




45 MESPIL ROAD

A photograph of a modern office building. The building has a two-story design. The upper story is primarily glass, reflecting the sky and surrounding environment. The lower story is clad in light-colored, rectangular stone or concrete panels, punctuated by tall, narrow vertical windows. A prominent entrance with glass doors is located on the right side of the lower floor. Several large, mature trees with green foliage are planted in front of the building, partially obscuring it. A person is walking on a paved path in the foreground. The sky is clear and blue.

HIGH PROFILE STAND-ALONE OFFICE
BUILDING OVERLOOKING THE GRAND
CANAL AND SET IN THE HEART OF
DUBLIN'S MOST DISTINGUISHED
BUSINESS QUARTER

MODERN OFFICE SPACE ON THE BANKS OF DUBLIN'S GRAND CANAL

45 Mespil Road is the most recent addition to Dublin's thriving Central Business District. This distinguished stand-alone building offers seven floors of Grade A office accommodation on the corner of Mespil Road and Burlington Road, overlooking the idyllic Grand Canal. This address is synonymous with success and is home to a host of world-renowned global and large domestic organisations.

7 FLOORS
OF WORLD
CLASS OFFICE
SPACE

53,086 SQ
FT

MODERN OFFICE SPACE ON THE BANKS OF
DUBLIN'S GRAND CANAL

BASE OCCUPANCY

1:8 SQ M

1,826 SQ
FT

GENEROUS NEW DOUBLE
HEIGHT FEATURE RECEPTION

9 SHOWERS,
INCLUDING
CHANGING,
LOCKER AND
DRYING ROOM
FACILITIES

16

CAR PARKING SPACES

94

SECURE BICYCLE SPACES

1 ATTRACTIVE NEW LANDSCAPED
VEHICLE SET DOWN AREA

3 X 13 PERSON PASSENGER LIFTS

A LASTING IMPRESSION

A generous new double height reception provides an immediate impact and sense of arrival.

A thoughtful and detailed design includes the use of natural materials such as stone flooring and fossilised limestone finishes.

An impressive feature reception wall which extends into the lift lobby areas, offers contrasting vintage timber veneers complemented with back painted glass.

Linear glazed curtain walling framed with anodised aluminium, feature lighting and a bespoke Corian reception desk all combine to create a bright and dynamic reception.



FLEXIBLE, MODERN SPECIFICATIONS

- Suspended metal ceilings
- Low energy four pipe fan coil system with fresh air handling throughout
- Energy efficient LED lighting system
- Plastered walls with selected superior matt painted finish
- High quality thermal performance double glazed windows
- Raised access metal floor with power track and grommets 1 per 8 SQ M
- Quality carpet tile finish



A PANORAMIC VISTA

The sixth floor penthouse and terraces offer 507 SQ M of unobstructed views over Dublin's Grand Canal and the city beyond.





IN GOOD COMPANY

1. Clayton Hotel

2. Bank of Ireland Head Office

3. Apollo Aviation, Macquarie, Morgan McKinley, Groupon, Alkermes, CBRE

4. Eugene F Collins Solicitors

5. EBS

6. Amazon, BSkyB, AdRoll

7. Bank of Ireland

8. Eaton Corporation

9. Glandore Business Centre

10. IBI Corporate Finance

11. Australian Embassy

12. LinkedIn

13. American Chamber of Commerce

14. IBEC

15. Canadian Embassy, Philip Lee Solicitors

16. Storyful

17. Brown Brothers Harriman, Blackstone, LGT Bank

18. Liberty Insurance

19. CPL

20. Bord Gáis

21. Bord Bia

22. NTMA

23. Accenture

24. BT

25. Google EMEA HQ

26. The Marker Hotel

27. PWC

28. Central Bank

29. Capita

30. Facebook

31. Convention Centre Dublin

32. Ulster Bank

33. Twitter

34. AerCap

35. Permanent TSB

36. Government Buildings

37. Trinity College

38. Amazon HQ

39. Jazz Pharmaceuticals

A man and a woman are walking along a paved path in a lush, green park. The woman, on the left, is wearing a dark blue coat over a yellow top and a dark skirt, paired with white heels. The man, on the right, is wearing a dark blue double-breasted coat over a white shirt and tie, paired with dark trousers. They are both smiling and looking at each other. In the background, there are large trees, a stone bridge, and a canal with a waterfall. A black metal bench is visible on the left side of the path.

AN ENVIABLE CANALSIDE LOCATION

IDYLLIC SURROUNDINGS

Enjoy the picturesque environment overlooking the idyllic Grand Canal. From bustling Baggot Street to the vibrant social scene of Leeson Street, you will find a rich heritage and cultural experience at your doorstep. Stroll along the tranquil canal banks to explore the local farmers market and make connections with the many local and international occupiers.







A HIGHLY CONNECTED LOCATION

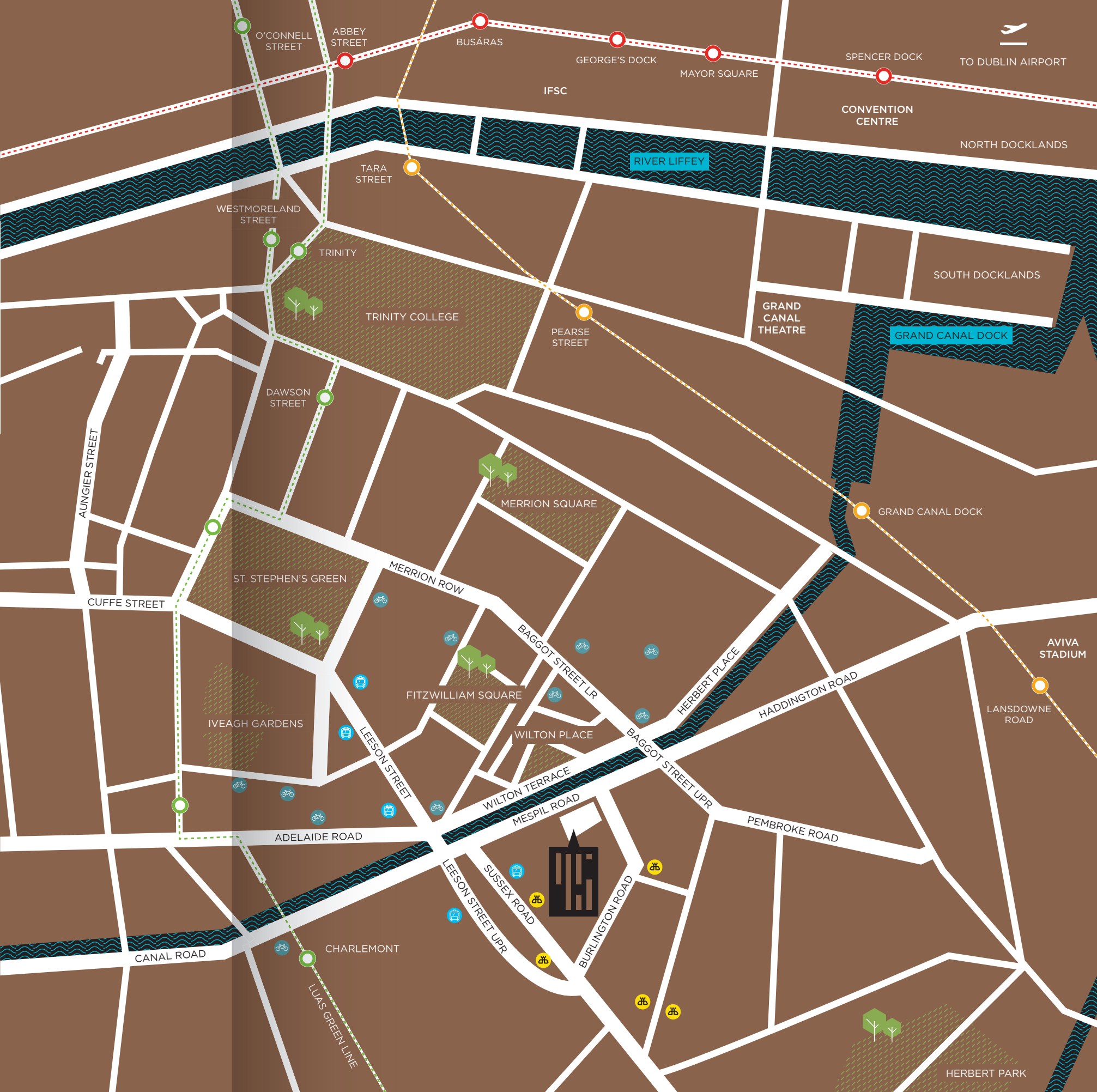
WALKING TIMES

Grand Canal	01 minute
Dublin Bus	03 minutes
Dublin Bikes	05 minutes
Baggot Street	02 minutes
Leeson Street	05 minutes
LUAS	12 minutes
DART	13 minutes

DRIVING TIMES

Dublin Port	18 minutes
Dublin Airport	25 minutes

 Dublin Bikes  LUAS Green Line  LUAS Red Line
 Dart Line  Dublin Bus  Aircoach





1



2

- 1. Eathos Cafe
- 2. The Grand Canal
- 3. Searsons Pub

LOCAL AMENITIES

45 Mespil Road positions occupiers in the centre of an affluent and vibrant neighbourhood rich in amenities.

3





1

DUBLIN'S FINEST DINING & CAFÉ CULTURE

The capital's most exciting district is home to Dublin's finest restaurants, cafés, bars and eateries - from the fine dining experiences of Forest Avenue to trendy eateries such as Angelina's and Eathos. Cafés in the area are well answered for with Starbucks, Insomnia and Coffee 2 Go. At 45 Mespil Road you will be positioned at the centre of it all.



2

- 1. Angelina's Restaurant
- 2. The Grand Canal
- 3. Irish Village Market
- 4. Baggot Street



3

4



“THE SPACE IS ENRICHED BY
MODERN, TACTILE MATERIALS”

PAUL QUINN, BKD ARCHITECTS





SUMMARY SPECIFICATIONS

- External façade primarily finished in Portuguese limestone cladding with granite band at plinth
- Strip glazing utilising continuous silicon-jointed frameless curtain walling combining glass and opacified glass panels which provide a continuous glazed appearance to the top floor façade, entrance and north east facing corner of the building
- Strip windows set back from the stone façade are framed by coloured powder-coated aluminium reveals which define the new glazing proportion and rhythm along the building elevations
- M&E designed to accommodate occupation capacity of 1 per 8 SQ M
- Building Energy Management System (BEMS)
- Floor by floor metering
- Water efficient automated appliances
- High quality natural stone finishes throughout the common areas
- Three energy efficient 13-person passenger lifts
- 4 male and 4 female and 1 unisex wheel chair accessible shower facility
- Male and female locker/changing/drying room facilities
- Dedicated set down area
- 16 basement level car parking spaces
- 94 secure bicycle spaces
- Basement communications room for telecoms providers
- CCTV system incl fire alarm and LED emergency lighting

THE OFFICES

- Suspended metal ceilings
- Low energy four pipe fan coil system with fresh air handling throughout
- Energy efficient LED lighting system
- Plastered walls with selected superior matt painted finish
- High quality thermal performance double glazed windows
- Raised access metal floor with power track and grommets 1 per 8 SQ M
- Quality carpet tile finish

THE RECEPTION

- High quality bespoke reception desk of natural stone with laminate timber back and floating effect created by lighting at plinth level
- Feature wall comprising selected finsa, Roble Gris vintage and Eucalipto Gris veneered board with back painted glass sections
- Back painted glass to cover riser doors, frame and surrounds
- Acoustic ceiling to double height space
- High quality reception furniture
- Natural Stone Flooring

LIFT LOBBY

- Proprietary gypsum MF plasterboard ceilings with feature strip lighting
- Polished plaster wall finish with recessed stone skirting
- Feature wall comprising selected finsa, Roble Gris Vintage and Eucalipto gris veneered board and back painted glass
- Selected natural stone tiling with frameless flush integrated strip lighting
- Stainless steel lift panel surrounds
- Aluminium framed glazed double doors and fixed side glazing to office space
- Natural stone floor tiling with honed finish

WC AND CHANGING ROOM FACILITIES

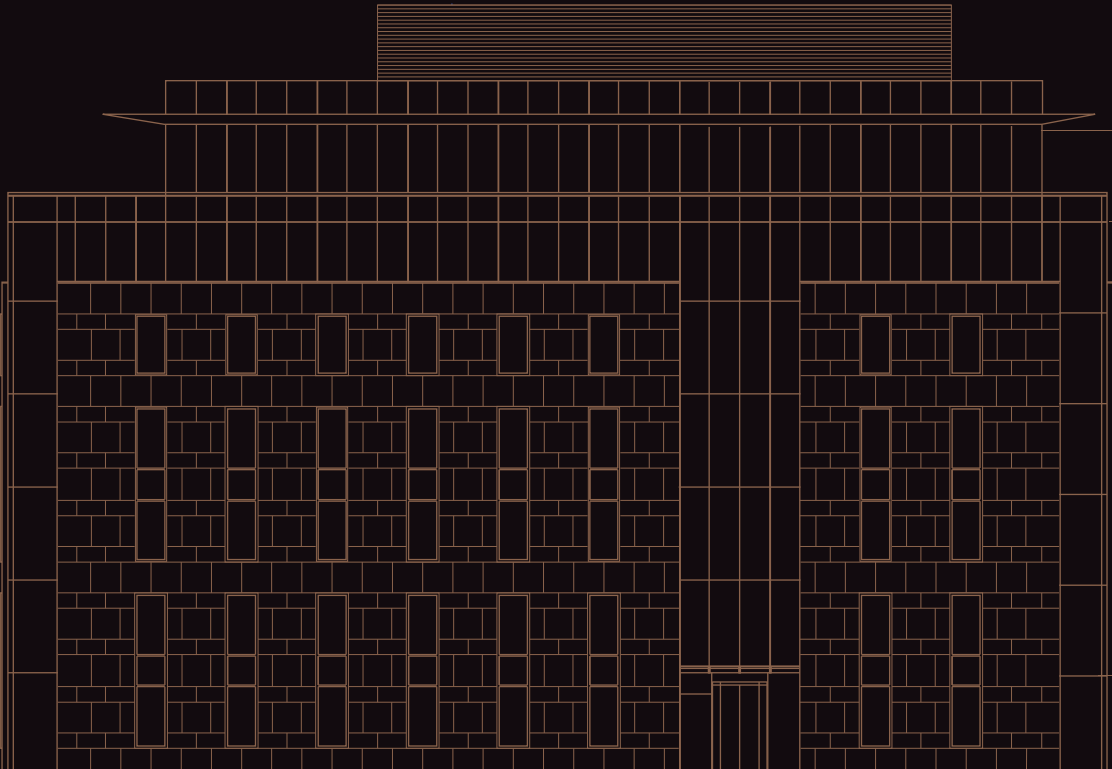
- Plasterboard ceilings with feature down lighting
- Selected ceramic wall tiles incorporating mosaic to feature wall
- Back painted glass on both sides of trough and back panel
- Proprietary IPS panel system to match cubicles with selected high quality Formica laminate finish
- Hardwood veneer door leaf with solid hardwood frames and architraves
- Linear wash hand basin system with Corian finish with over sink mirror
- Feature back painted glass surround to vanity units
- High quality ceramic sanitary ware and fittings
- Full height toilet cubicle system with high quality Formica laminate finish
- Drying/locker room and 9 individual enclosed showers in the basement core area
- Stainless steel shower fittings
- Porcelain floor tiling



MATERIAL SAMPLES

1. Corian
2. Eucalipto Gris veneered board
3. Selected painted glass
4. Cottage white polished plaster
5. Anodised aluminium
6. Roble Gris Vintage veneered board
7. Carlow limestone
8. Nuvolato grey polished marble

ACCOMMODATION



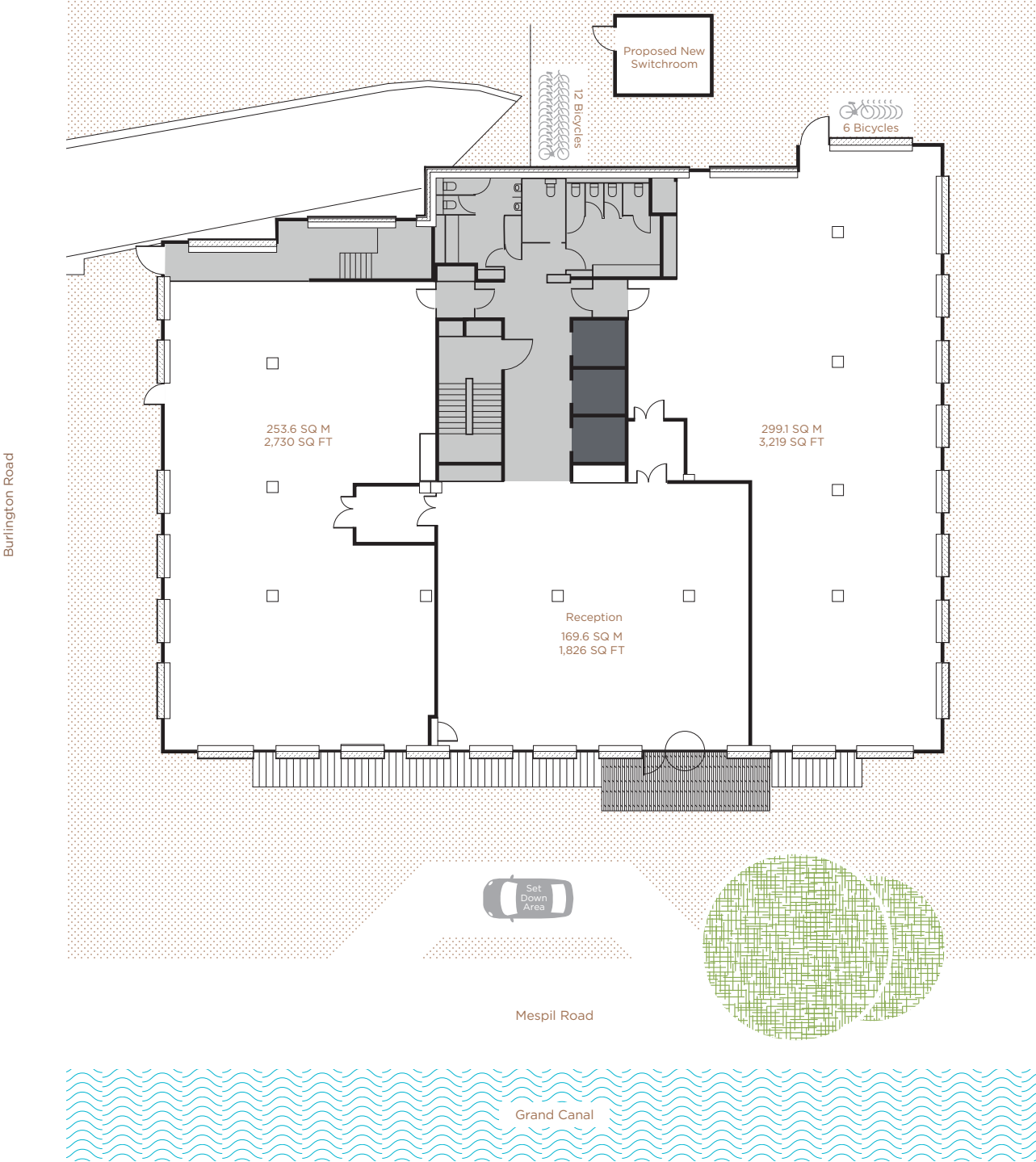
AREA SCHEDULE

Schedule of Areas	SQ M	SQ FT
Sixth	507.1	5,458
Fifth	752.2	8,096
Fourth	750.2	8,076
Third	753.7	8,114
Second	749.6	8,069
First	696.6	7,498
Ground	722.3	7,774
Basement	16 Car parking spaces	
Total	4,931.7	53,086

The above net internal floor areas are approximate areas only.

GROUND FLOOR

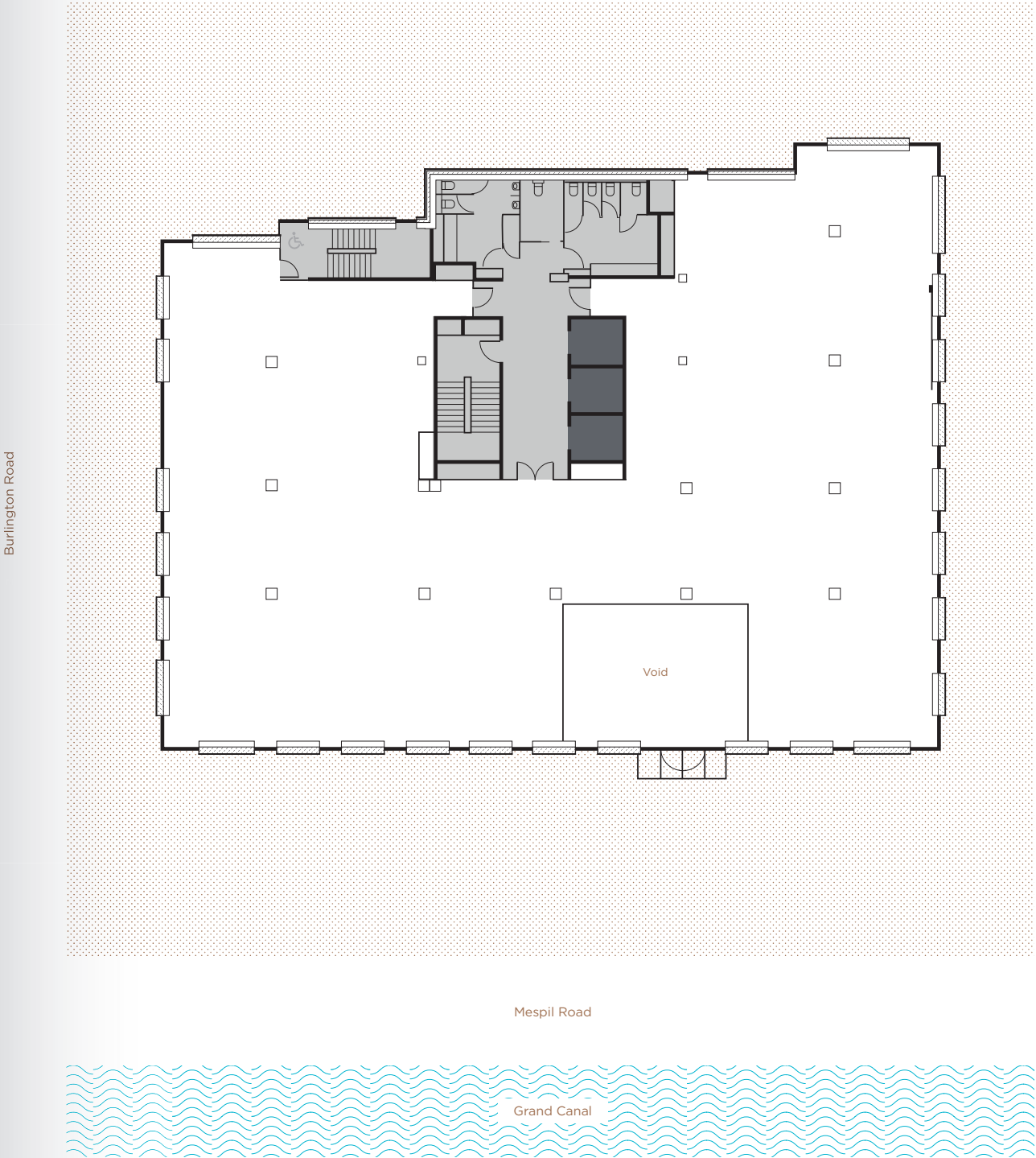
722.3 SQ M 7,774 SQ FT



- Lifts
- Core
- Office

FIRST FLOOR

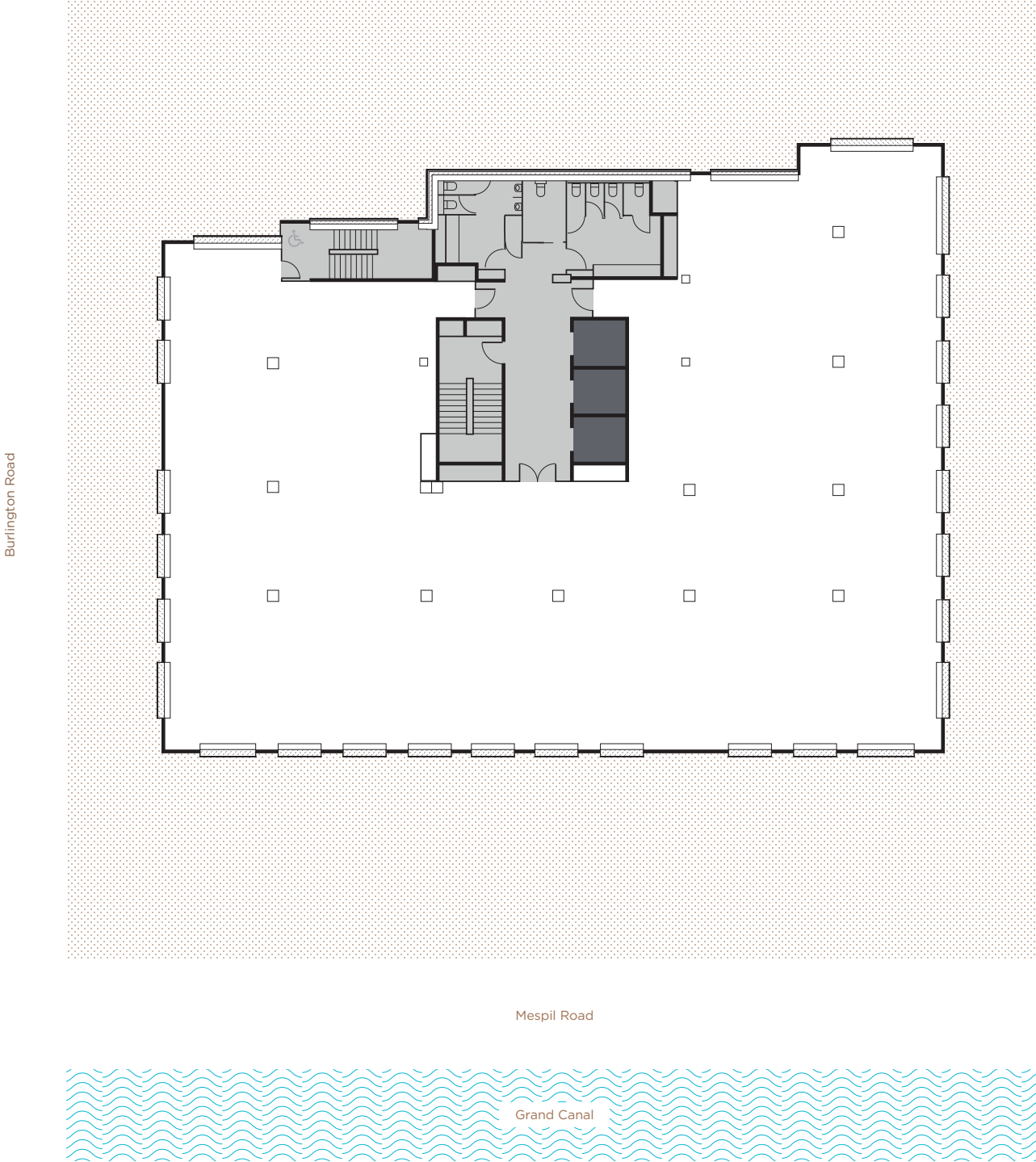
696.6 SQ M 7,498 SQ FT



- Lifts
- Core
- Office

SECOND, THIRD & FOURTH FLOORS

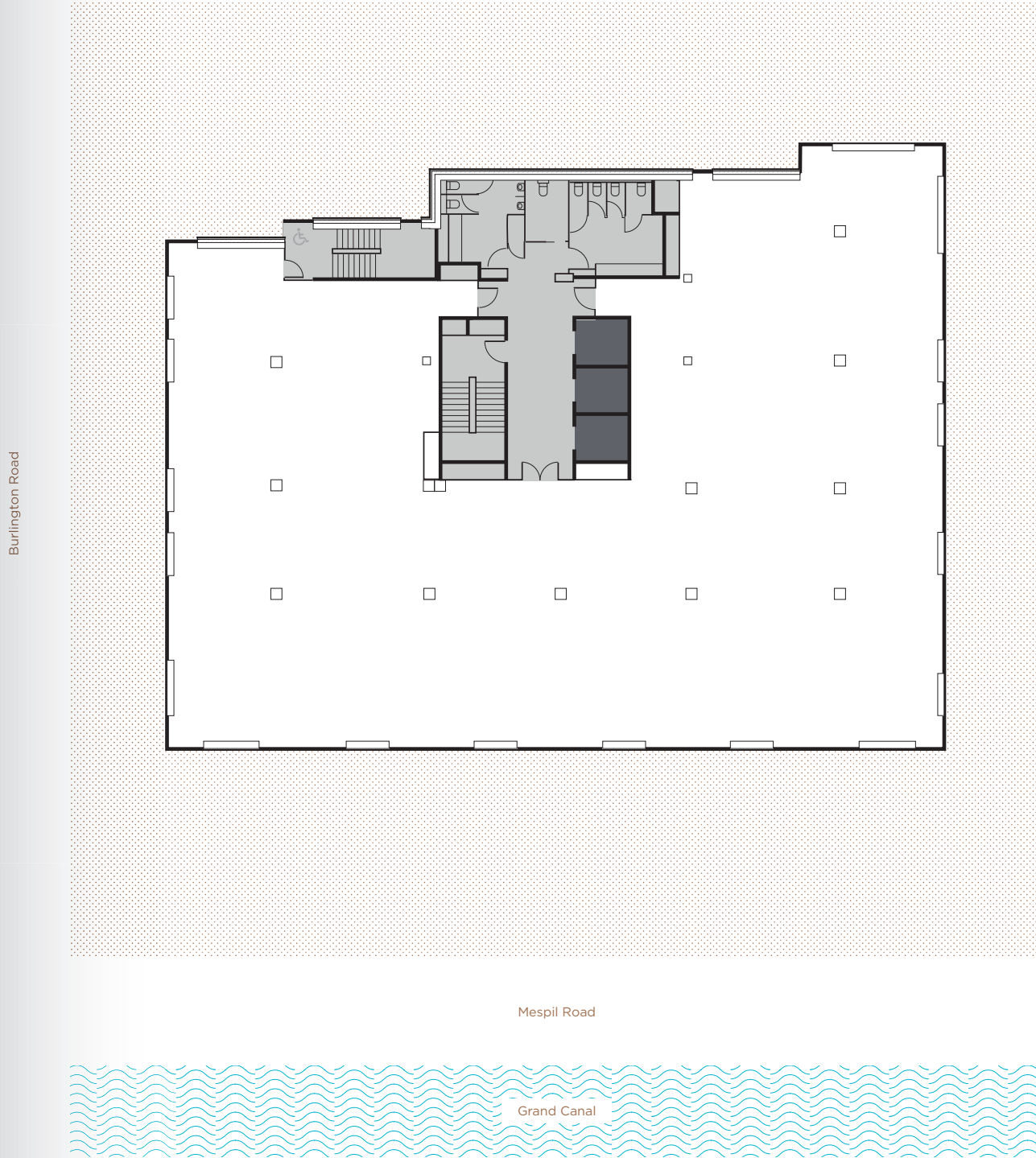
749.6 - 753.7 SQ M 8,069 - 8,114 SQ FT



- Lifts
- Core
- Office

FIFTH FLOOR

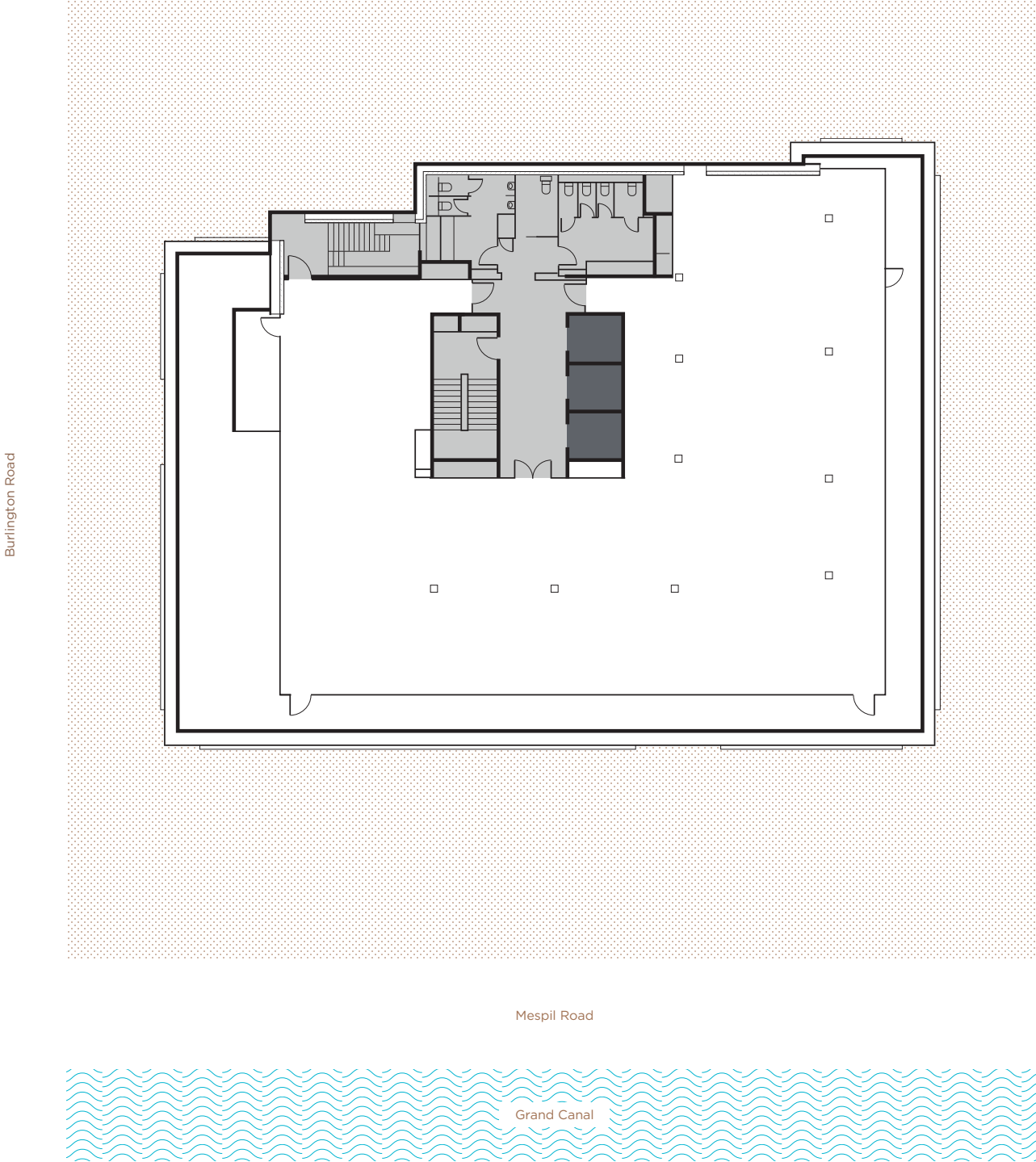
752.2 SQ M 8,096 SQ FT



- Lifts
- Core
- Office

SIXTH FLOOR

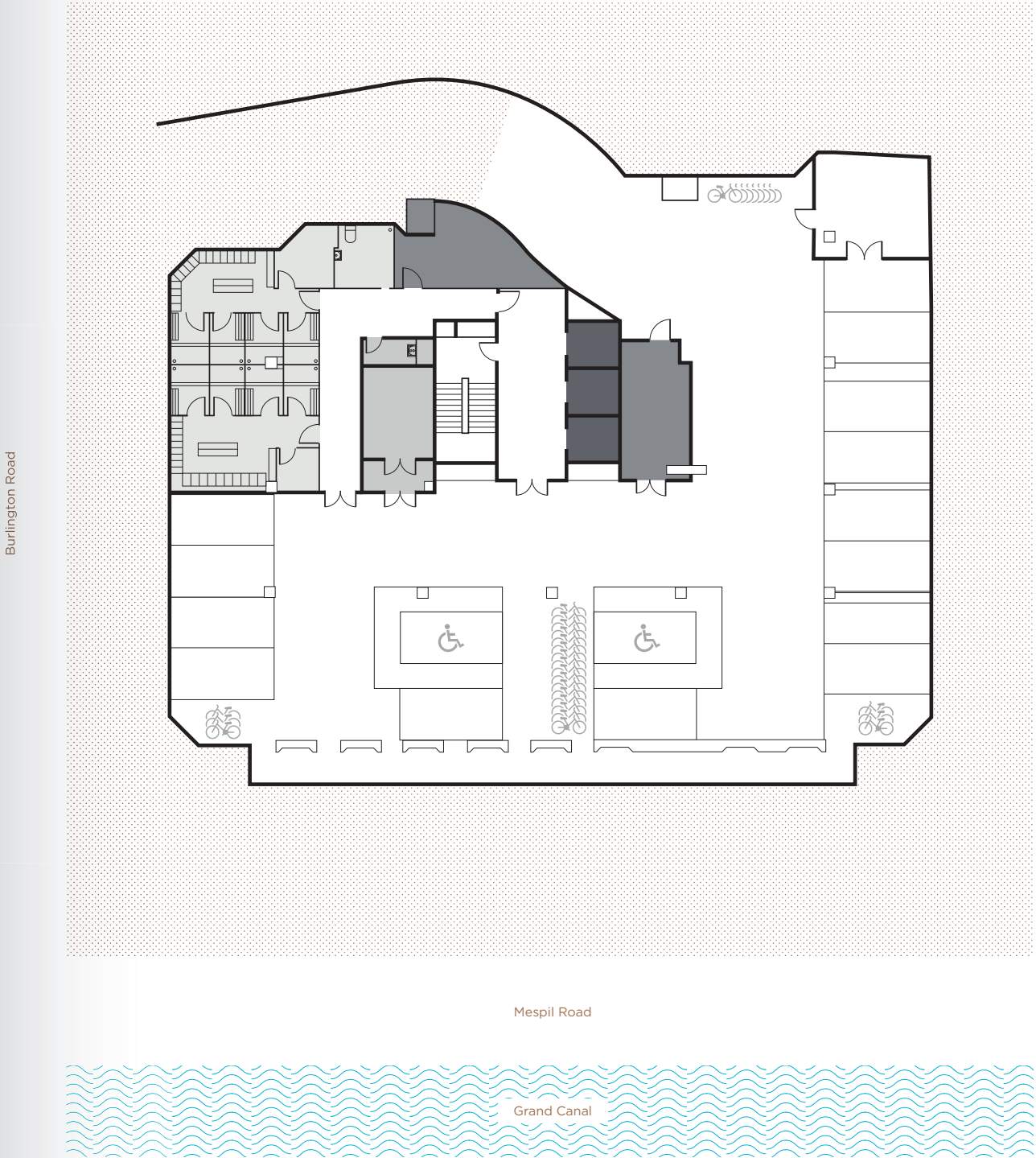
507.1 SQ M 5,458 SQ FT



- Lifts
- Core
- Office



BASEMENT

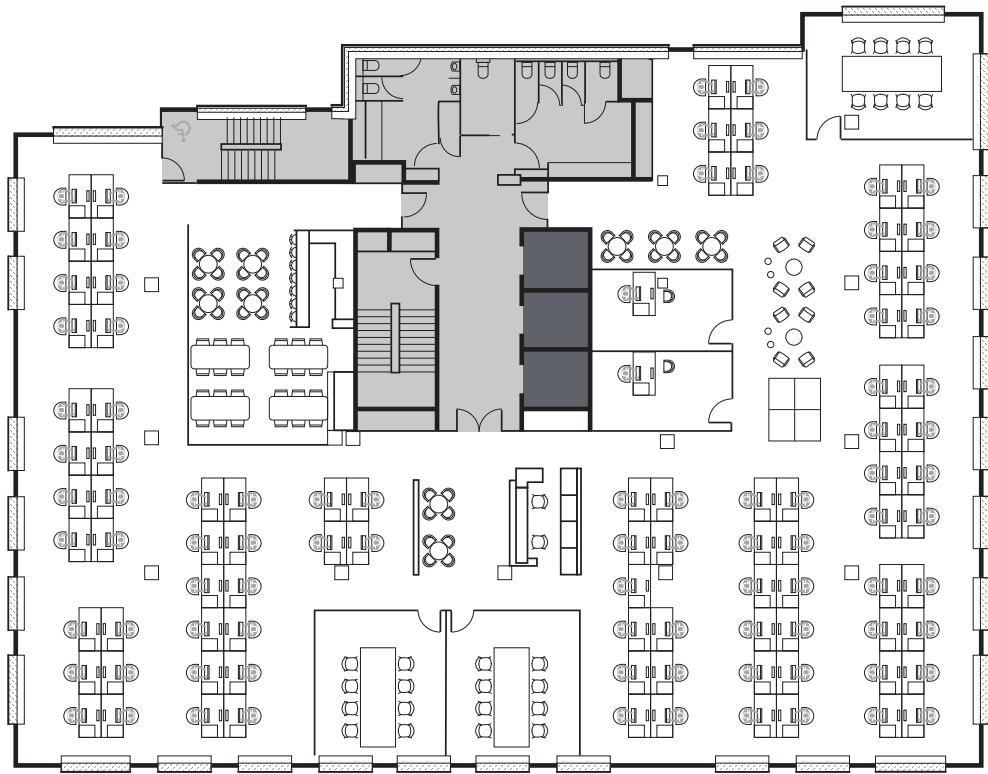


- Lifts
- Plant
- Bin & Cleaner Stores
- Showers / Toilets / Changing Facilities / Drying Rooms



SPACEPLAN: TECHNICAL

Occupier Density: 1 person / 8 SQ M



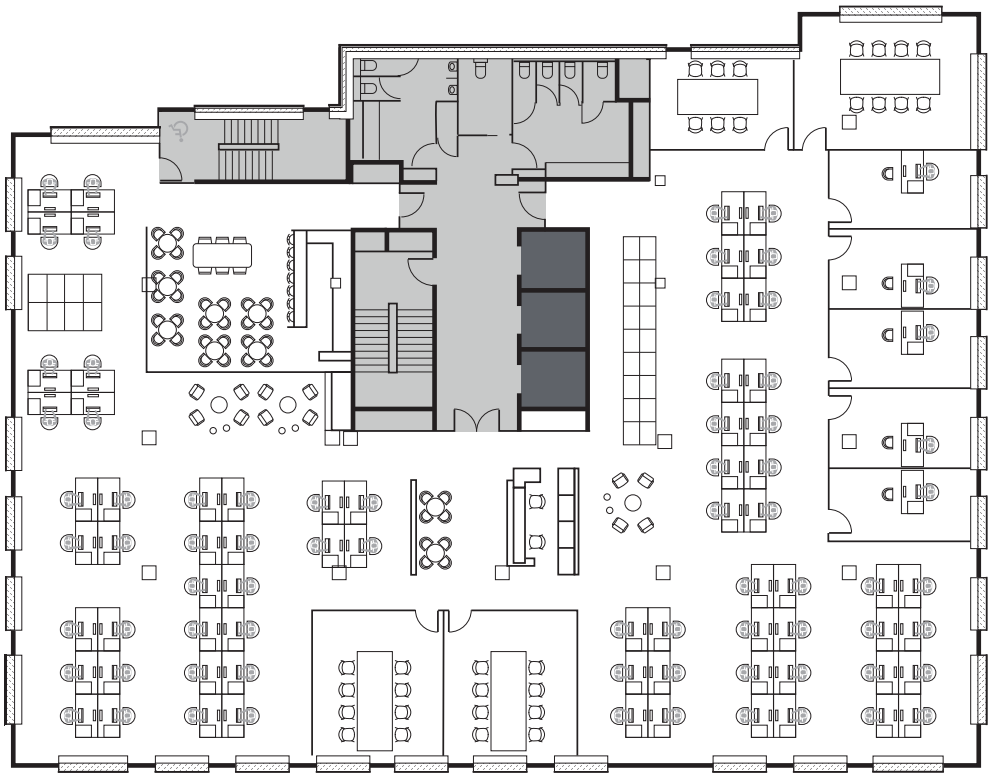
Accommodation	93 persons
Single Person Work Stations	91
Single Person Offices	2
Meeting Rooms	3
Canteen & Breakout Space	1

- Lifts
- Core
- Office



SPACEPLAN: FINANCIAL

Occupier Density: 1 person / 10 SQ M



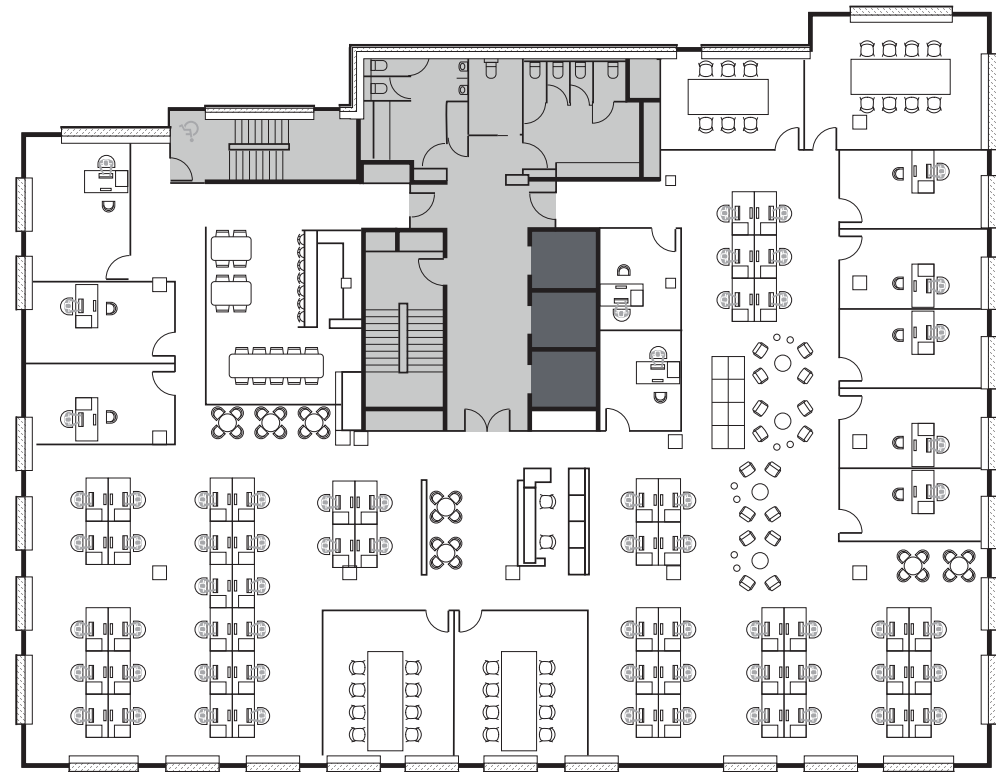
Accommodation	75 persons
Single Person Work Stations	70
Single Person Offices	5
Meeting Rooms	4
Canteen & Breakout Space	1

- Lifts
- Core
- Office



SPACEPLAN: PROFESSIONAL SERVICES

Occupier Density: 1 person / 12 SQ M



Accommodation	64 persons
Single Person Work Stations	54
Single Person Offices	10
Meeting Rooms	4
Canteen & Breakout Space	1

- Lifts
- Core
- Office



PROJECT TEAM

A Development By



Established in 1997, Davy Real Estate invests in and manages real estate assets in Ireland on behalf of domestic and international investors. Davy Real Estate is one of the largest real estate investors in Ireland and has acquired over €468m since July 2012.

The Davy Real Estate team manages in excess of €1.48 billion in real estate assets through both regulated and unregulated structures. For further information in relation to direct real estate investment or other unregulated activities of the team please contact us directly.

Professional Team

Developer	Davy Real Estate
Architect	BKD Architects
Main Contractor	M&P Construction
Engineer	Punch
M & E Consultant	Baker O'Reilly
Fire Safety Consultant	Maurice Johnson
Quantity Surveyor	KSN

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