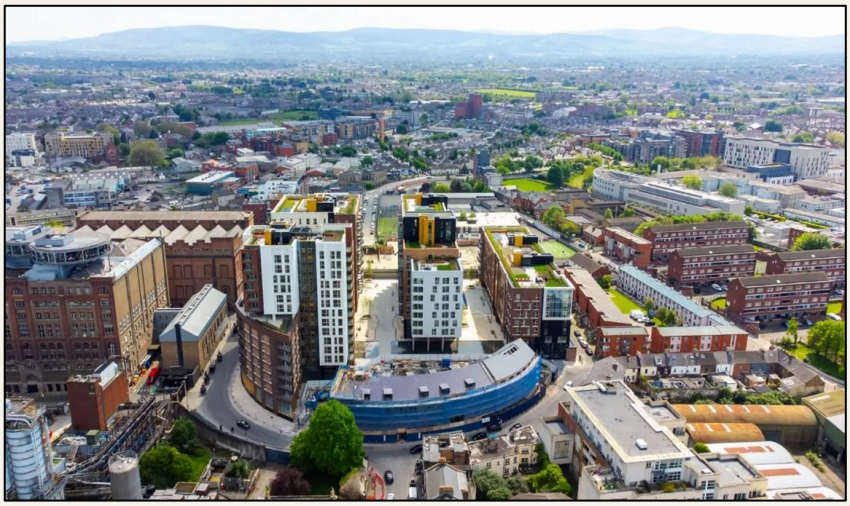
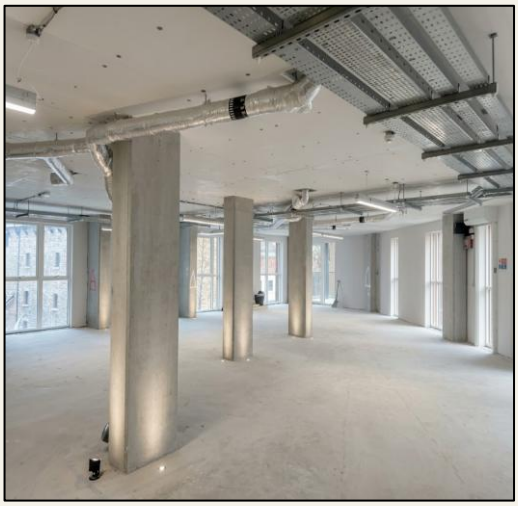


CUSHMAN & WAKEFIELD

Grand Canal Harbour
Dublin 8

Subject to Contract/Contract Denied/Without Prejudice





ACCOMMODATION OVERVIEW

- ❖ Landmark mixed-use waterfront development, with over 32,000 sq. ft. of contemporary office space.
- ❖ Flexible shell & core accommodation. Landlord will consider assisting with funding a CAT A specification, subject to covenant strength and lease terms.
- ❖ Restored historic Harbour Warehouse at the heart of the scheme, which has been let to the National College of Art & Design.
- ❖ High floor-to-ceiling heights and excellent natural light.
- ❖ Pedestrian-focused environment with 54% dedicated public space.
- ❖ Part of a vibrant community comprising 596 new homes and 76,000 sq. ft. of complementary commercial uses.

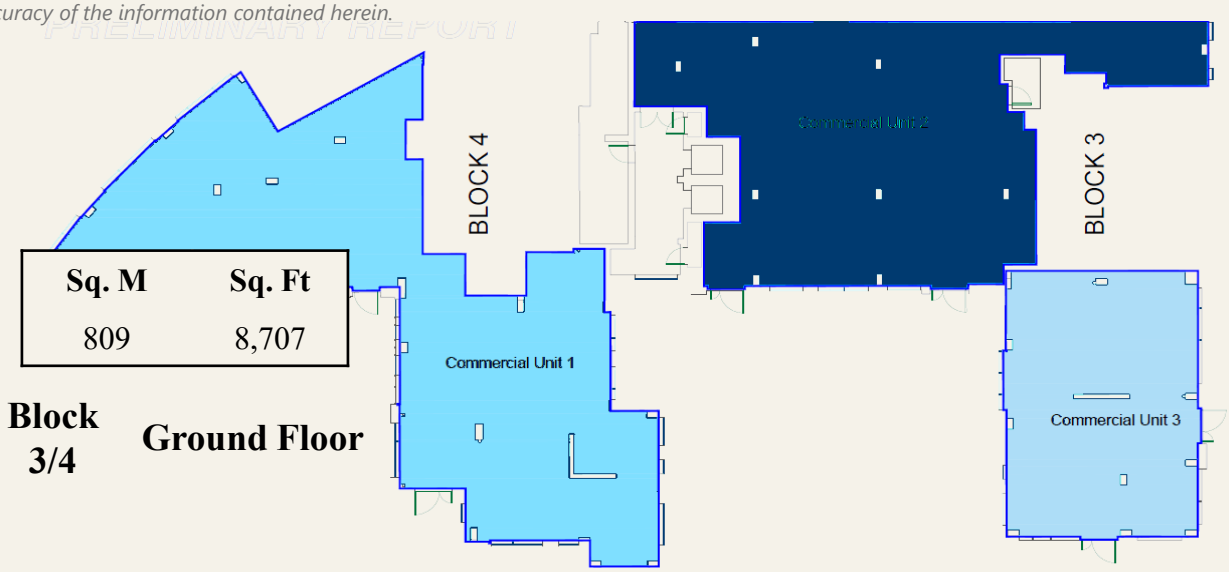


Block	Floor	Sq. M	Sq. Ft
3/4	Ground Floor	809	8,707
3/4	First Floor	1,091	11,744
6	First Floor	880	9,472
Total Remaining		**2,780**	**29,923**

These floor plans and measurements are provided for indicative purposes only and are not drawn to scale. All dimensions, areas and spatial arrangements are approximate and may vary, with the space in shell & core condition. Prospective occupiers should satisfy themselves as to the accuracy of the information contained herein.

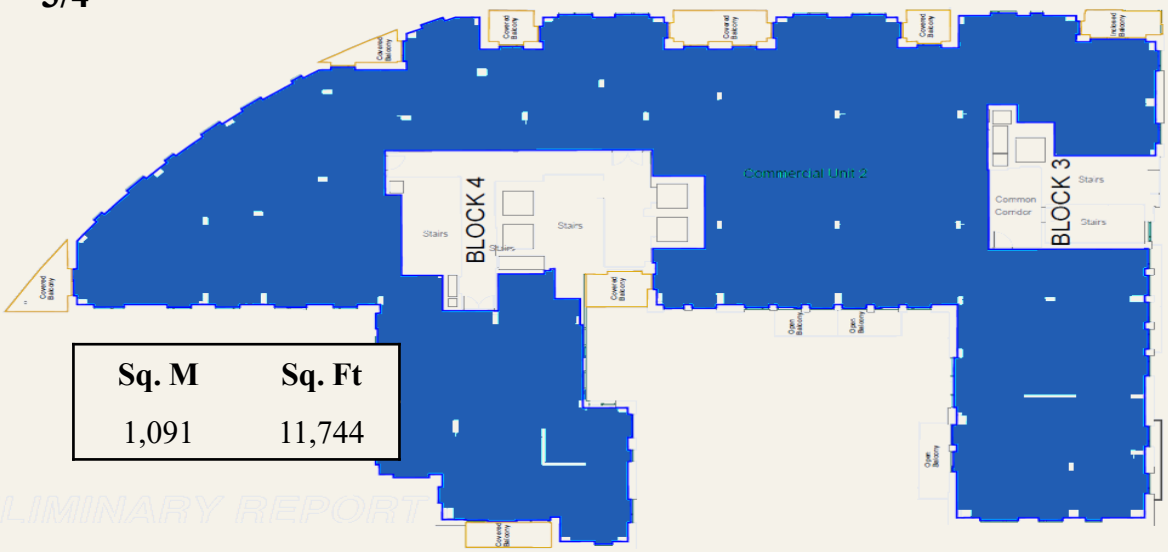
PRELIMINARY REPORT

Block 3/4 Ground Floor



Sq. M	Sq. Ft
809	8,707

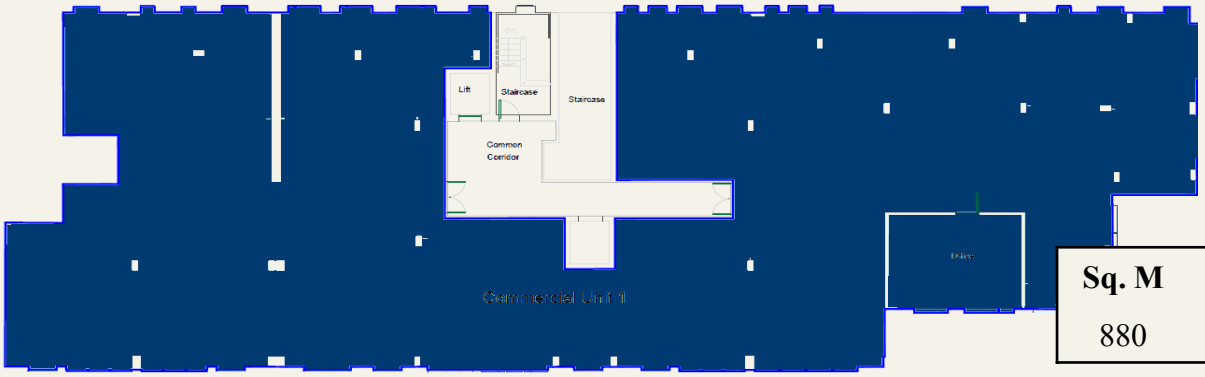
Block 3/4 First Floor



Sq. M	Sq. Ft
1,091	11,744

ELIMINARY REPORT

Block 6 First Floor



Sq. M	Sq. Ft
880	9,472

A LANDMARK DUBLIN 8 LOCATION

Grand Canal Harbour is a significant mixed-use waterfront development situated within one of Dublin's most established urban quarters. Positioned between the Guinness Quarter, Heuston Station, NCAD and St James's Hospital, the scheme forms part of an area that continues to benefit from substantial public and private investment.

The development combines a unique historic setting with excellent connectivity. The LUAS Red Line, Dublin Bus services and Heuston Station are all within easy reach, while a network of cycle routes connects the area directly to the wider city.

WHY OCCUPIERS CHOOSE GRAND CANAL HARBOUR

- Walking distance to Heuston Station
- Close to St James's Hospital and the new National Children's Hospital
- Neighbouring the Guinness Quarter
- Excellent public transport connections
- Diverse mix of commercial, educational and healthcare occupiers in the immediate area
- 99.6% occupancy across the residential accommodation

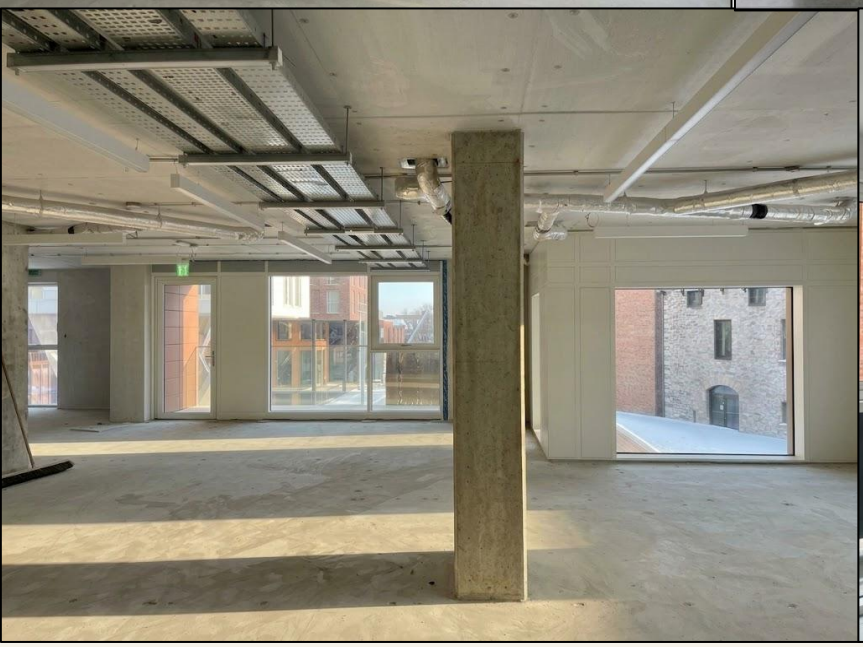
Selected Occupiers & Institutions surrounding Grand Canal Harbour

NATIONAL COLLEGE OF ART & DESIGN · GUINNESS · DIAGEO · KLAVIYO · IRELAND'S FOUR COURTS · THREE ROCK Capital Management · IRISH WHISKEY DUBLIN ROE&CO



Heuston Station	10 mins
Red LUAS Line	8 mins
Dublin Bus Services	2 mins
Dublin Bikes	On doorstep
Dublin Airport	25-30 mins by car






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