



TO LET

POINT SQUARE, NORTH DOCKS, DUBLIN 1

Property Location

Point Square is in the heart of a vibrant new office community in Dublin's growing Docklands.

A wide variety of bars, restaurants and shops operate in the vicinity, such as Zambrero, Dunnes, The Glasshouse, Eddie Rockets and Starbucks. A brand-new gym is opening in the Point Square Shopping Centre in 2026, giving ample opportunity for exercise during the working day.

This office space is well connected to Dublin's public transport network, with The Point LUAS stop on its doorstep, and a number of Dublin Bus routes serving the immediate vicinity. Dublin Airport is less than a 15-minute drive away, with the M50 easily accessible from the Port Tunnel.

Nearby occupiers include Salesforce, the NTMA, an Post, Oath, Gilead and the Central Bank of Ireland.

Property Description

This high-quality HQ office offering spans three upper floors within a modern, architecturally distinctive building. Each level benefits from expansive south-facing terraces—covered on the 5th and 6th floors—with panoramic views and seamless indoor-outdoor connectivity. Generous natural light floods the space through full-height glazing and a central atrium, creating bright, flexible floorplates suited to a range of workspace configurations.

Delivered in turnkey condition, the property incorporates open-plan offices, multiple meeting suites, presentation rooms, collaboration zones and a 120-person canteen. A dedicated entrance, six passenger lifts including four glazed lifts, extensive car parking with EV charging, and secure bicycle facilities further enhance the user experience. With a defined pathway toward an A3 Building Energy Rating by Q4 2026, the building combines modern design, strong amenity provision, and future-focused sustainability measures.



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Building Features

- Expansive outdoor space: South-facing terraces on all three floors, with covered terraces on levels 5 and 6.
- Premium Grade A finishes: Full-height glazing, modern suspended ceilings, exposed services in parts, raised access floors, and 3.75–4.1m slab-to-slab heights.
- High-quality fit-out: Open-plan office space, multiple meeting rooms, breakout zones, gym with showers and changing facilities, and a 120-person canteen.
- Flexible and bright floorplates: Central atrium and extensive glazing ensure exceptional natural light. Ready for immediate occupation with competitive terms.
- Extensive parking & facilities: Up to 140 secure car spaces, EV charging, and ample bicycle parking.
- Energy efficiency upgrades underway: Clear pathway toward achieving an A3 BER as part of a comprehensive ESG roadmap.
- Six passenger lifts, including four glazed lifts offering panoramic views.
- Proposed first-floor amenity hub incorporating shared meeting rooms and breakout space, designed in response to occupier demand for high-quality collaborative and social areas beyond the demise.


Service Charge

2026 - TBC

Commercial Rates

2026 - TBC

Insurance

2026 - TBC

Quoting Rent

TBC

Schedule of Accommodation

Floor	SQ.M.	SQ.FT.
Ground Floor	117.2	1,261
First Floor		
Second Floor		
Third Floor	1,352.5	14,559
Fourth Floor	1,546.2	16,642
Fifth Floor	1,968	21,183
Sixth Floor	1,968	21,183
Seventh Floor	1,598.2	17,203
Total (NIA)	8,550.1	92,031



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