



Two Harcourt Centre is a unique opportunity to secure fitted office accommodation direct from the Landlord with flexibility.

TWO HARCOURT CENTRE, D2

2,594 – 5,266 SQFT | GR & 1st FLOOR



CUSHMAN &
WAKEFIELD

FOR LEASE

Two Harcourt Ctr.



About the Building

Adjacent to Camden Street and a five-minute walk to St. Stephen's Green, occupiers can benefit from a wide selection of amenities including cafés, bars, and restaurants. The building is well served by public transport, with Harcourt Street Luas Station across from the entrance and numerous bus routes in the immediate vicinity.



Amy Kerr

+353 86 812 3405

Amy.Kerr@cushwake.com

PSRA Lic. #00222-002298

Karl Byrne

+353 86 2839073

Karl.Byrne@cushwake.com

PSRA Lic. #00222-002267



- Prime CBD location
 - Excellent transport links
 - An abundance of local amenities
 - Fully fitted & furnished
-



- Secure basement parking
 - Flexible lease terms
 - Building concierge
 - Secure bike parking spaces
-



- Luas Green Line – Right Outside
- Dublin Bus – 1 min walk
- Dublin Bikes – 1 min walk
- Aircoach – 8 min walk
- DART – 20 min walk

Dublin's Finest Amenities

1. The Grand Canal
2. Bunsen, Wexford Street
3. Delahunt, Camden Street
4. The Iveagh Garden Hotel, Harcourt Street
5. Camden Street
6. Grafton Street
7. The Dean Hotel, Harcourt Street
8. Power Gym at the Dean Hotel, Harcourt Street
9. Conrad Hotel, Earlsfort Terrace

Availability

Suite	SF	Description
Terrace / GF	2,672	The part ground floor is available immediately in a fully fitted condition.
1 st	2,594	Part 1 st floor is available immediately in a fully fitted condition.
Total	5,266	-

Occupiers

- Bloomberg
- Amazon
- EY
- Forvis Mazars
- KPMG
- Gartner
- KKR
- Mercer



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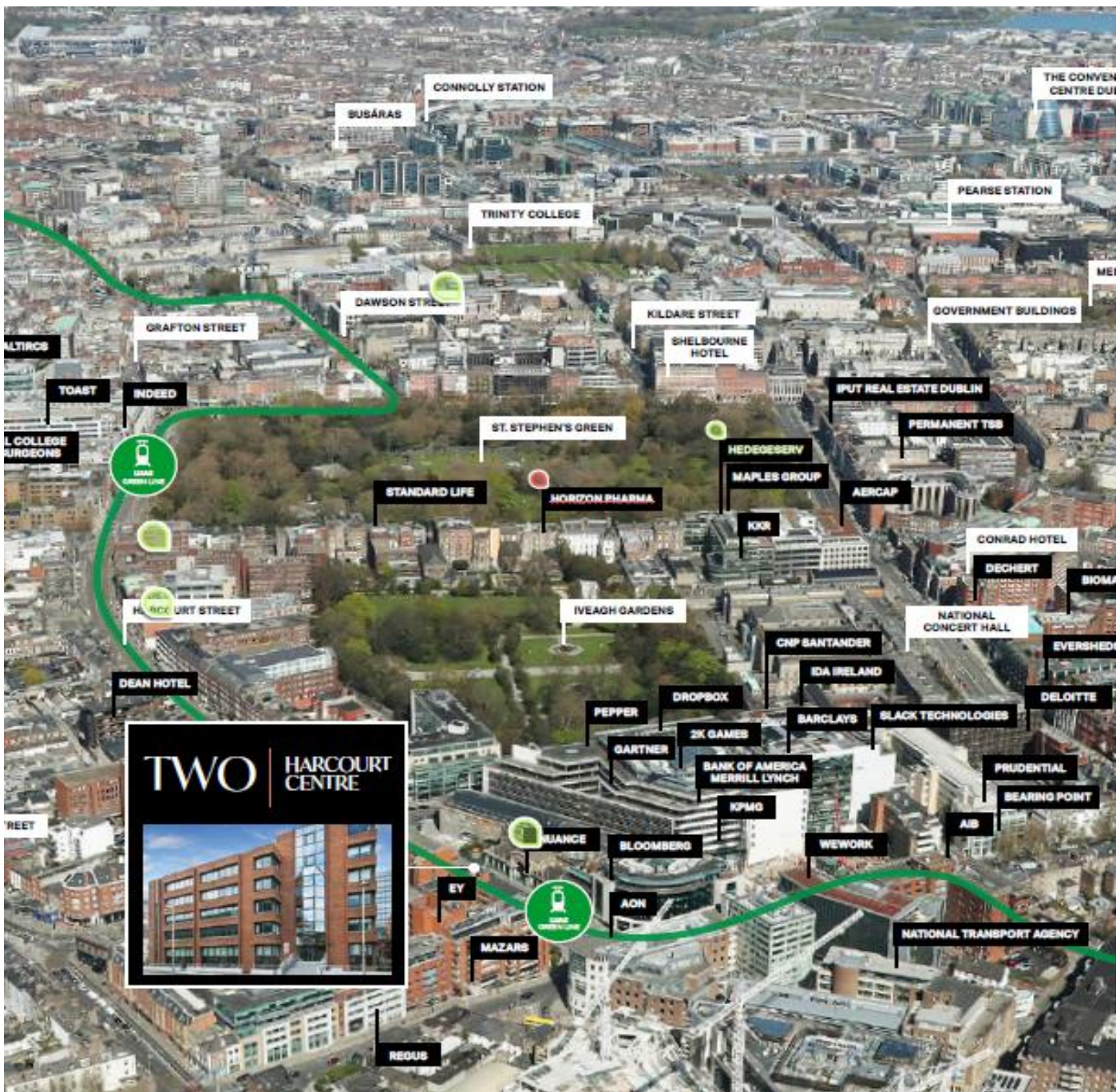
Amy Kerr

+353 86 8123405

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Distinguished Location

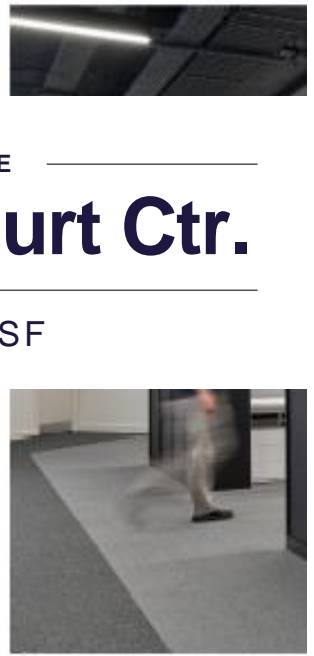


BER D1

FOR LEASE

Two Harcourt Ctr.

€52.50 PSF



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WAKEFIELD**

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