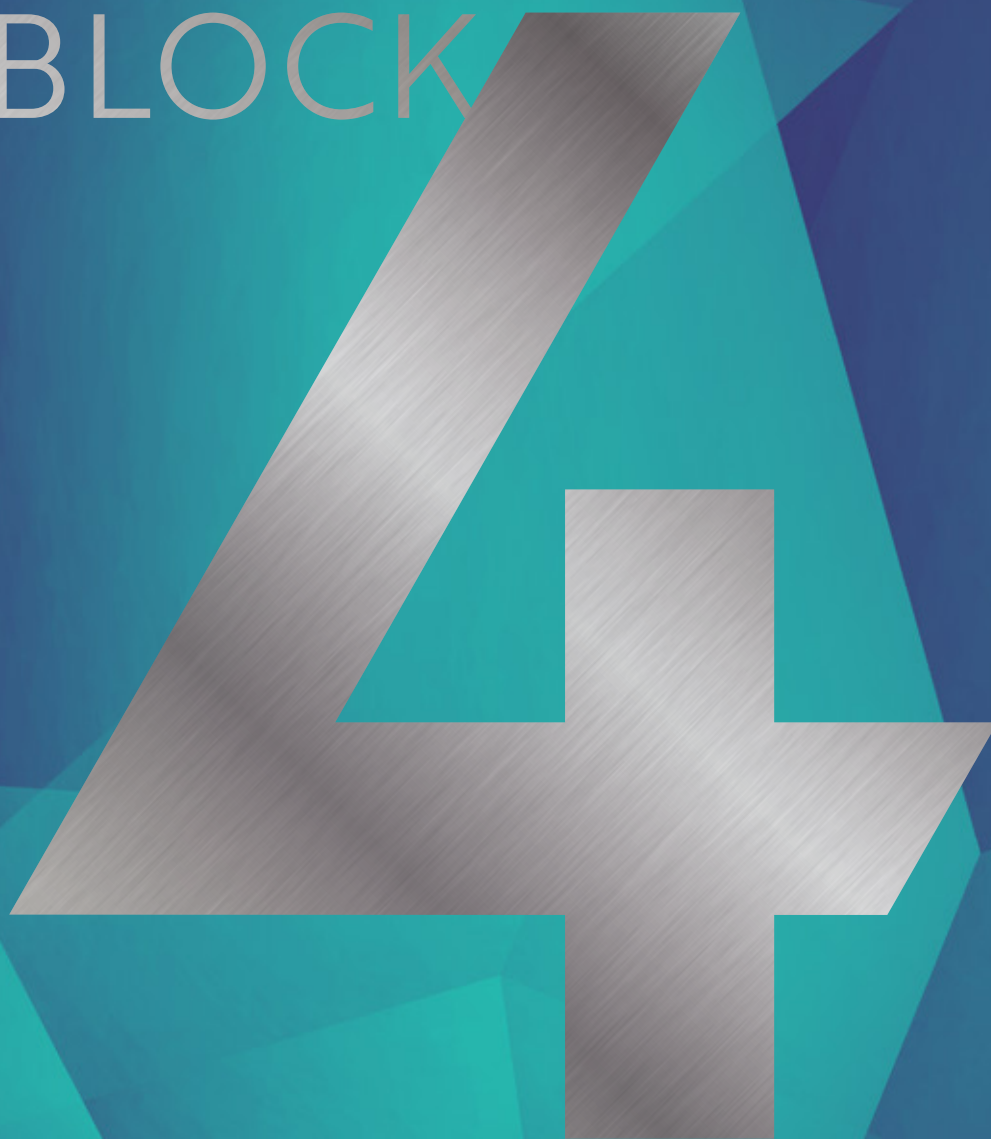


BLOCK



IRISH LIFE CENTRE, TALBOT STREET, DUBLIN 1

DEVELOPED BY  Irish Life

BLOCK 4

IRISH LIFE CENTRE
TALBOT STREET
DUBLIN 1

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WELCOME TO THE IRISH LIFE CENTRE

AN ICONIC BUSINESS CAMPUS IN THE HEART OF THE CITY CENTRE

The First Floor at Block 4
Irish Life Centre provides
approximately 8,000 sq ft of
Grade A office accommodation.



BLOCK 4 AT A GLANCE

📍 PRIME CITY CENTRE BUSINESS ADDRESS

OVER
8,021 SQ.FT.
OF MODERN OFFICE
ACCOMMODATION

🚶 IMMEDIATE PROXIMITY
TO THE IFSC, NORTH
& SOUTH DOCKS

UNRIVALLED CONNECTIVITY



Luas Red Line, Luas Crosscity, Dublin Bus, Dublin Bikes and Taxi ranks on your doorstep. DART and Mainline Trains at Tara Street and Connolly Station are less than 6 minutes walking distance and the Port Tunnel is a short drive providing easy access to Dublin Airport.

CAMPUS AMENITIES INCLUDE:

- ▶ SWIMMING POOL
- ▶ SQUASH COURT
- ▶ GENEROUS CAR PARKING
- ▶ SHOWERS AND CHANGING FACILITIES

BER Rating:

BER A3

ADJACENT TO A WIDE VARIETY
OF CITY CENTRE AMENITIES

THE BUILDING

Block 4 Irish Life Centre is strategically located in the heart of the City Centre and provides highly efficient office accommodation on a single floor plate.

IRISH LIFE CENTRE

The Irish Life Centre is one of Dublin's most pivotal business addresses, located parallel to the River Liffey beside the Customs House, the building enjoys unparalleled access from all parts of the city.

Block 4 Irish Life Centre has received an extensive refurbishment providing 8,021 sq. ft. of Grade A open plan office accommodation. The office benefits from new toilet and shower facilities, extensive mechanical and electrical upgrades, raised access flooring, suspended metal grid ceilings and a full height entrance foyer.

The Irish Life Centre is currently home to companies such as; Irish Life Plc., Canada Life, Depfa Bank, AZ Life, Apex Fund Services, Irish Progressive Services International, London Life and General reinsurance, Irish Life Health, Valuation Office, Regulator of the National Lottery and Phonewatch.



Block 4 Irish Life Centre is surrounded by an abundance of transport links.

*OVER 8,000 SQ. FT.
OF MODERN GRADE
A OPEN PLAN OFFICE
ACCOMMODATION*



SITE PLAN

-  safefood
-  National Lottery
-  Canada Life™
-  PHONE WATCH
-  Canada Life™
-  London Life
-  Canada Life™
-  IPSI
-  Irish Life
-  The Valuation Office
-  Regulator of the National Lottery
-  APEX
-  AZ LIFE
-  DEPFA BANK
-  Irish Life



LIFESTYLE

As would be expected from an established city centre business campus, there are an abundance of amenities in the immediate vicinity of the Irish Life Centre.

A host of national and international retailers and service providers are located close by on Henry St, O'Connell St and Grafton St along with a host of cafes, restaurants, bars, hotels and leisure facilities for staff and clients.



CONNECTIVITY

The Irish Life Centre is a landmark business campus situated in a prime City Centre location, providing a strategic position for ease of access to the IFSC, and the North and South Docks.

The Irish Life Centre benefits from unrivaled transport links and offers occupiers and their employees ultimate flexibility, with both Luas red line and Dublin Bus stopping within metres of the reception entrance. The Luas Cross City is accessible from Marlborough Street, just a 2 minute walk from your front door, and connects the north and south of the city. Furthermore DART, main line rail and regional bus routes are all located within a 6 minute stroll of the property at Tara Street, Connolly Station and Busáras respectively. One of the many Dublin Bike stations is located at the Custom House.

For vehicular access to the public car park, car park routes have recently been upgraded to include a new entrance via Gardiner Street and new exit directly onto Abbey Street, creating a hassle free parking experience.

Dublin's port tunnel is an 8 minute drive, connecting the city centre to Dublin Airport.

The Irish Life Centre benefits from unrivalled transport links and offers occupiers and their employees ultimate flexibility



Connolly Station



Dublin Bikes



DART



TRANSPORT LINKS

UNRIVALLED CONNECTIVITY

Block 4 is within immediate proximity to the IFSC as well as to the North & South Docks, Luas, Dublin Bus, Dublin Bikes and DART.



	LUAS RED LINE		On your doorstep
	LUAS GREEN LINE		15 minute walk
	LUAS CROSS CITY		2 Min Walk (Marlborough Street)
	DART & IRISH RAIL		6 minute walk
	DUBLIN BUS		On your doorstep
	INTERCITY/ REGIONAL BUS		4 minute walk (Busáras)

	DUBLIN BIKES		2 minute walk (Talbot Street)
	DUBLIN TAXI		On your doorstep
	AIRCOACH / AIRLINK		2 min walk (O'Connell Street)
	PORT TUNNEL		8 min drive (3km)
	IRISH LIFE CAR PARK		On site



IN GOOD COMPANY

The Irish Life centre is well established and already home to both local and international business occupiers.



CREDIT SUISSE

PWC

THE BORD GÁIS ENERGY THEATRE

AXA

AIG

CITADEL

BNY MELLON

THREE MOBILE

HSBC BANK

IN GOOD COMPANY

The Irish Life centre is well established and already home to both local and international business occupiers.

FACEBOOK

VERIZON

BNP PARIBAS

CITI BANK

IFSC

BLOOMBERG

INFORMATICA

INTESA SANPAOLO

RABOBANK

MEDIOLANUM

REALEX PAYMENTS

AUTODESK

CORE MEDIA

PINSENT MASON

CONNOLLY STATION

KPMG

PARTNERRE

FSAI

SCOTIABANK

SMBC

PUBLICIS

MORGAN STANLEY

KBC

US BANK

GAM FUND MANAGEMENT

NORTHERN TRUST

WELLS FARGO

SIG SUSQUEHANNA

AEGON IRELAND

SOCIÉTÉ GÉNÉRALE

BANK OF MONTREAL

KBI GLOBAL INVESTORS

GRANT THORNTON

IRISH WATER

BUSÁRAS

Irish Life
Irish Life Centre

CUSTOM HOUSE

WEWORK

CDB LEASING

FIDELITY INTERNATIONAL

AON INSURANCE

Canada Life Assurance Europe plc
Phonewatch

SIPTU

TARA STATION

THE IRISH TIMES

The Valuation Office

Irish Life

ILIM

VHI

BOXEVER

TURNER & TOWNSEND

TALBOT STREET

BLOCK4

ABBEEY STREET

Irish Life health
Regulator of the National Lottery

APEX FUND SERVICES

DEPFA BANK

AZ LIFE

Canada Life Assurance (Ireland)
Premier Lotteries Ireland
Safefood

ABBEEY THEATRE

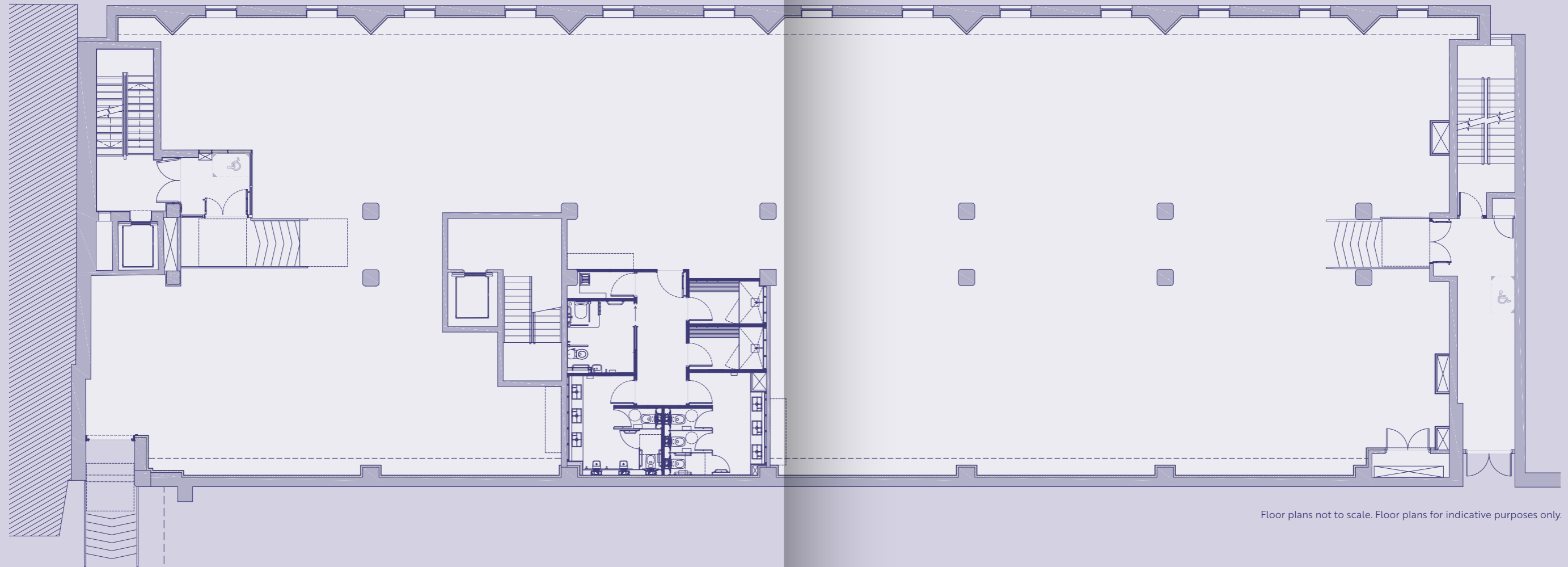
Irish Progressive Services International
Canada Life International Re
London Life and General Reinsurance

LUAS

LUAS CROSS CITY

TCD SCHOOL OF NURSING & MIDWIFERY

FLOOR PLANS



Floor plans not to scale. Floor plans for indicative purposes only.

FIRST FLOOR

FLOOR AREA	SQ.M.	SQ.FT.	CAR PARKING SPACES
First	745.2	8,021	8

The above are approximate Net Internal Areas as provided by the architects.

SPECIFICATION

- ▶ Newly upgraded open plan office accommodation
- ▶ Impressive 2.85m floor to ceiling heights
- ▶ New recessed LED lighting with automatic lighting controls
- ▶ New VRF air conditioning system
- ▶ Newly painted and plastered walls throughout
- ▶ Raised access floors
- ▶ Building designed on 1 work station per 10 sq. m.
- ▶ 24/7 access
- ▶ New accessible male and female toilet and shower facilities
- ▶ New entrance foyer
- ▶ 8 Secure car parking spaces

CONTACTS

All enquiries to be directed to Sole agents Knight Frank, contact details as follows:



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BLOCK
4

DEVELOPED BY



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