
 - Honey Truffle
 - The Pig and Heifer
 - Lolly & Cooks
 - Gerard's Deli
 - East
 - Sprout & Co
 - The Ferryman Pub
 - KC Peaches
 - The Art of Coffee
 - Il Valentino
 - Fresh Food Market
 - Nut Butter
 - Herbstreet
 - Milano
 - Charlotte Quay
 - Brew Dog
 - Allta
 - Volumes
- HOTELS

 - The Mont Hotel
 - The Davenport Hotel
 - The Alex Hotel
 - Hilton Garden Inn
 - Spencer Hotel
 - The Clayton Hotel
 - The Marker Hotel
 - The Samuel Hotel
 - The Mayson Hotel
 - The Gibson Hotel
 - Merrion Hotel
 - The Shelbourne
 - The Westbury
- WELLNESS

 - Perpetua Gym
 - Spencer Health Club
 - SV Fitness
 - Flyefit
 - Educo Gym
- CULTURAL

 - Trinity College
 - Epic Ireland
 - National College
 - 3 Arena
 - ODEON Cinema
 - International Centre for the Image
 - Bord Gais Energy Theatre
34. An Post

35. Accenture

36. Booking Holdings

37. RCSI

38. KPMG

39. Davidson Kempner

40. Aircastle

41. Royal London

42. AIB

43. ESB

44. SMBC

45. OpenAI

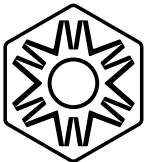




AMENITIES AT PEARSE STREET

On-site amenities include a gym with CrossFit and personal training, showers with towel service, and secure bike parking — supporting active commuting. It also features a 50-person bleacher-style auditorium, perfect for hosting larger company meetings and community events.





Studio.

AMENITIES ACROSS THE IPUT PORTFOLIO

Your Studio workspace is complemented by access to a wider network of shared amenities at Fifteen George's Quay and No. 3 Dublin Landings.

Designed to bring added flexibility and ease to the working day, these spaces offer more ways to meet, collaborate, connect and recharge.

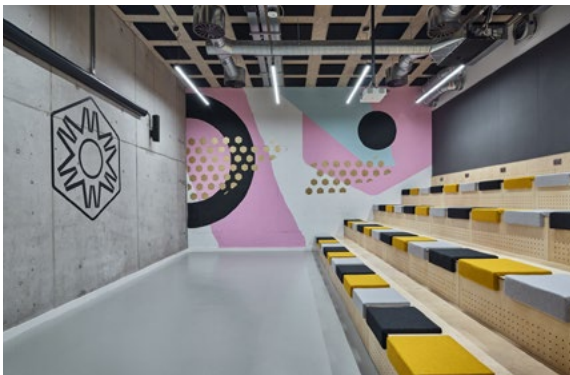
Exclusive amenities include:

- 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





Where work comes to life

Studio workspaces are thoughtfully designed around the needs of modern teams, combining flexibility, functionality and design quality.

Fully self-contained and tailored to your brand, each workspace offers a variety of settings for focused work and meaningful collaboration, with the flexibility to adapt as your requirements evolve.



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.



IPUT REAL ESTATE
DUBLIN

DUBLIN'S LEADING PROPERTY
INVESTMENT COMPANY



Delivering the highest quality in everything we do.

For nearly six decades, we have been shaping Dublin's real estate landscape and delivering long-term value for our investors.

We own, develop and manage some of Dublin's most sought-after workplaces, providing homes for leading Irish and global businesses.

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



jll.com

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

James Lynn +353 86 190 8503
james.lynn@jll.com

LRN: 002273



Studio. studiodublin.com

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

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

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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

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