



Nº3



DUBLIN
LANDINGS

FULLY FITTED OFFICE ACCOMMODATION



Impressive turn-key office specification





A striking office building extending to over 119,000 sq ft in the centre of the Dublin Docklands

Available Q1 2025

No. 3 Dublin Landings has been designed with an emphasis on sustainability and energy efficiency, underwritten by LEED accreditation, ensuring occupiers can minimise both operational costs and environmental impact.



N^o3 DUBLIN LANDINGS

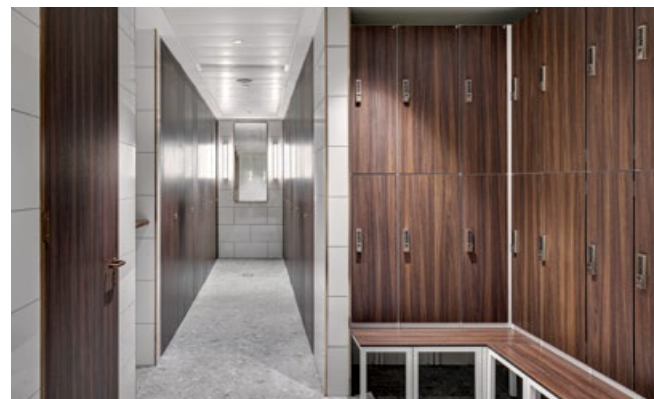




No. 3 Dublin Landings has been designed to the highest standard, with premium finishes throughout

At the centre of Dublin's thriving Docklands, No. 3 forms part of the established Dublin Landings scheme which is a mixed use development extending to over 1 million sq ft (92,900 sq m) and is home to leading occupiers such as The National Treasury Management Agency (NTMA), WeWork, The Central Bank of Ireland and Microsoft. Dublin Landings offers over 270 high-end residential apartments, a range of eateries, leisure offerings and a boutique hotel.





Superior occupier amenities

- Feature double-height reception
- 22 individual showers
- 127 lockers
- Dedicated drying room
- 157 bicycle spaces
- 18 secure underground parking spaces



HOME TO A DIVERSE AND DYNAMIC COMMUNITY

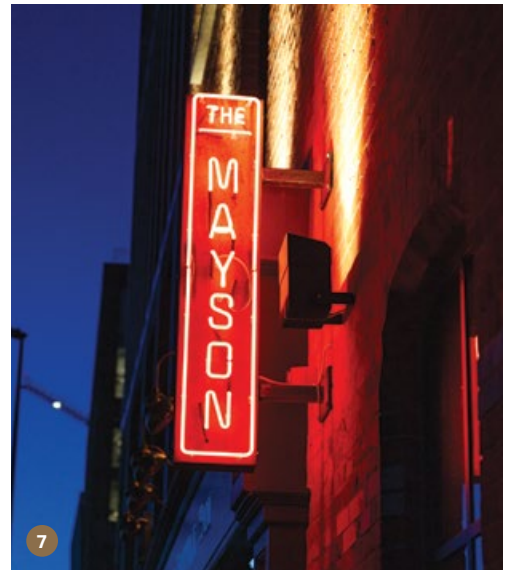


The Docklands is a thriving neighbourhood in the centre of Dublin that offers a vibrant lifestyle for a dynamic young workforce

The Docklands comprises of a mix of international companies, multiple high-end residential options and an eclectic range of restaurants, bars and casual coffee operators.

It is this balance of a living and working environment which makes the Docklands a sought after office location for world leading companies with No. 3 Dublin Landings located at its core.





1. Feel the benefits of a morning run on the banks of the River Liffey
2. Casual lunch at Bar Italia
3. Enjoy a cocktail at The Spencer Cocktail Bar
4. Rooftop cocktails in Ryleigh's Rooftop Grill
5. Catch up with friends at the Bakehouse
6. No. 3 Dublin Landings
7. Entertain clients or host company events at The Mayson Hotel

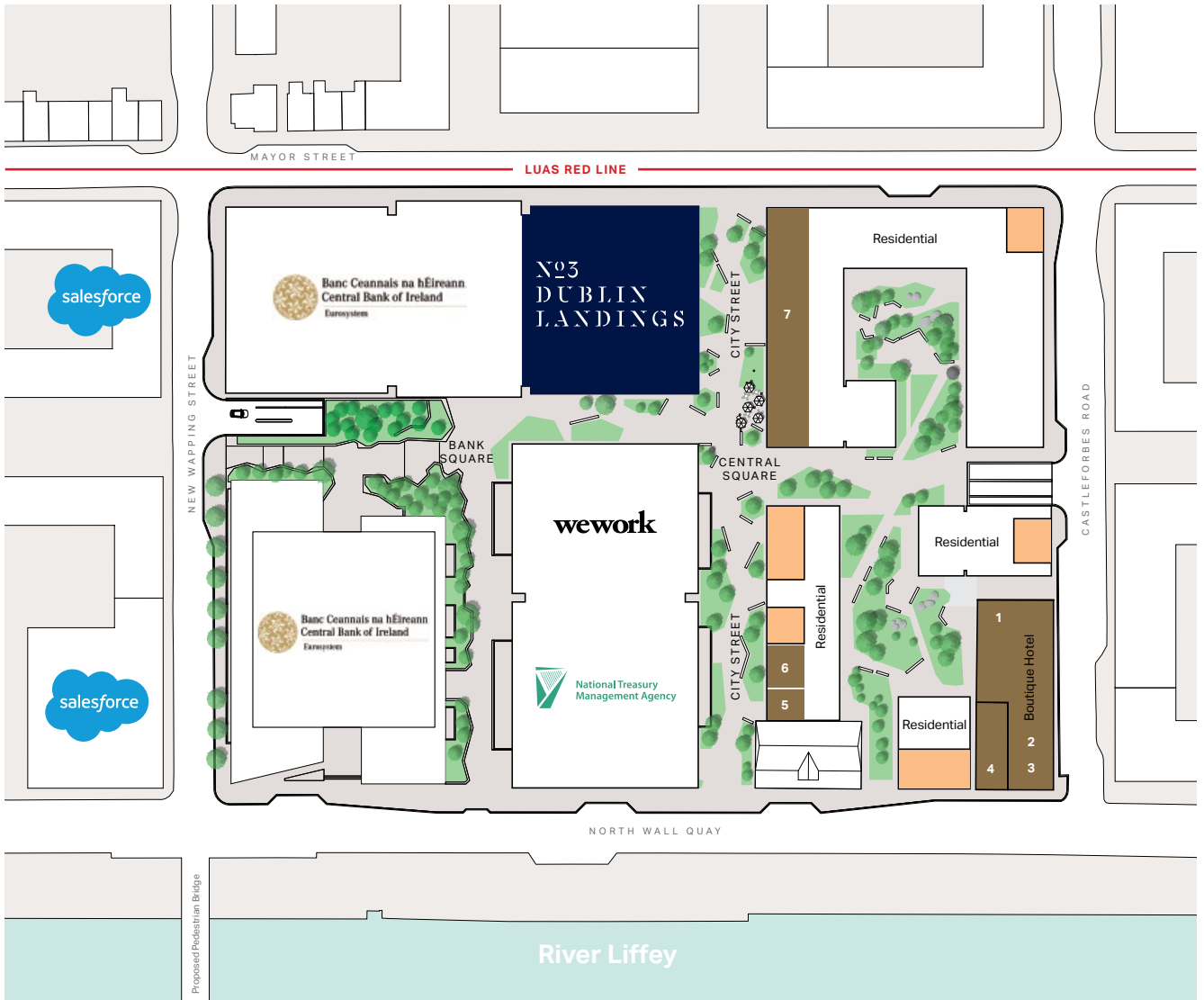
A THRIVING CENTRE FOR BUSINESS

The Docklands is a hub for innovation, and home to world leading technology, professional and financial institutions



NEW PLACES TO MEET & EAT

New city centre campus with an abundance of employee amenities on your doorstep



THE MAYSON
HOTEL

1

ELEPHANT & CASTLE



2

RYLEIGH'S
ROOFTOP GRILL

3

THE BOTTLE BOY

4

THE GRAFTON BARBER

5

DRY & FLY
We Create Great Hair

6

fresh
THE GOOD FOOD MARKET

7

Reserved Retail

A CONNECTED LOCATION SURROUNDED BY A HOST OF AMENITIES

No. 3 Dublin Landings is at the core of the Docklands and is surrounded by a host of amenities and transport links



2 mins
Walk to Bus stops



2 mins
Walk to Dublinbikes station



4 mins
Walk to LUAS Red Line



5 mins
Commute to DART / Rail



15 mins
Drive to Dublin International Airport



Food & drink

1. The Grill by Chaska
2. The Bakehouse Express
3. Urban Brewing
4. Salsa
5. Toss'd
6. Insomnia
7. Drunken Fish Pub
8. The Natural Bakery
9. Hot Chix
10. Musashi
11. Il Fornaio

12. Milano
13. East Restaurant
14. J2 Sushi and Grill
15. Gerard's Deli
16. Sprout
17. The Ferryman Bar
18. Boca Café
19. Lolly & Cooks
20. Fresh Food Market
21. Herb Street
22. The Bottle Boy
23. Ryleigh's Rooftop Grill
24. Pita Pit

25. Starbucks
26. Ruby's Pizza and Grill
27. Salad Box
28. Brewdog

Hotels

29. Hilton Garden Inn
30. The Spencer Hotel
31. Clayton Hotel
32. The Marker
33. The Mayson
34. The Gibson

Wellness

35. Flyefit
36. Perpetua Gym
37. Spencer Health Club
38. Sv Fitness
39. Flyefit
40. Crossfit 365

Cultural

41. Abbey Theatre
42. Trinity College
43. Science Gallery
44. Epic Ireland
45. National College of Ireland
46. Bord Gáis Energy Theatre
47. Odeon Cinema
48. Three Arena



FULLY FITTED AND FURNISHED ACCOMMODATION

A generous mix of open plan & cellular offices







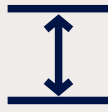


Key features

An exceptional specification providing inspirational spaces to work, meet and collaborate



Raised access floors



2.8 m typical floor to ceiling height



Four pipe fan coil air conditioning



1:8 base occupancy (person / sq m)



LED lighting



3 x 17-person passenger lifts plus goods lift



18 secure basement car parking spaces



157 bicycle spaces



22 showers
127 lockers and drying room

Sustainability Targets



LEED 'Platinum'

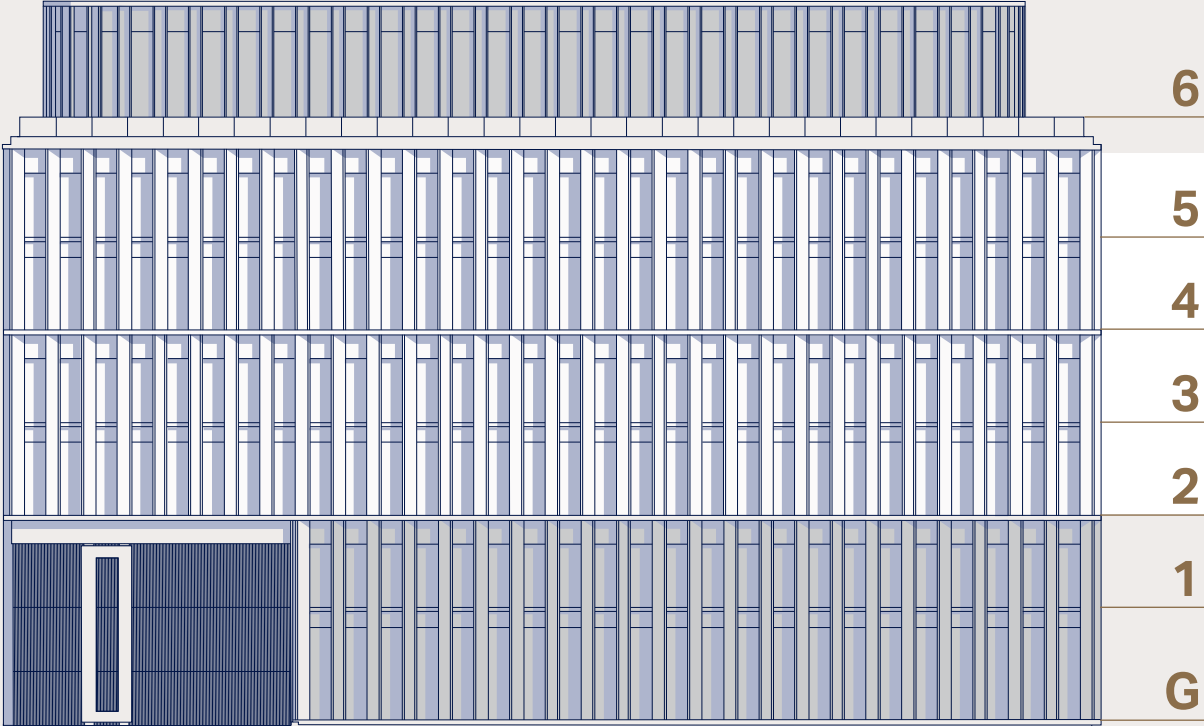





BER A3 rating



WIRED certified 'Platinum'

Accommodation

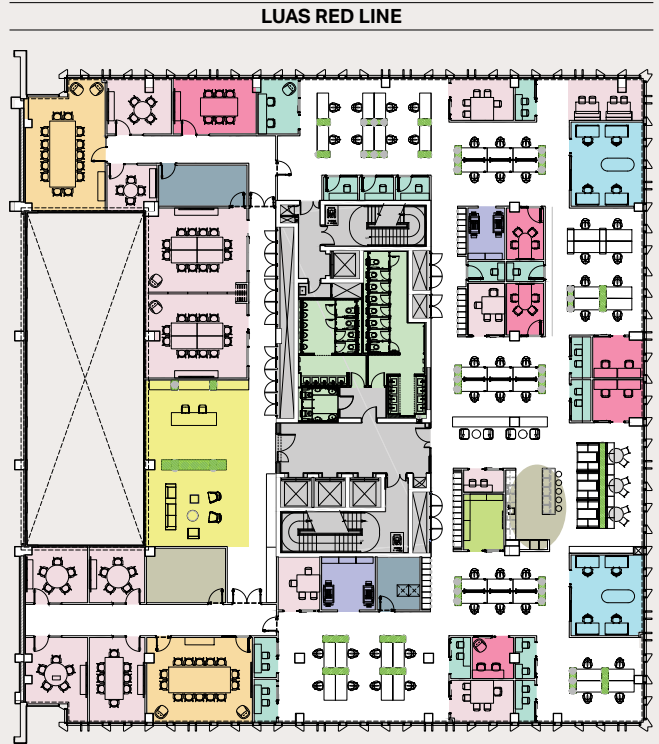


Net Internal Floor Areas	SQ M	SQ FT
Sixth		<i>hannover re</i>
Fifth	1,449.2	15,599
Fourth	1,458.0	15,693
Third	1,458.3	15,697
Second	1,457.2	15,685
First		 Microsoft
Ground		 Microsoft
Lower ground		 Microsoft
Basement		18 secure basement car parking spaces, 157 bicycle space
TOTAL AVAILABILITY	5,822.7	62,674

Second Floor

1,457.2 SQ M (15,685 SQ FT)

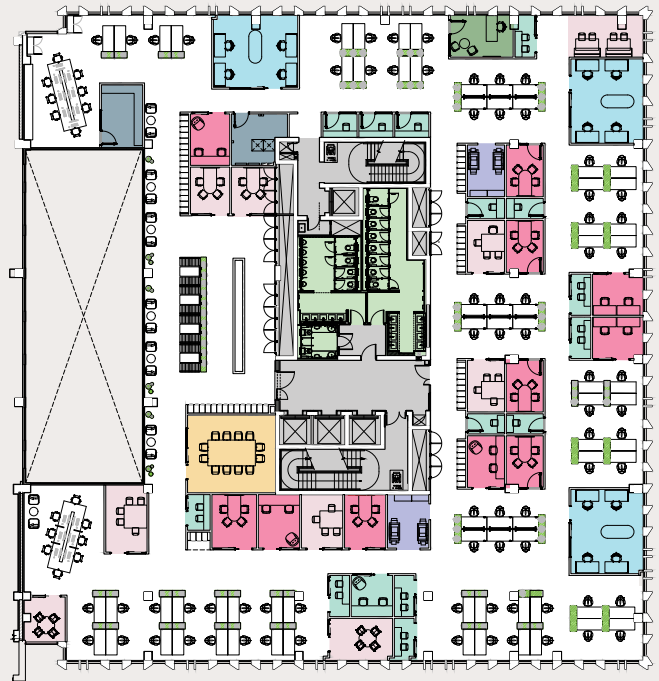
Open plan workstations	46
Boardrooms	2
Meeting Rooms	14
Focus / Huddle Rooms	6
Project Rooms	2



Third Floor

1,458.3 SQ M (15,697 SQ FT)

Open plan workstations	90
Private Office	1
Boardrooms	1
Meeting Rooms	9
Focus / Huddle Rooms	11
Project Rooms	3



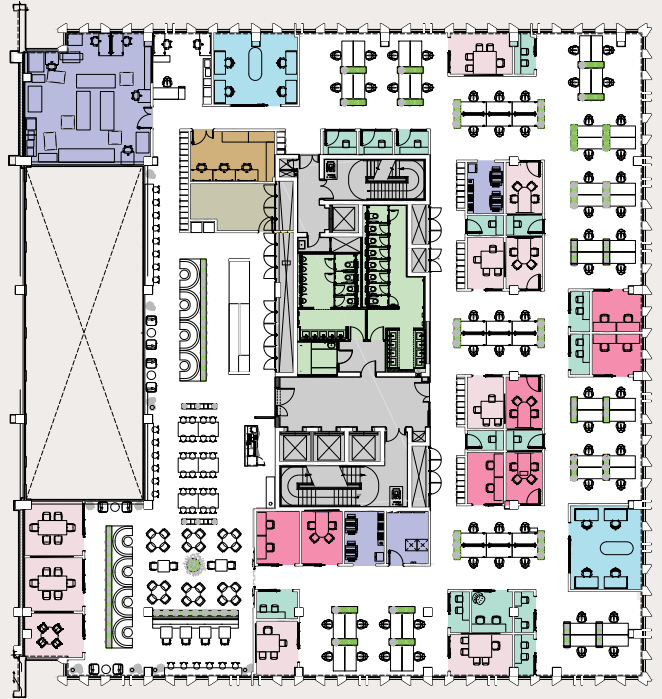
KEY

- Open plan
- Core
- Amenities
- Meeting rooms
- Boardrooms
- Shared office
- Private office
- Executive office
- Reception
- Phone room
- Print / storage
- Comms room / store
- Canteen / kitchenette
- Project room
- Focus / huddle room
- Post room

Fourth Floor

1,458.0 SQ M (15,693 SQ FT)

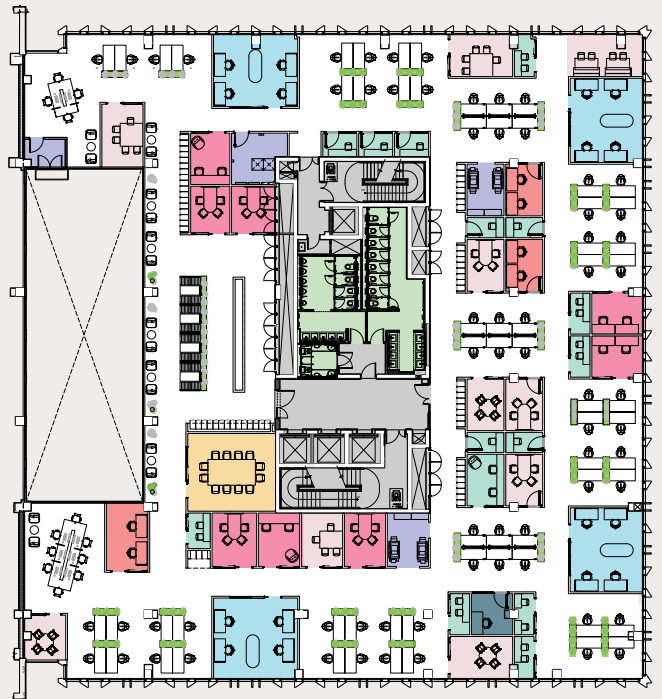
Open plan workstations	62
Meeting Rooms	10
Focus / Huddle Rooms	7
Project Rooms	2



Fifth Floor

1,449.2 SQ M (15,599 SQ FT)

Open plan workstations	78
Shared Office	3
Boardrooms	1
Meeting Rooms	10
Focus / Huddle Rooms	8
Project Rooms	4



Our vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who we are

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with an over 57-year track record in real estate. We own and manage a portfolio comprising over 5.1 million sq ft, with a net asset value of over €2.8 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.

iput.com



Other assets in our portfolio:

1. 1 Grand Canal Square, Dublin 2
2. The Exchange, IFSC, Dublin 1
3. 10 Molesworth Street, Dublin 2
4. Riverside One & Two, Sir John Rogerson's Quay, Dublin 2



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