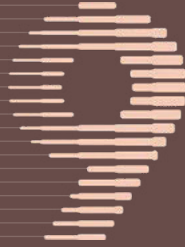


OFFICE TO LET



EXCHANGE PLACE

IFSC | Dublin 1



Four-Storey
Office HQ



Refurbished
Grade A Space



Available in its
entirety or on a
Floor-by-Floor
Basis



2 Car Parking
Spaces



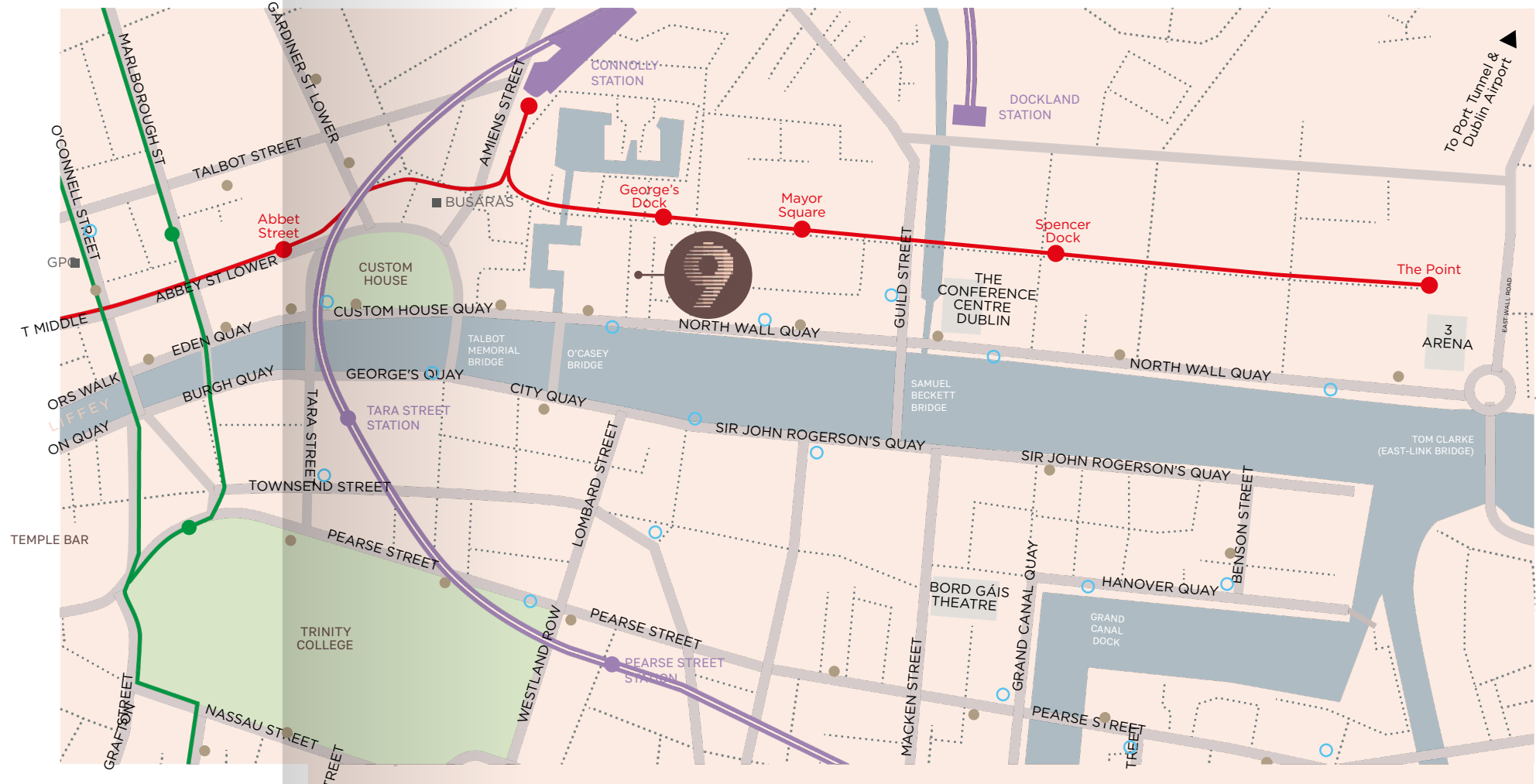
**Knight
Frank**

LOCATION

9 EXCHANGE PLACE ENJOYS A PRIME POSITION WITHIN DUBLIN'S INTERNATIONAL FINANCIAL SERVICES CENTRE (IFSC), ONE OF THE CAPITAL'S MOST PRESTIGIOUS AND ESTABLISHED BUSINESS DISTRICTS. LOCATED BETWEEN GEORGE'S DOCK AND CUSTOM HOUSE QUAY, THE BUILDING SITS AT THE HEART OF DUBLIN'S FINANCIAL AND COMMERCIAL CORE.

The IFSC is home to a distinguished occupier profile spanning international financial institutions, technology leaders, professional services firms and leading law practices, including AIG, A&L Goodbody, Citi, Citco, Mediolanum International Funds, PartnerRe, Sandvik, SIG and Walkers.

A superb range of amenities is available on the doorstep, with cafés, restaurants, hotels and convenience services all within easy walking distance. Nearby destinations include Starbucks, Coffee Angel, CHQ, Milano, The Harbourmaster, Hilton Garden Inn, The Dean Docklands, The Spencer Hotel and The Gibson Hotel, providing an exceptional environment for both staff and visitors.



TRANSPORT

Connectivity is exceptional. The property is within a short walk of Connolly Station, providing access to DART, commuter rail and national rail services. The Luas Red Line serves the IFSC directly, while Busáras and numerous Dublin Bus routes and Dublin Bikes are located nearby, offering convenient access to all parts of the city and beyond.

- The bus stops
- The LUAS Red Line
- Dublin Bikes
- DART / Train Line
- LUAS Green Line



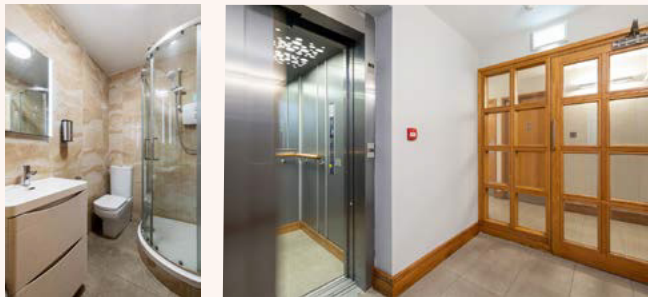
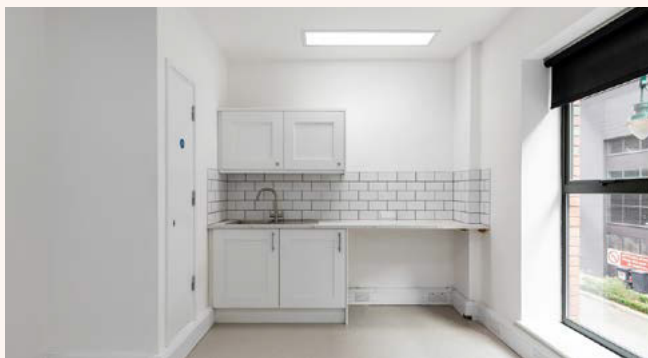
THE PROPERTY

9 Exchange Place comprises a modern four-storey office building extending to approximately 366.6 sq.m (3,946 sq. ft) NIA. The building provides efficient and flexible office accommodation with a mix of open plan workspace, meeting rooms and private offices.

The accommodation has been upgraded to provide bright, modern office space suitable for a wide range of occupiers. Access is provided through a shared entrance lobby and an 8-person passenger lift serving all floors. The property further benefits from two surface-level car parking spaces.



366.6 SQ.M /
3,946 SQ. FT NIA



THE SPEC

The available accommodation incorporates the following specification:



Plastered ceilings



LED lighting



Painted plastered walls



Glass partitioned meeting rooms



Electric wall-mounted radiators



Wall mounted air conditioning



Solid floors with carpet tile finish



Perimeter trunking wired for power



New kitchenette facility



Toilets and shower facility



8-person passenger lift serving all floors



Security access keypads on each floor

FLOOR PLANS

ACCOMMODATION

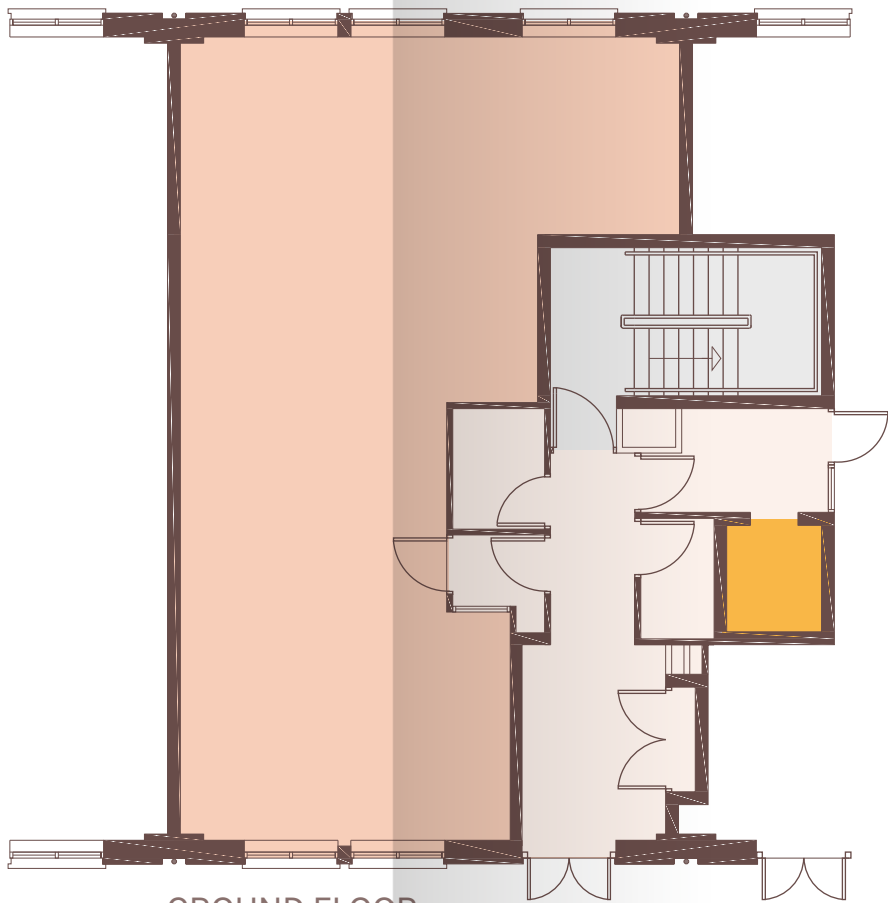
The approximate net internal floor area as follows.

Floor	SQ. M.	SQ.FT.
Ground Floor	81.29	875
First Floor	95.29	1,026
Second Floor	95.34	1,026
Third Floor	94.68	1,019
Total NIA	366.60	3,946

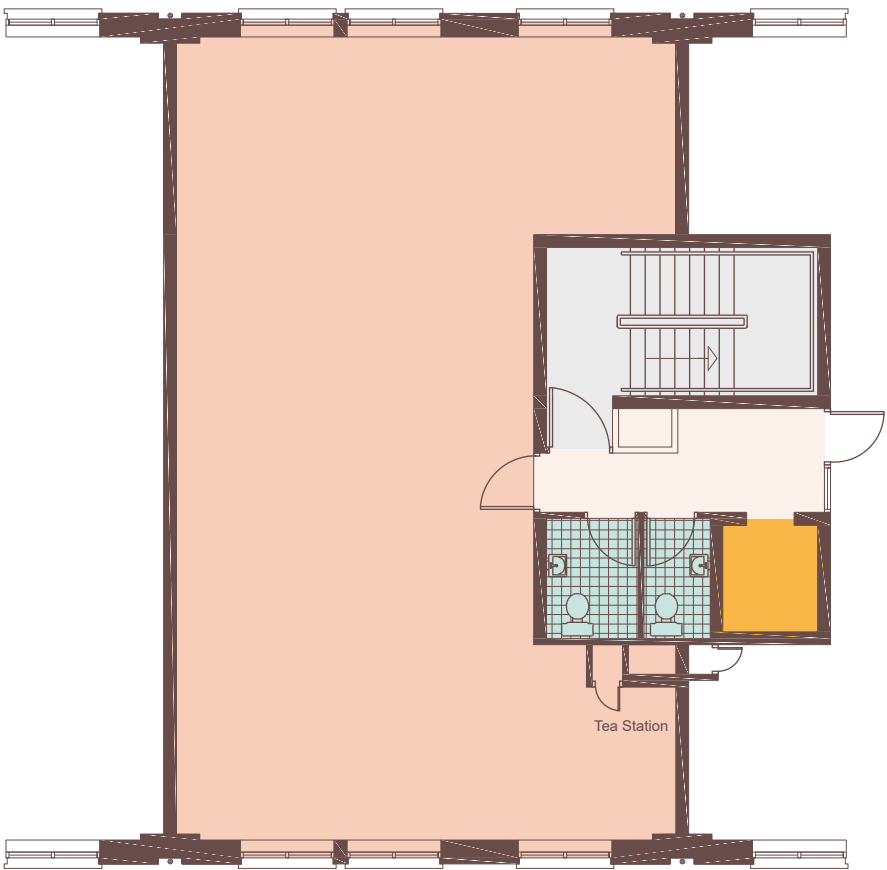


2

Car
Parking
Spaces



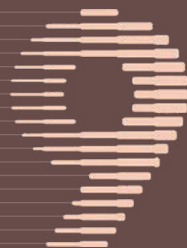
GROUND FLOOR



FIRST, SECOND & THIRD FLOOR



OFFICE TO LET



EXCHANGE PLACE

IFSC | Dublin 1

PARKING

2 surface level car parking spaces.

BER DETAILS



QUOTING RENT

Available upon request.

LEASE TERMS

The accommodation is available in its entirety or floor-by-floor on new flexible lease terms.

LOCAL AUTHORITY RATES

On application

BUILDING SERVICE CHARGE / INSURANCE

On application

FURTHER INFORMATION / VIEWINGS

Strictly by appointment with the sole letting agent.

AGENT DETAILS



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Dublin 2, D02 V449
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