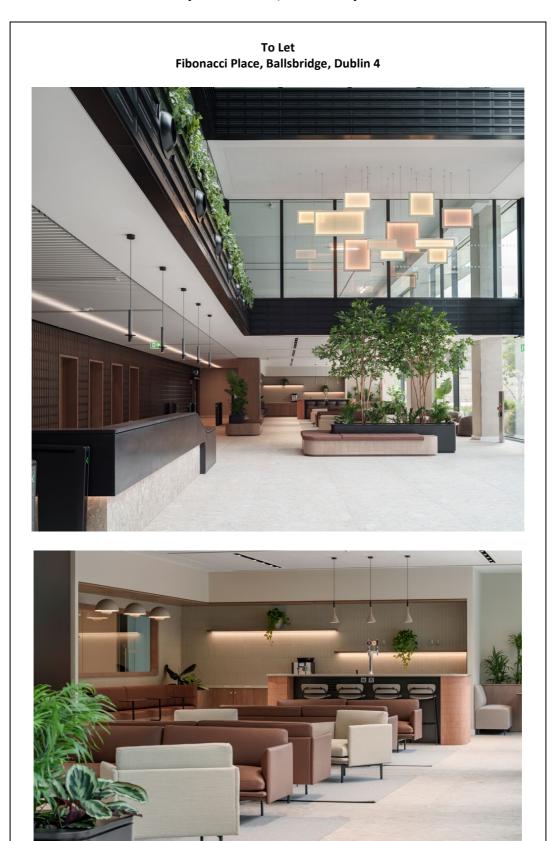
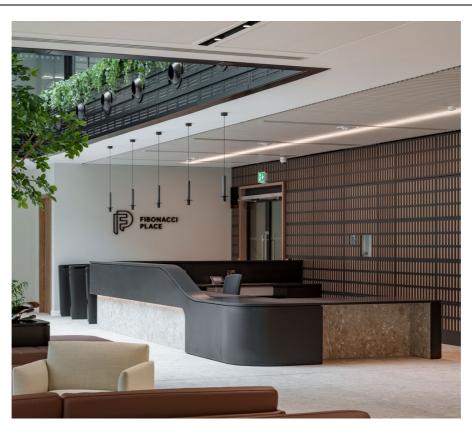


Subject to Contract / Without Prejudice









A full copy of our general conditions can be viewed on our website at http://www.cushmanwakefield.ie/terms, 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.



Address	Fibonacci Place, Ballsbridge, Dublin 4		
Block 1 Floor Area	SQ M	Sq ft	Car Spaces (over two blocks)
Sixth Floor	1,303	14,035	164
Fifth Floor	1,862	20,052	
Fourth Floor	2,872	30,917	
Third Floor	2,946	31,716	
Second Floor	2,893	31,149	
First Floor	1,874	20,179	
Ground Floor	2,470	26,594	
Basement Store	748	8,055	
Basement Gym	1,079	11,620	
Total (NIA)	18,047	194,317	
Block 2 Floor Area	SQ M	Sq ft	
Sixth Floor	1,182	12,731	
Fifth Floor	1,182	20,926	
Fourth Floor	3,054	32,883	
Third Floor	3,133	33,724	
Second Floor	3,079	33,147	
First Floor	2,452	26,395	
Ground Floor	2,849	30,668	
Basement Store	186	2,004	
Total (NIA)	17,879	192,478	
	also a number of hotels located close by. Neighbouring occupiers in the immediate area include Avolon, Mongo Facebook, Zurich Life Assurance, Goodbody Stockbrokers, Wipro, Orix Avia and Bank of Ireland to name but a few. Ballsbridge is a highly accessible office location with numerous public transplinks nearby, to include its own access directly to the Dart station at Lansdov Road, various Dublin Bus routes, Go Car and ample Bleeper Bikes in the immed area. The property is within easy reach of shopping facilities on nearby Bag Street Upper, Grafton Street and St. Stephens Green shopping centre. surrounding area provides various food and beverage amenities to include Avo Butlers Chocolate Cafe, Starbucks, Shelbourne Social, Roly's Bistro and Ballsbri Pizza company to name but a few.		
Description	The Fibonacci office scheme consists of two blocks that can be used independently or together right in the heart of Dublin 4, a highly sought-after address in the Dublin office market. Fibonacci has its own access directly to Landsdowne Rd DART station which is somewhat unique. The building is a recently completed state-of-the-art prime Headquarters office building located at the heart of Ballsbridge which has been finished toCat A. Amenities: 164 Car Spaces (Electric Enabled) & 128 Bikes In-house fitness studio, showers, drying and changing rooms Male, female, and disabled toilets located on each floor		

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Specification			
	Specification:		
	Raised access floors with power		
	 Suspended ceilings with perforated metal acoustic ceiling tiles 		
	PIR energy-efficient LED light fittings		
	2.8m floor-to-ceiling height		
	4 pipe fan coil air conditioning		
	 4 x 13-person passenger lifts with destination control 		
	Sustainability –LEED Platinum V4 and BER A3		
	,		
	Available Immediately		
Availability			
Quoting Rent	€59.50 per sq.ft €4,000 per car parking space.		
BER Certificate	BER A3		
DEN CEI tillcate	BENAS		
Insurance / Service	TBC		
Charge / Rates			