

TO LET

BY WAY OF SUB-LEASE OR ASSIGNMENT

2ND

FLOOR
IFSC HOUSE

DUBLIN 1



HIGH PROFILE LANDMARK BUILDING
WITH STUNNING RIVER VIEWS

2ND
FLOOR
IFSC HOUSE



HIGHLIGHTS



Prominent Corporate
HQ Opportunity



Modern Fully Fitted
Office accommodation



Available by way of
Sub-lease / Assignment



Assignment of
entire extending to
22,200 sq.ft.



Sub-lease of
16,650 sq.ft. available



Finished to an
exceptional standard
throughout



Superb location in
the heart of Dublin's
Financial Services
Centre (IFSC)



Exceptional
Water views



Unrivalled
connectivity



Offering flexible
leasing options –
Available immediately

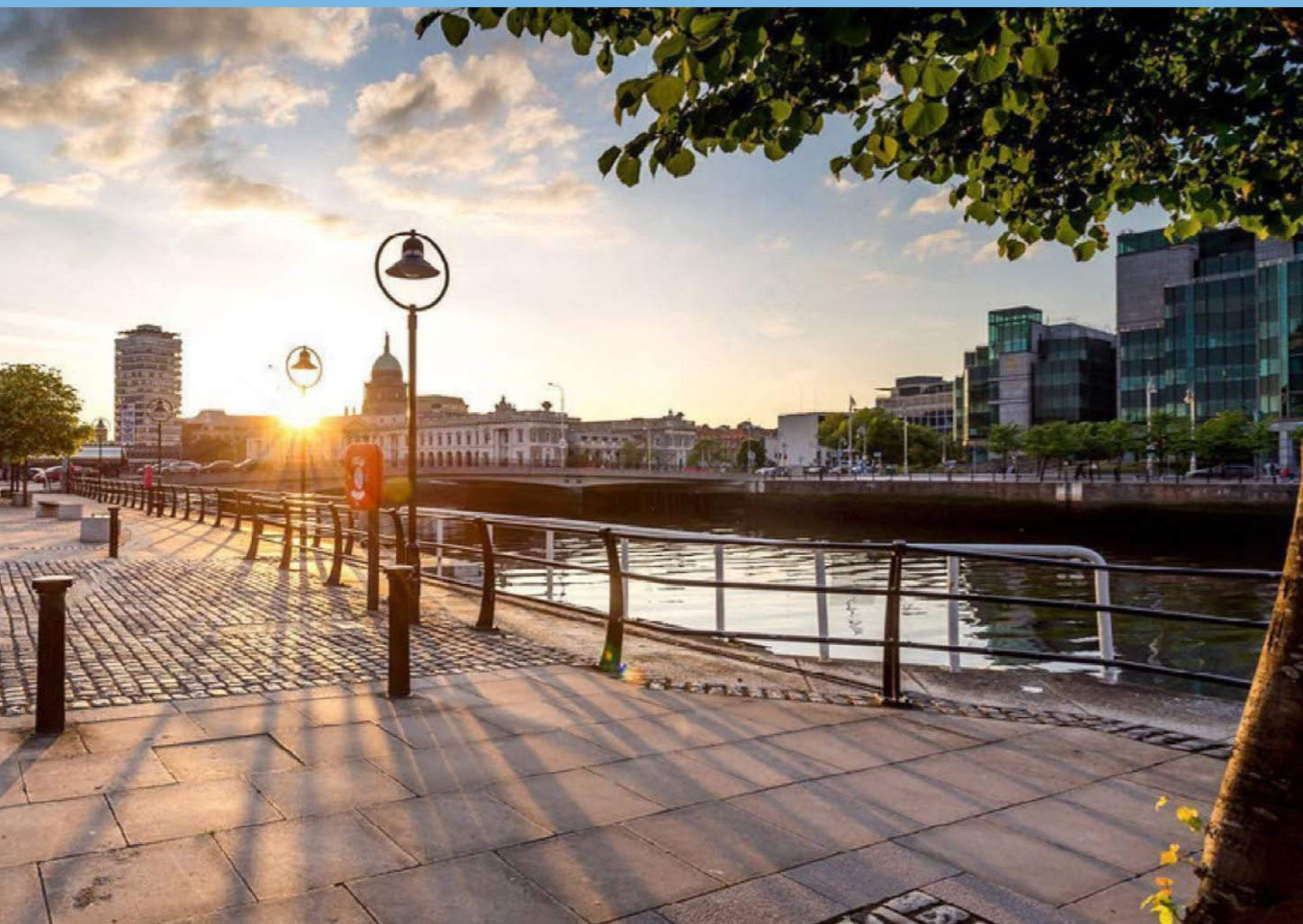
ND

IFSC HOUSE IS A HIGH PROFILE, LANDMARK BUILDING SITUATED IN THE CENTRE OF DUBLIN'S FINANCIAL SERVICES CENTRE, IFSC.

LOCATION

The IFSC occupies a strategic location on the intersection of Custom House Docks and the Talbot Memorial Bridge in Dublin 1, providing a prime business address and position for ease of access to the South City, North and South Docks.

The IFSC is one of Dublin's most established office locations and is home to leading national and international banking and financial institutions. Whilst traditionally a centre for the financial services industry, the IFSC has evolved over recent years and now attracts multiple sectors such as legal, professional services, pharma and TMT to name but a few. IFSC House offers occupiers the opportunity to establish their Headquarters in this vibrant commercial hub.



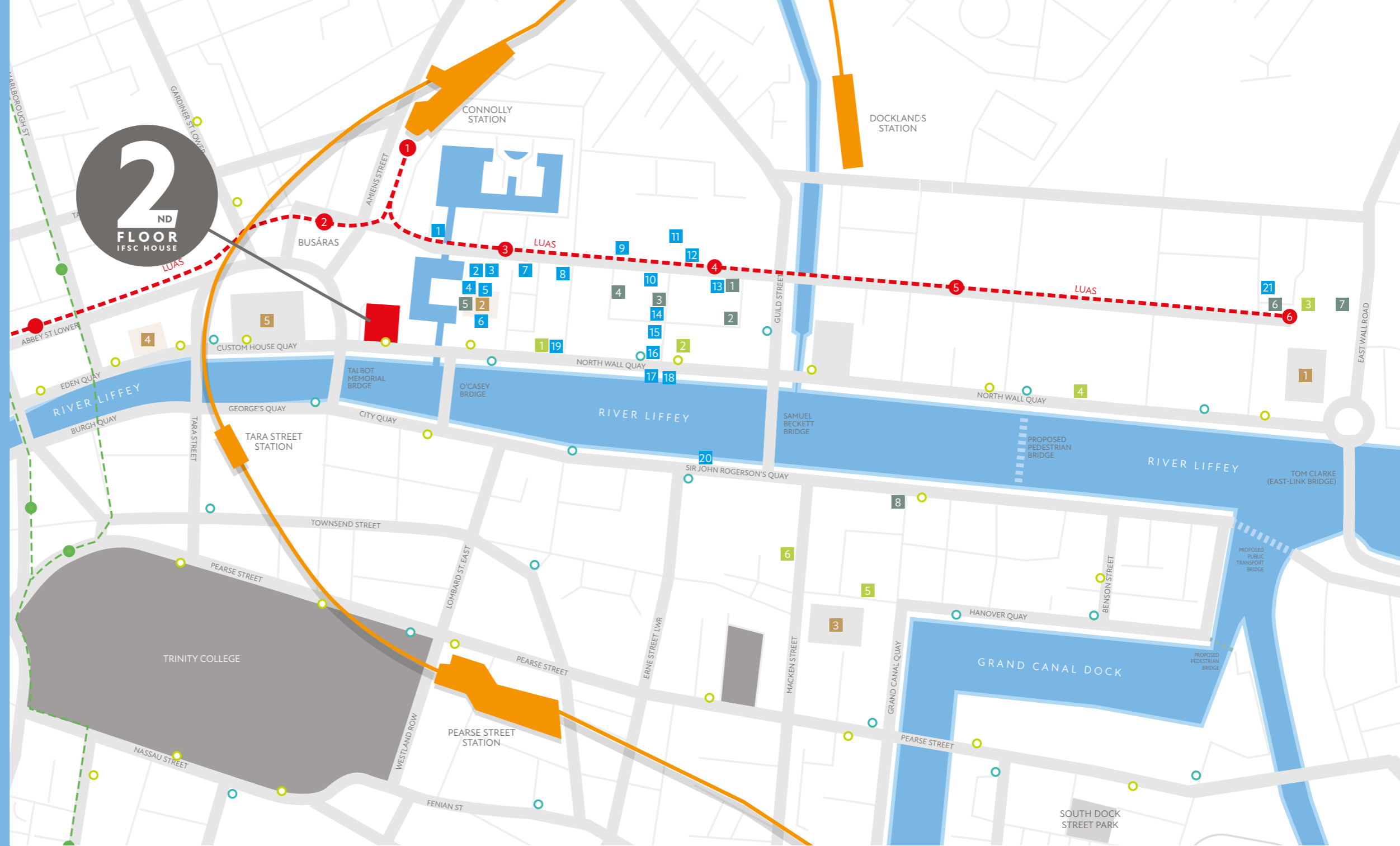
TRANSPORT

The IFSC is considered one of the City's most accessible locations and benefits from unrivaled connectivity. LUAS and Dublin Bus stops are located within metres of the premises together with DART, mainline rail and Regional Bus routes all within a short stroll of IFSC House at Connolly Station and Busáras respectively.

A Dublin bike station is located adjacent to IFSC at Custom House Quay.

Dublin's Port Tunnel is a 5 minutes drive connecting the city centre to Dublin Airport.

- 1 Connolly Station Luas Stop
- 2 Busáras Luas Stop and Regional bus station
- 3 George's Dock Luas Stop
- 4 Mayor Square - NCI Luas Stop
- 5 Spencer Dock Luas Stop
- 6 Then Point Luas Stop
- Luas Green Line
- Train/DART Stations
- Bus
- Dublinbikes



AMENITIES

As would be expected from an established business area, IFSC House benefits from an abundance of amenities in the immediate vicinity. The area is well serviced by a host of food & beverage, retail and lifestyle providers with an excellent mix of restaurants, cafes, hotels and pubs. The wider North Docks area is establishing itself as an exciting new district with many new and unique businesses locating here.

RESTAURANTS/CAFÉS

- | | |
|------------------------------------|-----------------------------|
| 1 Harbourmaster Bar and Restaurant | 12 Il Fornaio |
| 2 Ely Bar & Grill | 13 Fresh |
| 3 Starbucks | 14 Seven Wonders |
| 4 Urban Brewing & Stack Restaurant | 15 Café Nero |
| 5 Freshi | 16 Milano |
| 6 Toss'd Noodles & Salads | 17 J2 Sushi |
| 7 The Bakehouse | 18 Rockets |
| 8 Coffee Angel | 19 Oly's Bar and Restaurant |
| 9 Chopped | 20 Sprout & Co Campshires |
| 10 Drunken Fish | 22 Pita Pit |
| 11 Boojum | |

HOTELS

- 1 Hilton Garden Inn Dublin
- 2 The Spencer Hotel
- 3 The Gibson Hotel
- 4 The Mayson
- 5 The Marker Hotel
- 6 Clayton Hotel Cardiff Lane

LIFESTYLE

- 1 Giraffe Childcare
- 2 National College of Ireland
- 3 Marks and Spencer
- 4 The Grafton Barber
- 5 Flyefit CHQ
- 6 Point Village
- 7 Odeon Point Square
- 8 Docklands Dental

CULTURAL

- 1 3Arena
- 2 EPIC The Irish Emigration Museum
- 3 Bord Gáis Energy Theatre
- 4 Abbey Theatre
- 5 The Custom House

LOCAL OCCUPIERS

1	SMBC Aviation	10	Arista Networks	19	AIG	27	Central Bank of Ireland	35	Indeed	44	Facebook	53	Informatica
2	Susquehanna	11	Airbus	20	HubSpot	28	WeWork	36	Wix	45	William Fry	54	Core
3	UniCredit	12	Dogpatch Labs	21	BNY Mellon	29	NTMA	37	LogMeIn	46	Link Group	55	Riot Games
4	Zurich	13	Mediolanum	22	Convention Centre Dublin	30	Gilead	38	State Street	47	HSBC	56	Autodesk
5	Bank of Montreal	14	Partner Re	23	PWC	31	Oath	39	Accenture	48	Dillon Eustace		
6	SAS	15	Walkers	24	Credit Suisse	32	Voxpro	40	Matheson	49	Three		
7	Wells Fargo	16	Citi Group	25	Optum	33	AirBnB	41	DocuSign	50	Tenable		
8	KPMG	17	A&L Goodbody	26	Salesforce	34	JP Morgan	42	Aptiv	51	Deloitte		
9	Wilmington Trust	18	Sandvik					43	McCann Fitzgerald	52	Bloomberg		



2
ND
FLOOR
IFSC HOUSE



DESCRIPTION

The 2nd floor of IFSC House is accessed via a large light filled atrium reception from Custom House Quay, providing an impressive entrance to this landmark building.

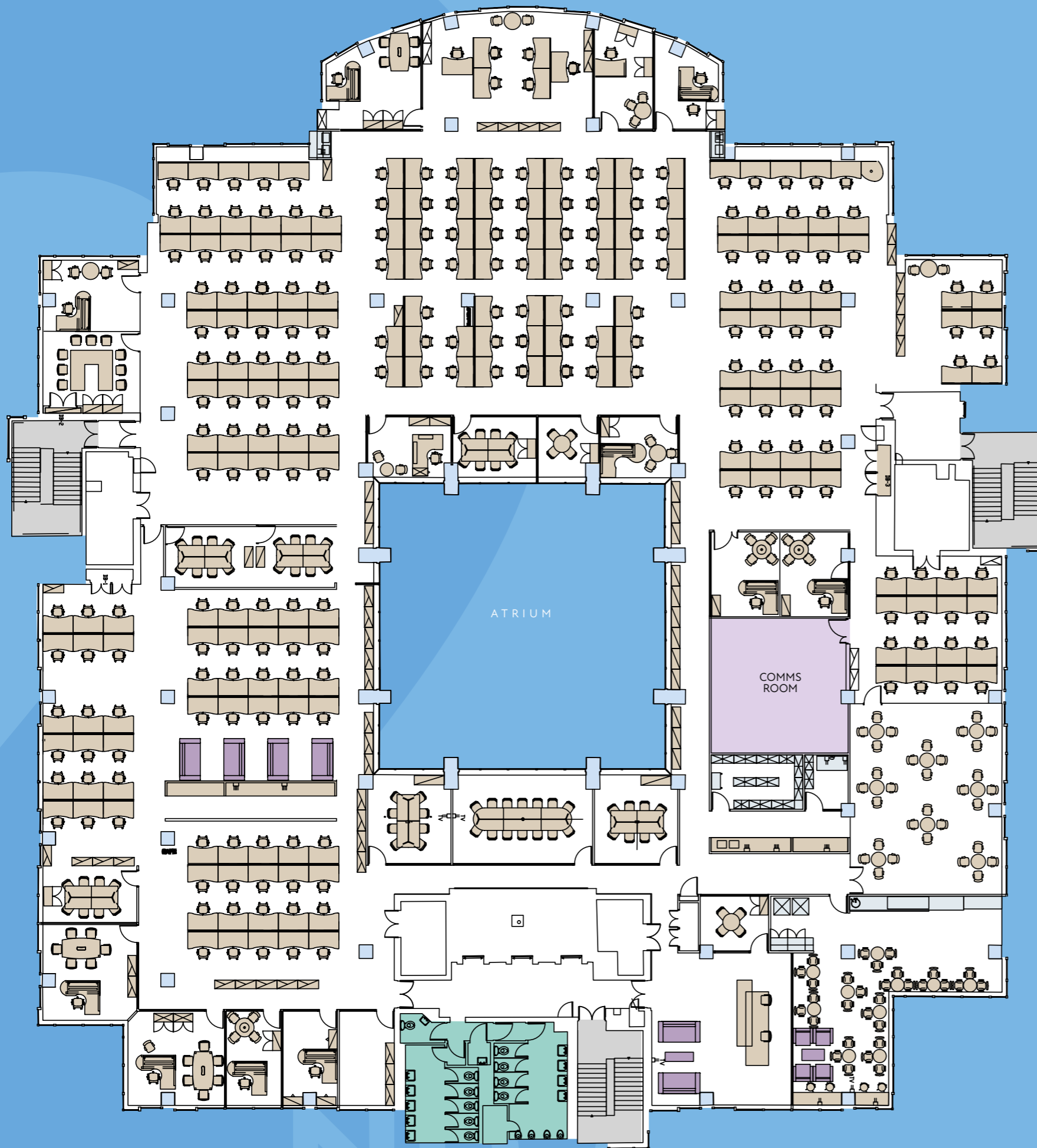
The floorplates within IFSC House are configured to offer maximum flexibility in terms of dividing the space and also providing exceptional natural light throughout the floor plate.

The subject floor is presented in excellent condition throughout and is finished to a high specification, offering a fully fitted contemporary office solution which will appeal to all sectors. Ready for immediate occupation.









CONFIGURATION

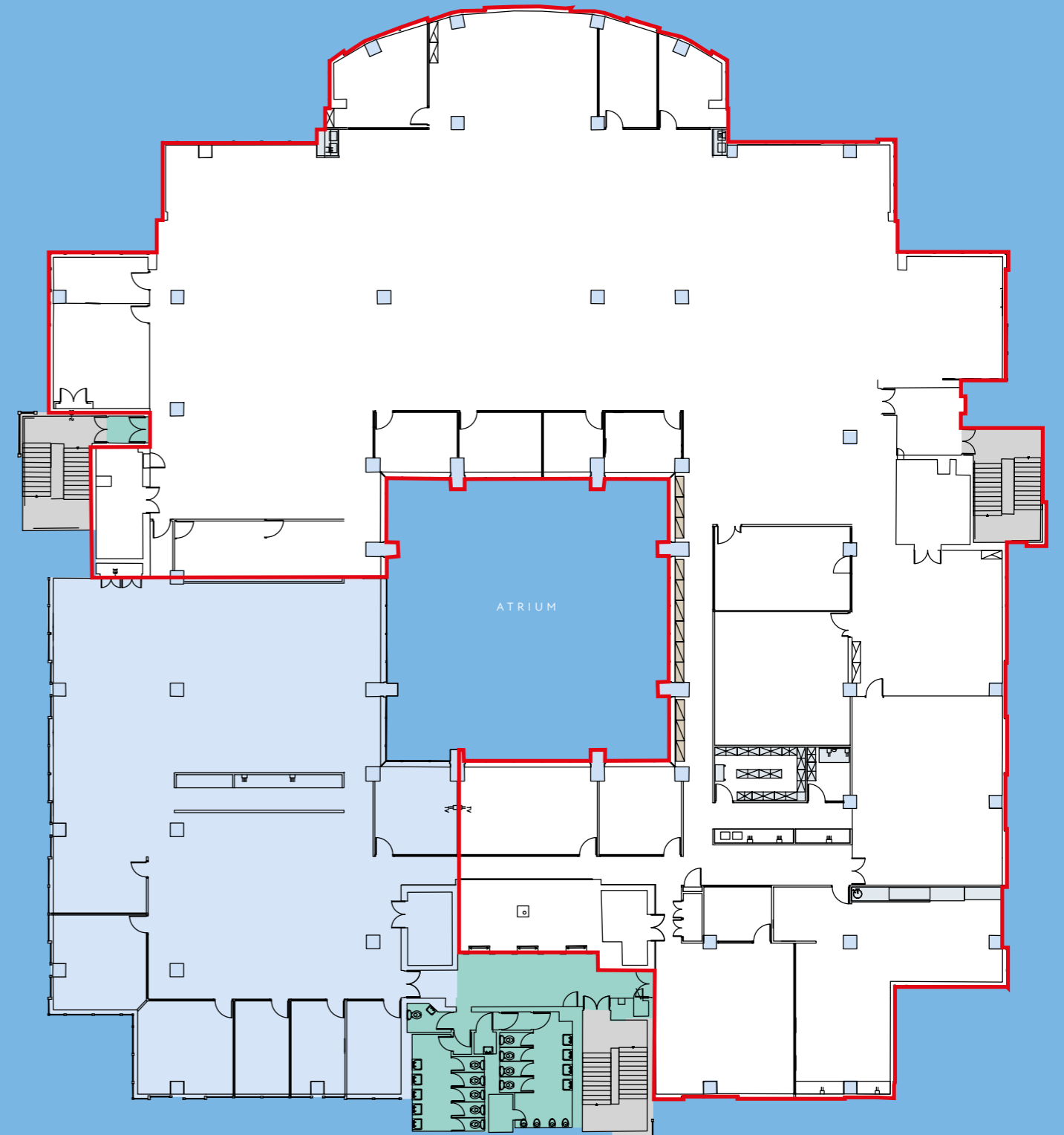
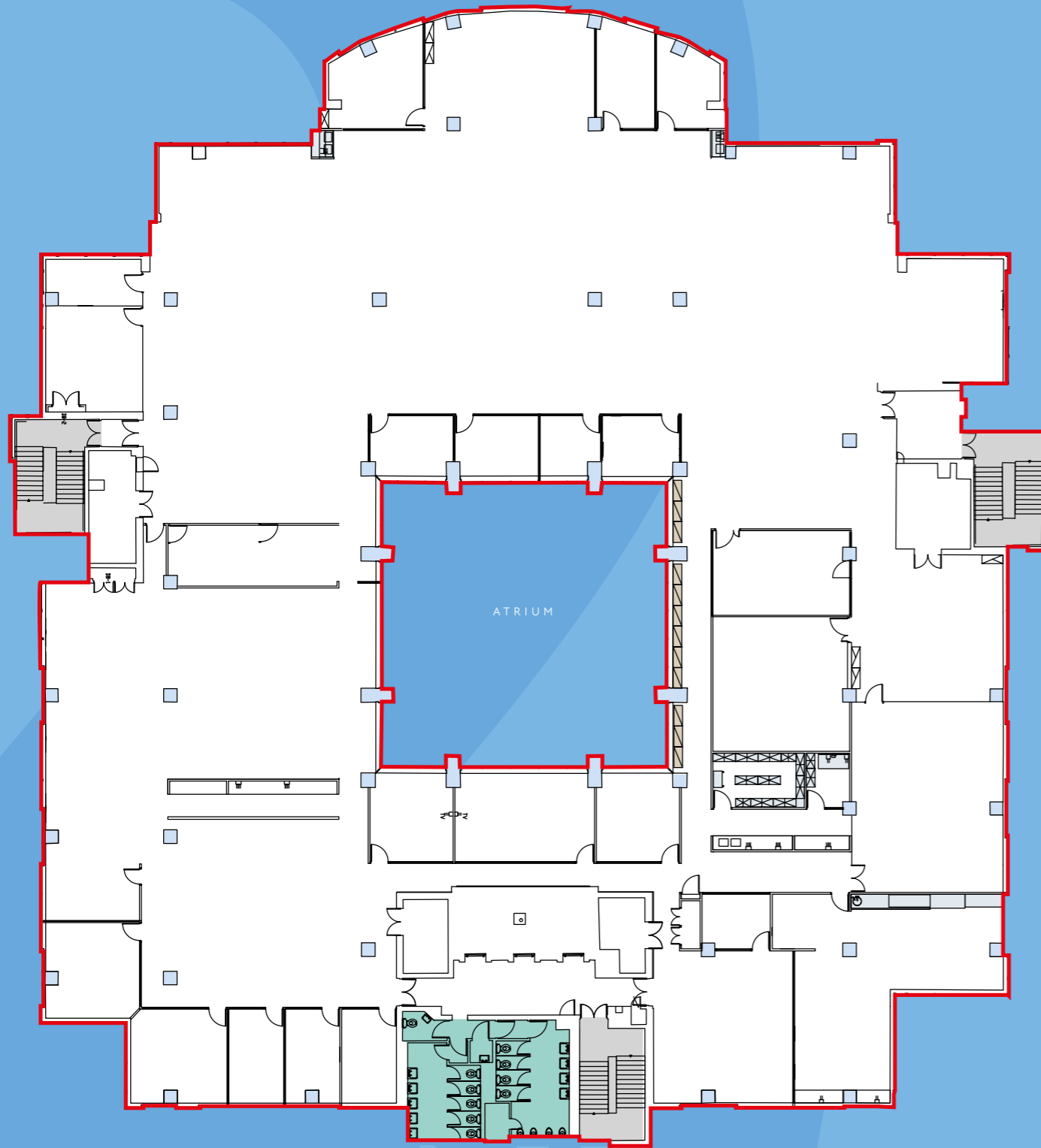
230	Open plan workstations
12	Cellular offices
11	Meeting rooms
2	Large Receptions
1	Cafeteria
1	Mail room
1	Dedicated comms room
1	Interview room
1	Boradroom with retractable wall divider providing seating for 22 people
1	Townhall area / workshop space
1	Store Room
1	Comms rooms
1	Breakout areas

SPECIFICATION

•	Raised access floors
•	Suspended ceiling with acoustic ceiling tiles
•	LED lighting (recessed LED panels and LED downlights with motion sensors)
•	Air conditioning
•	Wired for power and CAT 6 Cabling
•	Carpeted floors
•	Acoustic meeting pods
•	Fully fitted canteen
•	Presented in turn-key condition
•	Passenger lift
•	Bicycle parking and shower facilities
•	20 Car parking spaces

■ FULL ASSIGNMENT - 22,200 SQ.FT.

■ SUBLEASE - 16,650 SQ.FT.



*For illustrative purposes only

2ND FLOOR IFSC HOUSE DUBLIN 1

LEASE TERMS

The subject property is available on a short term sub-lease up to 14th October 2025 or by way of Lease Assignment expiring on the 14th April 2033.

RENT

On application.

BER



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