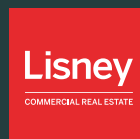
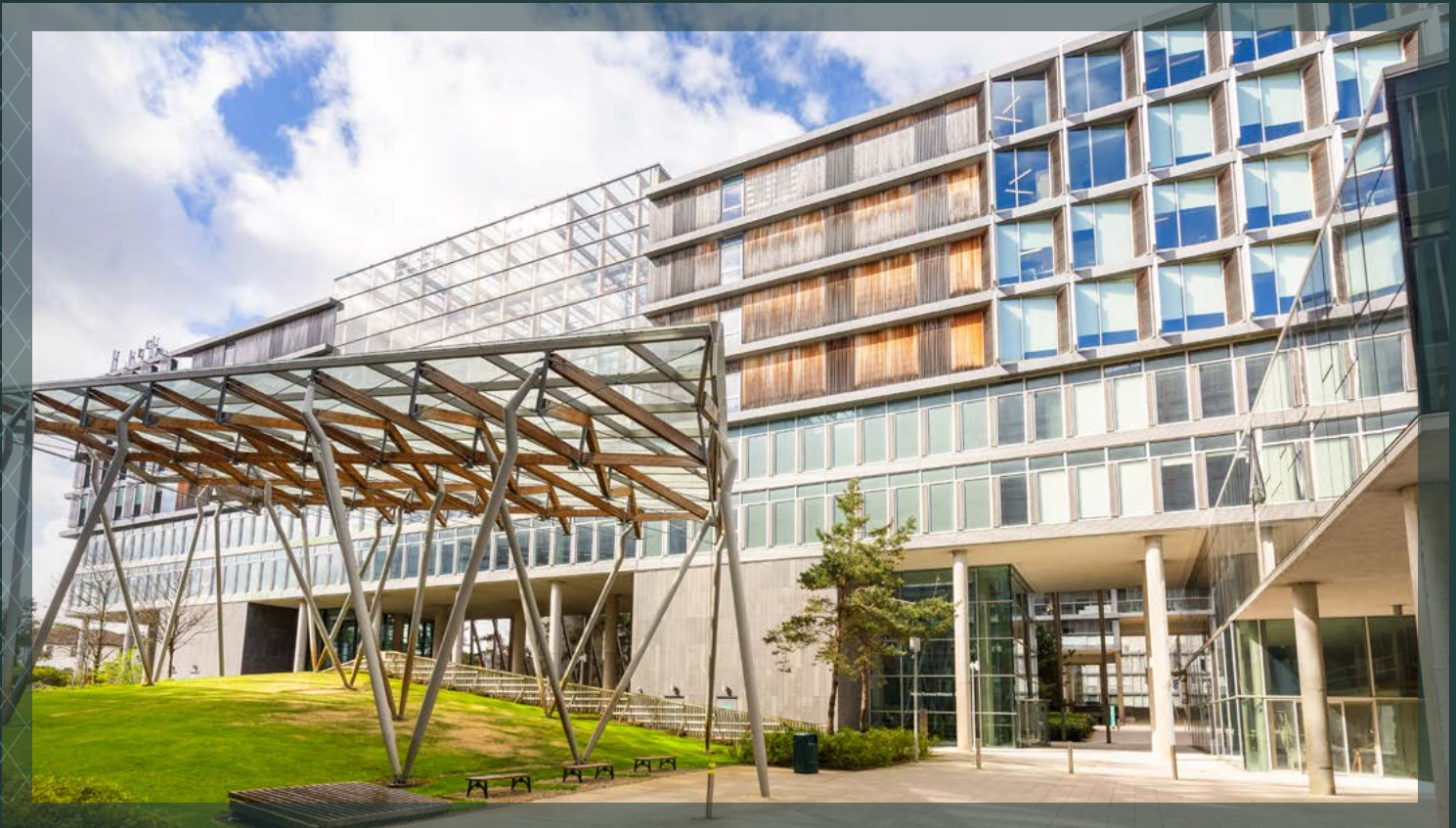


TO LET

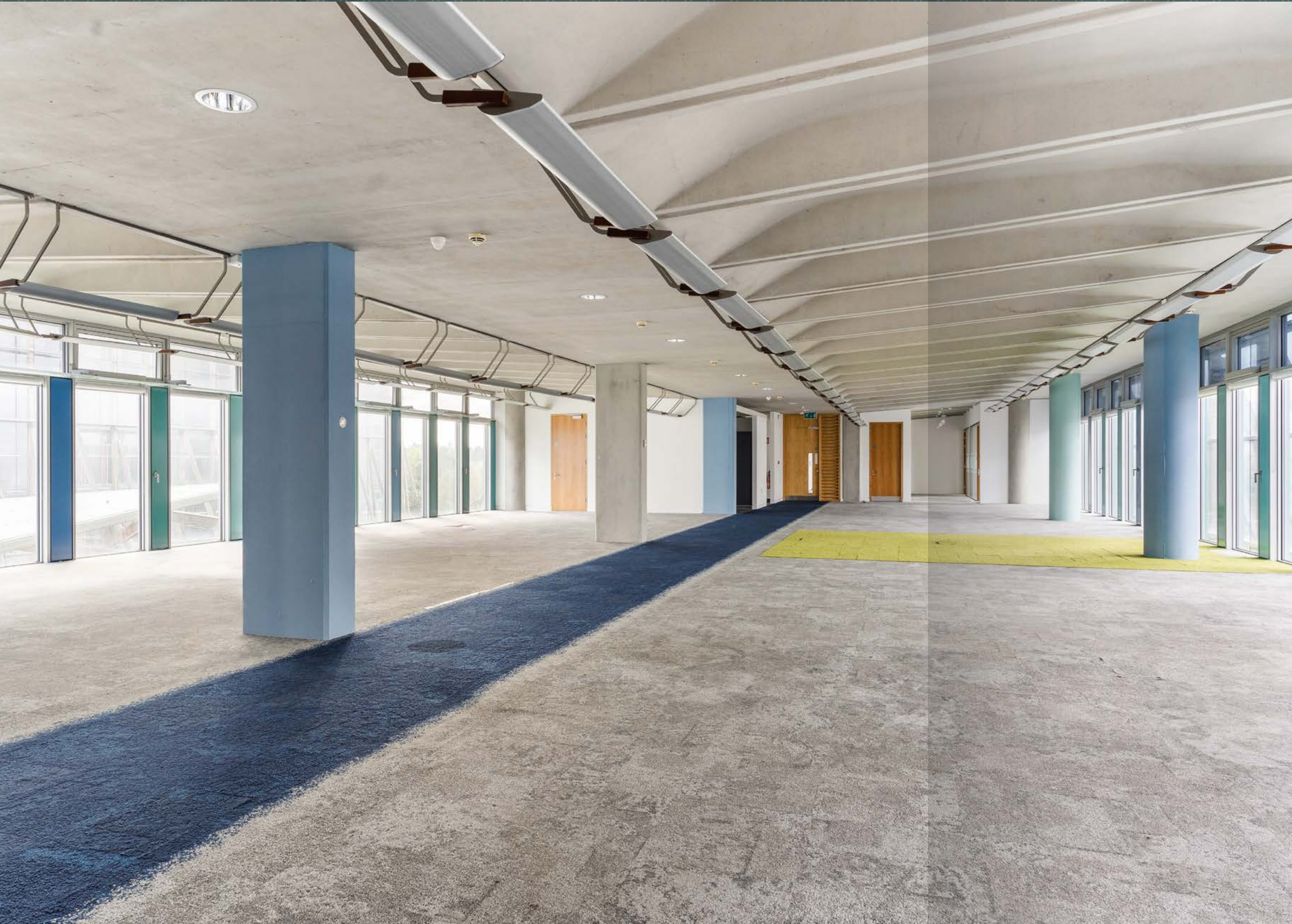
2ND & 3RD FLOOR  
**THE QUARTZ  
BUILDING**

ELM PARK BUSINESS CAMPUS

2,496 SQ. M (26,873 SQ. FT.) FITTED OFFICE SPACE

















2ND & 3RD FLOOR  
**THE QUARTZ  
BUILDING**  
ELM PARK BUSINESS CAMPUS

Office Highlights

-  Fitted office space
-  Raised access floors
-  Office & Meeting Rooms
-  Wired for power & CAT 6 Data cabling
-  Perimeter floor heating
-  Naturally Ventilated
-  Kitchenettes
-  Shower facility on each floor
-  Bike Parking
-  Basement Carpark

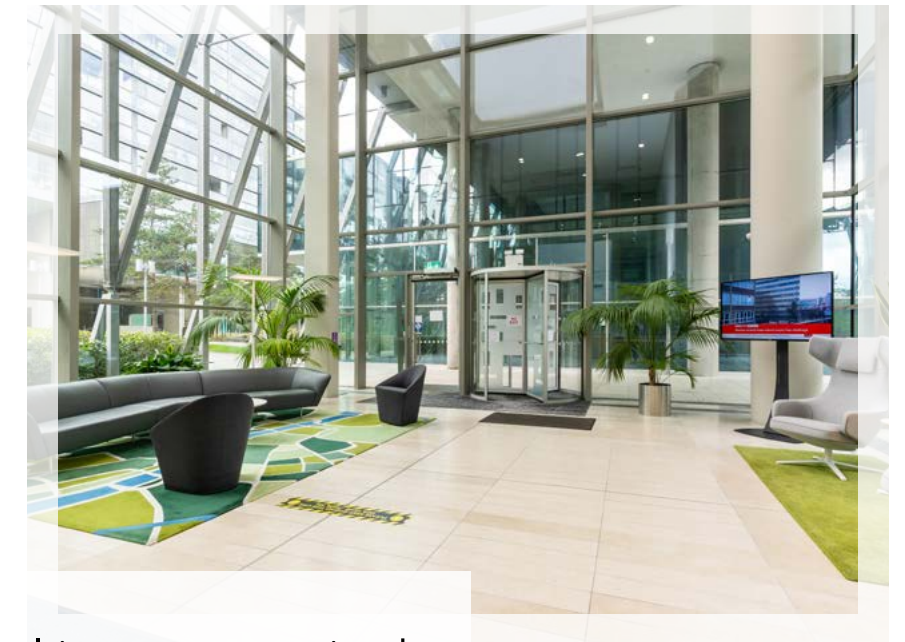




“ Ideally situated  
benefiting  
from excellent  
public transport  
infrastructure ”

## Location

The leafy development is amongst the most desirable business locations in Dublin and a truly 24 hour environment; with prestigious, well-established global businesses, residential buildings, a gourmet cafe, excellent infrastructure and minutes away from the city centre and local amenities. Nearby Occupiers include Novartis, Allianz Ireland, Willis Towers Watson and St. Vincent's Hospital.



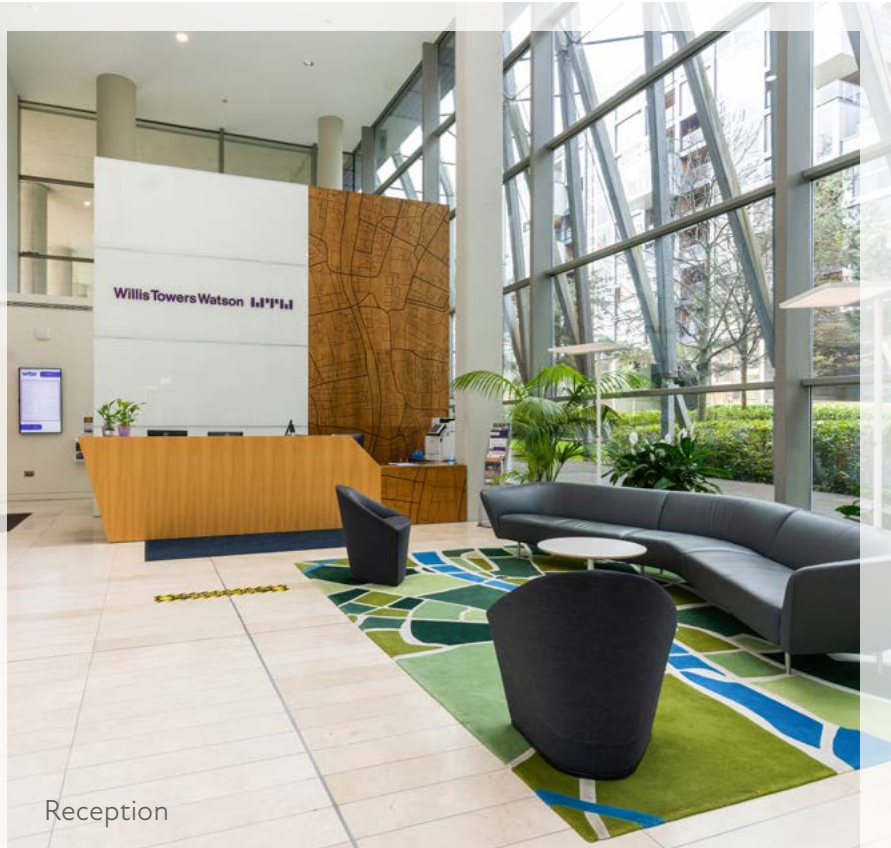
Local imagery required



## Transport

The Quartz is well serviced by public transportation such as numerous bus routes in the surrounding areas, as well as the DART. It is conveniently located an 12-minute walk from Merrion Shopping Centre and a 20-minute walk from Blackrock village where you will find a wide range of amenities such as restaurants, bars, banks and shops. The Quartz also has an excellent car parking ratio of 1:809 sq ft, up to 3 times the provision of competing modern developments.





Reception

### Description

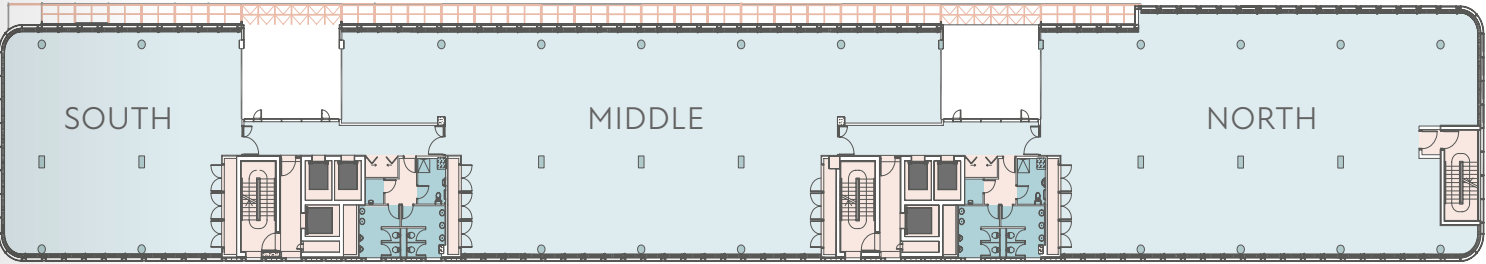
The available accommodation is located on the second and third floors extending to a total of 2,496 sq. m (26,873 sq. ft.) of fitted office space with kitchenettes, postal areas, meeting rooms, private office and comms rooms. The building offers great end of trip facilities, excellent sustainability credentials and is in close proximity to a number of food and beverage options.

### Accommodation Schedule

Accommodation	Sq. ft. NIA	Sq. m. NIA
2nd Floor	13,432	1,247
3rd Floor	13,441	1,249
Total	26,873	2,496

Splits Available	Sq. ft. NIA	Sq. m. NIA
Second Floor North Wing	484	5,211
Second Floor Middle & South Wing	763	8,221

### 2&3 Floor Plans



### Specification

- Fitted office space
- Raised access floors
- Office & Meeting Rooms
- Wired for power & CAT 6 Data cabling
- Perimeter floor heating
- Naturally Ventilated
- Double Skin façade
- Kitchenettes
- Shower facility on each floor





2ND & 3RD FLOOR  
**THE QUARTZ  
BUILDING**  
ELM PARK BUSINESS CAMPUS

## Joint Agent



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### Lease Terms

Flexible lease terms  
available.

### Quoting Rent

€26 Per sq. ft.

### Car Parking

28 car parking spaces  
available

### Service Charge

€8.33 Per sq. ft.

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