



**The Exchange**

# EFFICIENT FLEXIBLE CONNECTED



Occupying a prominent corner position in Dublin's financial business district, The Exchange extends to 106,000 sq ft across 6 floors and is home to leading occupiers Walkers Global, Liquidnet, Partner Re, Mediolanum, RDJ and the Food Safety Authority.

Designed to the highest standards with an emphasis on sustainability, the quality and attention to detail is reflected in a central glass atrium which rises through the building radiating natural light to all floors.

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Full height atrium





View across atrium

19,000 sq ft fully fitted and furnished office accommodation available from Q2 2025.

Break out space



**BER B3**



# THE MOST HIGHLY CONNECTED OFFICE LOCATION IN IRELAND

The Exchange has unrivalled connectivity to local, national and international transport nodes.



**LUAS**

1 mins walk



**Bike**

3 mins walk



**DART/Train**

5 mins walk



**Bus**

6 mins walk



**Airport**

25 mins drive



### Restaurants/Cafés

- 1 The Vintage Kitchen
- 2 Mulligan's
- 3 Il Vignardo Restaurant
- 4 The Brew Dock
- 5 Harbourmaster
- 6 Munchies
- 7 Ely Wine Bar
- 8 Starbucks
- 9 Coffee Angel CHQ
- 10 Drunken Fish

### Hotels

- 11 The Gresham Hotel
- 12 The Westin
- 13 Trinity City Hotel
- 14 Spencer Hotel
- 15 Clayton Hotel
- 16 The Marker

### Lifestyle

- 17 O'Connell Street
- 18 CHQ
- 19 Marks & Spencer
- 20 Spencer Health Club
- 21 Odeon Cinema
- 22 Point Village

### Cultural

- 23 The Abbey Theatre
- 24 Trinity College Dublin
- 25 Science Gallery
- 26 Grand Canal Theatre
- 27 Dublin Convention Centre
- 28 3 Arena

### Educational

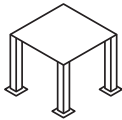
- 29 Trinity College Dublin
- 30 National College of Ireland

 5 MINS 10 MINS 20 MINS

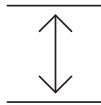


# SUMMARY SPECIFICATION

IPUT Real Estate is committed to designing buildings for people while achieving the highest international standards for sustainable design and responsible construction.



Raised access floors



2.75m floor to ceiling



1:8 base occupancy  
(person / sq m)



Fully-fitted office space



Combination of open  
plan and cellular offices



Boardroom and  
collaboration facilities



Four pipe fan coil  
air conditioning



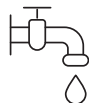
LED lighting



6 secure car parking spaces



LEED Gold  
energy rating



Low water usage  
sanitary fittings



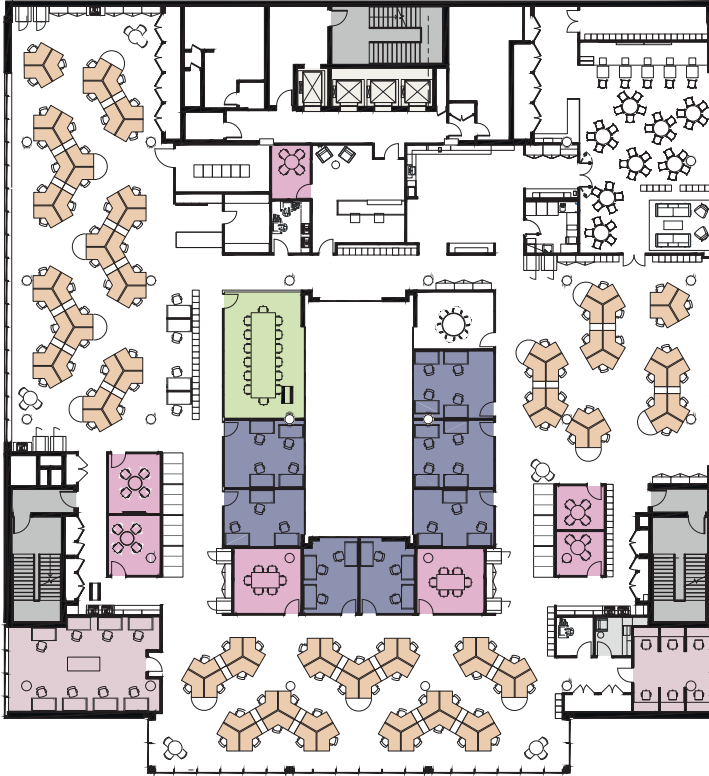
Shower, cyclist parking  
and locker facilities



# SECOND FLOOR

Current layout

1,785 sq m / 19,213 sq ft



Luas Red Line

Open plan workstations	105	Boardroom	1
Office	7	Focus / Study room	2
Meeting rooms	8	Mothers room	1

# OCCUPIER AMENITIES

We're constantly looking for ways to add value for the people who use our buildings.

As an occupier of IPUT Real Estate, you'll enjoy access to our exclusive amenities throughout Dublin city.



## Studio at Fifteen George's Quay

Over 4,000 sq ft situated on the ground floor of Fifteen George's Quay, blending business lounge elements, meeting and event spaces, and a podcast studio.



## Roof Garden at Fifteen George's Quay

This landscaped 2,000 sq ft roof garden provides the perfect location to take a break and enjoy panoramic views of the city or host a unique private event.



## Pearse Street Auditorium

The 50 seater bleacher-style auditorium equipped with state of the art audio visual and video conferencing is ideal for hosting client presentations, internal training and all-hands events.



## Wellness

Occupiers within the IPUT portfolio can avail of discounted gym membership at The Workshop, Pearse Street.



## Wilton Park

Located between Baggot Street and Leeson Street Bridges, this one acre restored park is a popular destination for people that live and work in the area.



## Earlsfort Gardens

With views of the National Concert Hall, the park's sustainable urban landscaping and reflective water feature provides a tranquil public place for occupiers and visitors alike.

# DUBLIN'S LEADING PROPERTY INVESTMENT COMPANY

We own, develop and manage 75 assets around the city. Our fund has a track record of over 57 years in Ireland, and we are the largest owner of offices and logistics assets in the country.

We are a socially and environmentally conscious investor with an unrivalled reputation for delivering the highest standards of design and placemaking.

Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

## **Passionate about shaping our city**

We create exceptional workplaces for premium local and international occupiers and deliver outstanding long-term dividends to our shareholders.

We see every investment, every development, every building as an opportunity to make places that people will enjoy. To regenerate and revitalise neighbourhoods. To make positive contributions to local communities for the benefit of everyone who lives, works and socialises in our capital city.



### **Top to bottom:**

Tropical Fruit Warehouse, Dublin 2

10 Molesworth Street, Dublin 2

One Wilton Park, Dublin 2

No. 3 Dublin Landings, Dublin 1

[iput.com](http://iput.com)



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The Knight Frank logo consists of a stylized diamond shape formed by four smaller diamonds meeting at their corners, positioned to the left of the text "Knight Frank".

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