



18

LWR LEESON
STREET

DUBLIN 2

PRIME GRADE A CITY CENTRE OFFICES
LAST TWO REMAINING FLOORS



18

LWR LEESON
STREET

DUBLIN 2

18 Lower Leeson Street represents an exclusive opportunity to occupy a stunning office building in one of Dublin's most sought after locations.

Behind its classic façade is an ultra-modern office interior which has been carefully re-imagined to deliver an exceptional office environment, sure to satisfy the requirements of the most discerning of occupiers.

The building has attracted dynamic tenant mix from the aviation, financial and insurance sectors and is now 60% leased, based on the recent lettings to Falko, Lockton and Kroll. The last two remaining floors in the building range in size from 4,829 - 4,938 sq ft or provide a total floor area of 9,767 sq ft.

18

LWR LEESON STREET
DUBLIN 2

DUBLIN 2

AN EXTENSIVELY TRANSFORMED MODERN OFFICE BUILDING



24,284 sq ft
Grade A Office Space



Remaining floors range in size
from 4,829 - 4,938 sq ft or
a total of 9,767 sq ft.



LEED Gold
Certified



Wired Score
Silver



Green roof



BER A3 Rating
Achieved



Modern Grade A specification
to include air conditioning



13 secure car parking spaces and
23 secure bike parking spaces and
Communal EV Parking space



6 showers with drying and
locker facilities



Excellent transport
network



1 min from
St. Stephen's Green



BE IN THE CENTRE OF IT ALL THE HEART OF THE CITY

In the cultural epicentre of Dublin, here you will find an eclectic choice of Concert Venues, Theatres, Art Galleries, Coffee Houses, Bars, Restaurants and beautifully landscaped Public Parks.

Lesson Street is located in close proximity to many of Dublin City's most beautiful public parks. St Stephen's Green, The Iveagh Gardens, Fitzwilliam Square and the Grand Canal are all within a 5 minute walk from the offices. Occupiers can observe and partake in a variety of social activities such as live music, outdoor cinema events and art exhibitions.





GETTING THERE

GREAT TRANSPORT LINKS

18 Lower Leeson Street is located in the heart of Dublin's transport network. LUAS light rail can be accessed nearby at St. Stephen's Green or Harcourt Street and it provides access to the North City, Docklands and the South and West Suburbs. Lesson Street Lower acts as a quality bus corridor and is served by numerous Dublin Bus routes while DART and mail line rail is easily accessible at Pearse Street.



GO ANYWHERE

- **LUAS**
 St Stephen's Green and Harcourt Street stops are less than a 10 minute walk from the property.
- **BUS**
 A quality bus corridor located on Leeson Street.
- **TRAIN**
 Pearse Street DART and train station is located a 15 minute walk away.
- **DUBLIN BIKES**
 Dublin Bikes depot situated just off Leeson Street.
- **AIRCOACH**
 An Aircoach bus stop is located a few metres from the property.
- T **TAXI**
 There are a number of taxi ranks close by.



YOUR NEIGHBOURHOOD

LEADING OCCUPIERS

- 1 SEI
- 2 Dropbox
- 3 Slack
- 4 IDA Ireland
- 5 Deloitte
- 6 Intercom
- 7 Arthur Cox
- 8 Eversheds Sutherland
- 9 BioMarin
- 10 Dechert
- 11 Harmonic Fund Services
- 12 Glandore
- 13 Kax Media
- 14 Hudson Advisors
- 15 OPW
- 16 Aramark
- 17 AerCap
- 18 Horizon Pharma
- 19 Maples Group
- 20 Standard Life
- 21 Department of Foreign Affairs and Trade
- 22 Byrne Wallace
- 23 KPMG
- 24 Permanent TSB
- 25 Goldman Sachs
- 26 RCSI
- 27 AXA XL
- 28 Davy
- 29 Barclays
- 30 DLA Piper
- 31 AIB
- 32 Standard Chartered
- 33 Intercom
- 34 Department of Finance
- 35 Grant Thornton
- 36 Facebook
- 37 Google
- 38 Accenture
- 39 Stripe
- 40 Takeda
- 41 Fitbit
- 42 LinkedIn



THE ART OF MAKING AN IMPRESSION

A welcoming reception area is achieved through the use of warm and natural materials;

- 1 Acoustic plasterboard ceiling
- 2 Bespoke lighting
- 3 Veneered / Vachromat patterned feature wall
- 4 'Salted' Solus Ceramics porcelain wall tile
- 5 Kvadrat fabric feature wall and seating area
- 6 'Redstone' Richlite reveals
- 7 'Peppery' Solus Ceramics porcelain floor tile



HIGH PERFORMANCE FLOORS

RANGING FROM 4,400 SQFT TO 5,000 SQ.FT

The overall building extends to 24,284 sq ft in total with floor plates ranging in size from 4,500 - 5,000 sq ft. Lettings have already been completed in the building with Falko, Kroll and Lockton.

The last two remaining floors in the building are located on the first and lower ground floor which range in size from 4,829 - 4,938 sq ft or provide a total area of 9,767 sq ft.



SECOND FLOOR



FIRST FLOOR - AVAILABLE

FLOOR PLANS

ACCOMMODATION SCHEDULE

Floor	Sqft	Sqm
Lower Ground Floor	4,829	449
Upper Ground Floor	Let	Let
1st Floor	4,938	459
2nd Floor	Let	Let
3rd Floor	Let	Let
Total	9,767	908

The above is based on the 3rd Party Measurement carried out by Hollis post practical completion. The upper ground floor includes the building reception extending to an approximate net internal floor area of 409 sq.ft / 38 sq.m.

BASEMENT

Tenant Amenities



13
Car
Spaces



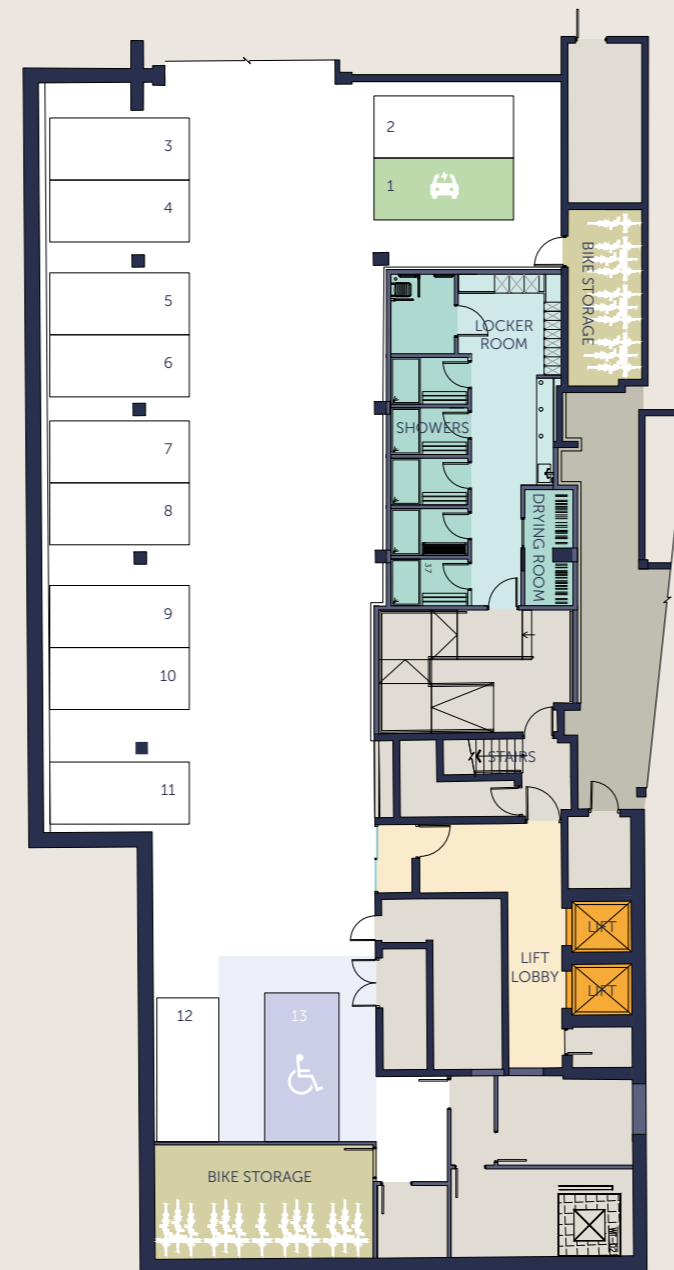
23
Bicycle
Spaces



6
Shower
Rooms



1
Communal
EV Parking
Space



LOWER LESSON STREET

LOWER GROUND FLOOR

Status: **AVAILABLE**

Area: 4,829 sq ft/449 sq m

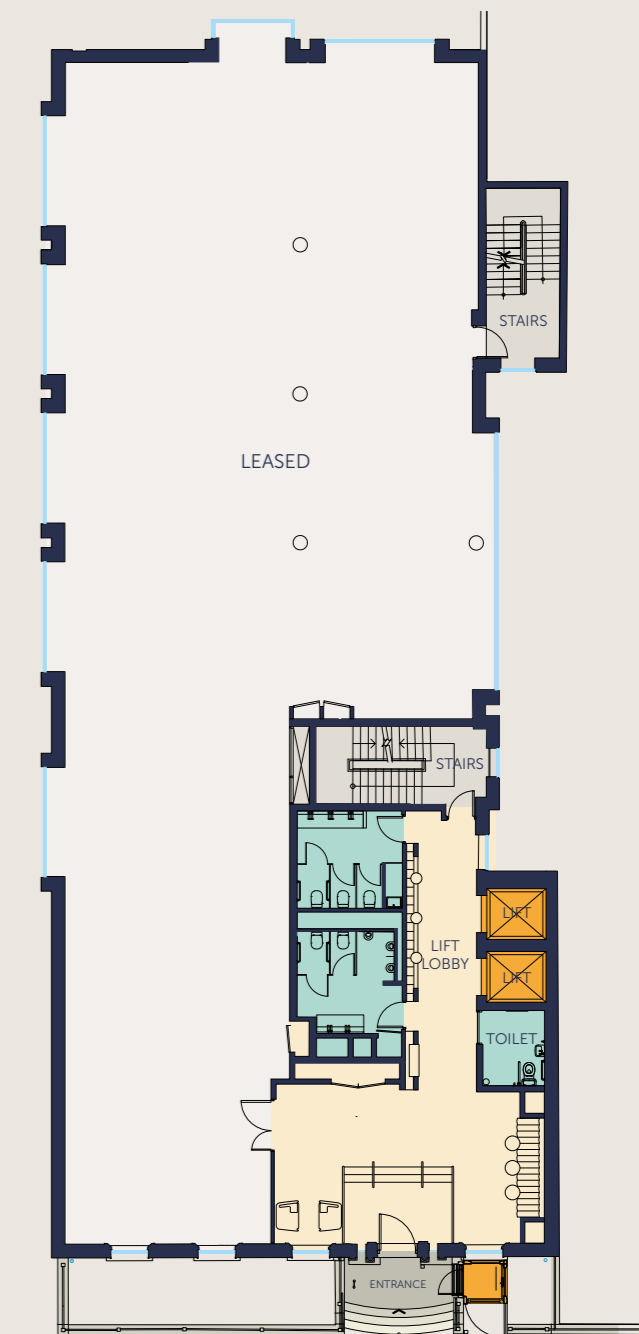


LOWER LESSON STREET

UPPER GROUND FLOOR

Status: Leased

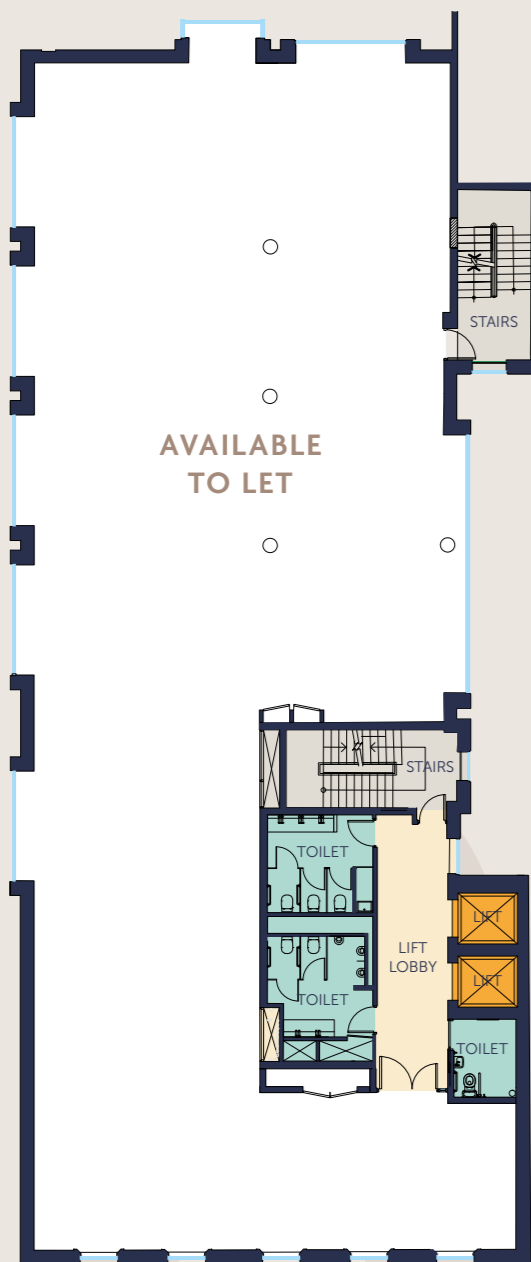
Area: 4,474 sq ft/416 sq m



LOWER LESSON STREET

FIRST FLOOR

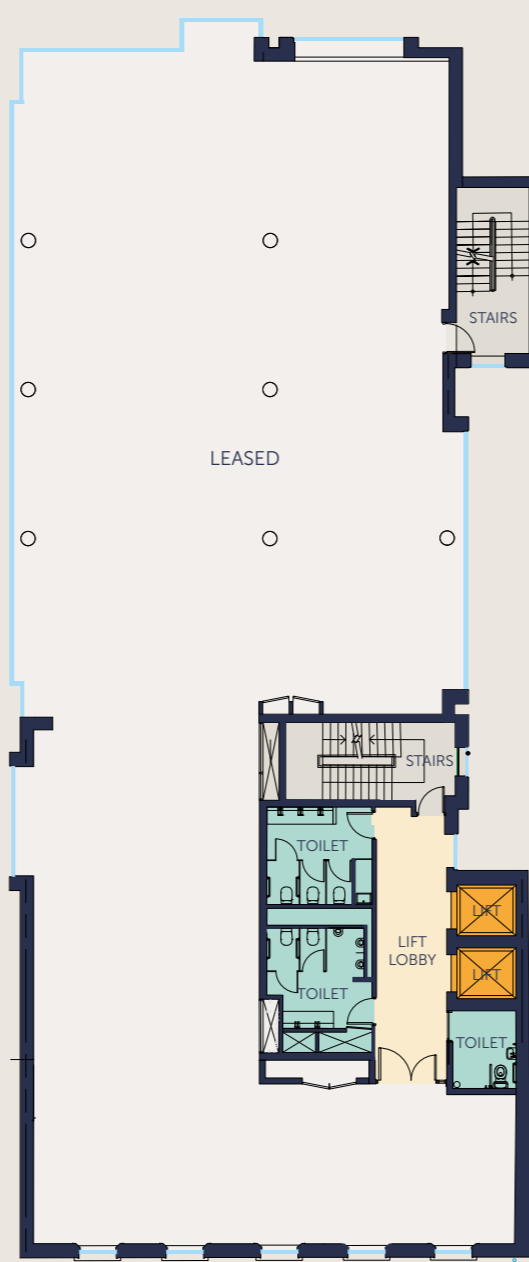
Status: **AVAILABLE**
 Floor Area: 4,938 sq ft/459 sq m



LOWER LESSON STREET

SECOND FLOOR

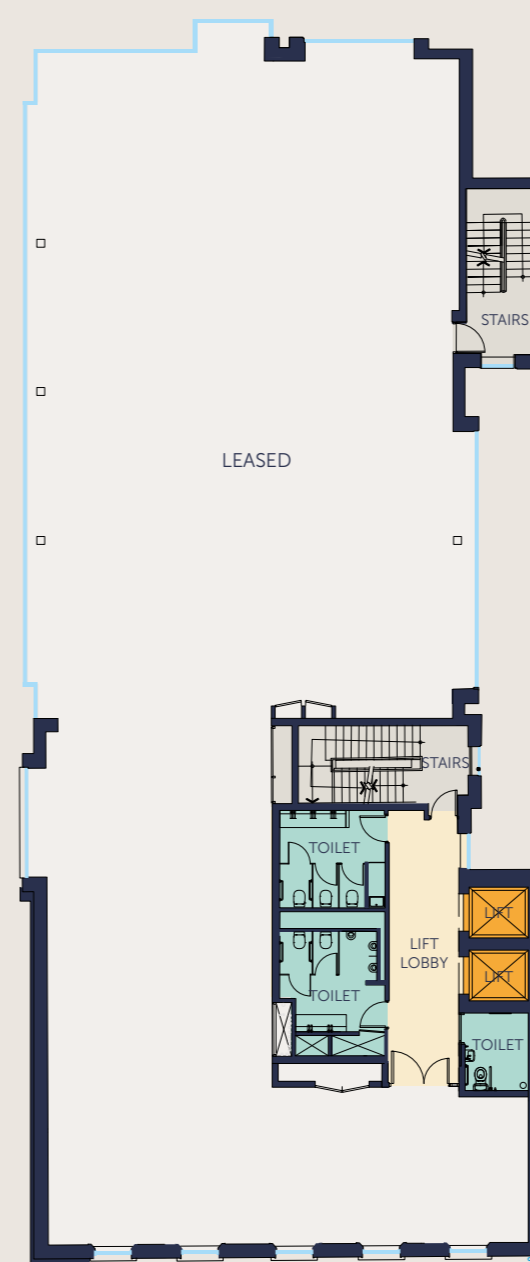
Status: Leased
 Area: 5,028 sq ft/467 sq m



LOWER LESSON STREET

THIRD FLOOR

Status: Leased
 Floor Area: 5,015 sq ft/466 sq m



LOWER LESSON STREET

SPECIFICATION

OFFICES

- Feature exposed services.
- VRF air conditioning system.
- Internal walls plastered and painted.
- High quality thermal performance Double-Glazed system.
- Metal pan raised access floor wired for power.
- Floor boxes/grommets 1 per 8 sq.m.
- Floor cable tray system for power at 1 person per 8 sq.m.
- Intercom system on each floor with main access control.
- Plumbing points provision for future tea stations.
- Each floor is fully independent and independently metered for power.
- A new BMS installed which monitors and controls the Mechanical Engineering and Servicing of plant and equipment.

COMMON

- Porcelain walls and flooring with suspended timber grid ceilings throughout the circulation core.
- Female, male, accessible toilet on each floor.
- 630 Kg (8 Person) MLR passenger lifts serving all floors.
- Accessible platform lifts, located at street level / main reception.
- Programmable access system for external doors, office accommodation and doors onto main stairwell.
- 6 unisex showers including accessible shower with locker and drying room facilities.
- 12 secure basement level car parking space and 1 disabled car space.
- 23 secure basement bicycle parking spaces.
- 48 high quality lockers.
- CCTV system provided to the basement and ground floor main entry points.
- Sub-distribution boards provided on each floor.
- Telecom rooms at basement level.
- Communal EV Parking Space

ENVIRONMENTAL CREDENTIALS



BER rating of A3



LEED Gold Certified



Wired Score Silver



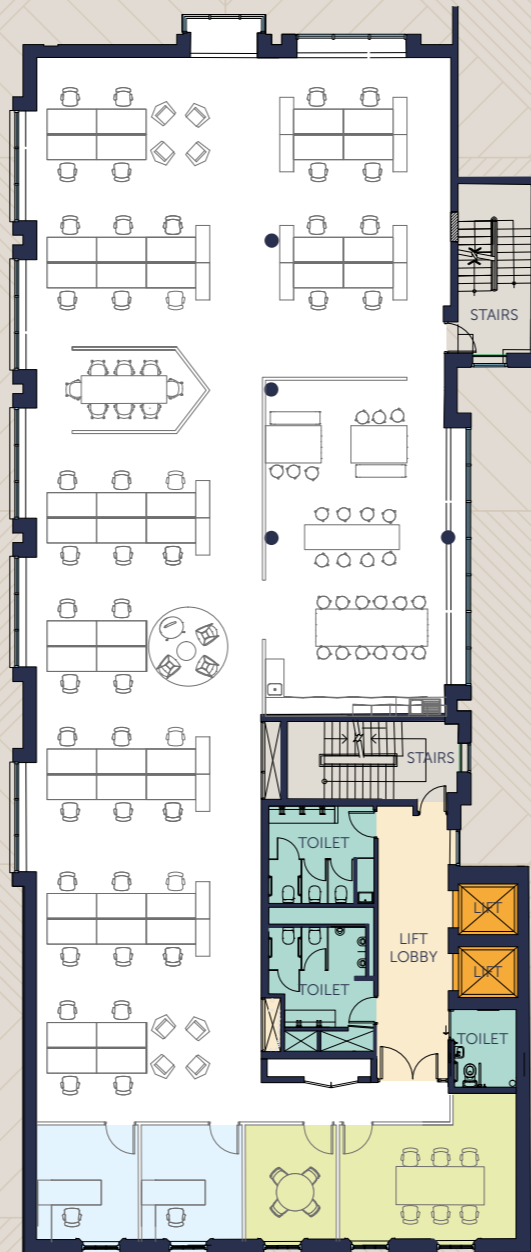
Green roof

OFFICE LAYOUTS

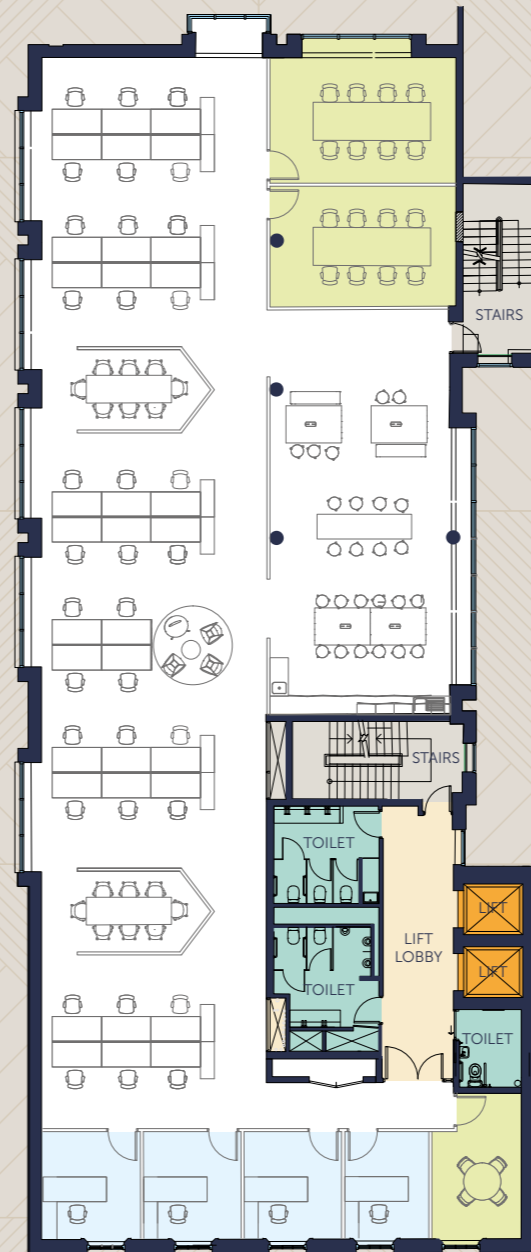
FINANCIAL
8 sq.m per person



TECHNOLOGY
10 sq.m per person



PROFESSIONAL
12 sq.m per person



FINANCIAL

8 sq.m per person | 59 Total

- 58 Single Person
- 1 Single Office
- 1 Meeting Room
- 1 Canteen & Breakout

TECHNOLOGY

10 sq.m per person | 46 Total

- 44 Single Person
- 2 Single Office
- 2 Meeting Room
- 1 Canteen & Breakout

PROFESSIONAL

12 sq.m per person | 38 Total

- 34 Single Person
- 4 Single Office
- 3 Meeting Room
- 1 Canteen & Breakout



LANDLORD/DEVELOPER



JOINT AGENTS



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Project Management
Module Group

Architectural and interior Design Team
McCauley Daye O'Connell Architects

Mechanical and Electrical Consultant
Metec Consulting Engineers

Building Energy Efficiency Consultant
Metec Consulting Engineers

Structural and Civil Engineer Consultant
Hanna+Hutchinson Consulting Engineers Ltd.

Fire Safety Consultant
Maurice Johnson & Partners

Building Contractor
Graham – Interior Fit-Out

Quantity Surveyor
APNA



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DUBLIN 2



AVIVA

Find out more at

18lwrleesonstreet.com