



LWR LEESON  
STREET

DUBLIN 2

24,500 SQ FT GRADE A OFFICES



For illustration purposes only



# 18

## LWR LEESON STREET

DUBLIN 2

18 Lower Leeson Street represents an exclusive opportunity to occupy a stunning office building in one of Dublin's most sought after locations.

Behind its classic façade is an ultra-modern office interior which has been carefully re-imagined to deliver an exceptional office environment, sure to satisfy the requirements of the most discerning of occupiers.

**AVIVA**  
INVESTORS

18

LWR LEESON  
STREET

DUBLIN 2

AN EXTENSIVELY  
TRANSFORMED MODERN  
OFFICE BUILDING



24,455 sq ft  
Grade A Office Space



5 floors ranging from  
4,400 sq ft to 5,000 sq ft



Target  
LEED Gold



Wired Score  
Silver



Green roof



Target  
BER A3



Modern Grade A specification  
to include air conditioning



13 secure car parking spaces and  
23 secure bike parking spaces



6 showers with drying and  
locker facilities



Excellent transport  
network



1 min from  
St. Stephen's Green





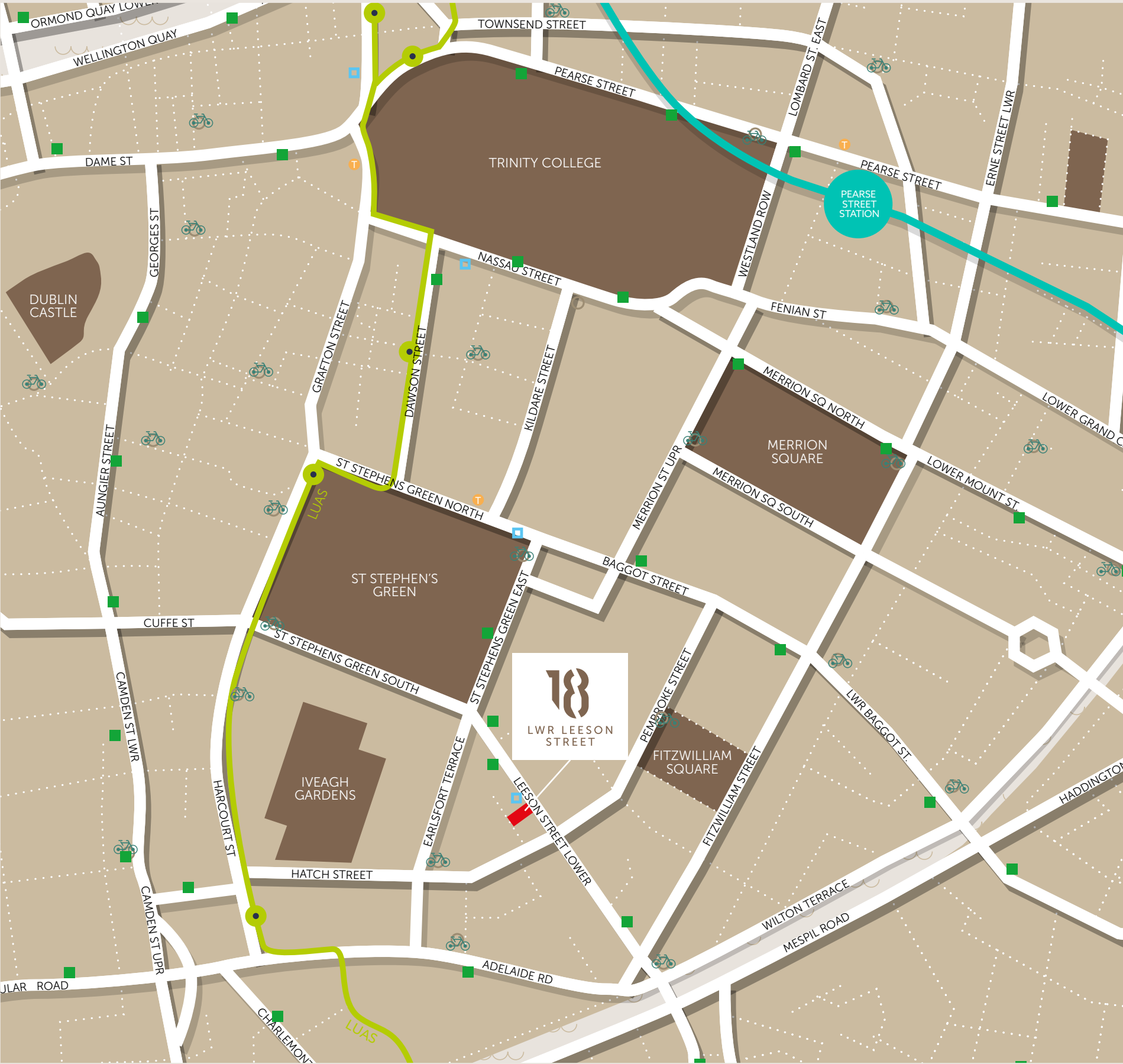
# BE IN THE CENTRE OF IT ALL

## THE HEART OF THE CITY

In the cultural epicentre of Dublin, here you will find an eclectic choice of Concert Venues, Theatres, Art Galleries, Coffee Houses, Bars, Restaurants and beautifully landscaped Public Parks.

Lesson Street is located in close proximity to many of Dublin City's most beautiful public parks. St Stephen's Green, The Iveagh Gardens, Fitzwilliam Square and the Grand Canal are all within a 5 minute walk from the offices. Occupiers can observe and partake in a variety of social activities such as live music, outdoor cinema events and art exhibitions.





18  
LWR LEESON STREET



## GETTING THERE

### GREAT TRANSPORT LINKS

18 Lower Leeson Street is located in the heart of Dublin's transport network. LUAS light rail can be accessed nearby at St. Stephen's Green or Harcourt Street and it provides access to the North City, Docklands and the South and West Suburbs. Lesson Street Lower acts as a quality bus corridor and is served by numerous Dublin Bus routes while DART and mail line rail is easily accessible at Pearse Street.



## GO ANYWHERE



### LUAS

St Stephen's Green and Harcourt Street stops are less than a 10 minute walk from the property.



### DUBLIN BIKES

Dublin Bikes depot situated just off Leeson Street.



### BUS

A quality bus corridor located on Leeson Street.



### AIRCOACH

An Aircoach bus stop is located a few metres from the property.



### TRAIN

Pearse Street DART and train station is located a 15 minute walk away.



### TAXI

There are a number of taxi ranks close by.





# YOUR NEIGHBOURHOOD

## LEADING OCCUPIERS

1	SEI
2	Dropbox
3	Slack
4	IDA Ireland
5	Deloitte
6	Intercom
7	Arthur Cox
8	Eversheds Sutherland
9	BioMarin
10	Dechert
11	Harmonic Fund Services
12	Glandore
13	Kax Media
14	Hudson Advisors
15	OPW
16	Aramark
17	AerCap
18	Horizon Pharma
19	Maples Group
20	Standard Life
21	Department of Foreign Affairs and Trade
22	Byrne Wallace
23	KPMG
24	Permanent TSB
25	Goldman Sachs
26	RCSI
27	AXA XL
28	Davy
29	Barclays
30	Walmart Global Technology
31	AIB
32	Standard Chartered
33	Intercom
34	Department of Finance
35	Grant Thornton
36	Facebook
37	Google
38	Accenture
39	Stripe
40	Takeda
41	Storyful
42	LinkedIn



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## THE ART OF MAKING AN IMPRESSION

A welcoming reception area is achieved through the use of warm and natural materials;

- 1 Acoustic plasterboard ceiling
- 2 Bespoke lighting
- 3 Veneered / Vachromat patterned feature wall
- 4 'Salted' Solus Ceramics porcelain wall tile
- 5 Kvadrat fabric feature wall and seating area
- 6 'Redstone' Richlite reveals
- 7 'Peppery' Solus Ceramics porcelain floor tile



HIGH PERFORMANCE FLOORS

RANGING FROM 4,400 SQFT TO 5,000 SQ.FT



SECOND FLOOR CGI

For illustration purposes only.





FIRST FLOOR CGI  
For illustration purposes only.

FLOOR PLANS

ACCOMMODATION SCHEDULE

Floor	Sqft	Sqm
Lower Ground Floor	4,833	449
Upper Ground Floor	4,822	448
1st Floor	4,898	455
2nd Floor	4,951	460
3rd Floor	4,951	460
Total	24,455	2,272

The above approximate net internal floor areas are will be subject to final measurement. The upper ground floor includes the building reception extending to an approximate net internal floor area of 409 sq.ft / 38 sq.m.

BASEMENT

Tenant Amenities



13  
Car  
Spaces



23  
Bicycle  
Spaces



6  
Shower  
Rooms



LOWER LESSON STREET

LOWER GROUND FLOOR

4,833 sq.ft / 449 sq.m



LOWER LESSON STREET

UPPER GROUND FLOOR

4,822 sq.ft / 448 sq.m



LOWER LESSON STREET

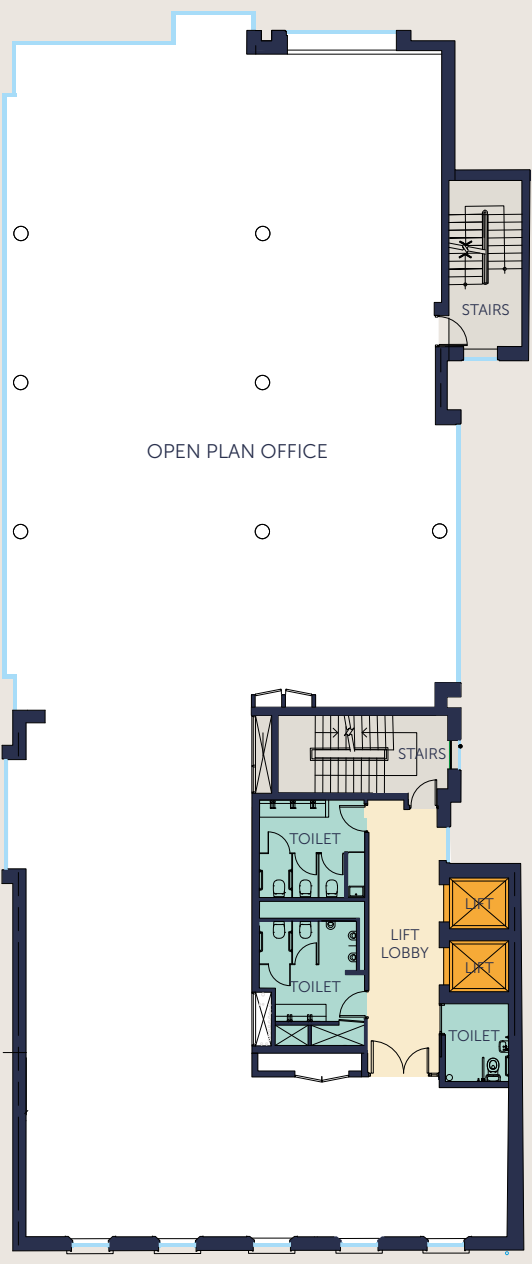
FIRST FLOOR

4,898 sq.ft / 455 sq.m



SECOND FLOOR

4,951 sq.ft / 460 sq.m



THIRD FLOOR

4,951 sq.ft / 460 sq.m



LOWER LESSON STREET

SPECIFICATION

OFFICES

- Feature exposed services.
- VRF air conditioning system.
- Internal walls plastered and painted.
- High quality thermal performance Double-Glazed system.
- Metal pan raised access floor wired for power.
- Floor boxes/grommets 1 per 8 sq.m.
- Floor cable tray system for power at 1 person per 8 sq.m.
- Intercom system on each floor with main access control.
- Plumbing points provision for future tea stations.
- Each floor is fully independent and independently metered for power.
- A new BMS will be provided monitoring and controlling of the Mechanical Engineering Services plant and equipment.

COMMON

- Porcelain walls and flooring with suspended timber grid ceilings throughout the circulation core.
- Female, male, accessible toilet and cleaner's room provided on each floor.
- 630 Kg (8 Person) MLR passenger lifts serving all floors.
- Accessible platform lifts, located at street level / main reception.
- Programmable access system for external doors, office accommodation and doors onto main stairwell.
- 6 unisex showers including accessible shower with locker and drying room facilities.
- 13 secure basement level car parking spaces.
- 23 secure basement bicycle parking spaces.
- 48 high quality lockers.
- CCTV system provided to the basement and ground floor main entry points.
- Sub-distribution boards provided on each floor.
- Telecom rooms at basement level.

ENVIRONMENTAL CREDENTIALS



Target -  
BER rating of A3



Target -  
LEED Gold rating



Wired Score  
Silver



Green  
roof

# OFFICE LAYOUTS

## FINANCIAL

8 sq.m per person | 59 Total

- 58 Single Person
- 1 Single Office
- 1 Meeting Room
- 1 Canteen & Breakout

## TECHNOLOGY

10 sq.m per person | 46 Total

- 44 Single Person
- 2 Single Office
- 2 Meeting Room
- 1 Canteen & Breakout

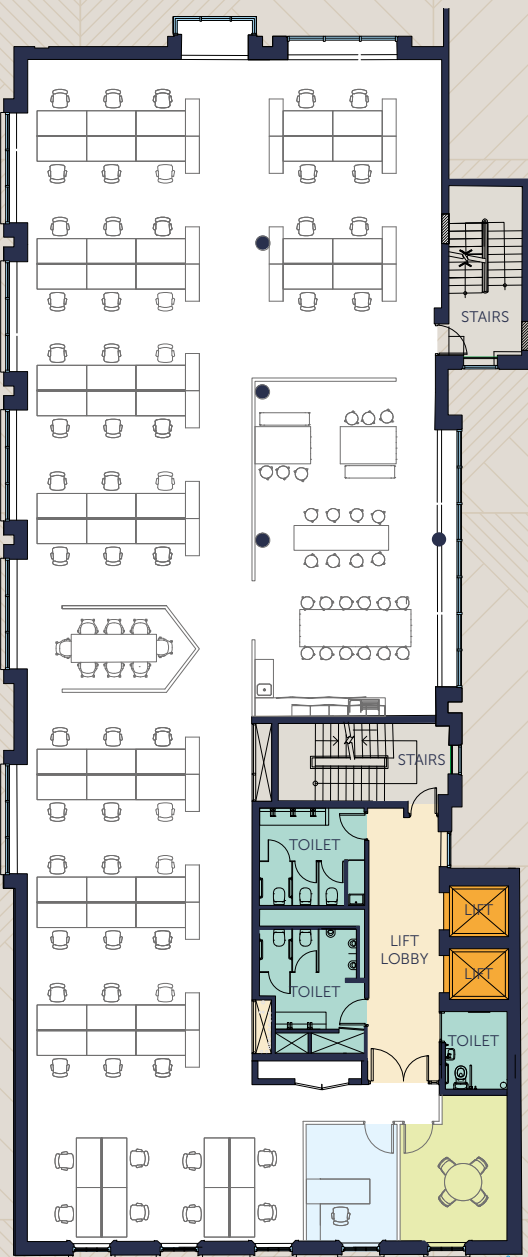
## PROFESSIONAL

12 sq.m per person | 38 Total

- 34 Single Person
- 4 Single Office
- 3 Meeting Room
- 1 Canteen & Breakout

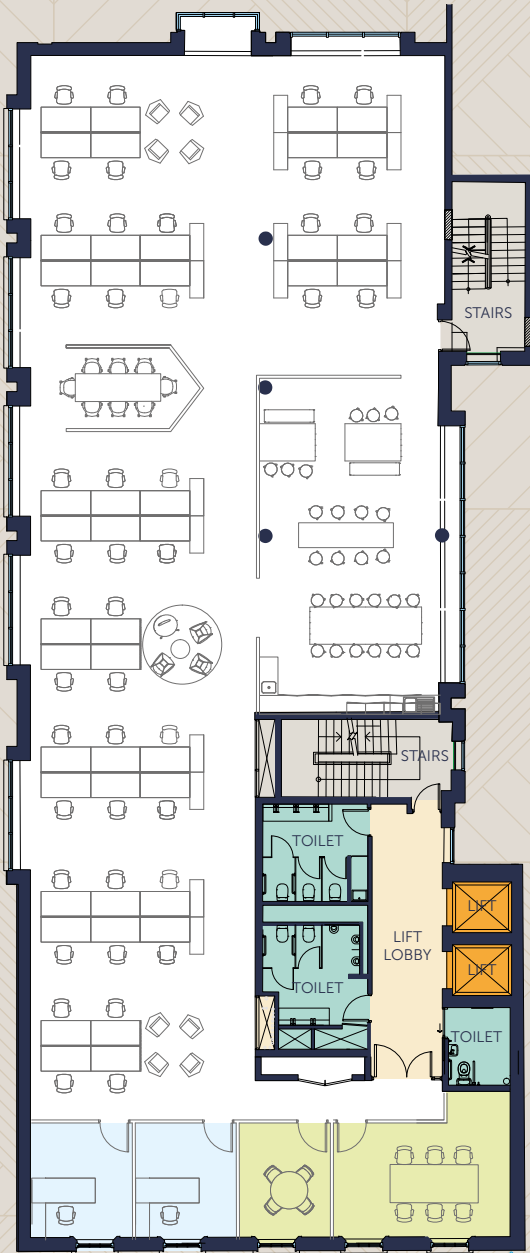
## FINANCIAL

8 sq.m per person



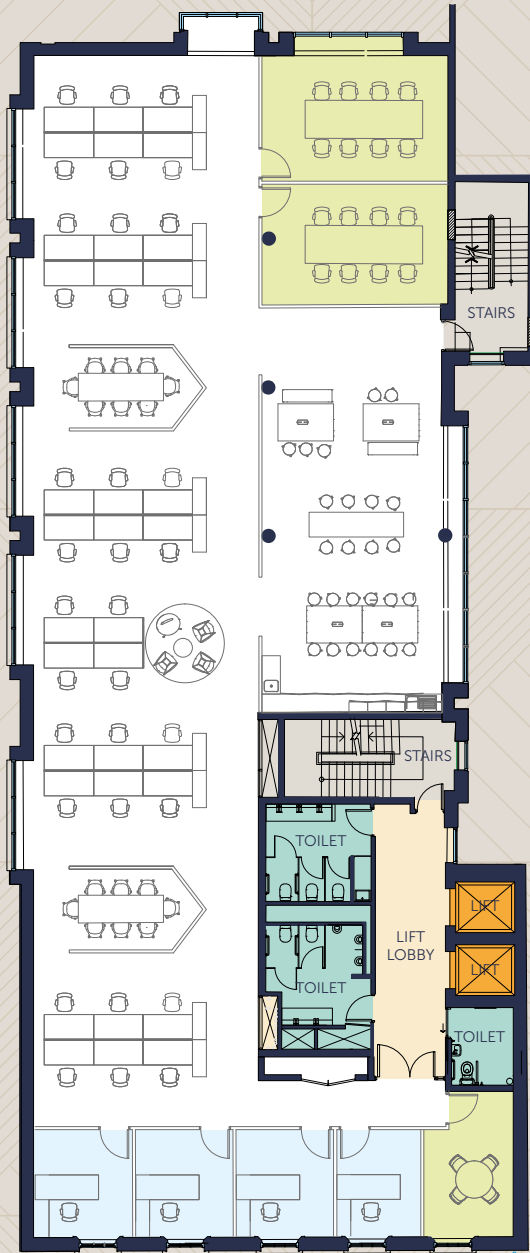
TECHNOLOGY

10 sq.m per person



PROFESSIONAL

12 sq.m per person



DEVELOPER



[www.avivainvestors.com/en-ie](http://www.avivainvestors.com/en-ie)

PROFESSIONAL TEAM

Project Management  
Module Group

Architectural and interior Design Team  
McCauley Daye O'Connell Architects

Mechanical and Electrical Consultant  
Metec Consulting Engineers

Building Energy Efficiency Consultant  
Metec Consulting Engineers

Structural and Civil Engineer Consultant  
Hanna+Hutchinson Consulting Engineers Ltd.

Fire Safety Consultant  
Maurice Johnson & Partners

Building Contractor  
Graham – Interior Fit-Out

Quantity Surveyor  
APNA

JOINT AGENTS



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Find out more at

[18lwrleesonstreet.com](http://18lwrleesonstreet.com)