

MALT
HOUSE

5 STAR OFFICE EXPERIENCE





RECEPTION

MALT HOUSE

48,000 sq.ft. of best in class office accommodation in a unique waterfront setting, right in the heart of Dublin's thriving South Docklands.

The Malt House is adaptable to single or multi-tenant use, offering bright spacious full floor plates ranging in sizes from 5,000 sq.ft. to 7,500 sq.ft. with generous floor to ceiling heights throughout.



LIFT LOBBY



RECEPTION



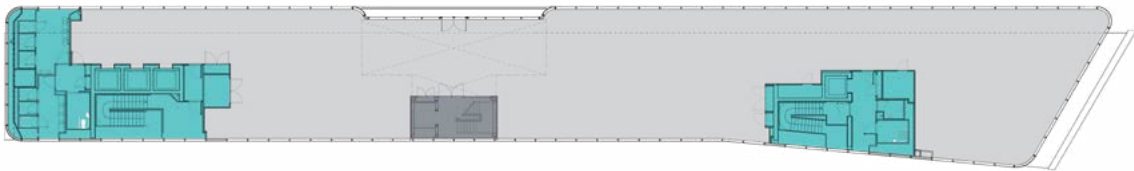
FLOOR PLANS

INDICATIVE FLOOR AREAS

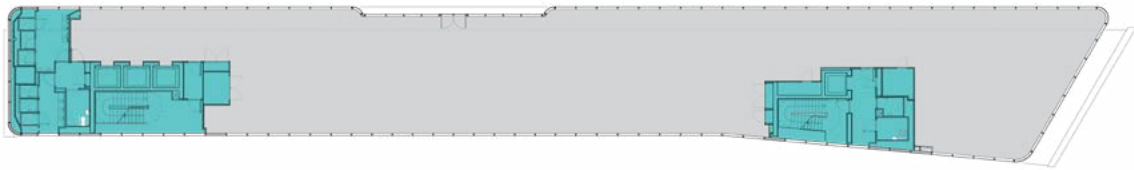
AREA	NET (SQ.FT.)
Ground Floor (incl. Café & Office)	4,175
Café	1,301
Ground Floor Office	1,787
1st Floor	5,521
2nd Floor	5,510
3rd Floor	5,733
4th Floor	5,019
5th Floor	7,370
6th Floor	7,533
7th Floor	7,693
Stair & Lift	237
Total	48,554 sq.ft.

LEGEND

- Office Area
- Common Areas
- Café Area



7TH FLOOR



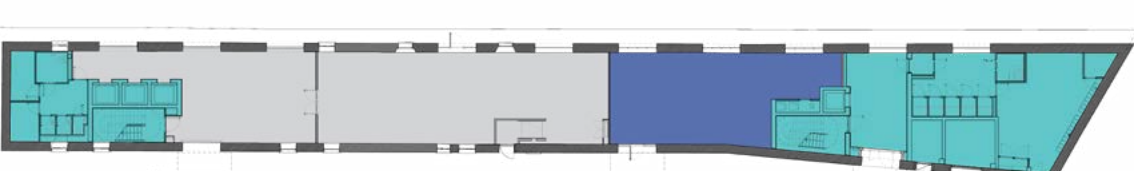
5TH & 6TH FLOORS



4TH FLOOR



1ST, 2ND & 3RD FLOORS



GROUND FLOOR

BUILDING SPECIFICATION

STRUCTURE:

- Steel frame with concrete floor slabs

FAÇADE:

- Unitised glazing system
- Existing brick façade with new slim framed double glazed windows.

GENERAL:

- LEED Platinum
- BER A3
- Cat A fit-out
- 2.7m to 2.8m floor to ceiling height
- 100mm raised access flooring
- HVAC 4 pipe fan coil system
- 15 car parking spaces available
- 60 bike spaces
- 60 lockers
- Clubhouse standard showers
- Original limestone walls
- LED lighting
- 4 passenger lifts

**Subject to Contract / Contract Denied / Without Prejudice

** For indicative purposes only / Not to scale

PENTHOUSE

Showcasing a spectacular penthouse on the 7th floor featuring a double height atrium space looking out onto a waterfront terrace, the Malt House is indeed your quintessential 5 star office experience.

UNRIVALLED WATERFRONT VIEWS





A CHANGING LANDSCAPE

Constructed in 1859 by the Guinness family, Malt House is a building steeped in history and forms an integral part of Dublin's dockland heritage.

This iconic development provides a contrasting blend of Victorian and contemporary design, with a stunning 4 storey glass extension rising above the existing stone clad building.

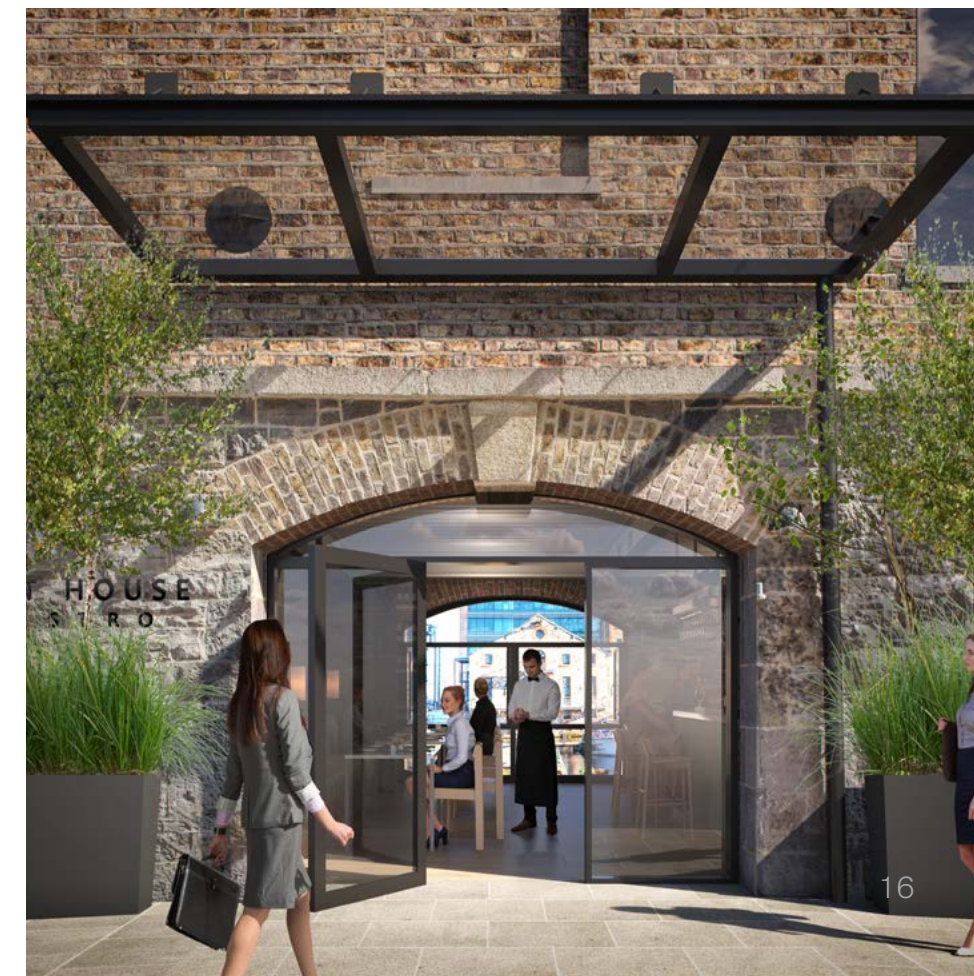


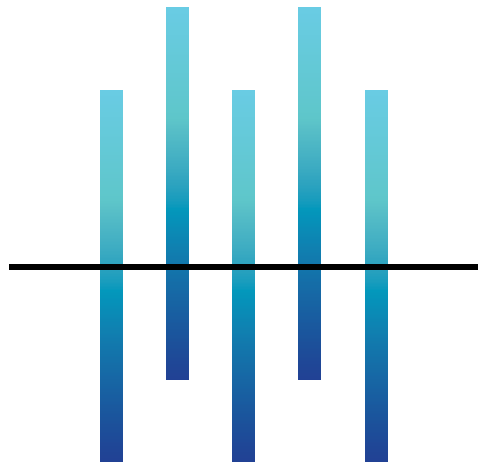
GRAND CANAL QUAY 1970'S



CAFÉ





The Malt House also features a dedicated Café/Restaurant on the ground floor. Diners will enjoy the impressive vista of Grand Canal Dock in a unique waterfront setting.





MALT HOUSE

CENTRAL LOCATION

-  GREEN LUAS LINE
-  RED LUAS LINE
-  DART LINE
-  DUBLIN BIKE STATION



MEET THE NEIGHBOURS



PROFESSIONAL SERVICES

- 1 Grant Thornton
- 2 Accenture
- 3 William Fry
- 4 Dillon Eustace
- 5 A&L Goodbody
- 6 McCann Fitzgerald
- 7 Beauchamps
- 8 PWC
- 9 Mason Hayes & Curran
- 10 Fragomen
- 11 Matheson

TMT

- 1 Zalando
- 2 Hubspot
- 3 Tenable
- 4 TikTok
- 5 Google
- 6 BT
- 7 Facebook (Meta)
- 8 Telnyx
- 9 Salesforce
- 10 Aptiv, DocuSign
- 11 Airbnb
- 12 Indeed
- 13 LogMeIn, Wix
- 14 Yahoo

FINANCIAL OCCUPIERS

- 1 Stripe
- 2 US Bank
- 3 Danske Bank
- 4 S & P Global
- 5 BNY
- 6 HSBC
- 7 The Irish Tax Institute
- 8 Central Bank
- 9 Rabobank
- 10 State Street
- 11 JP Morgan

OTHER

- 1 Perrigo
- 2 European Refreshments
- 3 Bord Gáis Energy Theatre
- 4 Convention Centre Dublin
- 5 The Marker Hotel
- 6 WeWork
- 7 NTMA / NAMA
- 8 An Post
- 9 Gasworks
- 10 3 Arena

LOCAL AMENITIES



THE ART OF COFFEE



LIR THEATRE



LUAS



GRAND CANAL



DART



OSTERIA LUCIO



BORD GAIS ENERGY THEATRE



DUBLIN BIKES

MEET THE TEAM

LETTING AGENTS



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DEVELOPER

Chudnam Ltd

ARCHITECTS

de Blacam and Meagher Architects

STRUCTURAL & CIVIL

Fearon O'Neill Rooney Consulting
Engineers

MECHANICAL & ELECTRICAL ENGINEERS

OCSC

QUANTITY SURVEYORS

Linesight

FAÇADE

BDA Façade Consultants

A unique waterfront HQ offering
contemporary workspace, blended
with unrivalled character.





