



**50  
CITY  
QUAY**

**GROUND FLOOR  
50 CITY QUAY  
DUBLIN 2**



## A FULLY FITTED PLUG AND PLAY OPPORTUNITY

Forming part of the Windmill Quarter, the ground floor, 50 City Quay offers a unique opportunity to occupy office suites from 640 - 1,313 sq.ft. of fully furnished modern office accommodation on flexible lease terms.



**FULLY FURNISHED  
OFFICE  
ACCOMMODATION**



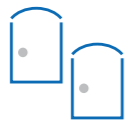
**SUPERB  
WATERSIDE  
POSITION**



**HIGH PROFILE  
LOCATION**



**OWN DOOR  
OFFICES**



**DUAL  
ENTRANCES**



**PLUG  
& PLAY**



**UNRIVALLED  
CONNECTIVITY**



**CAMPUS AMENITIES  
(WINDMILL QUARTER)**





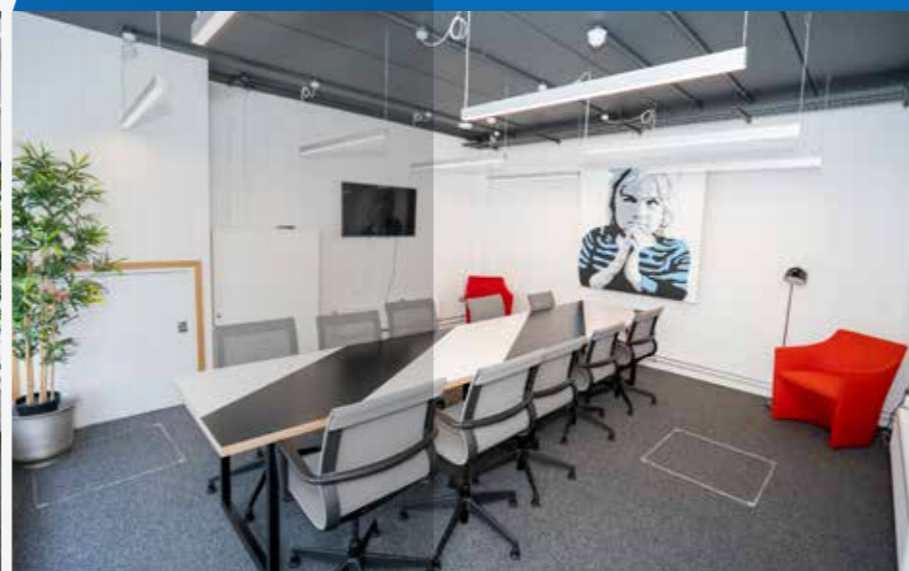
## THE PROPERTY

50 City Quay comprises a modern own door office solution. The property has been fully refurbished and provides over 1,313 sq.ft. of fitted 'plug and play' accommodation with the benefit of superb river views.



This contemporary, modern office building provides the following specification:

- » Full modern fitout
- » Exposed ceilings with pendent LED lighting with automatic lighting controls
- » Perimeter containment wired for power, telecoms and data installation
- » CAT 6 Cabling
- » Carpeted floors throughout
- » Door Access control on both entrances
- » Shower facilities and w.c's
- » Gas fired central heating
- » Passenger lift
- » CCTV (External/Estate)
- » Excellent natural light
- » 24/7 Windmill Quarter Security



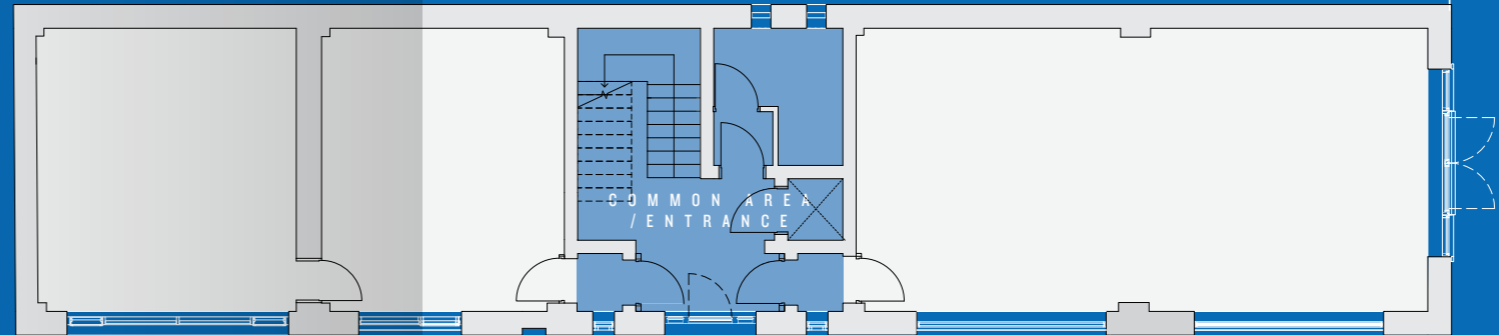
# ACCOMMODATION

(IPMS 3)

## OPTION 1 (ENTIRE)

FLOOR	SQ.M.	SQ.FT
GROUND	122	1,313
<b>TOTAL</b>	<b>122</b>	<b>1,313</b>

## OPTION 1 (ENTIRE)



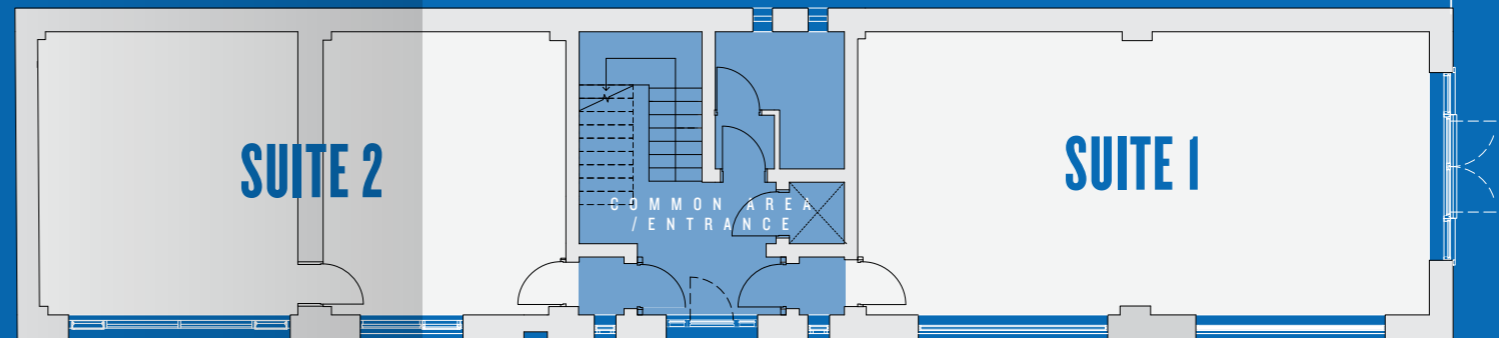
CITY QUAY

RIVER LIFFEY

## OPTION 2

FLOOR	SQ.M.	SQ.FT
SUITE 1	59	640
SUITE 2	63	673
<b>TOTAL</b>	<b>122</b>	<b>1,313</b>

## OPTION 2



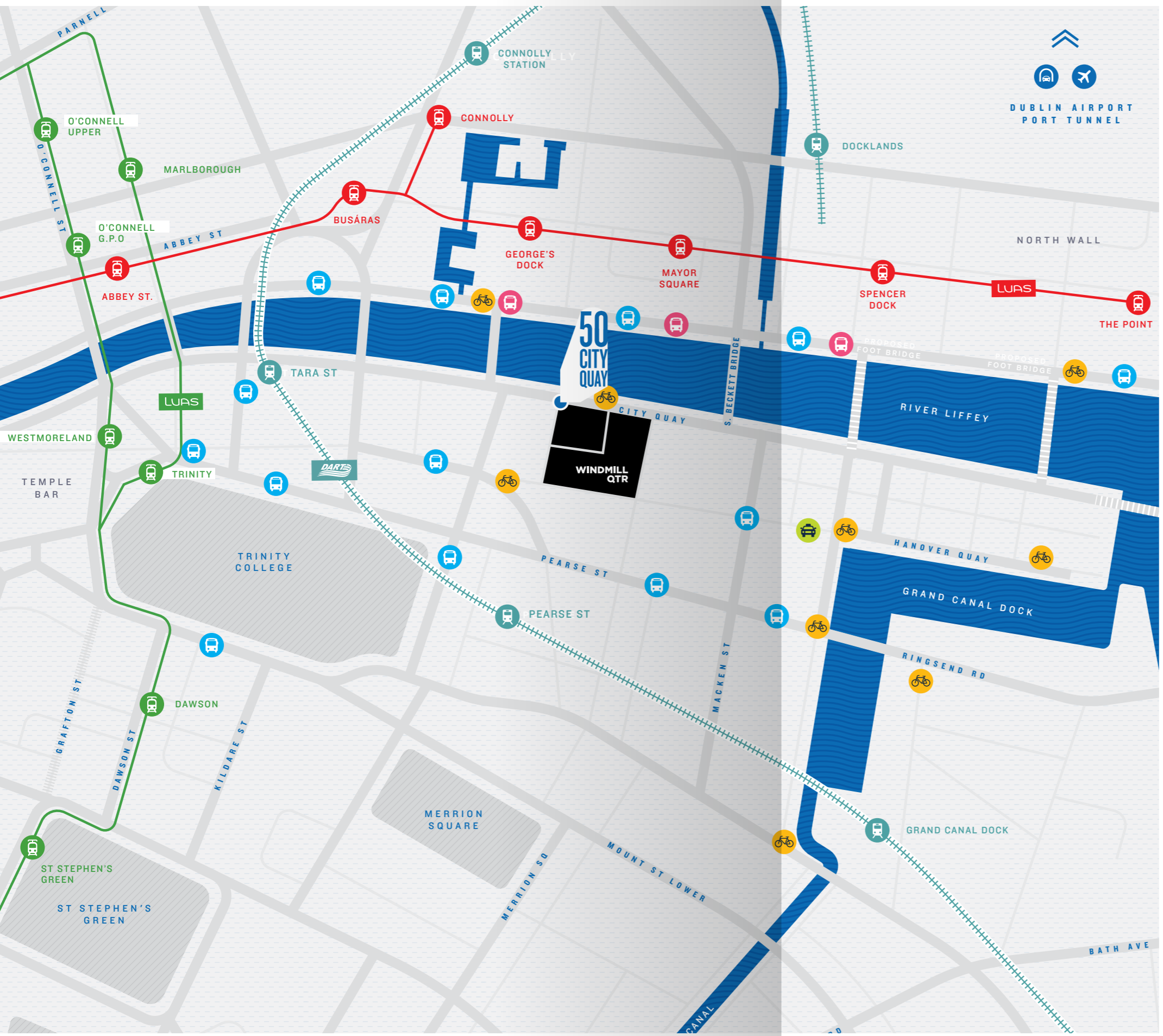
CITY QUAY

RIVER LIFFEY

CREIGHTON STREET

G R O U N D F L O O R

















# THE LOCATION

50 City Quay is a waterfront location and forms part of the Windmill Quarter where the Dublin Docklands, IFSC and City Centre converge. Owned and managed by Hibernia Real Estate Group plc, this visionary business area is master planned to provide everything that a modern company needs.

### » BY CAR

	Port Tunnel	8 mins
	Dublin Airport via Port Tunnel	25 mins

### » WALKING TIME

	Dublin Bike	On your doorstep
	Taxi Rank	On your doorstep
	DART Tara Street Station	6 mins
	Connolly Station	10 mins
	Pearse Street Station	5 mins
	Docklands Station	12 mins
	Luas Red Line	12 mins
	Luas Green Line	4 mins
	Dublin Bus	10 mins
	Nearby Routes: 01, 15a, 15b, 15d, 33b, 33d, 33x, 41x, 142, 151, 191, 193, 194 47, 56a, 77a 37, 39	
	Aircoach	13 mins



## AMENITIES

Occupiers of 50 City Quay will benefit from being a member of the Windmill Quarter. The Windmill Quarter is made up of six properties extending to over 400,000 sq.ft. and is home to some of the world's leading companies. Events are a crucial part to life at the Windmill Quarter with a full calendar of events including concerts, charity events and conferences.

### Amenities within the Quarter include;

- » The Townhall (conference/meeting/event/collaboration/connection/socialising)
- » Perpetua Crossfit Gym (12,000 sq.ft.)
- » Dedicated Tenant App
- » Concierge Services
- » Retail and food offerings

### Windmill Quarter Tenants Include;

- » HubSpot
- » Autodesk
- » Informatica
- » CORE
- » Pinsent Masons
- » Riot Games
- » Zalando
- » Udemy



## FURTHER INFORMATION

### AVAILABLE

To LET on new lease terms. Alternatively, an all inclusive flexible serviced office agreement is available, subject to terms.

### RENT

On Application

### VIEWING

Strictly by appointment with sole agents only

### BER

**BER B2**

For further information or to arrange a viewing, please contact sole agents



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DUBLIN 2