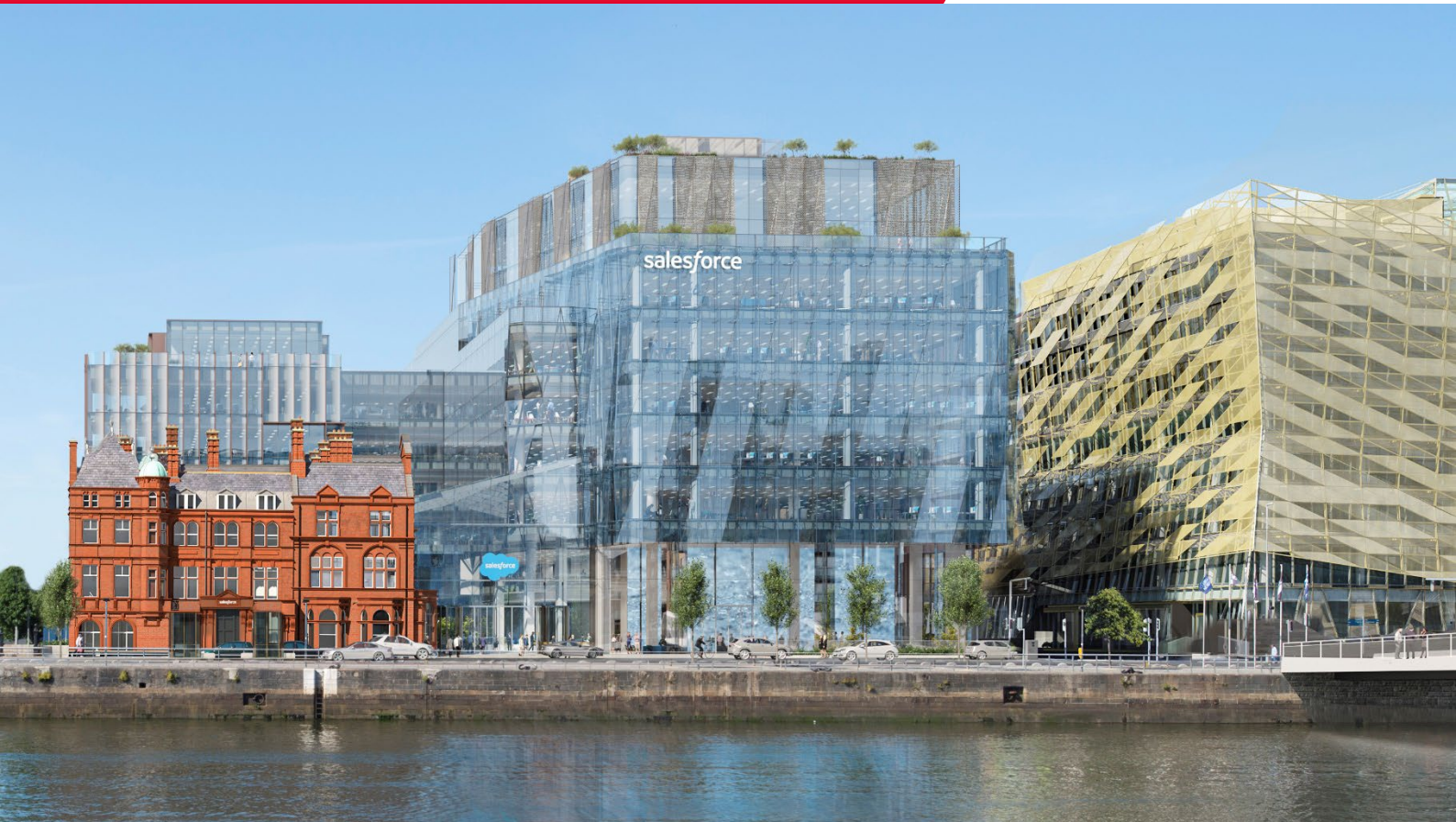


# Salesforce Tower, North Wall Quay, Dublin 1



## Property Highlights

- Prime retail opportunities with other uses considered (SPP) located within the highly anticipated Salesforce Tower, situated in the heart of the Dublin Docklands.
- Salesforce Tower boasts an unrivalled urban location, surrounded by the National Convention Centre, Spencer Place, The Samuel and Mayson Hotels as well as neighboring office occupiers including PWC and The Central Bank.
- One of the first Nearly Zero Energy Buildings (NZEB) in Ireland, boasting Double LEED V4 Platinum and Net Zero Carbon certifications.
- Unit 1 is a ground floor retail unit, extending to 625 sq. ft (58.1 sq. m).
- Unit 2 is a ground floor retail unit, extending to 3,675 sq. ft (341.4 sq. m).

## Contact

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## Description

Salesforce Tower is a state-of-the-art urban campus, linking four interconnected buildings on the North Wall Quay. The development extends to 430,000 sq. ft in total, providing 419,000 sq. ft of Grade A office space and 11,000 sq. ft of prime retail space.

**Unit 1** is a ground floor unit, extending to 625 sq. ft (58.1 sq. m). The unit holds planning for retail use with other uses also considered (SPP). This subject unit is in the north-west corner of the building and benefits from full height glazing, providing excellent double frontage onto Spencer Place.

**Unit 2** is a ground floor unit, extending to 3,675 sq. ft (341.4 sq. m). This unit also holds planning for retail use but is suitable for a range of other uses (SPP), including convenience retail use. This subject unit is in the north-east corner of the building, also benefitting from full height glazing, providing extensive double frontage onto New Wapping Street.

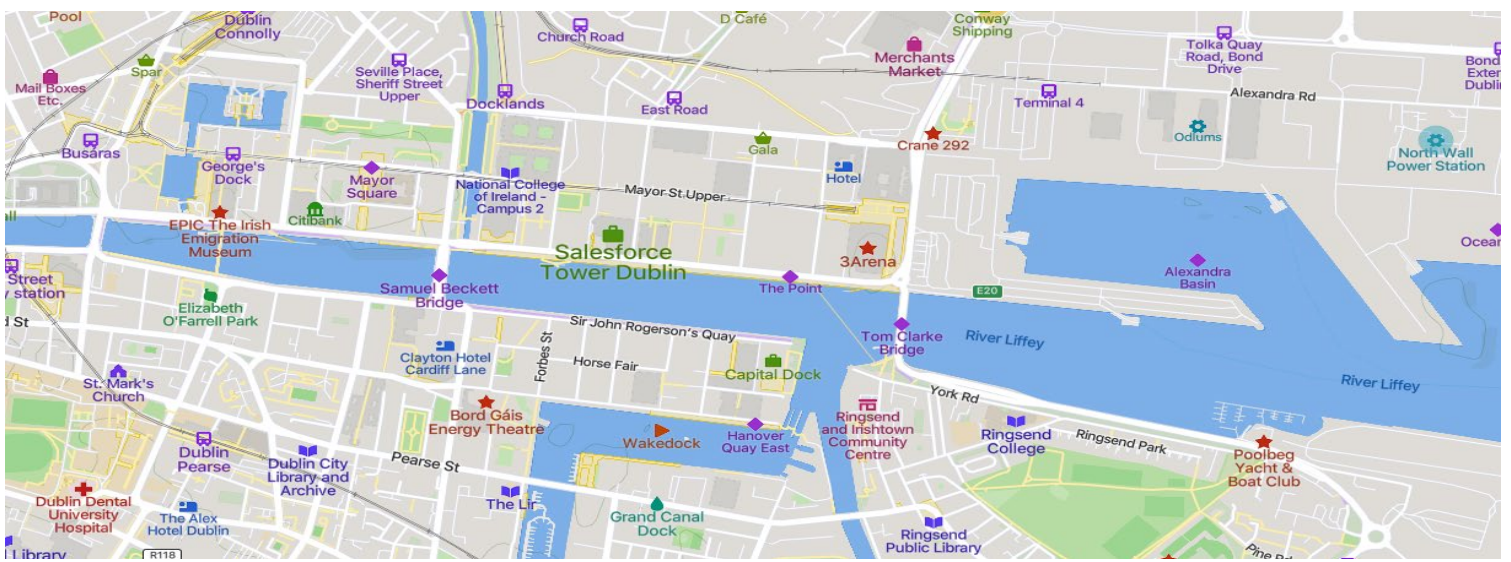
## Location

Salesforce Tower forms part of an exciting new development, linking the new Central Bank of Ireland Headquarters to the future Spencer Dock DART Underground Station, the National Convention Centre, Royal Canal and beyond the city centre.

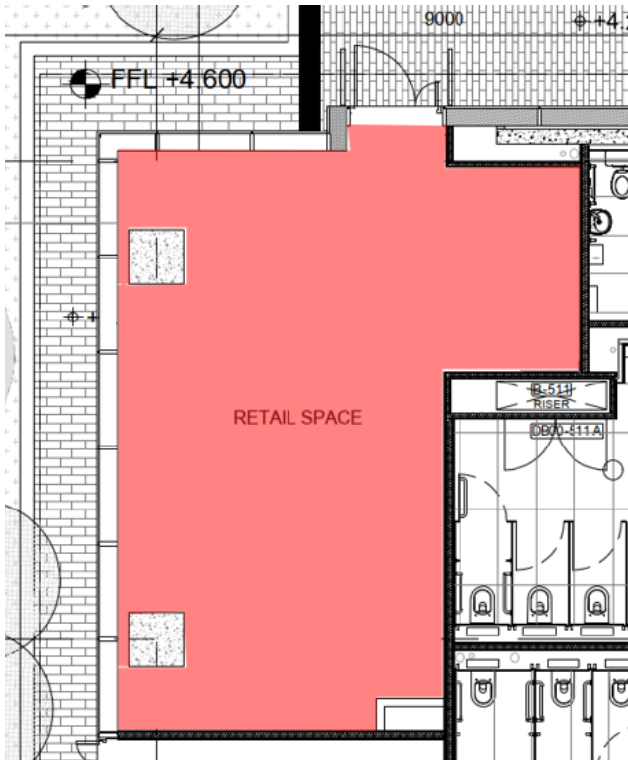
This new vibrant urban campus enjoys a prime location within this reimagined waterfront destination, situated in the heart of the Dublin docklands. It benefits from a very accessible location, well serviced by multiple Luas, Dart and Dublin Bus services as well as Dublin Bikes.

The subject retail units are situated in a bustling area, home to an extensive range of offices, local restaurants and cafes, in addition to modern hospitality venues, including The Samuel and Mayson Hotels as well as the Convention Centre Dublin and the Three Arena.





## Unit 1



### Quoting Rent

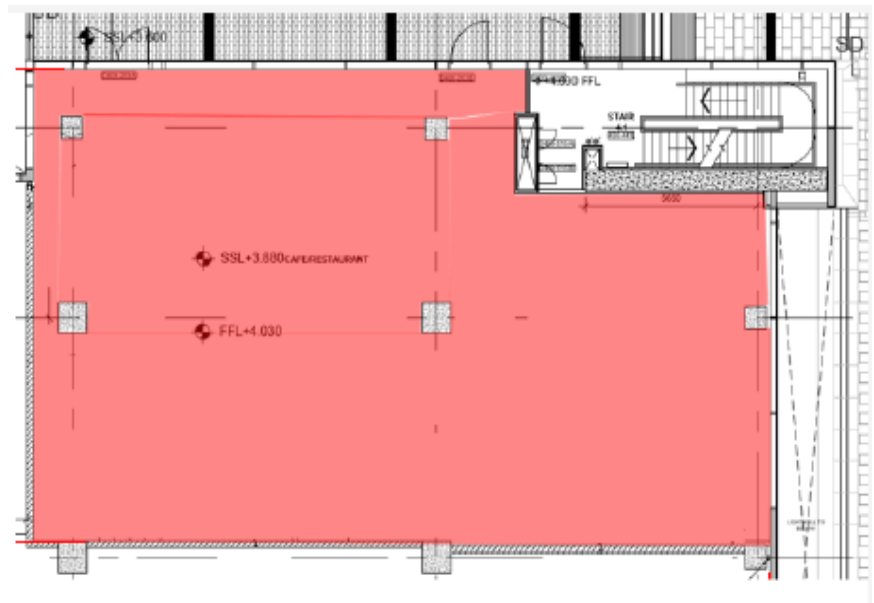
Please contact Cushman & Wakefield for quoting details.

### Schedule of Accommodation & Tenancy

UNIT	SQ. FT	SQ. M
1	625	58.1
2	3,675	341.4

Any intended occupier will need to satisfy themselves as to the exact area of the subject property

## Unit 2



### Term

The subject units are available on a new long term lease.

### Service Charge & Rates

Service charge and commercial rates for both units are to be confirmed.

**BER**



A full copy of our general brochure conditions can be viewed on our website or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. PSRA Registration Number: 002222